



Bushfire Management Plan (page 1 of 2)

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Construction Standard

The building must be designed and constructed to a minimum BAL-29 standard.

Water Supply (with remote outlet)

A minimum 10,000L of effective water supply for fire fighting purposes must be provided in accordance with the following requirements:

- The location of the remote outlet must be within 4 m of the driveway (or other suitable 'hardstand').
- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must include a separate outlet for the private use of the owner/occupier of the land that incorporates a ball or gate valve.
- The tank must be located to achieve gravity feed from the water tank supply to the remote outlet
- All water pipes and fittings including the tank outlet to the remote outlet stand pipe must be a minimum pipe size of 80 mm (Class A Copper or Class 12 PVC) or 90 mm HDPE (PN12.5).
- The static water supply must be provided with a separate outlet for the CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- The CFA outlet must be:
 - Easily accessible by a fire-fighter in the event of a bushfire
 - Clear of all vegetation for a distance of 1.5 metres
 - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
- The centreline of the CFA outlet must be:
 - A minimum of 300mm and maximum 600mm in height above the finished ground level.
 - Located below the level of the outlet on the tank.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be easily identifiable from the entrance to the property or signage must be in accordance with the following requirements:
 - Has an arrow pointing to the location of the fire authority outlet.
 - Has dimensions of not less than 310mm high and 400mm long.
 - Is red in colour, with a blue reflective marker attached.
 - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include a fade-resistant or engraved sign that:
 - Is to be fixed to the post supporting the fire authority outlet riser.
 - Has a minimum height of at least 1m from the ground surface level.
 - Includes the words "FIRE WATER TANK OUTLET" in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the background.
- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disc must be located immediately below the sign.
- All below-ground water pipes must be installed to provide at least the following cover below the finished surface; 300 mm for pipes subject to vehicle traffic; 75 mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations.

Vehicle Access

Vehicle access to the site and water supply outlet must be provided in the form of a hardstand tanker area in the deceleration lane, in accordance with the following requirements:

- Be of all-weather construction.
- Be for a load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 4 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Be a minimum of 30 metres long.

Defendable Space Management

Defendable space must be provided to the site boundaries 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 3m 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 5m² in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.