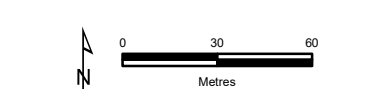


- Legend**
- Study Area
 - 30m Urban Forest Interface Policy Buffer
 - Outbuilding exclusion zone from Woodland (10m)
 - Proposed lots (with lot numbers)
 - Habitable building envelope area (all dwellings constructed to BAL-19, except lot 6 constructed to BAL-29)
 - 5m wide emergency access and service way
 - Passing bay (min 6m wide and 20m long)
 - Proposed public road/access
 - X Access points
 - Removeable bollards (nominal locations)
 - Water tank minimum 10,000L (nominal location)
 - Power line easement
 - Woodland to be retained
- Construction standard and defensible space**
- Lots 1-5, 7-10: BAL-19 (24m from habitable building envelope)
 - Lot 6: BAL-29 (16m from habitable building envelope)
- Other features**
- Property boundaries
 - Minor Watercourse
 - Minor Road



VicMap Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

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AMENDED ENDORSED PLANS

**PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME**

**PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/729/2019/B**

**Delegated Officer: Daniel Strachan
For and on behalf of the City of Greater Bendigo**

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Attachment 6
Bushfire Management Plan
169 Edwards Road,
Kennington (Strathdale)

Attachment 6.1 Dwelling Construction Standards

Dwelling within the residential subdivision must be constructed to a minimum Bushfire Attack Level of 19 (BAL-19).

Attachment 6.2 Outbuilding Construction Standards

For outbuildings with a floor area of 100 square metres or more that is not used for accommodation, is associated with and is normal to a dwelling (e.g. shed, garage), and is located within 10 metres of a dwelling, the following construction standards apply:

- The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:
 - has a Fire Resistance Level (FRL) of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
 - is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.
- Any openings in the wall shall be protected in accordance with the following:
 - I. Doorways – by FRL -/60/30 self-closing fire doors
 - II. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
 - III. Other openings – by construction with an FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with Item iii.

The FRL is a nominal grading period, in minutes, that is determined by subjecting a building element to a standard time temperature as set out in AS 1530.4-2005 to specify – Structural adequacy/Integrity/Insulation.

Note: Australian Standard - Methods for fire tests on building materials, components and structures

Attachment 6.3 Defendable Space

Defendable space must be provided for a distance of 24 metres from the building envelope on each lot where vegetation and other fuels are 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;

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For and on behalf of the City of Greater Bendigo**

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- 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; and,
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Attachment 6.4 Water Supply

A minimum of 10,000 litres of effective water supply for fire authority firefighting purposes must be provided on each lot and must meet the following requirements:

- 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; and
- Provide fire authority fittings and access 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 be 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); and
 - Any pipework and fittings must be a minimum 65 millimetres (excluding the CFA couplings).

Attachment 6.5 Access

Where the length of the driveway is 30 metres or less, the driveway for each lot must meet the following requirements:

- Fire authority vehicles must be able to get within four metres of the water supply outlet;
- All-weather construction; and
- A load limit of at least 15 tonnes.

Where the length of the driveway is greater than 30 metres, the driveway for each lot must meet the following requirements:

- Fire authority vehicles must be able to get within 4 metres of the water supply outlet;
- All-weather construction;

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- 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 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 50 metres;
- 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 eight metres;
 - A driveway encircling a dwelling; or

The provision of other vehicle turning heads – such as a T or Y head – which meet the specifications of Austroad Design for an 8.8 metre Service Vehicle;

Attachment 6.6 Mandatory Condition

The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible 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.

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