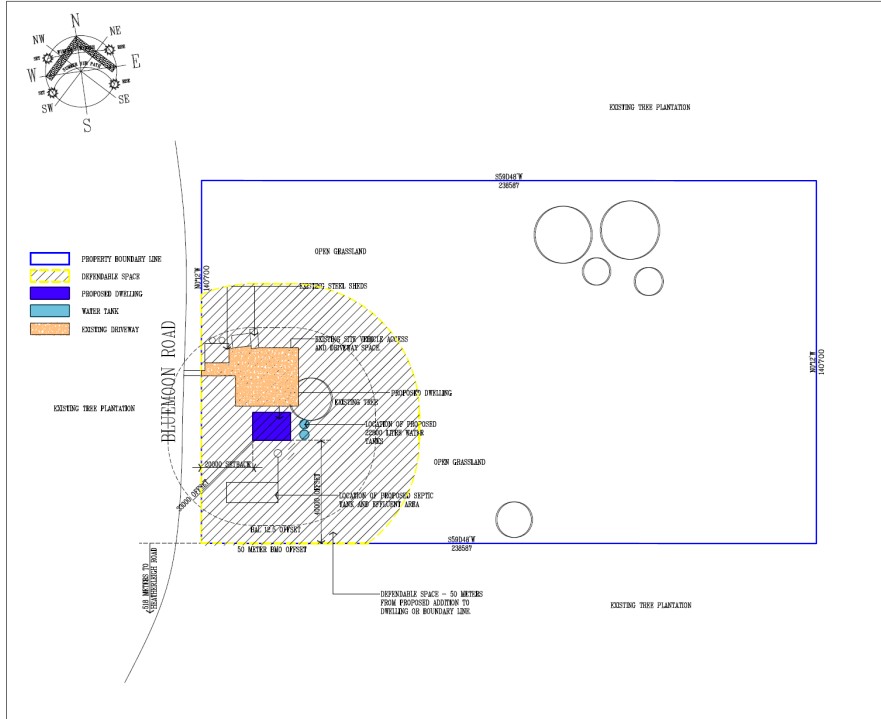


Bushfire Management Plan

58 Bluemoon Road, Strathdownie

Bushfire Protection Measures



Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

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a) Defendable Space

Defendable space is provided for a distance of 30 metres around the dwelling or to the property boundary whichever is the lesser and managed in accordance with the following:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

b) Construction Standard

Building designed and constructed to a minimum Bushfire Attack Level of BAL – BAL 12.5

c) Water Supply

10,000 litres of effective water supply for fire fighting purposes must be provided which meets the following requirements:

- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must be provided with an outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- The location of the remote CFA outlet, pipework between the tank and the CFA outlet must be shown. It must be within 4m of the driveway (or other suitable 'hardstand') and 60 metres of the dwelling.
- The static water supply must be provided with an outlet for outlet which incorporates a ball or gate valve separate to the CFA outlet for the private of the owner/occupier of the land.
- All water pipes and fittings including the tank outlet to the remote CFA outlet must be a minimum pipe size of:
 - 80 mm PVC (Class 12) or Coppers (Class A) OR 90 mm HDPE (PN 12.5)
- All fixed above ground water pipes and fittings must be made of corrosive resistant metal.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be:
 - Easily accessible by a firefighter in the event of a bushfire,
 - Clear of all vegetation for a distance of 1.5 metres,
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres,
 - Oriented horizontally.
- The centreline of the CFA outlet must be a minimum of 300mm and maximum 600mm in height above the finished ground level.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- The CFA outlet must be easily identifiable from the dwelling or signage must be provided that meets the following requirements:
 - Has an arrow pointing to the location of the fire authority outlet,
 - Has dimensions of not less than 310mm high and 400mm long,
 - Is red in colour, with a blue reflective marker attached, and
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
 - Is fixed to the post supporting the fire authority outlet riser.
 - Has a minimum height of at least 1m from the ground surface level.
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and written in a colour contrasting that of the background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign.
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface:
 - 300 mm for pipes subject to vehicle traffic,
 - 75 mm for pipes under buildings or concrete slabs, and
 - 225 mm for all other locations.

d) Access

Access Required: No Yes The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

Length of access is greater 100 metres: Yes No

- A turning circle with a minimum radius of eight metres, or
- A driveway encircling the building, or
- The provision of other vehicle turning heads – such as a T or Y Head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Length of driveway is greater than 200 metres: Yes No

- Passing bays are required at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres.