



Bushfire Management Plan
29 Emu Creek Road, Strathfieldsaye

Co-ordinate Datum	Scale A3	25 0 25 50 75
MGA55	1 : 2500	Lengths are in metres

Date	19/02/2025	Sheet	1 of 1
Drawing No.	304122-V12	Version	12
CAD Ref.	G:\30\304122\PLANNING\CAD		
Drawn By	SP	Checked By	MR
REV	AMENDMENT	APPROVED	DATE

GENERAL

- All dimensions shown are in metres.
- 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.

DEFENDABLE SPACE

- Defendable space is to be provided for a distance of 41 metres within and around the Building Envelopes (or to the property boundary whichever is the lesser distance) for lots 2, 18-25, 31-90, 103-116 and 119-120.
- Vegetation (and other flammable materials) for all lots will be modified and managed to 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 placed 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 other glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5sq 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.

CONSTRUCTION STANDARDS

- Dwellings within Lots 2, 18-25, 31-42, 44-77, 79-89, 103-106, 112-116, 119, and 120 must be constructed to a minimum Bushfire Attack Level of 12.5 (BAL12.5).
- Dwellings within Lot 90 must be constructed to a minimum Bushfire Attack Level of 19 (BAL19).
- Dwellings within Lots 43, 78 and 107-111 must be constructed to a minimum Bushfire Attack Level of 29 (BAL29).

WATER SUPPLY

- 2,500 litres of effective water supply for fire fighting purposes must be provided within Lots 68, 87 and 47-49 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting 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).
- 5,000 litres of effective water supply for fire fighting purposes must be provided within Lots 2, 18-25, 31-46, 50-57, 60-67, 69-86, 88-89, 103-106, 112-116, 119 and 120 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting 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).
- 10,000 litres of effective water supply for fire fighting purposes must be provided within Lots 58, 59 and 90 which meets the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting 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).
 - 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.
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - Incorporate a separate ball or gate valve (British Standard Pipe - BSP65mm) and coupling (64mm CFA 3 thread per inch male fitting).
 - Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

ACCESS

- Access for fire fighting purposes must be provided within Lots 58, 59 and 90 which meets the following requirements:
 - Access must have a load limit of at least 15 tonnes.
 - Curves must have a minimum inner radius of 10m.
 - The average grade must be no more than 1 in 7 (14.4 percent) (8.1 degrees) with a maximum of no more than 1 in 20 (percent) (11.3 degrees) for no more than 50m.
 - Have a minimum trafficable width of 3.5m of all-weather construction.
 - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
 - Dips must have no more than a 1 in 8 (12.5 percent) (7.1 degrees) entry and exit angle.
 - an a 1 in 8 (7.1°) entry and exit angle.

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/337/2017/C

Delegated Officer: Peter O'Brien
For and on behalf of the City of Greater Bendigo

Date: 24 July 2025 **Page 3 of 3**