



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

- For lots within the Bushfire Management Overlay (BMO), as designated on this plan, being lots 2, 18-25, 31-88, 101-114 and 117-118, the defendable space shall be managed for a distance of 41 metres or to the property boundary, whichever is the lesser, 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 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 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.

BUILDING CONSTRUCTION

- Dwellings on those lots within the Bushfire Management Overlay will be designed and constructed within the defined Building Envelopes to the minimum Bushfire Attack Level for each lot as follows:
 - Lots 2, 18-25, 31-50, 52-75, 77-87, 101-104, 110-114, 117-118 (inclusive) - **BAL12.5**.
 - Lot 88 - **BAL19**
 - Lots 51, 76, 105-109 (inclusive) - **BAL29**

WATER SUPPLY

- Each dwelling on Lots 2, 18-25, 31-57, 60-87, 101-114 and 117-118 must have a minimum 5,000 litres of effective water supply that is maintained and used solely for fire fighting purposes which meet 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).
- Dwellings on Lots 58, 59 and 88 must have 10,000 litres of effective water supply, and in addition to the above conditions must also meet the following requirements:
 - Be readily identifiable from the building or appropriate identification signs 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 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

- Fire authority access is required to the static water supply on Lot 58, 59 and 88.
- Where fire authority access is required to the static water supply and the length of access is less than 30 metres (measured from the public road to either the building or the water supply outlet, whichever is longer), must be designed and constructed to meet the following requirements.
 - Fire authority vehicles should be able to get within 4 metres of the water supply outlet.
- Where fire authority access is required to the static water supply and the length of access is greater than 30 metres (measured from the public road to either the building or the water supply outlet, whichever is longer), in addition to the above conditions must also meet 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 that 1 in 7 (8.1°) with a maximum grade of no more that 1 in 5 (11.3°) for no more than 50 metres.
 - Dips must have no more than a 1 in 8 (7.1°) entry and exit angle.

Defendable Space BAL12.5
 Defendable Space BAL19
 Habitable Building Envelope
 Defendable Space BAL29
 Bushfire Management Overlay (BMO) Boundary
 Indicative Location of Water Tank for fire fighting

Bushfire Management Plan
29 Emu Creek Road
Strathfieldsaye

Co-ordinate Datum: MGA55 Scale A3: 1:2500

#5# 0 #5# #5# #5#

 Lengths are in metres

Date	21/03/2022	Sheet	1 of 1
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