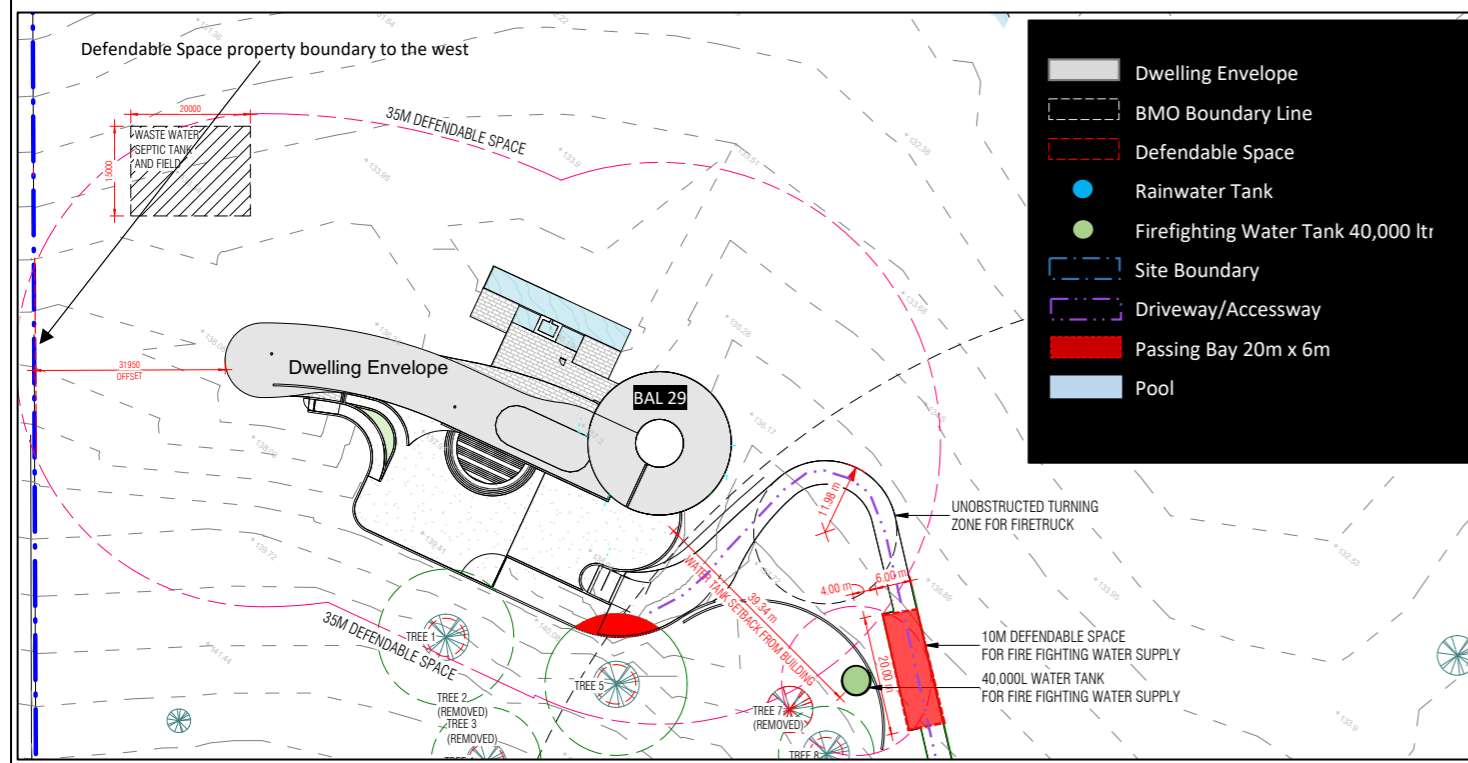
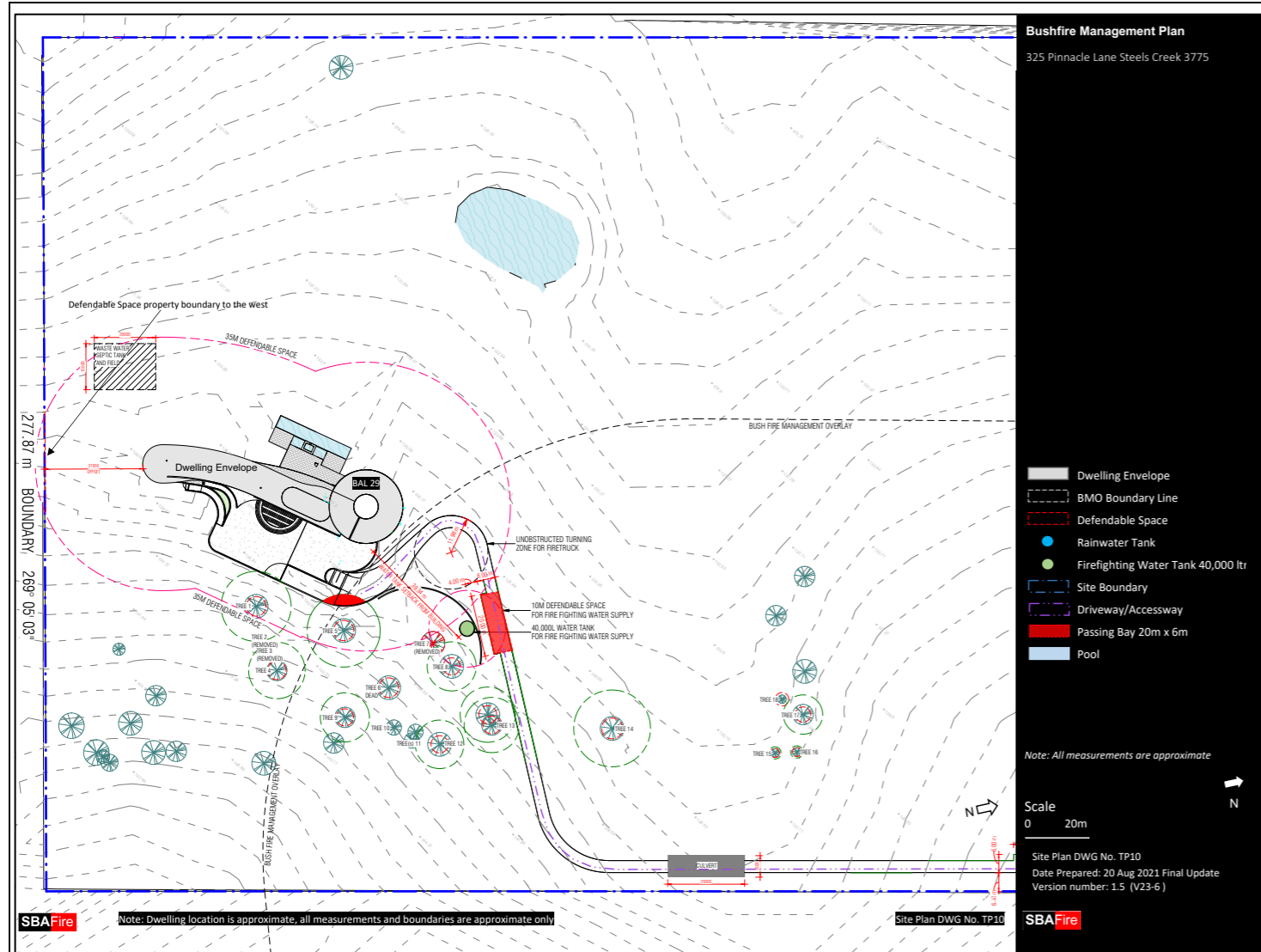


# Bushfire Management Plan – 325 Pinnacle Lane Steels Creek 3775 Victoria



## Bushfire Protection Measures

### a) Defendable Space

Defendable space is provided for a distance of 35 metres north, south, east, and property boundary west around the dwelling, where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- 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

- Proposed New Dwelling to be designed and constructed to a minimum Bushfire Attack Level of BAL 29

### c) Water Supply

- Show a water supply tank with 40,000 litres of effective water supply for firefighting purposes which meets the following requirements:
  - Be stored in an above ground water tank constructed of concrete or metal.
  - Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
  - Include a separate outlet for occupant use.
  - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
  - Be located within 60 metres of the outer edge of the approved building.
  - The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
  - Incorporate a separate ball valve (British Standard Pipe (BSP 65 millimetre) and coupling (64millimetre CFA 3 threads per inch male fitting).
  - Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

### d) Access for Site Accessway

- Show the access for firefighting purposes which meets the following requirements:
  - 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 Per cent) (8.1 degrees) with a maximum grade of no more than 1 in 5 (2 per cent) (11.3 degrees) for no more than 50 metres.
  - Dips must have no more than a 1 in 8 (12. Per cent) (7.1 degrees) entry and exit angle.
  - Incorporate a turning area for firefighting vehicles close to the building
  - Incorporate a passing bay at least every 200 metres that are a minimum 20 metres long and a minimum trafficable width of 6 metres

### 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 building permit has been completed.

Prepared By: Geoffrey Stone – SBAFire Version: V1.21-11 Final 2 Date: 20 August 2021 Update

**SBAFire**