

# Bushfire Management Overlay (BMO)

## Frequently Asked Questions

### What is a Bushfire Management Overlay and why was it applied to my property?

A BMO is an environmental planning control that identifies areas where bushfire hazard warrants bushfire protection measures to be implemented.

Many areas in Manningham are at risk from bushfire, which is why a BMO is applied. The Manningham Planning Scheme Review 2022 identified the need to review the BMO in Wonga Park as a 'high' priority.

The introduction of the BMO to your property as part of a planning scheme Amendment GC 231 is based on an assessment of the bushfire risk in the area and has been undertaken in consultation with State Government, fire authorities and Manningham Council.

You can view how the BMO mapping applies to your property by visiting Vic Plan at

 [mapshare.vic.gov.au/vicplan](https://mapshare.vic.gov.au/vicplan)

You can view a copy of the planning control online at

 [planning-schemes.app.planning.vic.gov.au/Manningham/ordinance/44.06](https://planning-schemes.app.planning.vic.gov.au/Manningham/ordinance/44.06)

### What is a planning scheme amendment?

A planning scheme amendment is when changes are made to a Planning Scheme. Changes to the Manningham Planning Scheme can be led by either the State Government, Manningham Council or by private property owners. Any requested changes must be approved by the Minister for Planning.

### Does the Bushfire Management Overlay already apply to properties in Manningham?

Yes. The BMO already applies to large areas of Manningham's green wedge areas in Warrandyte, Donvale, Park Orchards, and parts of Wonga Park, including land along the Yarra River.

### Why I wasn't I notified before the introduction of the Bushfire Management Overlay to my property?

Review of the Bushfire Management Overlay is undertaken regularly by the State Government, in accordance with the recommendations of the 2009 Victorian Bushfire Royal Commission.

The application of the BMO to your property is based on the bushfire risk assessment undertaken by the State Government in association with fire authorities and Manningham Council.



Interpreter service **9840 9355**

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## What is Amendment GC 231?

Amendment GC 231 applies the BMO to approximately 600 properties in Wonga Park. The Amendment has been applied to identify the bushfire risk of the area and ensure bushfire protections are put in place for new buildings.

## Do I need to make changes to my existing home for bushfire protection?

The BMO does not require any changes to existing homes in Wonga Park. It is recommended that all property owners and occupiers take steps to improve the bushfire protection of their properties.

The CFA website has information on making homes and properties safer

 [cfa.vic.gov.au](https://cfa.vic.gov.au)

## What if I have a current planning permit application?

If you have a current planning permit application then we recommend you discuss the changes with your planning officer.

If you are planning on developing your land, you will need to undertake a bushfire risk assessment and consider bushfire protection as part of your new design.

There is more information about building in a Bushfire Management Overlay

 [planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay](https://planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay)


## PREPARE FOR THE FIRE DANGER PERIOD

### Where can I get further information on protecting my property against fire?

The Country Fire Authority (CFA) has several resources and tools that provide advice on activities you can undertake to protect your property, as well as prepare your own Bushfire Survival Plan.

 [cfa.vic.gov.au](https://cfa.vic.gov.au)

 [frv.vic.gov.au](https://frv.vic.gov.au)

 1800 240 667 (Victorian Bushfire Information Line)

### How can I get rid of my waste when preparing my property?

To help you remove garden waste to prepare for bushfire season, properties within the Bushfire Management Area can drop off either one car boot, station wagon, utility or a 6x4 level trailer load of garden waste on certain dates throughout the year.

For more information or to book please visit

 [manningham.vic.gov.au/garden-waste-disposal-days](https://manningham.vic.gov.au/garden-waste-disposal-days)