

Bushfire Management Overlay (BMO)



The purpose of this information sheet is to assist applicants in preparing a planning permit application for the construction of a dwelling and/or outbuilding in the Bushfire Management Overlay (BMO).

The BMO applies to land that may be significantly affected by a bushfire. The BMO triggers the need for a planning permit for certain developments and requires new developments to include appropriate bushfire protection measures. The planning system has an important role in the creation of more bushfire resilient communities. Through the BMO (Clause 44.06) and Bushfire Planning (Clause 53.02) development in areas that are affected by a significant bushfire hazard are assessed to ensure the risk from bushfire is reduced to an acceptable level.

The following information is required when lodging a planning permit application for a dwelling and/or outbuilding in the BMO:

	Item	Completed
1	A completed application for planning permit form	
2	A copy of the Certificate of Title including any covenants or agreements (produced within the last 3 months) - purchase a copy from https://www.landata.vic.gov.au/	
3	A copy of the relevant Title Plan/Plan of Subdivision as referenced on the certificate of title (produced within the last 3 months) - purchase a copy from https://www.landata.vic.gov.au/	
4	Fully dimensioned site plans at preferred scales of 1:100 or 1:200 including: <ul style="list-style-type: none">• Existing and proposed buildings and works.• Boundaries and dimensions of the site.• Vehicle access and parking areas.• Existing vegetation• Any other notable features such as waterways.	
5	Floor and elevation plans of the proposed buildings and works drawn to a scale of 1:100.	
6	A Bushfire Management Statement (BMS) to include: <ul style="list-style-type: none">• Bushfire hazard site assessment.• Bushfire hazard landscape assessment.• Bushfire management plan.	
7	Any other application requirements as set out in the Central Goldfields Planning Scheme.	
8	Prescribed application fee.	

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Please note that this is a standard checklist which provides documentation required for lodging an application for a dwelling and/or outbuilding under a BMO. However, additional information may be required depending on other planning controls affecting the land, the nature and complexity of the proposal and in some cases vegetation removal requirements.

For further information and guidance on the BMO please use the below links to the Country Fire Authority (CFA) and the Department of Transport and Planning (DTP).

CFA

- <https://www.cfa.vic.gov.au/plan-prepare/building-planning-regulations/planning-controls>

DTP

- <https://www.planning.vic.gov.au/policy-and-strategy/bushfire/building-in-the-bmo>
- https://www.planning.vic.gov.au/_data/assets/pdf_file/0029/107669/Technical-Guide-Planning-Permit-Applications-Bushfire-Management-Overlay.pdf

For more information please contact the statutory planning department on 5461 0610 or planning@cgoldshire.vic.gov.au.