

Maintenance of bushfire protection measures

The bushfire mitigation measures, 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 the permit has been completed.

Construction (bushfire attack level) requirement

- Lot 53: Nominate a minimum Bushfire Attack Level of BAL:29 that the building will be designed and constructed.
- Lot 47: Nominate a minimum Bushfire Attack Level of BAL:19 that the building will be designed and constructed.
- All other lots: Nominate a minimum Bushfire Attack Level of BAL:12.5 that the building will be designed and constructed.

Defendable space requirement

The defendable space shown on the bushfire management plan must be implemented and maintained as follows:

- 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 sq. 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. This does not apply to trees numbered 63 and 67-69 (Lot 47) and 35-36, 38, 41, 43-44, 46-50, 58-60, 75 - 76, 78 - 79, 81-86, 88-89 (Lot 48) as referenced in the *Arboricultural Assessment & Report, February 2022* prepared by Treemap Arboriculture.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water supply requirement and emergency vehicle access to the water supply

Lots 47 & 48

Show 10,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

- The water supply must be in an above ground water tank constructed of concrete or metal.
- All fixed above ground water pipes and fittings required for fire fighting purposes are to be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

The static water supply must also comply with the following:

- Be readily identifiable from the building or have appropriate identification signage to the satisfaction of relevant fire authority (CFA).
- 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.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).

Any pipework and fittings must be installed in accordance with the CFA coupling).

The access to the water supply must be designed, constructed and maintained as follows:

- 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 than 1 in 8 (12.5%) (48.1°) with a maximum grade of no more than 1 in 5 (20%) (20.1°) for the entry and exit angle.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

All other lots

Show 5,000 litres of effective water supply for fire fighting purposes which meets the following requirements:

- The water supply must be in an above ground water tank constructed of concrete or metal.
- All fixed above ground water pipes and fittings required for fire fighting purposes are to be made of corrosive resistant metal.
- Include a separate outlet for occupant use.

AMENDED ENDORSED PLANS
PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A
Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo
Date: 14 November 2023 **Page 1 of 6**

BUSHFIRE MANAGEMENT PLAN



LOTS 17-22, 31-51 & 53-60
783-797 & 801 STRATHFIELDSAYE RD
STRATHFIELDSAYE

 Subject site (part)

 Defendable Space

 Building envelope

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 14 November 2023

Page 2 of 6

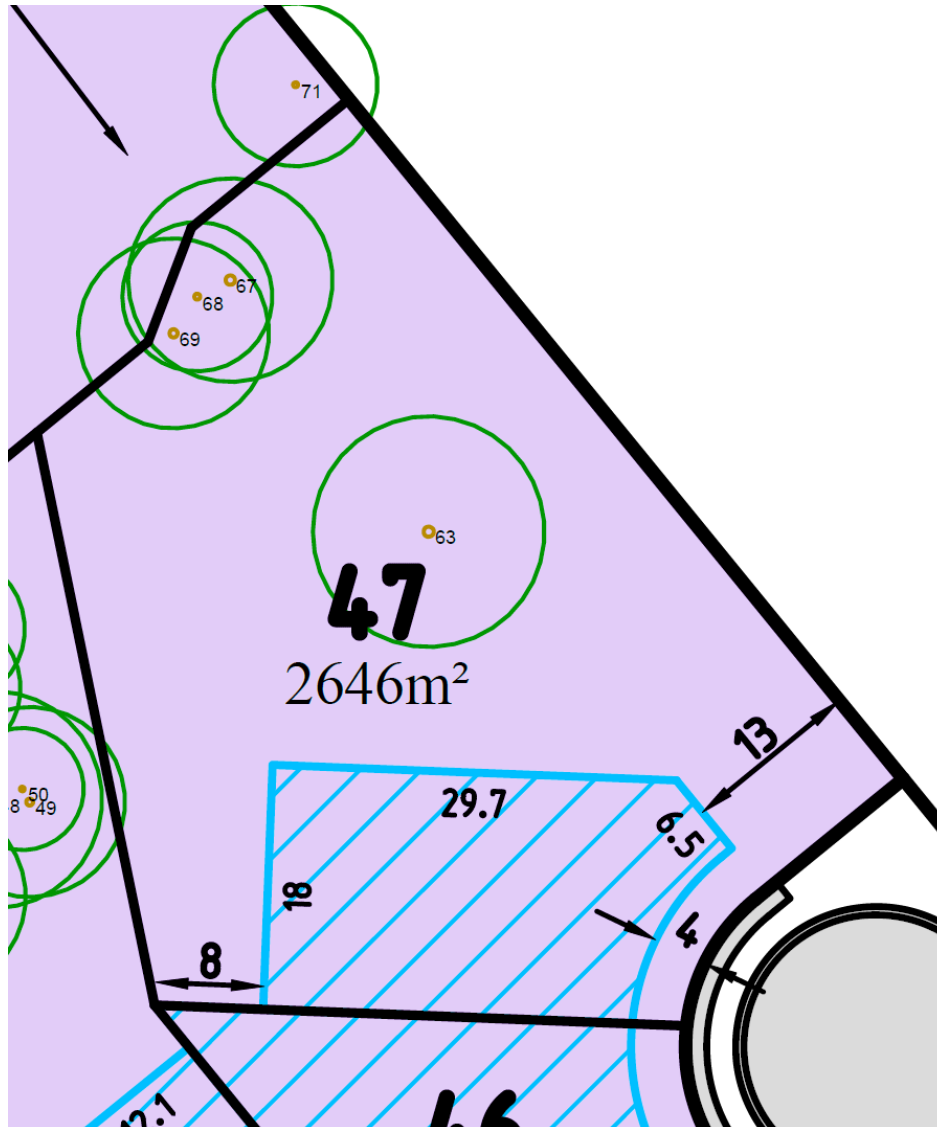
not to scale / written dimensions apply



Kevin Hazell BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN

Lot 47: Trees exempt from the 5m canopy separation requirement



LOTS 17-22, 31-51 & 53-60
783-797 & 801 STRATHFIELDSAYE RD
STRATHFIELDSAYE



Lot boundary

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 14 November 2023

Page 3 of 6

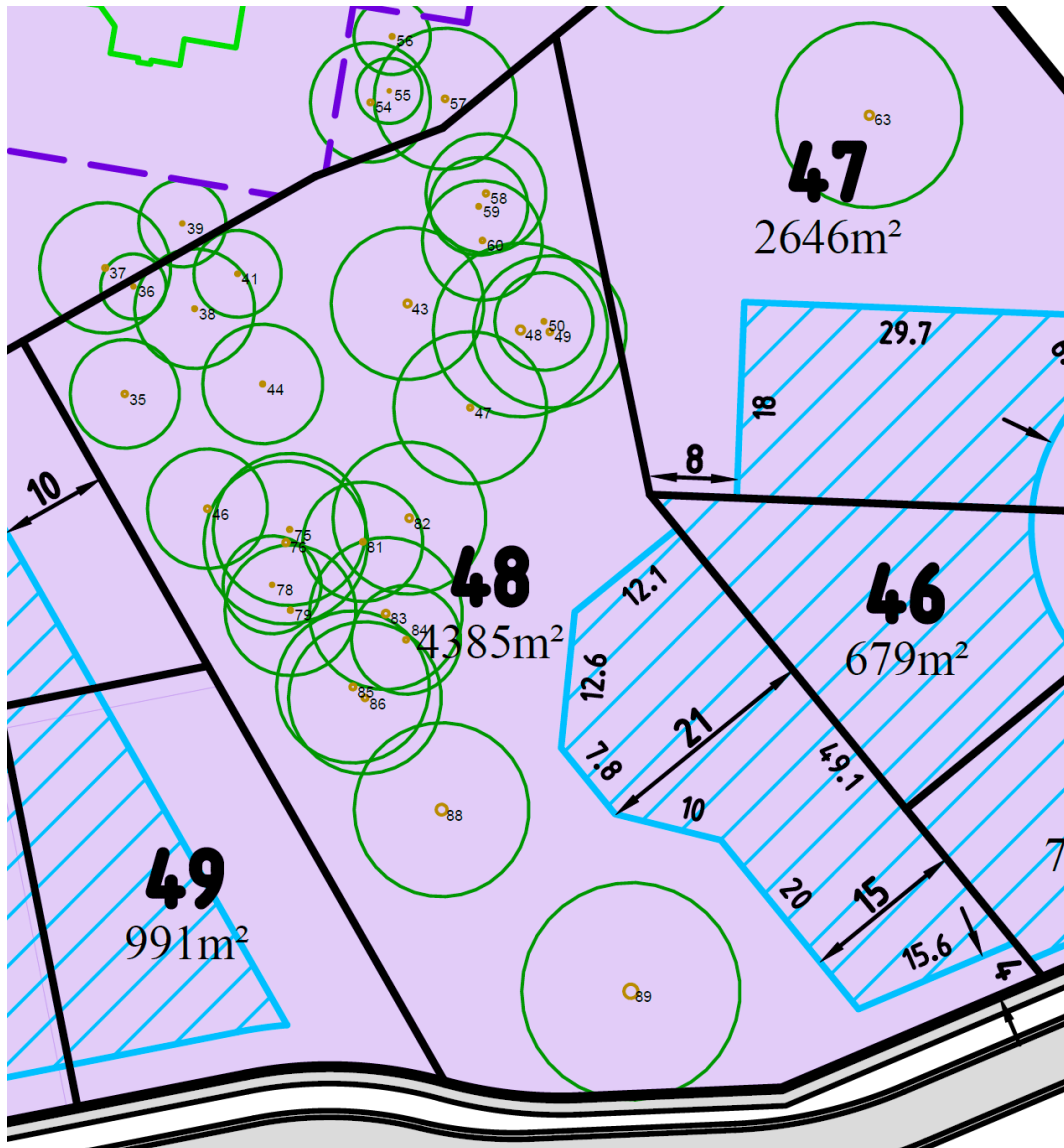
not to scale / written dimensions apply



Kevin Hazell BUSHFIRE PLANNING

BUSHFIRE MANAGEMENT PLAN

Lot 48: Trees exempt from the 5m canopy separation requirement



**LOTS 17-22, 31-51 & 53-60
783-797 & 801 STRATHFIELDSAYE RD
STRATHFIELDSAYE**



Lot boundary

AMENDED ENDORSED PLANS

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

**PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A**

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 14 November 2023

Page 4 of 6

not to scale / written dimensions apply



Kevin Hazell BUSHFIRE PLANNING

Maintenance of bushfire protection measures

The bushfire mitigation measures, 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 the permit has been completed.

Defensible space requirement

The defensible space shown on the bushfire management plan must be implemented and maintained as follows:

- 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 sq. 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. This does not apply to:
 - Any tree located more than 10m from the dwelling that existed at the time a planning permit was issued to create the lot.
 - Trees numbered 37, 39, 54, 55, 56, 57 and 71 shown within this Bushfire Management Plan and referenced in the *Arboricultural Assessment & Report*, February 2022 prepared by Treemap Arboriculture.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

AMENDED ENDORSED PLANS

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A

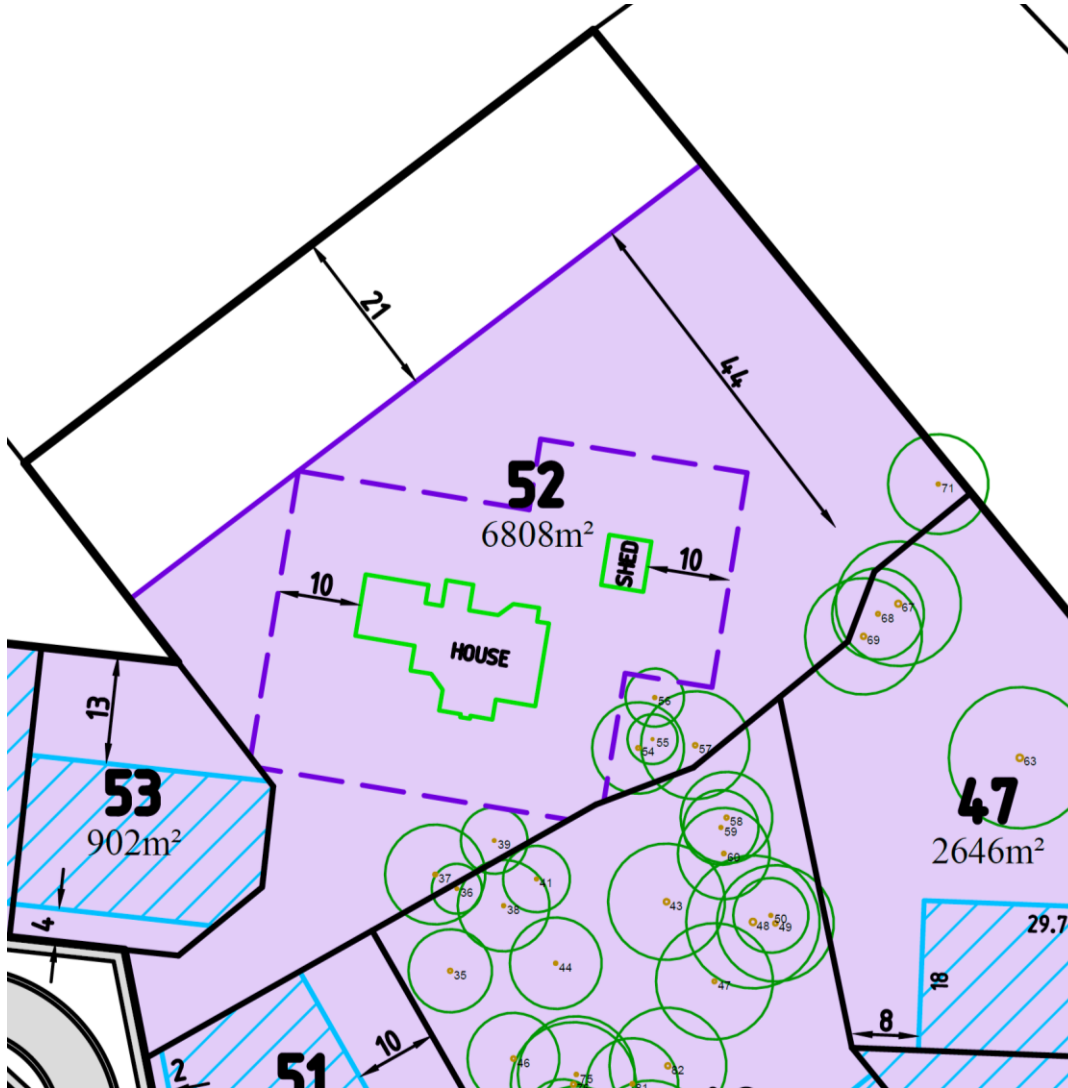
Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 14 November 2023

Page 5 of 6

BUSHFIRE MANAGEMENT PLAN

Lot 52: Trees exempt from the 5m canopy separation requirement

**LOT 52**

**783-797 & 801 STRATHFIELDSAYE RD
STRATHFIELDSAYE**



Lot boundary

Defendable Space

AMENDED ENDORSED PLANS

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

**PLAN REFERRED TO IN PLANNING PERMIT
NO: AM/887/2021/A**

Delegated Officer: Ross Douglas
For and on behalf of the City of Greater Bendigo

Date: 14 November 2023

Page 6 of 6

not to scale / written dimensions apply



Kevin Hazell BUSHFIRE PLANNING