

PLANNING FACT SHEET

Managing Vegetation on Your Property - The 10/30 and 10/50 Rules



Bushfire Management Overlay

The Bushfire Management Overlay (BMO) refers to a land management overlay placed on land which is of high bushfire risk. It ensures that bushfire issues are considered for any new developments that fall under the BMO. The BMO can have an impact on the siting of a building, defensible space, on-site water availability and emergency service vehicle access. If risk to life and property from bushfire cannot be reduced to an acceptable level, the development will not be approved.

To find out if your property or a prospective property you are looking to purchase comes under the BMO, please get in touch with Council's Planning Unit on (03) 5772 0333 or via email at planning@murrindindi.vic.gov.au. You can also visit MapShare Vic - [Link](#).

Vegetation and Bushfire

Removal of vegetation is only one way to reduce bushfire risk. You should also have a good understanding of the risks at your property and have a comprehensive bushfire survival plan that is reviewed regularly.

There are some good resources available on the CFA website at www.cfa.vic.gov.au, which can be found by clicking on the Plan & Prepare tab.

Finding the balance

We encourage residents to think carefully about tree and vegetation removal before taking any action. When considering the removal of trees and vegetation, please think about their value. Are they fire retardant varieties? Do they provide shading or screening? What will replace them and will their removal cause problems with land slip or erosion? It is also important to manage fine fuels such as long dry grass, dry leaves and twigs – which research has shown add to fire intensity.

If you need to remove vegetation on your property, you may need to apply for a permit through Council. Before removing, lopping or trimming any vegetation, be sure to get in touch with our Planning Unit to discuss your situation and determine if a permit is required.

There are different requirements for vegetation removal on buildings that were built or approved after 10 September 2009, than those built or approved prior that date.

Vegetation removal around buildings built or approved after 10 September 2009

Please contact us to check whether you need a permit to remove vegetation.





Vegetation removal around buildings built or approved before 10 September 2009

If there is no Bushfire Management Overlay on the property the 10/30 rule applies and you do not need a planning permit to clear

- any vegetation, including trees, within 10 metres of your house*
- any vegetation, except for trees, within 30 metres of your house*

If there is a Bushfire Management Overlay on the property the 10/50 rule applies and you do not need a planning permit to clear

- any vegetation, including trees, within 10 metres of your house*
- any vegetation, except for trees, within 50 metres of your house*

*House refers to any building used for accommodation

Check your property title to ensure that there are no covenants or other legal agreements which may conflict with the above rules. If you're not sure please contact us.

You can check your title particulars at the Land Information Centre, 570 Bourke Street Melbourne, by calling (03) 8636 2456 or online at landata.vic.gov.au

This information sheet is to be used as a general guide only. Council has made all reasonable effort to ensure the information provided in this sheet is true and accurate. However, we recommend that you seek professional advice before acting or making decisions on the basis of this information. For any questions or clarification, please contact Council's Planning Unit.

For more information, contact Murrindindi Shire Council
(03) 5772 0333
planning@murrindindi.vic.gov.au
murrindindi.vic.gov.au