

Bendigo is often referred to as the 'City in the Forest' and we choose to live in this region for a range of reasons including family, friends, work and environment. The environment brings with it a beautiful setting for settlement but can be prone to bush and grass fires.

Viewpoint has prepared a management plan to assist residents in understanding the requirements of living in such a beautifully forested area.

**BUSHFIRE MANAGEMENT
INFORMATION MEMORANDUM**

BAL RATINGS



TANK REQUIREMENTS



WHAT IS A BAL RATING?

BAL stands for 'Bushfire Attack Level' and are put in place to ensure the protection of homes and their occupants. BAL ratings are the result of expert analysis and take into account the topography, vegetation type and spread and the distance from a proposed dwelling to any vegetation.

The BAL rating system consists of 5 different exposure classes, 2 of which apply in Viewpoint. These classes range from the lowest to medium risk of the system:

- BAL-12.5** – LOW RISK
- BAL-19** – MODERATE RISK

WHAT THIS MEANS FOR YOU

If your allotment is rated with a BAL, the construction of your home must comply with the requirements set out in the Bushfire Management Statement.

This is by no means a negative thing and your builder will have all of the information and resources needed to satisfy the requirements of the BAL rating applied to your allotment.

FOR FURTHER INFORMATION: Please refer to the Bushfire management plan which can be obtained from the sales agent or at viewpointbendigo.com.au/resources

FUTURE RELEASES: BAL19 will be applicable in future releases in this precinct.

WHY DO I NEED A WATER TANK?

In order to assist with fire fighting in the event of a bush or grass fire, a water tank will be required to be installed on some allotments with a reserve capacity between 2,500 and 5,000 litres. This allocated amount is to be solely dedicated for fire fighting purposes.



WATER SUPPLY IDENTIFICATION



WHAT THIS MEANS FOR YOU

According to the lot plan to the right, you may be required to have a water tank installed at your property.

FOR FURTHER INFORMATION: Please refer to the Bushfire management plan which can be obtained from the sales agent or at viewpointbendigo.com.au/resources



BUSHFIRE MANAGEMENT PLAN

Viewpoint Estate in Huntly.



11 SEPTEMBER 2018

KEYSTONE ALLIANCE BUSHFIRE ASSESSMENTS

713 Plenty Road Reservoir, Vic 3073 | M: 0450 770 778 | paul@keystonealliance.com.au



Access, Water, Vegetation Management & Construction Requirement

Defendable Space for all Lots within the BMO.

An area of defendable space shall be provided around the dwelling to the property's boundaries, details as in *Site Plan 1* where vegetation will be managed to 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 period.
- Within 10 metres of a building, flammable objects must not be located close to vulnerable parts of the building.
- Plant 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 clumps of shrubs must not exceed 5m² 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.

Construction Requirements for all lots

The construction requirements of the dwelling within the building envelopes will comply with the BAL rating as detailed in *Site Plan 2*.

Static Water Supply Access in each lot within the BMO

- 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 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 2 in 8 (12.5%) (7.10°) entry and exit angle.

Water

A non-combustible water tank/s with a static water supply of 2500 to 5000 litres reserve capacity of water as detailed in *Plan 3*, dedicated solely to firefighting purposes for each lot within the BMO:

- Is stored in an above ground water tank constructed of concrete or metal (non-combustible water tank).
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosion resistant metal.
- Include a separate outlet for occupant use.

CFA access to a 10,000-litre water tank will also:

- 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 (from a parked fire truck) must be within 4 metres of the access way 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).

Any lots with a Static Water Supply with Remote Outlet

1. The static water supply must be stored in an above ground tank constructed of concrete or metal, and must have a minimum capacity of 10,000 litres.
2. 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.
3. 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.
4. The CFA outlet must be:
 - a) easily accessible by a fire-fighter in the event of a bushfire
 - b) Clear of all vegetation for a distance of 1.5 metres.
 - c) Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres.
 - d) Located a minimum distance of 10 metres (unless approved heat shielding is provided) and no more than 60 metres from the dwelling and
 - e) Oriented horizontally.
5. The internal diameter of the CFA outlet at the tank to the pipeline must be greater than the internal diameter of the pipeline between the tank and the fire authority outlet.
6. The centreline of the CFA outlet must be:
 - a) A minimum of 300mm and maximum 600mm in height above the finished ground level.
 - b) Located below the level of the outlet on the tank.
7. 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.
8. 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.
9. The CFA outlet must be easily identifiable from the entrance to the property or signage must be provided that meets the following requirements:
 - a) Has an arrow pointing to the location of the fire authority outlet.
 - b) Has dimensions of not less than 310mm high and 400mm long.
 - c) Is red in colour, with a blue reflective marker attached.
 - d) Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
10. The CFA outlet must include a fade-resistant or engraved sign that:
 - a) Is to be fixed to the post supporting the fire authority outlet riser.
 - b) Has a minimum height of at least 1.5m from the ground surface level.
 - c) 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.
11. 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.
12. 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.
13. The water pipes and fittings, including the tank outlet to the remote outlet stand pipe must be a minimum of 80mm.

* Lot E1-34 doesn't need to comply with the above since it will be developed in the future and a new assessment for the proposal will be required.



Legend

- HABITABLE DWELLING BUILDING ENVELOPES
- PERMIT EXTENT
- BUSHFIRE MANAGEMENT OVERLAY
- BALANCE LOT
- DEFENDABLE SPACE

Notes:

1. OVERLAPPING DEFENDABLE SPACE INCLUDING PROTECTIVE BUSHFIRE MANAGEMENT OVERLAY SHALL BE CONSIDERED AS ONE DEFENDABLE SPACE.
2. DEFENDABLE SPACE SHALL BE MAINTAINED TO THE BOUNDARY OF THE DEFENDABLE SPACE.

Scale: 1:500

North Arrow: [Symbol]

Project Information:

CLIENT: [Name]

PROJECT: [Name]

DATE: [Date]

VERSION: [Version]

DESIGNER: [Name]

CHECKER: [Name]

APPROVED: [Signature]

DATE: [Date]

PROJECT LOCATION: [Address]

PROJECT REFERENCE: [Reference]

PROJECT TITLE: [Title]

PROJECT NUMBER: [Number]

PROJECT PHASE: [Phase]

PROJECT STATUS: [Status]

PROJECT CONTACT: [Contact]

PROJECT PHONE: [Phone]

PROJECT FAX: [Fax]

PROJECT EMAIL: [Email]

PROJECT WEBSITE: [Website]

PROJECT SOCIAL MEDIA: [Social Media]

PROJECT LOGO: [Logo]

Modifications
included also see 1/4

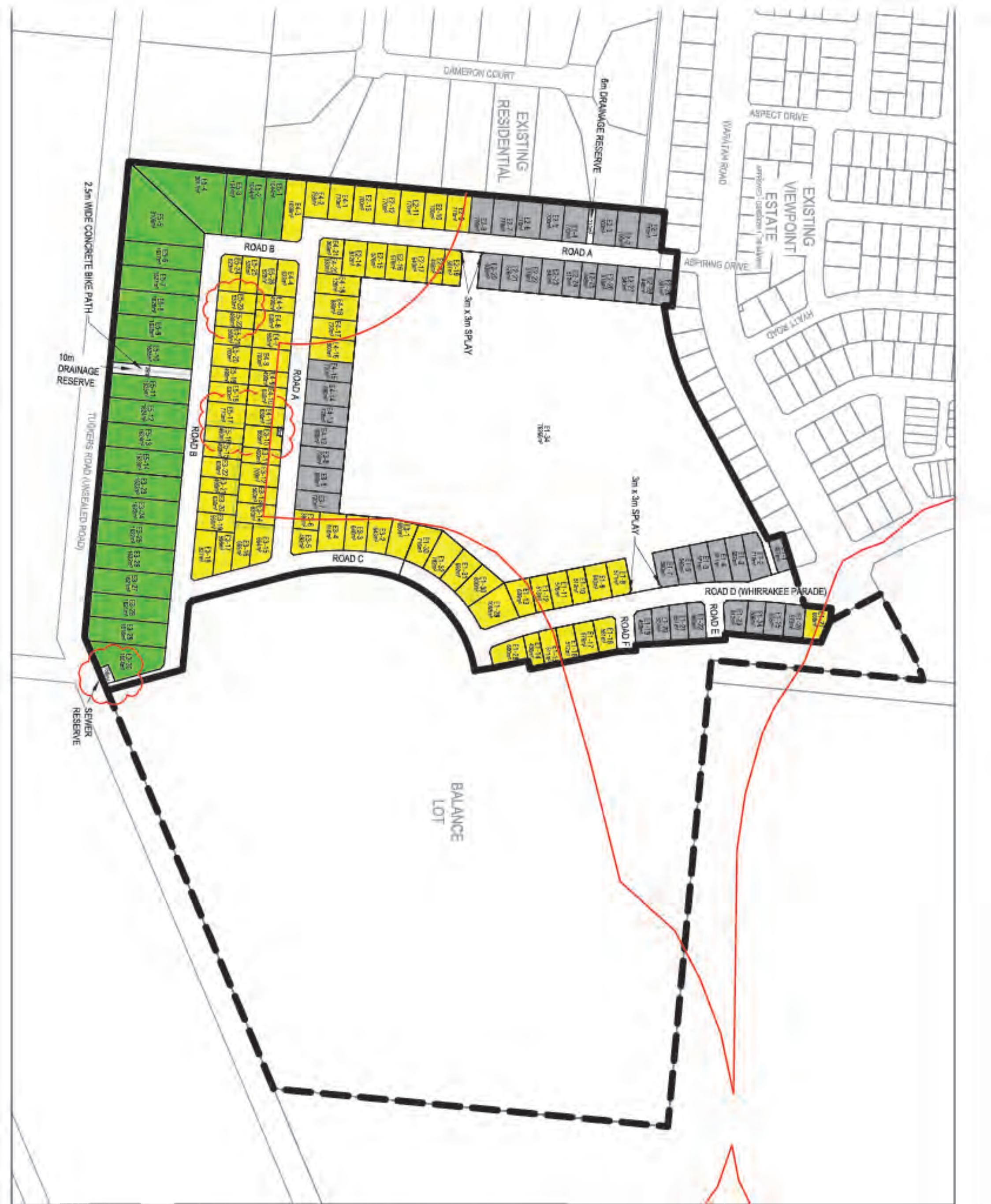
- Legend**
- BAL 123
 - BAL 19
 - LOTS NOT IN BMO
 - BALANCE LOT
 - PRELIFT EXTENT
 - BUSHFIRE MANAGEMENT OVERLAY
 - BALANCE LOT
 - LOTS NOT IN BMO

CONSTRUCTION REQUIREMENT

VIEWPOINT ESTATE
Hurdly
Private Estate

Client	Viewpoint Estate
Project Name	Hurdly Private Estate
Site No.	1/1
Scale	1:1000
Drawn	1/1
Checked	1/1
Approved	1/1
Date	1/1

Author	1/1
Checker	1/1
Approver	1/1
Date	1/1



Modifications
indicated in red ink

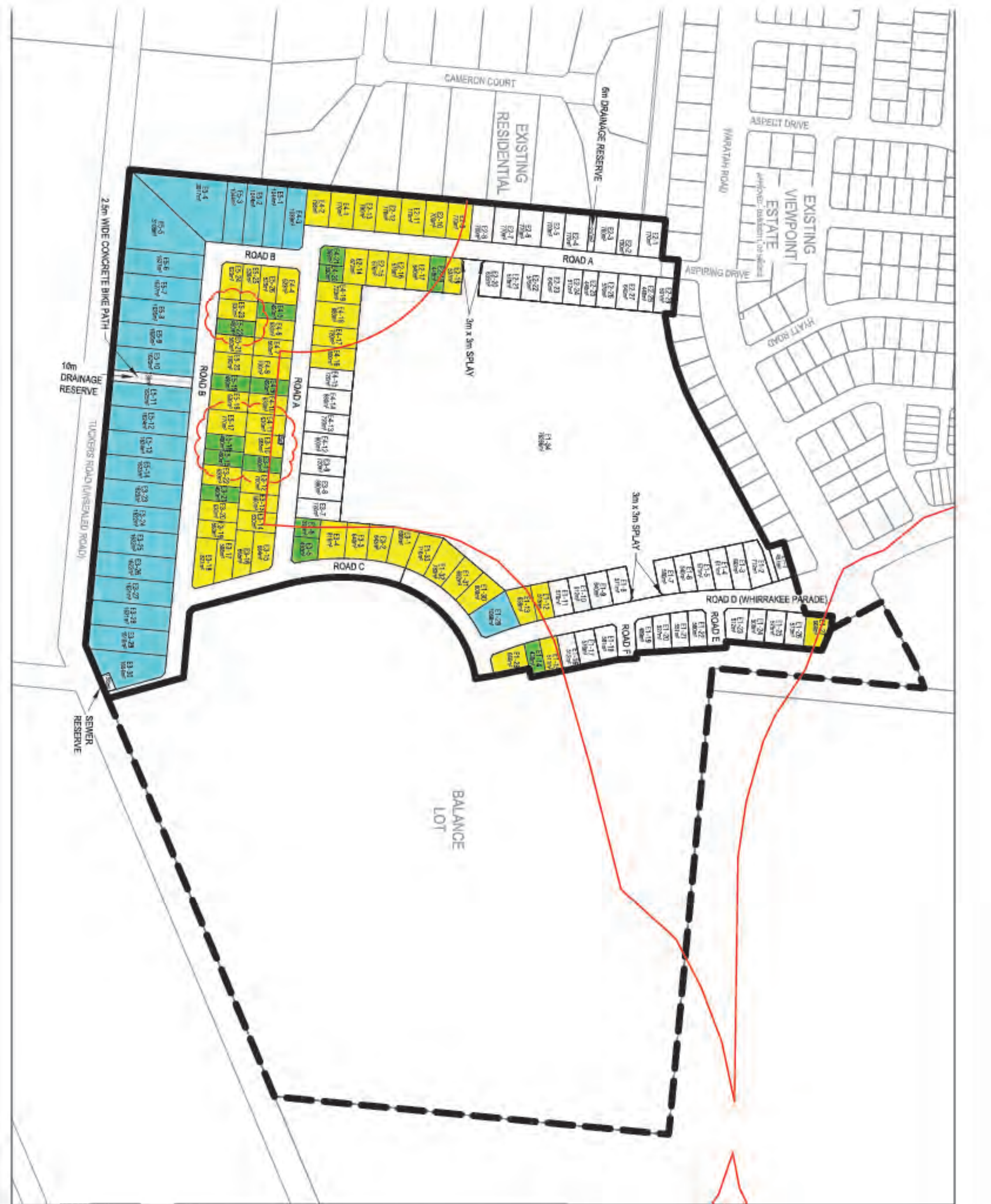
- Legend**
- NO TANK REQUIREMENT
 - 2000 LITRE TANK REQUIREMENT
 - 5000 LITRE TANK REQUIREMENT
 - 10000 LITRE TANK REQUIREMENT
 - PERMIT EXTENT
 - BUSINESS MANAGEMENT OVERLAY
 - BALANCE LOT

WATER TANK REQUIREMENTS

VIEWPOINT ESTATE
Hurry
Private Estate

Client Name	Viewpoint Estate
Project Name	Hurry Private Estate
Site No.	1
Scale	1:1000
Date	10/01/2024
Drawn By	[Name]
Checked By	[Name]
Project Manager	[Name]

Drawn By	Checked By	Project Manager
Scale	Date	Site No.
Client Name	Project Name	Site No.





CFA Fire Safety
Fire & Emergency Management
Email: firesafetyreferrals@cfa.vic.gov.au

E-Mailed to Council
17/10/2018 3:37:40 PM

Our Ref: 2000-64607-85169
Council Ref: DS/662/2018

17 October, 2018

Shannon Rosewarne
City Of Greater Bendigo
PO Box 733
BENDIGO VIC 3550

Dear Shannon,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: DS/662/2018
Site: Viewpoint Estate
Site address: Sawmill Road, Huntly
Proposal: 140 Lot Subdivision in BMO – Precinct E

I refer to correspondence received on 16 October 2018 seeking comments on the above application.

CFA, acting as a Referral Authority pursuant to section 55 of the *Planning and Environment Act, 1987 (the Act)*, has considered the application and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– *Start of conditions* –

1. Bushfire Management Plan

The Bushfire Management Plan (Drawing No: BMP2419 incorporating the Bushfire Protection Measures, Site Plan 1, Site Plan 2 and Site Plan 3, dated 11/9/2018) must be endorsed to form part of the permit, be included as an annexure to the Section 173 Agreement and must not be altered unless otherwise agreed in writing by the CFA and the Responsible Authority.

– *End of conditions* –

Certification and Statement of Compliance

CFA does NOT consent to the Certification of the Plan of Subdivision under Section 9 of the *Subdivision Act 1988*. CFA does want the Plan of Subdivision for this planning permit application referred under Section 8 of the *Subdivision Act 1988*.

10/10/2018 3:37:40 PM

CFA does NOT consent to the Statement of Compliance for Subdivision.

If you wish to discuss this matter further, please do not hesitate to contact me on 5430 2200.

Yours sincerely,



Mark Kelly
Fire Safety Officer
CFA Fire & Emergency Management

Cc: Kaufmann Property Consultants
kpc@kaufmannpc.com.au