



VEGETATION MANAGEMENT REQUIREMENT (From Table 6 of Clause 53.02-5)

- Defendable space is provided and is 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm in height must not be placed within 3m of a window or glass feature of a building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

Vegetation managed as such is exempt from native vegetation clearance regulations, in accordance with Clause 52.12 of the Planning Scheme. (APPLICABLE ONLY FOR LAND ZONED: GRZ, RGZ, NRZ, UGZ, LDRZ, TZ, RLZ, FZ AND RAZ)

CONSTRUCTION STANDARDS

The future dwelling will be designed and constructed to a minimum Bushfire Attack Level of BAL-29

WATER SUPPLY (From Table 4 and Fire Authority Requirements of Clause 53.02-5)

(note: water tank location indicative only - subject to detailed design)

Water supply tanks will include at least 10,000 L for firefighting purposes. Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground 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.
- Where a 10,000 L water supply is required, fire authority fittings and access must be provided as follows:
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the responsible authority.
- Be located within 60m of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (BSP 65mm) 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 From Table 6 and Fire Authority Requirements of Clause 53.02-5

The following design and construction requirements apply to the access to the dwelling (noting driveway is more than 100m long):

- Fire authority vehicles must be able to get within 4m of water supply outlet of firefighting water supply tank.
- All-weather construction with minimum trafficable width of 3.5m and be clear of encroachments for at least 0.5m on each side and at least 4m vertically.
- 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%; 8.1°) with a maximum grade of no more than 1 in 5 (20%; 11.3°) for no more than 50m
- Dips must have no more than a 1 in 8 (12.5%; 7.1°) entry and exit angle.
- A turning area for fire fighting vehicles must be provided close to the building by one of the following:
- A turning circle with a minimum radius of 8m.
- A driveway encircling the dwelling.
- The provision of other vehicle turning heads such as a T of Y head - which meet the specifications of Austroad Design for an 8.8m Service Vehicle.

CONCEPT PLAN

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REV	DES	DWG	CHK	DATE
A	AS SUBMITTED TO GM WATER	BY	BY	AT 10/04/19
B	AS SUBMITTED TO CFA	BY	BY	AT 23/04/19
C	UPDATED DWELLING LOCATION AND DEFENDABLE SPACE	BY	BY	13/2/20

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bsi.

ISO 9001:2015  
FS520488

Principal ANDREW NICOLAS

USE & DEVELOPMENT OF A DWELLING  
BUSHFIRE MANAGEMENT PLAN  
1427 Rochford Road, Newham - (Lot 1 - TP655719)

SCALE 1:2,000  
LENGTHS ARE IN METRES - PAPER SIZE A3

Municipality & Ref:  
MACEDON RANGES  
SHIRE COUNCIL  
SHT 1 of 1 REV C  
Drawing No.  
1156601 - BMP

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