



Bushfire Management Statement

for the proposed subdivision of
10 Eighth Street And 11 Seventh Street
Eildon VIC 3713

Prepared for
Murrindindi Shire Council

May 2025

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Cover image: Looking into the site from Eighth Street

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1 Introduction

This Bushfire Management Statement (BMS) has been prepared on behalf of Murrindindi Shire Council, to show how the subdivision of 10 Eighth Street And 11 Seventh Street, Eildon VIC 3713, can comply with the Victorian planning and building controls that relate to bushfire, specifically the requirements of Clause 13.02 *Bushfire*, Clause 44.06 *Bushfire Management Overlay (BMO)* and associated Clause 53.02 *Bushfire Planning* in the Murrindindi Planning Scheme.

The site is in the General Residential Zone and Schedule 1 (GRZ1) and Public Park and Recreation Zone and Schedule (PPRZ). The development proposal is to undertake a 8 lot subdivision of the site. Accordingly, this report demonstrates how the development responds to the subdivision objectives at Clause 53.02-4.4 (Murrindindi Planning Scheme).

The site is within a declared Bushfire Prone Area (BPA) and is partially covered by the BMO1 (specifying a BAL-12.5 construction standard where a single dwelling on a lot is proposed). In accordance with the application requirements of Clause 44.06 (Murrindindi Planning Scheme), this report includes:

- A *Bushfire hazard site assessment*, including a plan that describes the bushfire hazard within 150 m of the site in accordance with the site assessment methodology of AS 3959:2018 *Construction of buildings in bushfire-prone areas* and Clause 44.06;
- A *Bushfire hazard landscape assessment*, including a plan that describes the bushfire hazard of the general locality more than 150 m from the site; and
- A *BMO compliance* section, detailing how the development responds to the bushfire risk and the requirements and objectives of Clauses 44.06 and 53.02.

This report also includes a Bushfire Management Plan (BMP) and has been prepared consistent with guidance provided in the technical guide *Planning Permit Applications – Bushfire Management Overlay* (DELWP, 2017).

1.1 Property details

Address:	10 Eighth Street And 11 Seventh Street, Eildon VIC 3713
Property size:	3,995 m2
Local Government Area:	Murrindindi Shire Council
Zone/s	General Residential Zone and Schedule 1 (GRZ1) Public Park and Recreation Zone and Schedule (PPRZ)
Overlay/s	Bushfire Management Overlay and Schedule 1 (BMO1)
Directory reference:	Vic Roads 681 N3
Site assessment date:	9/08/2023
Assessed by:	Amalie Tibbits

2 Bushfire hazard site assessment

2.1 Classified vegetation

Vegetation within the 150 m assessment zone around the subdivision boundary has been classified in accordance with the BMO/AS 3959 methodology. Classified vegetation is vegetation that is deemed hazardous from a bushfire perspective.

2.1.1 Forest

Treed vegetation approximately 130 m to the north of the site best accords with the Forest group of AS 3959:2018. Forest vegetation comprises areas with trees to 30 m high or taller at maturity, typically dominated by eucalypts, with 30 to more than 70% foliage cover (may include understorey ranging from rainforest species and tree ferns to sclerophyllous low trees or shrubs). Includes pine and eucalypt plantations (Standards Australia, 2020).

2.1.2 Grassland

Vegetation in a narrow strip adjacent to the Forest to the north of the site matches the AS 3959:2018 classification of Grassland, which is defined as all forms of vegetation (except Tussock Moorlands) including situations with shrubs and trees, if overstorey foliage cover is less than 10%. Includes pasture and cropland.

Grassland vegetation is considered hazardous and therefore classifiable when it is not managed in a minimal fuel condition. Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (e.g. short-cropped grass, to a nominal height of 100 mm) (Standards Australia, 2020). In the BMO, Grassland areas are assumed to be unmanaged and classifiable unless there is 'reasonable assurance' that they will be managed in perpetuity, in a low threat state, no more than 100 mm high.

2.2 Excluded vegetation and non-vegetated areas

Areas of low threat vegetation and non-vegetated areas within 150 m of a development, can be excluded from classification in accordance with Section 2.2.3.2 of AS 3959:2018, if they meet one or more of the following criteria:

- a) *'Vegetation of any type that is more than 100 m¹ from the site.*
- b) *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.*
- c) *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other, or of other areas of vegetation being classified vegetation.*

¹ This distance extends to 150 m in BMO areas.

- d) *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.*
- e) *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- f) *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition², mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks' (Standards Australia, 2020).*

Low-threat areas excluded from classification include the managed gardens of the surrounding properties. Non-vegetated areas include the roads, driveways and structures within the 150 m site assessment zone (see Map 1).

2.3 Topography

The BMO/AS 3959 methodology requires that the 'effective slope' be identified to determine the BAL and applicable defensible space or vegetation setback distances. This is the slope of land under the classified vegetation that will most significantly influence the bushfire attack on a building. Two broad types apply:

- Flat and/or Upslope - land that is flat or on which a bushfire will be burning downhill in relation to the development. Fires burning downhill (i.e. on an upslope) will generally be moving more slowly with a reduced intensity.
- Downslope - land under the classified vegetation on which a bushfire will be burning uphill in relation to the development. As the rate of spread of a bushfire burning on a downslope (i.e. burning uphill towards a development) is significantly influenced by increases in slope, downslopes are grouped into five classes in 5° increments from 0° up to 20°.

The topography on and around the site within the 150 m assessment zone is relatively benign, with no significant changes in elevation that would exacerbate the bushfire attack.

For the purposes of determining the BAL and defensible space, the applicable slope class is 'All upslopes and flat land' under the Forest to the north (see Map 1).

² Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack, recognisable as short-cropped grass for example, to a nominal height of 100 mm (Standards Australia, 2019).



Map 1 – Bushfire hazard site assessment plan.



Figure 1 – Looking north-east at Grassland and Forest to the north of the site.



Figure 2 – Looking south south-east across Grassland and the lower threat areas between the site and the classified vegetation to the north.



Figure 3 – Looking south across the site from Seventh Street.

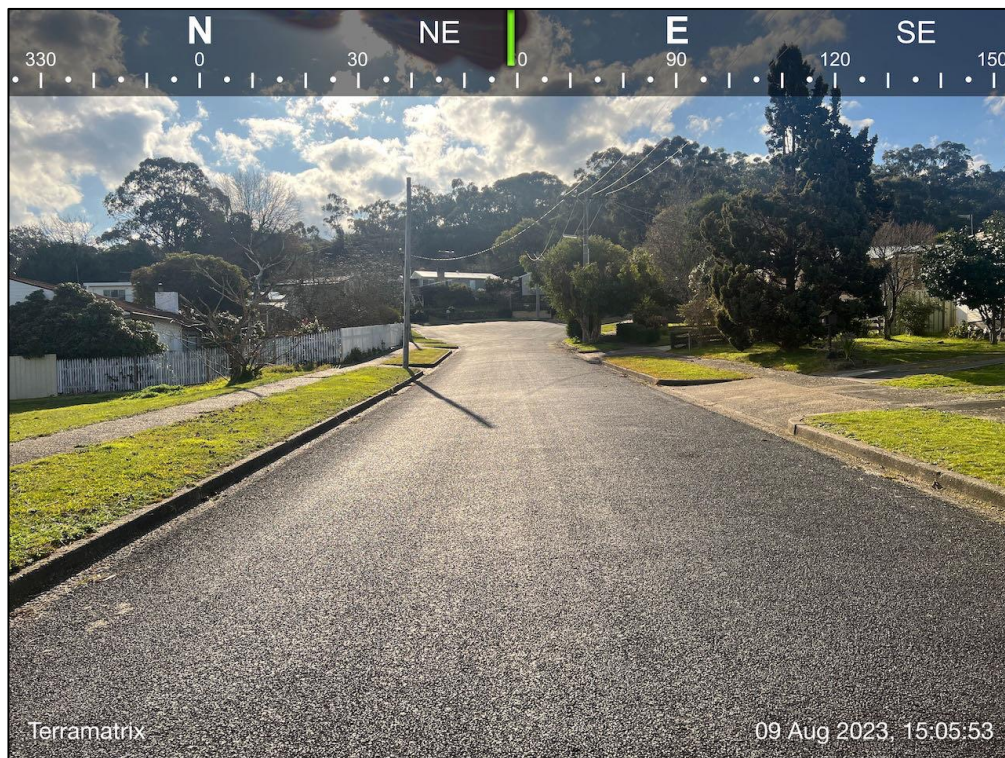


Figure 4 – Looking north-east along Seventh Street showing the low threat area around the site with classified vegetation in the distance to the north.

3 Bushfire hazard landscape assessment

3.1 Location description

The site is near the centre of Eildon township, which is located on the south-western side of Lake Eildon below the dam, with the Goulburn River running to the south-west. Eildon township forms part of the interface between the hillier bushland terrain surrounding the lake and the largely pastoral Goulburn Valley floodplains extending to the west. The site shares the bushfire risk of the township.

The majority of the surrounding landscape and the entire township is covered by the BPA, with a large proportion of the landscape in the higher risk BMO, including the northern edge of the site. Forested bushland lies to the north-west, extending along Lake Eildon for around 20 km, and to the south-east where it extends into the bushfire prone landscape of the Great Dividing Range.

Two roads provide access and egress for the Eildon township, joining together at Thornton and connecting to the wider road network via Alexandra and Taggerty. These roads could be compromised by bushfire and may not provide for safe passage from the area. The nearest area outside of the BPA is the urban area of Alexandra, approximately 25 km away by road.

There is history of bushfire in the surrounding landscape, predominantly to the south associated with the extensive bushland in that direction, including major Black Saturday fires in 2009. There is no history of fire to the north-west (considered a direction of vulnerability for the township) shown in the publicly available data

Eildon contains a Neighbourhood Safer Place (NSP), located less than 400 m from the site, and a CFA station further to the south.

The township is wholly within the BPA and is vulnerable to the effects of bushfire. 10 Eighth Street is separated from the higher risk vegetation but shares the bushfire risk of the township.

3.2 Landscape risk

Clause 13.02 of the Planning Policy Framework prioritises the protection of human life over all other policy considerations. Clause 13.02 stipulates that developments must properly assess bushfire risk, including consideration of the hazard (and the resultant risk) beyond the site level (Murrindindi Planning Scheme). BMO applications under Clause 53-02-4, must also have regard to the nature of the bushfire risk arising from the surrounding landscape (Murrindindi Planning Scheme).


To assist in defining the risk beyond the site scale, four 'broader landscape types' are described in the DELWP technical guide *Planning Applications Bushfire Management Overlay*. They represent

different landscape risk levels and are intended to streamline decision-making and support more consistent decisions based on the landscape risk (DELWP, 2017).

The four types range from low risk landscapes where there is little hazardous vegetation beyond 150 m of the site and extreme bushfire behaviour is not credible, to extreme risk landscapes with limited or no evacuation options and where fire behaviour could exceed BMO presumptions.

The surrounding landscape best accords with Broader Landscape Type 4 , however, located within the Eildon township it also has some elements of Types 2 and 3 as the site is in an urban area, bushfire approach is largely limited to one direction and there is reasonable access to the NSP further from the bushfire hazard (see Table 1).

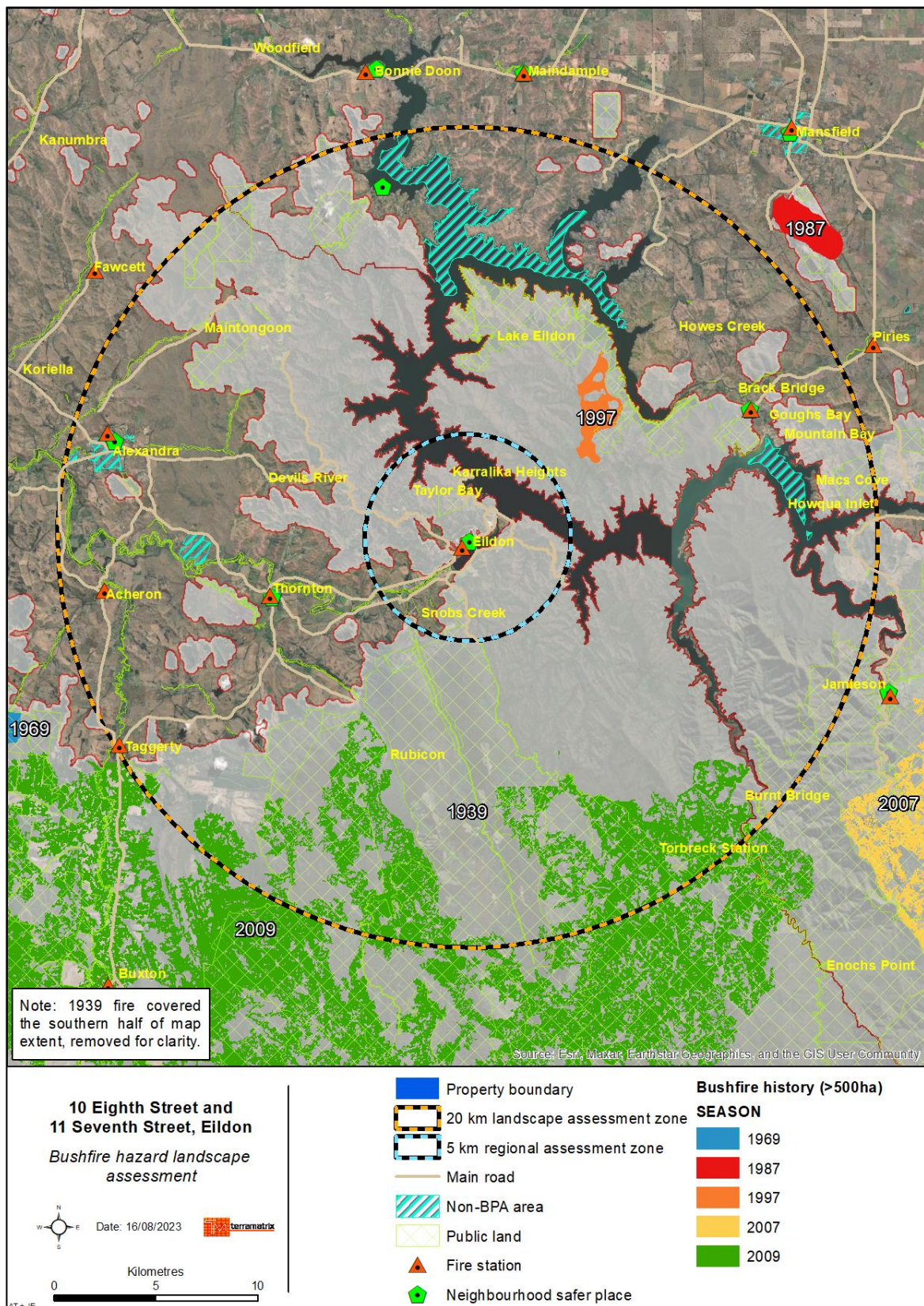
Table 1 - Landscape risk typologies (from DELWP, 2017).

Broader Landscape Type 1	Broader Landscape Type 2	Broader Landscape Type 3	Broader Landscape Type 4
<ul style="list-style-type: none"> • There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation). • Extreme bushfire behaviour is not possible. • The type and extent of vegetation is unlikely to result in neighbourhood- scale destruction of property. • Immediate access is available to a place that provides shelter from bushfire. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. • Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area. 	<ul style="list-style-type: none"> • The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. • Bushfire can approach from more than one aspect. • The site is located in an area that is not managed in a minimum fuel condition. • Access to an appropriate place that provides shelter from bushfire is not certain. 	<ul style="list-style-type: none"> • The broader landscape presents an extreme risk. • Fires have hours or days to grow and develop before impacting. • Evacuation options are limited or not available.
			

3.3 Credible bushfire scenarios

The most likely bushfire scenarios for a large landscape fire in Victoria, are an approach from those directions typically associated with the direction of the wind on severe or higher, fire danger days i.e. approach of bushfire from the north, northwest, west or southwest (Long, 2006).

Eildon township is vulnerable to a bushfire burning from the north-west, a higher risk bushfire direction, although there is no history of bushfire in this direction in the publicly available data. Fires could approach from the south-west; however, the presence of pastoral land and the Goulburn River provide opportunities for suppression. From the north-west, a fire could burn through the hilly terrain of the southern shore of Lake Eildon and impact the township down an upslope, with a consequent reduction in intensity. Two fire tracks to the north-west provide for suppression, depending upon the scale of the fire.



Map 2 - Bushfire hazard landscape assessment plan.

4 BMO compliance

This section identifies how the proposed development responds to the bushfire risk and the requirements of Clause 44.06 and associated Clause 53.02 of the Murrindindi Planning Scheme.

4.1 Subdivision objectives

'To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes' (Murrindindi Planning Scheme).

As the subdivision is in the General Residential Zone and Schedule 1 (GRZ1) and PPRZ and Schedule, compliance with approved measure (AM) 5.2 applies and is deemed to meet the objectives.

4.1.1 Approved measure 5.2

'An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- *Each lot satisfies the approved measure in AM 2.1.*
- *A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:*
 - *Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or*
 - *Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.*

The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.

- *Defensible space wholly contained within the boundaries of the proposed subdivision.*
- *Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.*
- *Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure.*
- *Water supply and vehicle access that complies with AM 4.1' (Murrindindi Planning Scheme).*

AM 2.1 – Landscape

'The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level' (Murrindindi Planning Scheme).

As identified in Section 3, the broader landscape is one of high but not extreme bushfire risk, although there are significant moderation factors closer to the site, which is only just in the BMO and the nearest classified vegetation is 120 m away. Bushfire behaviour is likely to be within BMO expectations and design parameters. The topography within 150 m is relatively benign and the fuel hazard unlikely to exceed that presumed in the BMO/AS 3959:2018 model for Forest, and there is only a limited amount of classified vegetation within 150 m.

Accordingly, it is proposed that the risk can be mitigated to an acceptable level by implementing approved bushfire protection measures in compliance with the BMO requirements, including BAL construction standard, commensurate defendable space, provision of a water supply for firefighting, and ensuring good access and egress are available for occupants and emergency services. This is consistent with the BMO1 which applies, which calls for a BAL-12.5 construction standard for single dwellings on lots in the surrounding area.

AM 2.2 - Siting

'A building is sited to ensure the site best achieves the following:

- *The maximum separation distance between the building and the bushfire hazard.*
- *The building is in close proximity to a public road.*
- *Access can be provided to the building for emergency service vehicles' (Murrindindi Planning Scheme).*

The siting and layout maximises the setback from the hazard (i.e. unmanaged vegetation) as far as practicable and achieves compliance with the BMO setback requirements for defendable space (see Map 2).

The proposed development is close to the road and access and egress can comply with the requirements for emergency vehicles.

Defendable space and construction

As the subdivision comprises less than 10 lots, defendable space is in accordance with Column A of Table 2 to Clause 53.02-5, which equates to a BAL-12.5 construction standard with defendable space as detailed in Table 2 below and shown for each envelope on the Bushfire Management Plan (BMP) at Appendix D. This is consistent with the Schedule 1 to the BMO, which calls for a BAL-12.5 construction standard on lots where a single dwelling is being created.

Table 2 –BAL-12.5 construction standard and commensurate defensible space.

Lot	Vegetation	Slope class	BAL	Defendable space
All	Forest	'All upslopes and flat land'	BAL-12.5	48 m

The defensible space in the subdivision can meet the vegetation management requirements stipulated in Table 6 at Clause 53.02-5, as detailed in Appendix A of this report. This is detailed in the Bushfire Management Plan provided as Map 3. Note that the requirement to provide defensible space wholly within the site boundary cannot be achieved, however, it is reasonable to assume that the overlap of defensible space, which extends over neighbouring residential properties and roadways, will be managed as non-vegetated areas or near or in a low threat state consistent with the objective of providing defensible space.

Indicative building envelopes are shown based on 1 m setbacks from the lot boundaries. A dwelling can be located anywhere within this envelope and meet the requirements of the BMO, with the balance of each lot managed to provide defensible space.

Approved measure 4.1

'A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person's unit, industry, office or retail premises is provided with:

- *A static water supply for firefighting and property protection purposes specified in Table 4 to Clause 53.02-5.*
- *Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.*

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting water supplies' (Murrindindi Planning Scheme).

Table 4 to Clause 53.02-5 requires that a static water supply be provided, based on the property size and the proximity of the building/envelope to a hydrant, as detailed in Table 3 of this report.

Table 3 - Water supply requirements from Table 4 to Clause 53.02-5.

Property size (m ²)	Hydrant within 120 m of the rear of the building	Tank capacity (litres)	CFA fittings and access required
Less than 500	Not applicable	2,500	No
500 - 1000	Yes	5,000	No
500 – 1000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

The BMP provided at Appendix D shows the applicable compliance requirements for the lots in the proposed subdivision.

All lots will be 500-1000 m² in area, and will therefore require a 5,000L compliant static water supply.

Lots 1, 2 and 8 are 500-1000 m² in area and will therefore require a 5,000 L static water supply and all other lots will require a 2,500 m² static water supply. CFA access and fittings are not required as hydrants are located within 120 m of the rear of the dwellings.

A Bushfire Management Plan (BMP), detailing all the required bushfire protection measures for the development is provided at Appendix D.

Driveways compliant with Table 5 to Clause 53.02-5 will be provided for all lots as detailed in Appendix C to this report and in the BMP provided at Appendix D.

5 Conclusion

The proposed development of a 8 lot subdivision at 10 Eighth Street And 11 Seventh Street, Eildon VIC 3713 was assessed for compliance with Clause 44.06 and Clause 53.02 of the Murrindindi Planning Scheme.

The site is in the General Residential Zone and Schedule 1 (GRZ1) and Public Park and Recreation Zone and Schedule (PPRZ) and accordingly AM5.2 applies. It has been shown that the subdivision can comply with the requirements of AM5.2, including for acceptable landscape risk, BAL construction standard, water and access.

The proposed lot layout and envelope siting maximises setbacks from hazardous vegetation as far as is practicable. A minimum BAL-12.5 construction standard is required for all dwellings, with 48 m of defensible space.

The requisite defensible space for the development overlaps both the lots being created and onto the neighbouring properties and roadways. It is reasonable to assume that the overlap of defensible space will be managed as non-vegetated areas or in a low threat state, consistent with the objective of providing defensible space. Defensible space will be provided to the site boundary of each lot. All vegetation within the defensible space, will be managed in accordance with Table 6 to Clause 53.02-5 as detailed in Appendix A of this report.

Water supply and access will meet BMO requirements.

Although the landscape risk is extreme, the site is well separated from the bushfire hazard and shares the bushfire risk of the broader Eildon township, the bushfire protection measures detailed in this report can be deemed to provide acceptable safety, as they comply with BMO requirements; this is consistent with the BMO1 that applies to the area. Accordingly, it is considered that the objective of Clause 13.02 *Bushfire*, which is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life (Murrindindi Planning Scheme), has also been met.

Please Note: The bushfire protection measures proposed in this document do not guarantee survival of buildings or building occupants in the event of a bushfire. Residents should be encouraged to develop and practice a bushfire survival plan including determining triggers for leaving early on days of severe or higher, fire danger. Information and assistance including a template for a Bushfire Survival Plan is provided on the CFA website at <<http://www.cfa.vic.gov.au/plan-prepare/>>.

6 References

CFA (2022) *FSG LUP 006 Tank Connections Explained, Bushfire Management Overlay*. CFA Land Use Planning Fire Services Guideline. Country Fire Authority, East Burwood. Available at <<https://www.cfa.vic.gov.au>>.

DELWP (2017) *Planning Permit Applications Bushfire Management Overlay* Technical Guide. Department of Environment, Land, Water and Planning, Melbourne. Available at <<https://www.planning.vic.gov.au/guides-and-resources/guides/all-guides/building-in-the-bushfire-management-overlay>>.

Long, M. (2006) A climatology of extreme fire weather days in Victoria. *Australian Meteorological Magazine*, **55**, 3-18.

Murrindindi Planning Scheme. Available at <<https://planning-schemes.app.planning.vic.gov.au/Murrindindi/ordinance>>.

Standards Australia (2020) *AS 3959:2018 Construction of buildings in bushfire-prone areas*. Incorporating amendment no.2, Standards Australia, North Sydney.

7 Appendices

7.1 Appendix A: Vegetation management requirements

As per Table 6 to 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 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 the canopy of 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 5 metres.*
- *There must be a clearance of at least 2 metres between the lowest tree branches and ground level.*

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority' (Murrindindi Planning Scheme).

7.2 Appendix B: Water supply requirements

Table 4 from Clause 53.02-5 - Capacity, fittings and access (Murrindindi Planning Scheme)

Capacity, fittings and access			
Lot sizes (square meters)	Hydrant available	Capacity (litres)	Fire authority fittings and access required
Less than 500	Not applicable	2,500	No
500-1,000	Yes	5,000	No
500-1,000	No	10,000	Yes
1,001 and above	Not applicable	10,000	Yes

Note 1: A hydrant is available if it is located within 120 metres of the rear of the building

Fire Authority Requirements

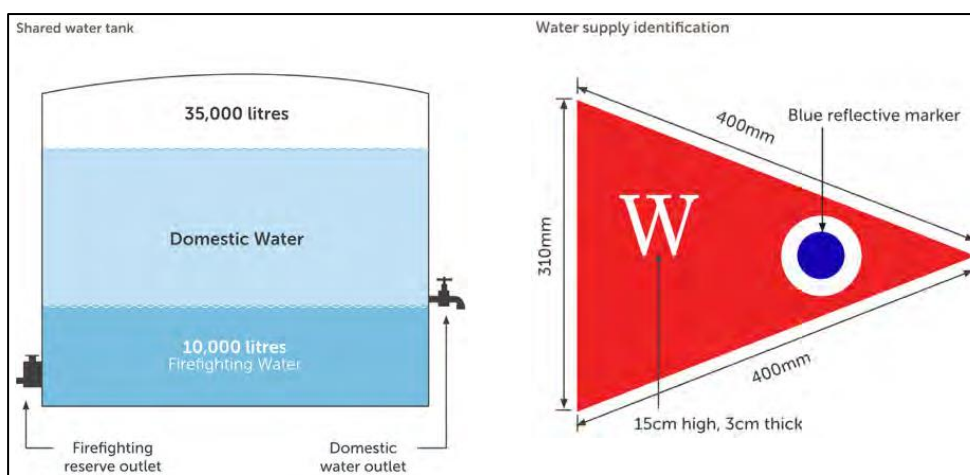
'Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.*
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.*
- Include a separate outlet for occupant use.*

Where a 10,000 litre 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 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 (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 the CFA coupling)' (Murrindindi Planning Scheme).*

The water supply may be provided in the same water tank as other water supplies provided they are separated with different outlets. See figure below illustrating signage and an example of outlets where fire fighting water will be in the same tank as water for other use.



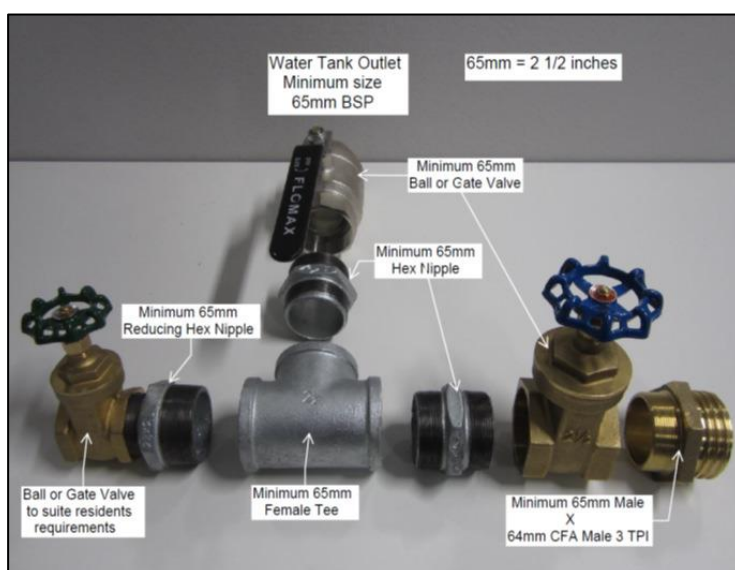
(DELWP, 2017)

CFA Fittings (CFA, 2022)

'If specified within Table 4 to Clause 53.02-5 (if fire brigade access to your water supply is required), CFA's standard BMO permit conditions require the pipe work, fittings and tank outlet to be a minimum size of 64 mm.

65 mm BSP (British Standard Pipe) is the most common size available. A 65 mm fitting is equivalent to the old 2 1/2 inch. A 65 mm BSP (2 1/2 inch) fitting exceeds CFA's requirements and will therefore comply with CFA's standard permit conditions for the BMO.

The diagram below shows some common tank fittings available at most plumbing suppliers which meet the connection requirements. It includes a 65 mm tank outlet, two 65 mm ball or gate valves with a 65 mm male to 64 mm CFA 3 threads per inch male coupling. This is a special fitting which allows the CFA fire truck to connect to the water supply. An additional ball or gate valve will provide access to the water supply for the resident of the dwelling'.



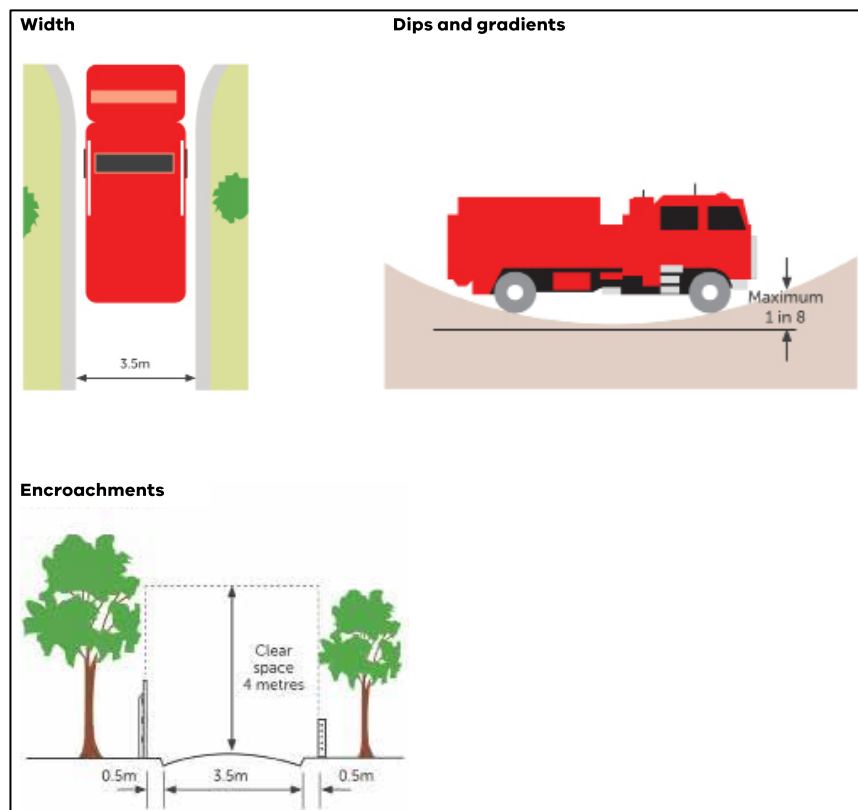
7.3 Appendix C: Access requirements

Driveways less than 30 m long have no specific requirements unless access to the water supply outlet is required, in which case the following apply as appropriate.

Access between 30 m and 100 m in length

Where the length of access is greater than 30 metres the following design and construction requirements apply (*the length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer* (Murrindindi Planning Scheme)):

- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.
- A load limit of at least 15 tonnes and be of all-weather construction.
- 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.
- A cleared area of 0.5 metres is required to allow for the opening of vehicle doors along driveways.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

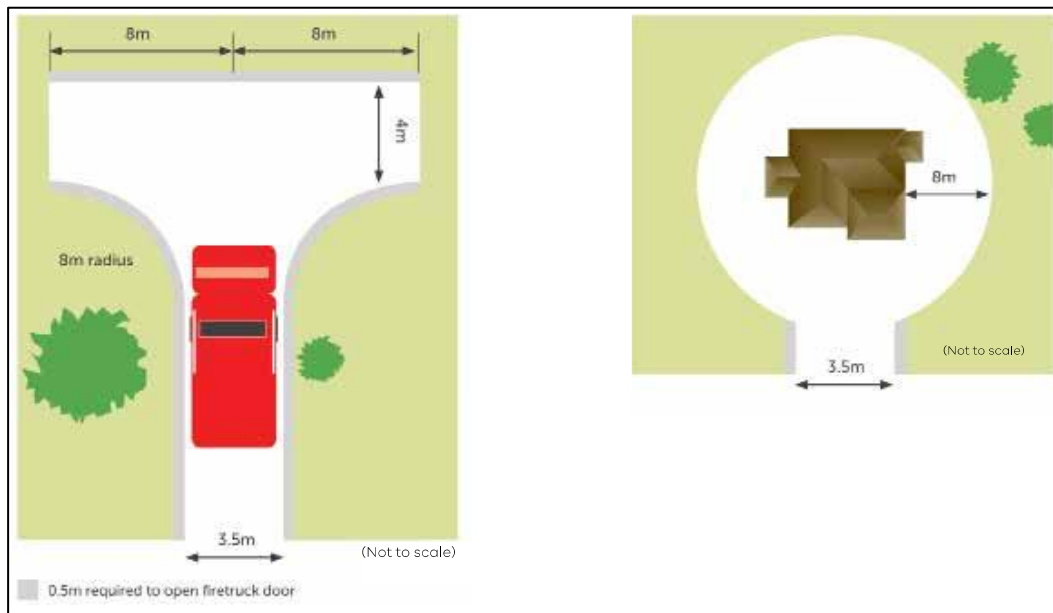


(DELWP, 2017)

Access between 100 m and 200 m in length

In addition to the 30 m-100 m requirements above, 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 8 metres
- a driveway encircling the dwelling
- other vehicle turning heads such as a T or Y head which meet the specification of Austroad Design for an 8.8 metre service vehicle.

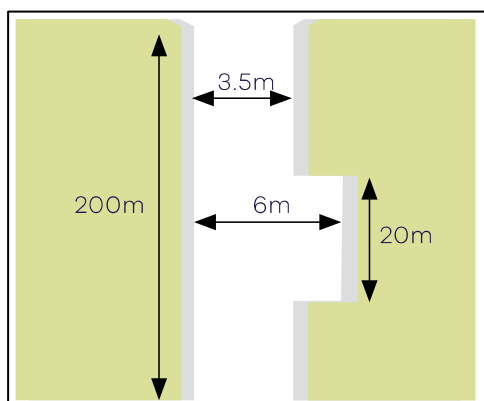


(DELWP, 2017)

Access greater than 200 m in length

In addition to the requirements above, passing bays are required at least every 200 metres that are:

- a minimum of 20 metres long
- with a minimum trafficable width of 6 metres.



(DELWP, 2017)

7.4 Appendix D – Bushfire Management Plan (A3)

Date: 28-05-2025

Version: 1.0

Construction Standard

The dwellings must be designed and constructed to a minimum BAL-12.5 standard.

Water Supply

A minimum 5,000 L of effective water supply for fire fighting purposes must be provided on Lots 1, 2, and 8 and a minimum 2,500 L of effective water supply for fire fighting purposes must be provided on all other Lots in accordance with the following requirements:

- Be stored in an above ground water tank/s 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 site occupant use.

Defendable Space Management

Defendable space must be provided to the property boundary on all lots and be 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 the canopy of 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 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

