

03/10/2017
GC13**SCHEDULE 1 TO THE BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO1**.

1.031/07/2014
VC109**Statement of the bushfire objectives to be achieved**

To require tailored bushfire protection measures unique to Victoria's alpine resorts.

To acknowledge the bushfire protection measures and protection of human life being achieved through emergency management arrangements unique to Victoria's alpine resorts.

2.010/04/2014
C22**Permit requirement**

A permit is not required to construct a building or construct or carry out works for any of the following:

- Building alterations that do not increase site coverage, building height, or the scale of the existing building including re-roofing, recladding, making or altering of any opening in a wall for windows or doors and the like.
- Minor services to a building including disabled access ramps and hand rails, an air conditioner, cooling or heating system, a hot water service, a solar energy system, security alarms and cameras, shade sails, a barbecue, downpipes and flues, a skylight, security screens and the like.
- Minor earthworks not involving excavations or fill in excess of one metre (height/depth) associated with a snow-based activity.
- Minor buildings or works undertaken by or on behalf of an Alpine Resort Management Board associated with the provision of essential resort infrastructure that is to the satisfaction of the responsible authority.
- Installation of an automatic teller machine.
- Alterations to essential services of an existing building required to meet the requirements of the National Construction Code and the Building Regulations 2006.
- An alteration or extension to an existing building used for an industry, office or retail premises that is less than 25 percent of the floor area of the existing building.

3.031/07/2014
VC109**Application**

The substitute approved measures set out in sub-clause 4.0 to this schedule apply if both of the following are met

- The application is to construct a building or construct or carry out works.
- The application is accompanied by a letter from the relevant fire authority stating that, in its view, the relevant Alpine Resort Management Board has implemented satisfactory emergency management arrangements aimed at prioritising the protection of human life.

Clause 52.47 applies in all other circumstances.

4.031/07/2014
VC109**Substitute approved measures**

Clause 52.47	Approved Measure	Substitute approved measure
52.47-2.1	AM2.1	Non specified
52.47-2.1	AM2.2	The approved measure in Clause 52.47 applies
52.47-2.1	AM2.3	The approved measure in Clause 52.47 applies
52.47-2.2	AM3.1	The construction of buildings must be one of the following:

ALPINE RESORTS PLANNING SCHEME

Clause 52.47	Approved Measure	Substitute approved measure
		<ul style="list-style-type: none"> ▪ BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia). ▪ Determined by a suitably qualified and experienced practitioner that the building will be capable of withstanding an equivalent level of predicted bushfire attack and levels of exposure. A suitably qualified and experienced practitioner has the same meaning as 'fire safety engineer' within the Building Regulations 2006. ▪ Determined using an alternative methodology to the satisfaction of the relevant fire authority. <p>Buildings must be provided with defensible space to the satisfaction of the relevant fire authority.</p>
52.47-2.2	AM3.2	<p>The construction of buildings must be one of the following:</p> <ul style="list-style-type: none"> ▪ BAL-40 construction in accordance with AS3959 Building in Bushfire Prone Areas (Standards Australia). ▪ Determined by a suitably qualified and experienced practitioner that the building will be capable of withstanding an equivalent level of predicted bushfire attack and levels of exposure. A suitably qualified and experienced practitioner has the same meaning as 'fire safety engineer' within the Building Regulations 2006. ▪ Determined using an alternative methodology to the satisfaction of the relevant fire authority. <p>Buildings must be provided with defensible space to the satisfaction of the relevant fire authority.</p>
52.47-2.3	AM4.1	All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority.
52.47-2.3	AM4.2	All buildings and works must provide access and egress arrangements which meet the requirements of the relevant fire authority.
52.47-2.4	AM5.1	None specified
52.47-2.4	AM5.2	None specified
52.47-2.4	AM5.3	None specified
52.47-2.4	AM5.4	None specified

5.0

31/07/2014
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Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- The view of the relevant fire authority.
- Any relevant emergency or fire management plan.