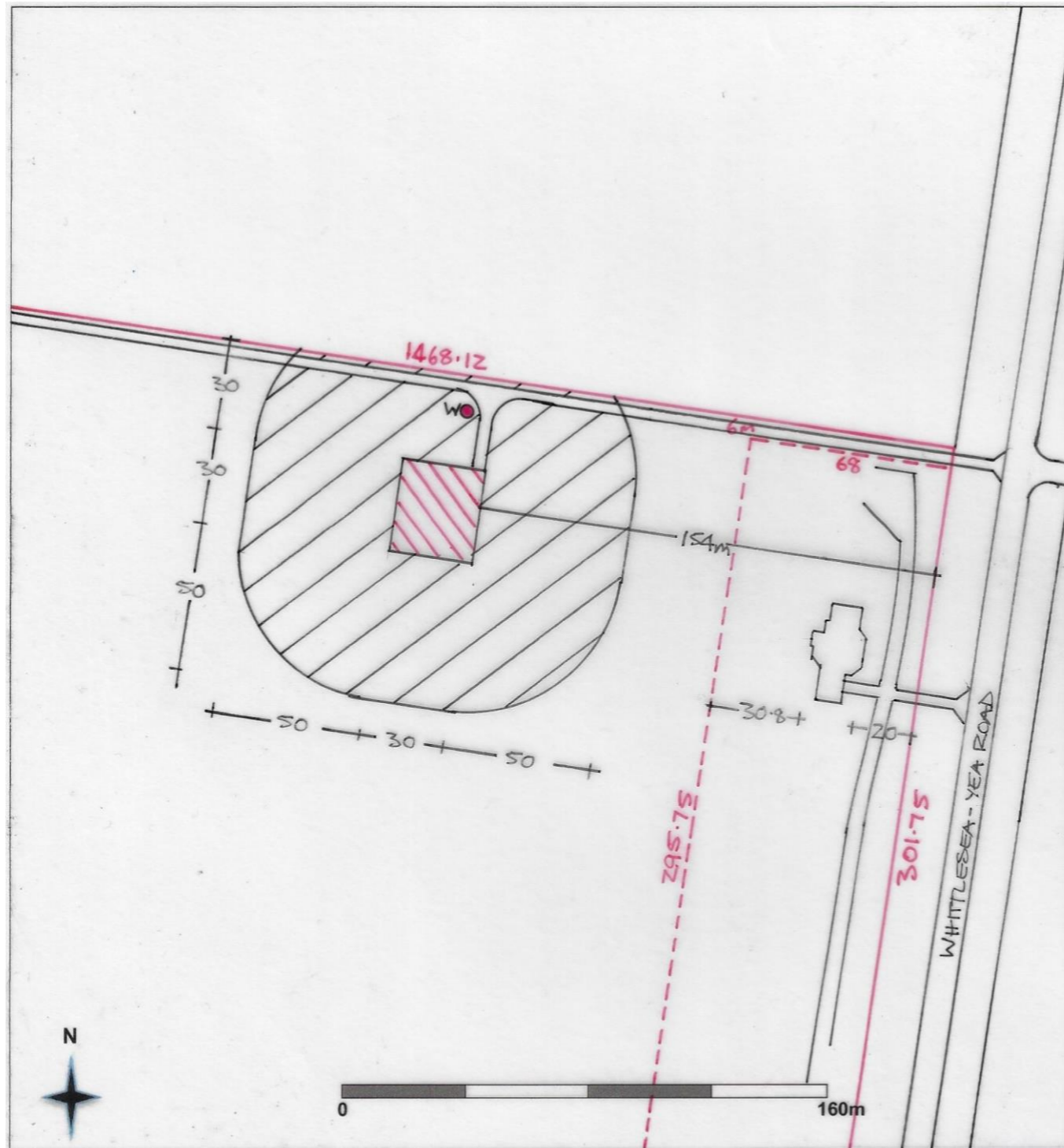


BUSHFIRE MITIGATION MEASURES



LEGEND		VEGETATION CLASS: LOW THREAT		CONSTRUCTION STANDARD: BAL 29	
	EXISTING DWELLING		DEFENDABLE SPACE		WATER SUPPLY (nominated location)
	PROPOSED BUILDING ENVELOPE		PROPOSED SUBDIVISION BOUNDARY		
	TITLE BOUNDARIES				

SCALE 1:2000

DEFENDABLE SPACE (Table 6 Vegetation management requirements)
Defendable space for a distance of 50 metres or to the property boundary (whichever is the lesser) around any proposed dwelling within the building envelope must be provided where vegetation (and other flammable materials) will be modified and 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 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 3 metres of a window or glass feature of the building.
- Shrubs must not be located under canopy trees.
- Individual and clumps of shrubs must not exceed 5 square 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 5m.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

CONSTRUCTION STANDARD
The building must be constructed within the building envelope to a minimum Bushfire Attack Level of 29 (BAL 29)

WATER SUPPLY (Table 4 Water supply requirements)
10,000 litres of effective water supply for firefighting purposes must be provided which meets the following requirements:

- Is stored in an above ground 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 must also-
 - Incorporate a separate ball or gate valve (65 millimetre BSP) and coupling (64mm CFA 3 threads per inch male fitting)
 - Be located within 60 metres of the outer edge of the approved building
 - The outlet/s of the water tank must be within 4m of the accessway and be unobstructed
 - Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding CFA coupling)

ACCESS (Table 5 Vehicle access design and construction)
Access for firefighting purposes must be provided which meets the following requirements:

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4 percent) (8.1°) with a maximum of no more than 1 in 5 (20 percent) (11.3°) for no more than 50 metres
- Have a minimum trafficable width of 3.5m of all-weather construction.
- Be clear of encroachments for at least 0.5 metres on each side and 4m above the accessway
- Dips must have no more than a 1 in 8 (12.5 percent) (7.1°) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling.
 - The provision of other vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle

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