

# Bushfire Management Plan



SCALE: 1:500

- Property Boundary
- Proposed dwelling
- Defendable space within property boundary
- Proposed driveway

**Construction Requirements**  
The proposed works must be constructed to comply with BAL 12.5 as detailed in AS3959.

- Defendable Space**  
Defendable space should be managed to the property boundaries in the following conditions:
- 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 m of a building, flammable objects must not be located close to the vulnerable parts of the building.
  - Plants greater than 10 cm in height must not be placed within 3 m 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 m<sup>2</sup> in area and must be separated by at least 5 m.
  - Trees must not overhang or touch any elements of the building.
  - The canopy of trees must be separated by at least 5 m.
  - There must be a clearance of at least 2 m between the lowest tree branches and ground level.

- Access Requirements**  
Access on to the property must meet the following:
- Curves will have a minimum inner radius of 10 m.
  - The average grade will be no more than 1 in 7 (14.4%/8.1°) with a maximum of no more than 1 in 5 (20%/11.3°) for no more than 50 m.
  - Dips will have no more than a 1 in 8 (12.5%/7.1°) entry and exit angle.
  - Will have a minimum trafficable width of 3.5 m and be clear of encroachments for at least 0.5 m on each side and 4 m above the accessway.

- Water Requirements**  
A 10,000 L static water supply for fire-fighting purposes that:
- Is stored in an above ground water tank constructed of concrete or metal.
  - All fixed above-ground water pipes and fittings required for fire-fighting purposes must be made of corrosive resistant metal.
  - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65 mm and coupling (64 mm CFA 3 thread/inch male fitting)).
  - The outlet of the water tank will be within 4 m of the accessway and be unobstructed.
  - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
  - Any pipework and fittings will be a minimum of 65 mm (excluding the CFA coupling).