

NOTATIONS

GENERAL

1. All dimensions shown are in metres.

DEFENDABLE SPACE

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

BUILDING CONSTRUCTION

12. Buildings will be designed and constructed to the minimum Bushfire Attack Level designated for the site in accordance with AS3959-2018.

WATER SUPPLY

13. Each dwelling on lots less than 1,000sqm must have 5,000 litres of effective water supply that is maintained and used solely for fire fighting purposes which will meet the following requirements:

- Stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for fire fighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies

14. Each dwelling on lots greater than 1,000sqm must have 10,000 litres of effective water supply that is maintained and used solely for fire fighting purposes which will meet the following requirements:

- Stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for fire fighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies

Fittings and access must be provided.

- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire approved building
- 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 or grate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling).

ACCESS

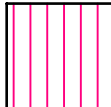


15. Driveways that are less than 30 metres in length (measured from the public road to either the building or the water supply outlet, whichever is longer) there are no design and construction requirements.

16. Driveways that are more than 30 metres in length (measured from the public road to either the building or the water supply outlet, whichever is longer) must be designed and constructed to the following standards:

- 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 with a minimum grade no more than 1 in 5 for no more than 50 metres.
- Dips must have no more than a 1 in 8 entry and exit angle.



Legend

-  DWELLING ENVELOPE BAL29
-  BAL12.5
-  BAL29

Scale A3
1 : 2500

25 0 25 50 75
Lengths are in metres

Co-ordinate Datum LOCAL Sheet 1 of 1
Drawing No. 309553_1 Version 1
CAD Ref. Q:\301309553\PLANNING\ACAD
Drawn By MR Checked By CC Date 07/09/2023

REV	AMENDMENT	APPROVED	DATE

Bushfire Management Plan
Grasso Drive Cobram
Lot 1 on PS713446H



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