

Bushfire Management Statement

Proposed Two Lot Subdivision in a Bushfire Management Overlay
Version 2

Property Address: 3 Cuthbertson Court, Mirboo North

Date: 14 December, 2015

PREPARED FOR:	
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Date of visit	21 September, 2015
Summary of proposal	Two lot subdivision in a Rural Living Zone
Broad Landscape Setting PN65	2
Access requirements met	Yes
Defendable space met	Yes
Proposed BAL construction	BAL 29 to proposed Lot 1. Bal 12.5 to existing Lot 2.
Native vegetation removal	Yes, to achieve defendable space

This Bushfire Management Statement (BMS) utilizes Practice Note 65 pathway 3 and has been prepared to support an application for a two lot subdivision at 3 Cuthbertson Court, Mirboo North. This statement responds to Clause 44.06 and associated Clause 52.47 in the Victorian Planning Provisions.

This BMS is in two parts :

Part 1 : Site description, locality description and hazard assessments

Part 2 : A Bushfire Management Statement (page 13) and Bushfire Management Plans (pages 16 & 17) describing how the proposed development responds to the requirements of Clauses 44.06 and 52.47.

Relevant Standards

Standard	Applicable	Provide justification for any standards which are considered not applicable.
44.06 – Bushfire Management Overlay	Yes	
52.47 – Planning for Bushfire	Yes	
52.47-2.4 Subdivision Objectives	Yes	
- Approved Measure 5.1	No	Refer to AM 5.2
- Approved Measure 5.2	Yes	
- Approved Measure 5.3	No	Less than 10 Lots
- Approved Measure 5.4	Yes	

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Disclaimer -

Effective Thermal Solutions has taken the necessary steps to ensure that an accurate document has been prepared, but no liability is accepted for any damages or loss incurred as a result of reliance placed upon the report or its contents.

Bruce St Clair visited the site on 21 September, 2015.

REV	DATE	DETAILS
A		
B		
C		
D		

1 Introduction

The site is approximately 4.48ha in area, contains an existing brick veneer dwelling and is in a Rural Living Zone. The applicant's proposal is to subdivide the site into two lots – one of approximately 1.74ha the other of approximately 2.74ha – with the larger lot containing the existing dwelling. The larger lot can provide building sites for potential future development for construction to BAL 12.5 and the new lot has a potential building envelope for construction to BAL 29. Some native vegetation will need to be removed to provide the required defendable space for the proposed building envelope on the new lot.

2 Locality and site description

2.1 Application requirements

An application must include a locality and site description (Clause 44.06-2):

The locality and site description must use a site plan and may use photographs or other methods to accurately describe the site and land within 250 metres of the site boundary and must include the following information:

- In relation to the site, an accurate description of:
 - Site shape, dimensions, size, orientation and contours.
 - The existing use and siting of buildings or works on the land.
 - Existing access arrangements.
 - Existing vegetation types, condition and coverage.
 - Any other features and constraints of the site relevant to bushfire hazard.
- In relation to the surrounding area, an accurate description of:
 - Existing land uses.
 - Access to infrastructure.
 - Existing road networks.
 - The landscape, including any major landscape features, significant vegetation and topography.
 - Any other features or characteristics in the area relevant to bushfire hazard.

2.2 The site

2.2.1	Site shape, dimensions, size and planning controls
The shape of the site is:	Irregular
Dimensions of the site :	Site is approximately 160m x 320m
The site's total area :	Approximately 4.48 hectares
The zoning of the site is:	Rural Living Zone
The overlays that apply to the site are:	The site is subject to a : <ul style="list-style-type: none">• Bushfire Management Overlay• Erosion Management Overlay

2.2.2	Existing use and development on the site
The current use of the site is:	The land is used for domestic purposes
The buildings or works located on the site are:	There is an existing dwelling and metal shed near the frontage to Cuthbertson Court and a centrally located small shed and greenhouse structure. Some internal fencing.

2.2.3	Existing access arrangements
The main vehicle access to the site is provided from:	Cuthbertson Court, sealed, level, approximately 8m wide and in good condition.
Roads and access within the site are currently constructed from the following materials:	The driveway is approximately 60m long and provides access to the existing dwelling. There is an access driveway off Darlimurla Road that provides access from the northwest of the site, but this is now partially overgrown with scrub.

2.2.4	Existing vegetation
Describe the vegetation on the site, including the type, location, extent and any other relevant information:	Overall, the 4.48ha site is open and grassy. There is a patch of ironbark and eucalypt woodland with open grassy understorey under the existing power line easement in the northern section of the site, plus another strip of woodland with thick sclerophyllous scrub re-growth understorey along the existing drainage easement, in the western section of the site.

2.2.5	Other
Describe other features and constraints on the site that may be relevant to bushfire hazard & may influence future use and development of the site:	<p>The site is part of Darlimurla Estate, a subdivision established around 2007 that contains forty 2 to 4 ha sites, all zoned RLZ. The northern boundary is Darlimurla Road and the site rises gently from Cuthbertson Court then falls away to the north and west. The existing dwelling is sited to the southeast in a flat area on the highest point of the site.</p> <p>The proposed new lot falls away to the north and west and there is a drainage easement, seasonal creek and dam inside the western boundary. There is also a power line easement and old quarry diggings inside the northern boundary.</p> <p>The whole site falls within the Bushfire Management Overlay (BMO).</p>

2.3 The locality and surrounding land

2.3.1	Existing use and development on adjacent sites
<p>Describe the land and existing land uses in all directions around the subject land:</p>	<ul style="list-style-type: none"> • The land immediately to the north, east, south and west is undulating. • Most of the forty sites in the Darlimurla Estate have been developed and contain established homes with gardens and expansive areas of lawn. • Immediately across Darlimurla Road is a strip of land zoned RAZ and beyond that is land zoned PCRZ and then farmland • The land zoned PCRZ contains a strip of forest vegetation approximately 1.5klms wide that contains the heavily treed Mirboo North Regional Park and the Lyrebird Forest Walk. Parking and walking tracks are provided in the Park that is managed by Parks Victoria. Beyond this strip is an extensive area of open, lush farmland • The new 6 lot Castlewen Estate has recently been developed on the corner of Darlimurla and the Mirboo North-Thorpdale Road. • Land to the south of Darlimurla Estate is zoned PUZ and the land across the Mirboo North-Thorpdale Road is zoned RAZ • Land well to the east contains commercial timber plantations • The expanding township of Mirboo North is 4klms to the southwest • There are a number of smaller lots along Blanks Road, to the west of Boundary Road, that have established dwellings

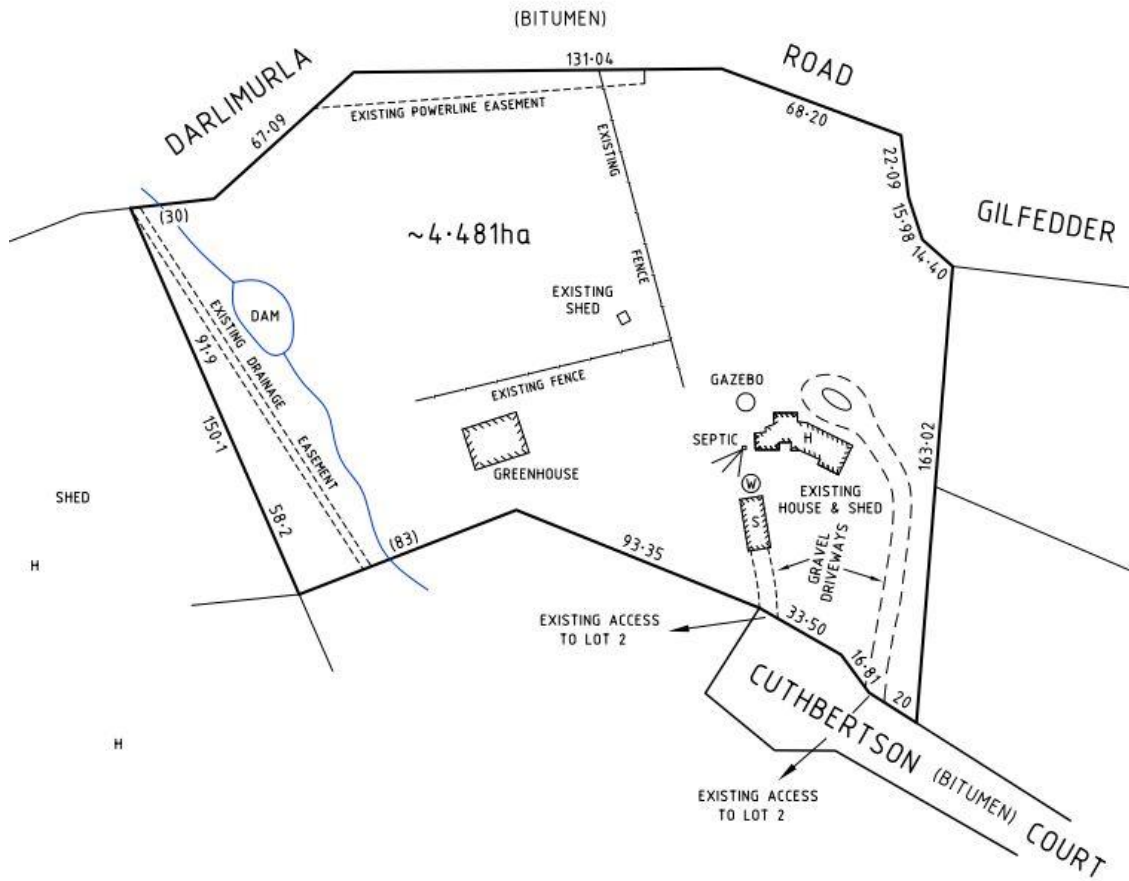
2.3.2	Access to infrastructure and existing road networks
<p>Describe the infrastructure and constraints on the site and in the surrounding area (where relevant) including the roads, town water and power supply to the site:</p>	<p>The township of Mirboo North is about 4klms to the southwest of the site. Moe and the Princes Highway are about 30klms to the northeast and there are established, sealed roads providing egress to the north, south, east and west.</p> <p>The site has access to mains power, and reticulated water.</p>

2.3.3	Landscape
Describe the surrounding landscape	The surrounding landscape is generally undulating with rolling hills and valleys.

2.3.4	Other characteristics
Other features in the area relevant to bushfire hazard?	Bushfires impacted on the area and the western edge of the site in 2009.

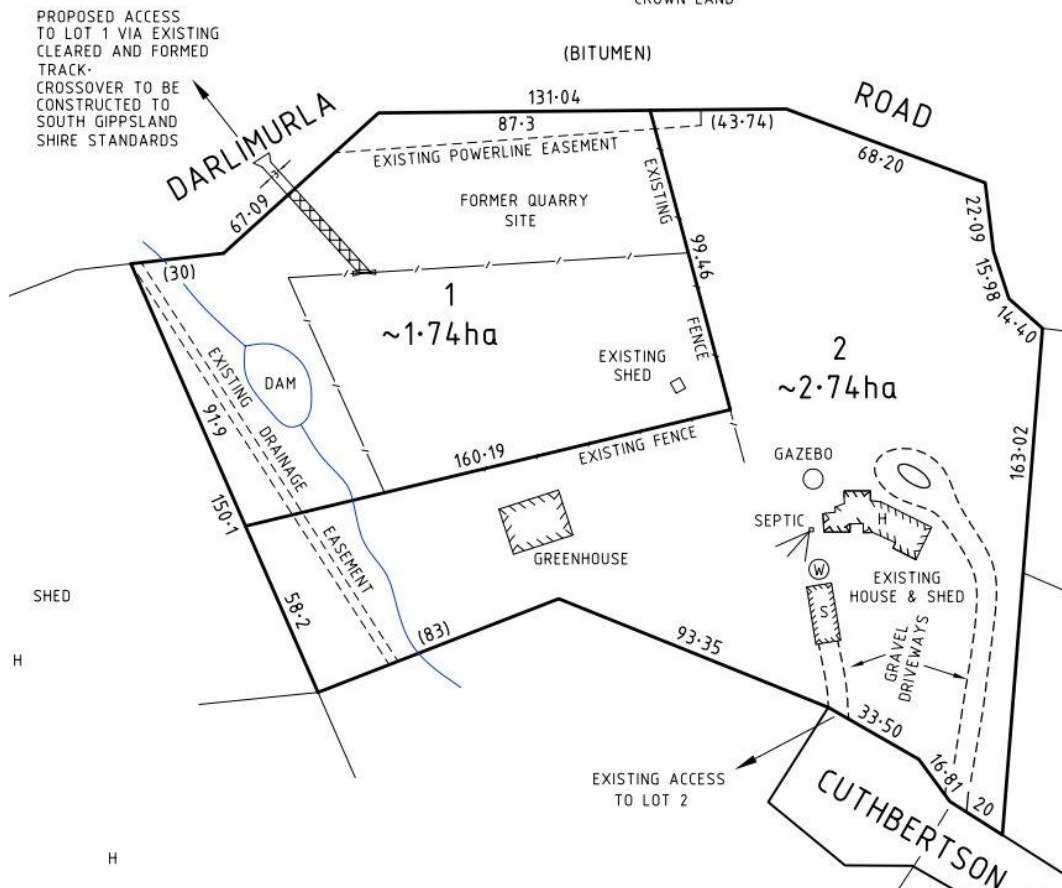
Existing Site Plan

CROWN LAND



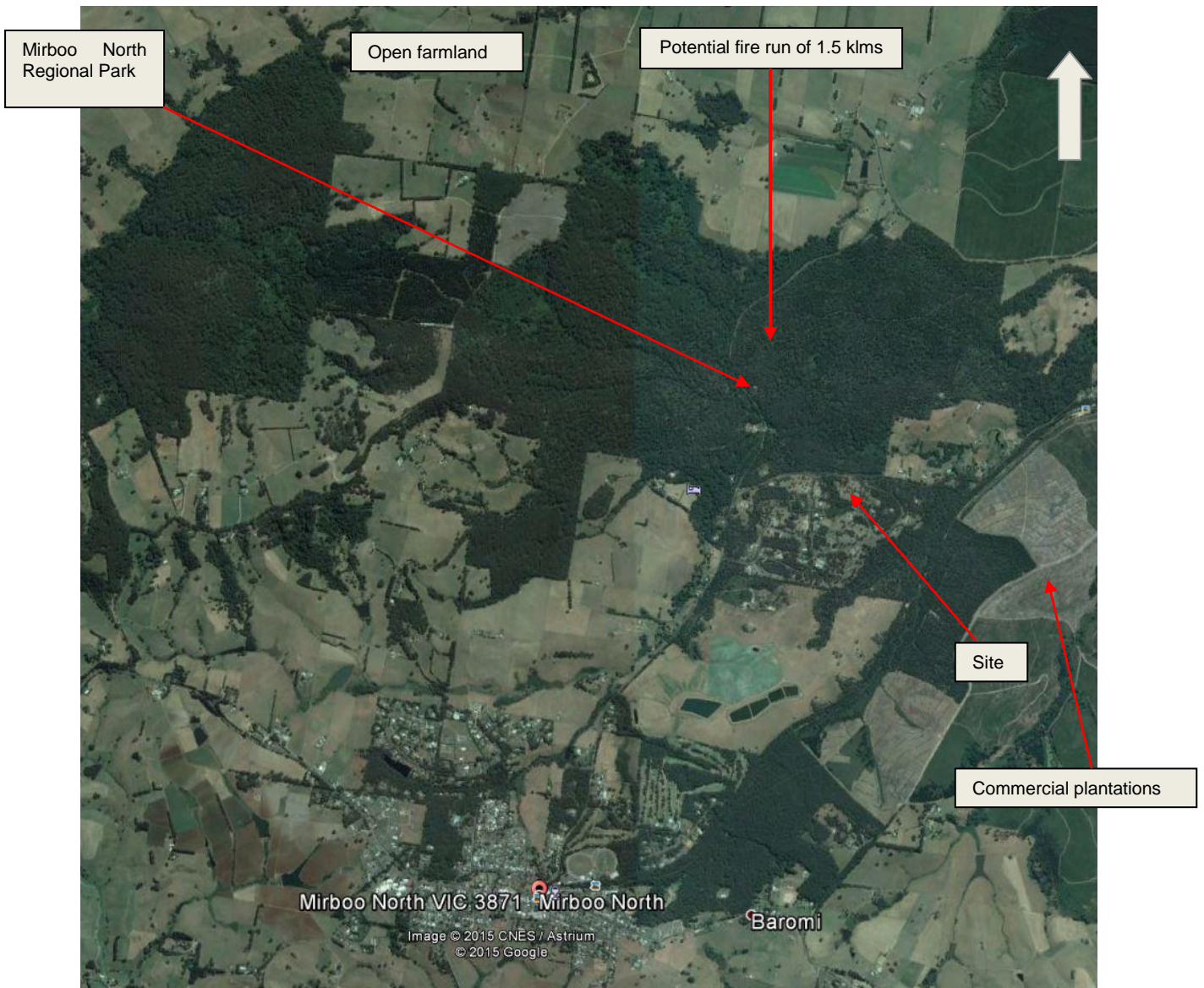
Proposed Site Plan

CROWN LAND

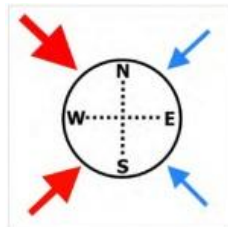


Bushfire Hazard Landscape Assessment

1cm = 500m



Dominant wind directions in summer



Bushfire Hazard Landscape Assessment

The Bushfire Hazard landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site.

The landscape risk of a site is an important consideration and is the combination of a number of elements in the surrounding landscape, including the extent of the vegetation, the area available to a landscape fire, the orientation of the ridgelines, steepness of the terrain, accessibility to low threat areas and the quality of the road networks around the site. The topography (or slope) of the land is particularly important as it influences the rate of spread and intensity of a fire. Fire burns faster uphill, as flames and radiant heat pre-heat the vegetation ahead of the fire. As a general rule, for every 10 degree of slope fires will double in speed.

Mirboo North is an expanding township about 30klms to the southwest of Morwell. The subject site is about 2klms to the northeast of Mirboo North in the Darlimurla Estate. The surrounding landscape is undulating with rolling hills and valleys. The land to the north of Miboo North is relatively fertile and lush and is primarily used for farming purposes. .

The closest threat vegetation to the site is an isolated area of forest and woodland that is about 1.5klms (north/south) by 5klms (east/west) in area, immediately across Darlimurla Road. Some of this vegetation is on Crown Land, the majority of the balance is managed by Parks Victoria and contains the Mirboo North Regional Park and the Lyrebird Forest Walk. The Regional Park is heavily treed and contains fern gullies, the Little Morwell Creek and Grey Gum and Stringybark species. The land surrounding the Regional Park is either used for farming or residential purposes except for commercial timber plantations to the east.

Damaging bushfires in southern Victoria typically start on a hot, dry, windy day. On extreme fire weather days winds are typically northerly and push a fire front in a southerly direction. At some point the high pressure system will be pushed across the State from the introduction of a cold change (low pressure system). It is the arrival of this cold front that often causes a fire's size and intensity to increase. The introduction of the cold front usually creates westerly or south-westerly winds and turns the flank (the edge) of the existing fire into a head fire and pushes it in an easterly direction. A significant fire event in the Mirboo North Regional Park is likely to impact on the site, with a strong northerly wind and wind-blown embers landing on the site and surrounding countryside.

It is reasonable to assume that fires in the open farmland immediately to north of the Mirboo North Regional Park are unlikely to start and be sustained under most fire weather conditions. This considerably reduces the threat of fire to the Regional Park and the site.

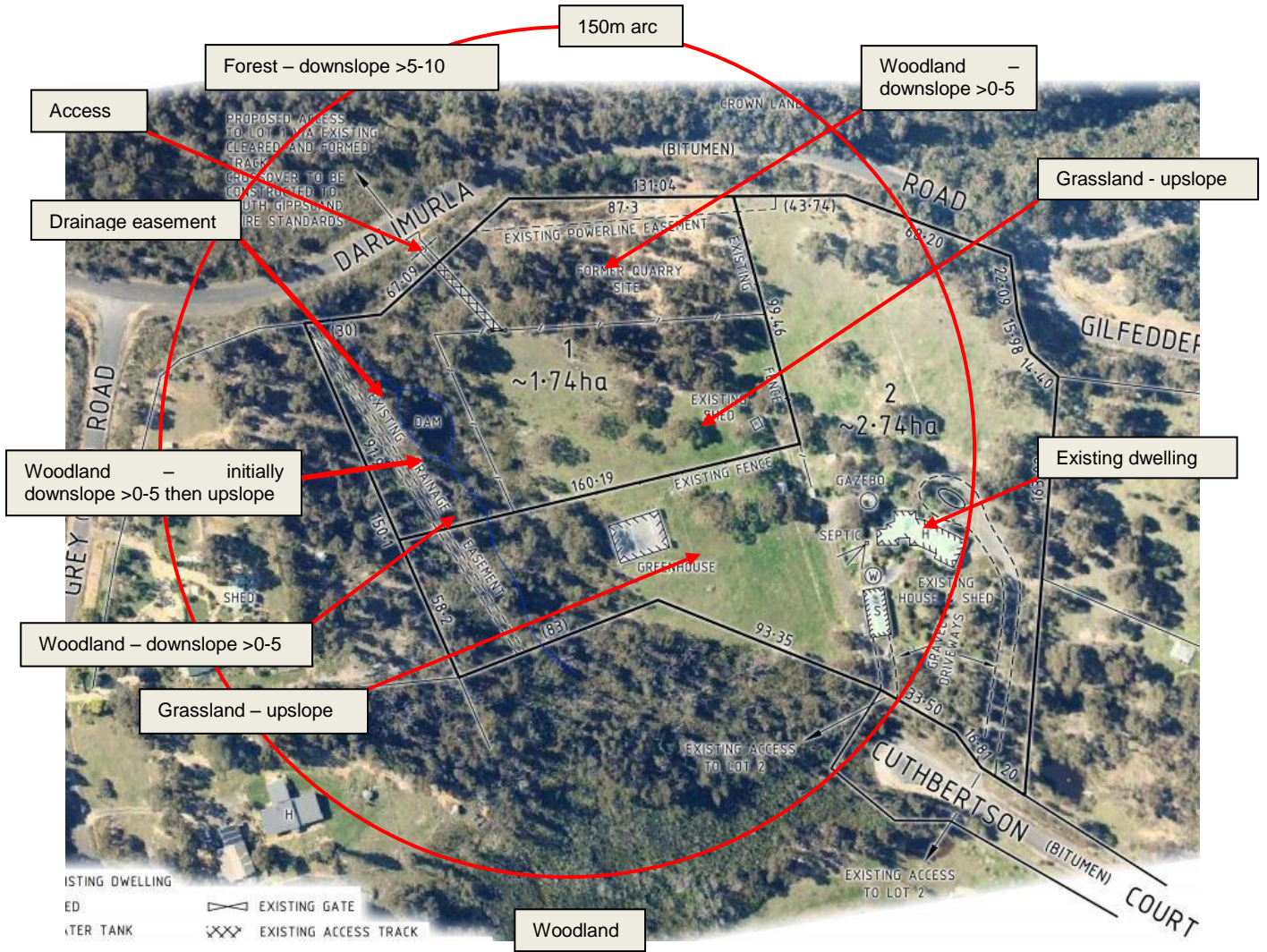
The landscape is considered to be closest to Broader Landscape Type 2.

Owners of properties that may be impacted have access to the extensive local road network and at this stage there is no designated Neighbourhood Safer Place in or around Mirboo North.

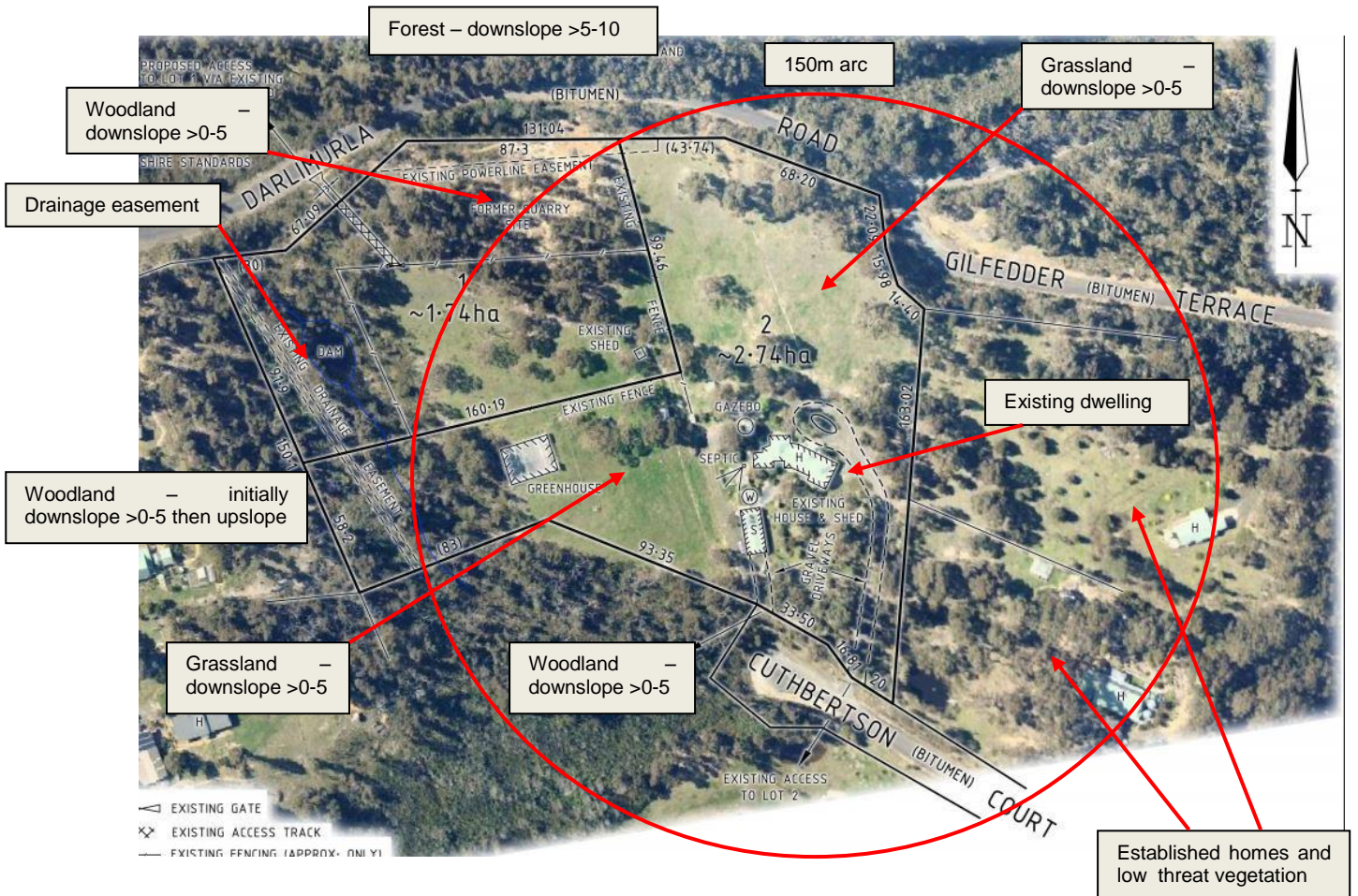
Planned Burns around Mirboo North

Year	Location	Area
2014/15	1.5klm east of Mirboo North	38ha
2015/16	Samson Road	10ha
2016/17	Mirboo North Transfer Station	29ha
2016/17	Mirboo North Hoods Hill	26ha
2017/18	Mirboo North Railway Road	13ha

Bushfire Hazard Site Assessment with 150m Arc Proposed Lot 1 Scale 1cm = approximately 28m



Bushfire Hazard Site Assessment with 150m Arc Proposed Lot 2 Scale 1cm = approximately 30m



Bushfire Management Statement

Standard	Applicable	Provide justification for any standards which are considered not applicable.
52.47-2.4 Subdivision objectives		
<ul style="list-style-type: none"> • Approved Measure 5.1 	N/A	Refer to Approved Measure 5.2
<ul style="list-style-type: none"> • Approved measure 5.2 	Yes	The building envelope on proposed Lot 1 provides the required defendable space for construction to BAL 29 and the defendable space is wholly contained within the boundaries of the proposed new lot. Future development on proposed Lot 2 can achieve defendable space for construction to BAL 12.5. Water supply and access for both Lots will comply with AM 5.2.
<ul style="list-style-type: none"> • Approved Measure 5.3 	N/A	Less than 10 lots
<ul style="list-style-type: none"> • Approved Measure 5.4 	Yes	The potential building sites manage the bushfire risk and are set well in from the property's boundaries.

52.47- 2.4 : Subdivision objectives

52.47 : General Requirements.

The land is a 4.48 hectare lot in a Rural Living Zone with an existing dwelling and it is proposed to subdivide the land into two lots. The land has a coverage of woodland to the north and west, but is primarily managed grassland.

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. To ensure that the subdivision of land does not result in an unacceptable risk to human life, the applicant must ensure that there are appropriate levels of defendable space, adequate water supplies to facilitate fire fighting and property protection, and safe access and egress for emergency vehicles and other vehicles, at all times.

Each lot will :

- achieve the required defendable space using Table 2 for future development
- provide the required static water supply for property protection per 52.47-3 Table 4
- provide the required safe access for emergency vehicles per 52.47-3 Table 5

52.47- 2.4 Subdivision Objectives.

Approved Measure 5.2 : Requirement An application to subdivide land zoned for residential or rural purposes must be accompanied by a plan that shows :

- A potential building area for a single dwelling on each lot that complies with Approved Measure 2.2 and provides defendable space in accordance with :
 - Columns A or B of Table 2 to Clause 52.47 for a subdivision that creates 10 lots or more; or
 - Columns A, B or C of Table 2 to Clause 52.47 for a subdivision that creates less than 10 lots.

- Defendable space wholly contained within the boundaries of the proposed subdivision. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilize communal areas, such as roads, where that land can meet the requirements for defendable space.
- Vegetation management requirements, including inner zone standards (as appropriate), to implement and maintain the defendable space required under the approved measure.
- Water supply and vehicle access that complies with Approved Measure 4.1.

Response and Justification The proposed new lot will provide maximum separation between the potential building area and the bushfire hazard. The lots will be used for residential purposes and will have clear and convenient access to the public road system. The risk to existing residents, property and community infrastructure from bushfire is not increased and a Section 173 agreement will ensure that any future landowner will be informed of the bushfire protection measures that apply to their lot and the conditions that are to be maintained into the future. Land within 150m of the proposed development was examined (where accessible) to determine classifiable vegetation as described in AS 3959 (Australian Standard 2009) and low threat and modified vegetation as prescribed in Practice Note 65 : Preparing and Assessing a Planning Application Under the Bushfire Provisions in Planning Schemes 2014. The distance to classifiable vegetation and the proposed development was calculated as well as the slope under the classifiable vegetation. This information, in conjunction with Table 2 from Planning Clause 52.47-3 was used to determine the appropriate Bushfire Attack Level (BAL) for construction and the required defendable space.

Building construction and design can be used to minimize the impact of ember attack and radiant heat on a building. Construction requirements for buildings relating to a calculated BAL are prescribed in AS 3959. The materials and design of a building can be used to prevent the accumulation of debris and entry of embers. Appropriate construction helps the building to withstand the potential exposure from a bushfire as the fire front passes.

The bushfire risk to the development from the landscape beyond the site is mitigated to an acceptable level. The threat vegetation to the immediate north of the proposed building envelope on lot 1 is a strip of woodland approximately 30m deep, between the proposed building envelope and Darlimurla Road. This area also contains a power line easement. However across Darlimurla Road is Crown Land and then the Mirboo North Regional Park and the vegetation becomes mature forest. To the east and south of the proposed building envelope is woodland or grassland, and to the west is a drainage easement with a coverage of woodland with a thick understorey of sclerophyllous scrub.

The vegetation across Darlimurla Road comprises Messmate and Brown Stringybark and has been classified as “forest” and the highest threat vegetation after reference to the CFA’s Land Use Planning Vegetation Guide. The slope under the forest is downslope at >5-10 degrees towards the Little Morwell River (about 220m from the site’s northern boundary), then is upslope. The proposed new lot has a number of slopes as a result of the natural topography and seasonal creek inside the western boundary. The slope under the strip of woodland immediately to the north of the proposed building envelope is downslope at >0-5 degrees, the slope under the woodland to the west is initially downslope at >0-5, then upslope beyond the seasonal creek, the slope under the grassland or woodland to the east is also upslope, and the slope under the woodland to the south is downslope at >0-5 degrees.

Both proposed lots must offer a potential building envelope that can achieve defendable space in accordance with Columns A, B or C of Table 2 to Clause 52.47-3 and the defendable space is wholly contained within the boundaries of the proposed subdivision.

For proposed lot 1 with a threat vegetation of forest, and downslope at >5-10 degrees, the required defendable space under Column C of Table 2 for construction to BAL 29 is 39m. The defendable space can be contained within the proposed new lot's boundaries to the north, east, south and west, but there is scope for the defendable space to the south to extend partially across the southern boundary into proposed lot 2 as defendable space can be shared between lots in a subdivision.

Defendable space is defined in Clause 72 of the relevant Planning Clause as an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire. Some removal of native vegetation will be required to create defendable space, but the process would be exempt from a planning permit under Planning Clause 52.48-5.

The existing brick veneer dwelling is less than ten years old and is surrounded by extensive areas of open, managed and maintained lawns, and future development on the lot could achieve defendable space for construction to BAL 12.5 within its boundaries. If a replacement dwelling is required to be developed on lot 2 there are potential building envelopes within the 2.74ha lot that achieve defendable space for construction from BAL 12.5 up to BAL 29, within the boundaries. The existing dwelling is set in approximately 60m from the frontage with Cuthbertson Court.

The applicant agrees to the requirements to comply with Planning Clause 52.47-2.3 Approved Measure 4.1 and Table 4 for the provision of a static water supply of a 10,000L metal or concrete water tank for each proposed Lot. The tank will have CFA fittings, be provided with appropriate identification signage and be sited to enable an emergency vehicle to park within 4m. Refer to the water supply requirements at page 18 or 19.

The applicant also agrees to the requirements to comply with Planning Clause 52.47-2.3 Approved Measure 4.2 and Table 5 for access and egress to the lots for emergency vehicles. Access to proposed lot 1 will be directly off Darlimurla Road and should be about 40m long. Access to proposed lot 2 will be via the existing access driveway off Cuthbertson Court. Both access roads will meet the requirements of Clause 52.47-3 Table 5, by being of all weather construction, with a load limit of at least 15 tonnes, at least 3.5m wide, be clear of encroachments for at least 0.5m on each side and for 4m vertically, with gentle curves and limited grade. If the access road exceeds 100m in length a turning circle, or similar, is required for emergency vehicles and if the access road exceeds 200m in length, a compliant passing bay will be required. Refer to the access requirements at page 19.

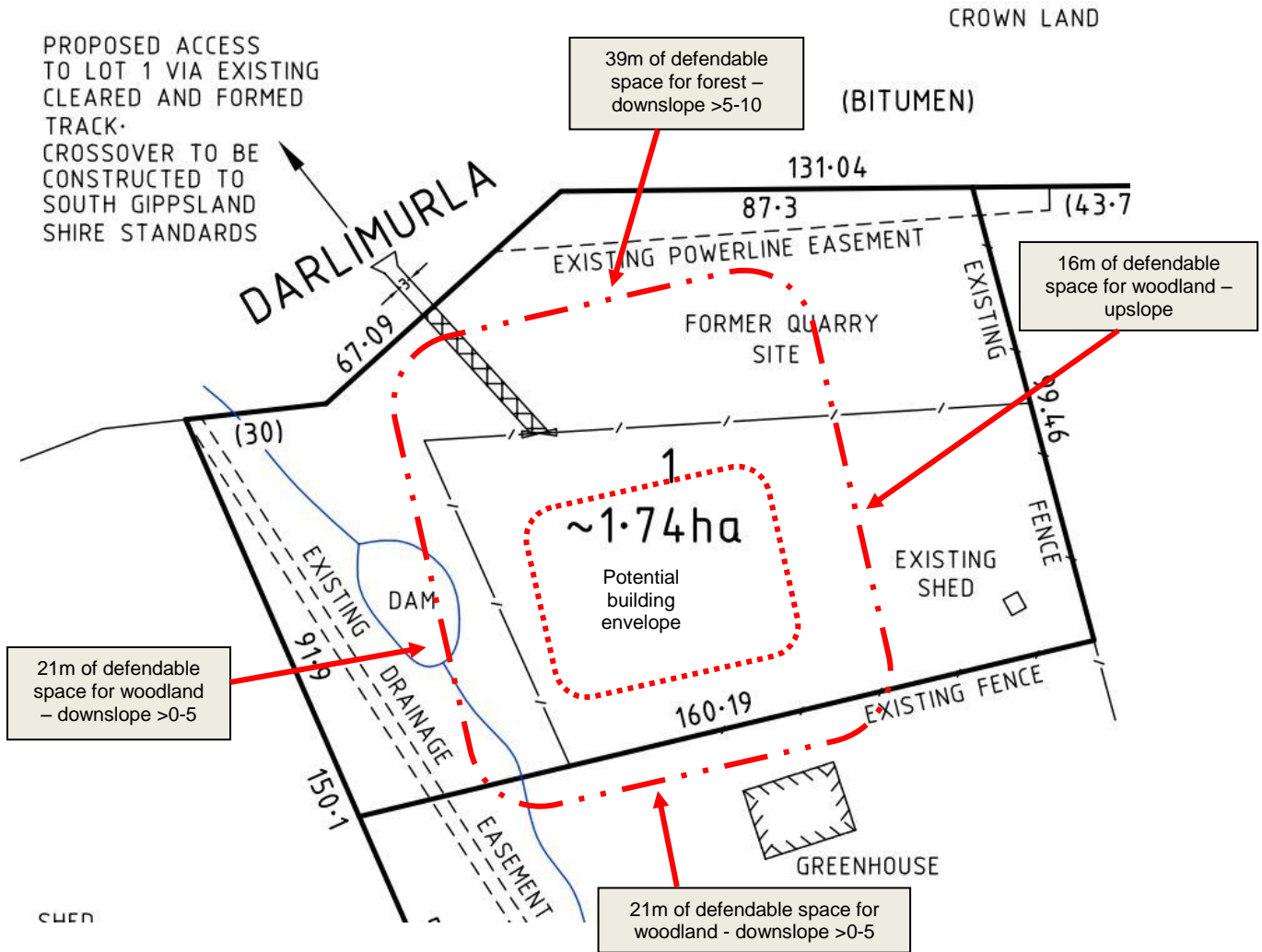
Approved Measure 5.4 : Requirement A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

Response and Justification Both lots manage the bushfire risk to future development by having an outer boundary road, access to the road network, extensive areas of grassland, the required construction standard, the defendable space and Section 173 agreements.

Dwelling BAL and Defendable Space Calculations for Proposed Lot 1

Orientation	Threat Vegetation	Slope Vegetation under	Distance to Vegetation	Defendable Space Width	BAL Level
North	Forest	Downslope >5-10	70m	39m	BAL 29
East	Woodland	Flat/upslope	20m	16m	BAL 29
South	Woodland	Downslope >0-5	50m	21m	BAL 29
West	Woodland	Downslope >0-5	40m	21m	BAL 29

Bushfire Management Plan for Proposed Lot 1
Required Defendable Space for Construction to BAL 29
Potential Building Envelope
Scale 1cm = approximately 16m



Defendable space 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- plants greater than 10cm 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.
- the canopy of trees must be separated by at least 5m.
- there must be a clearance of at least 2m between the lowest tree branches and ground level.

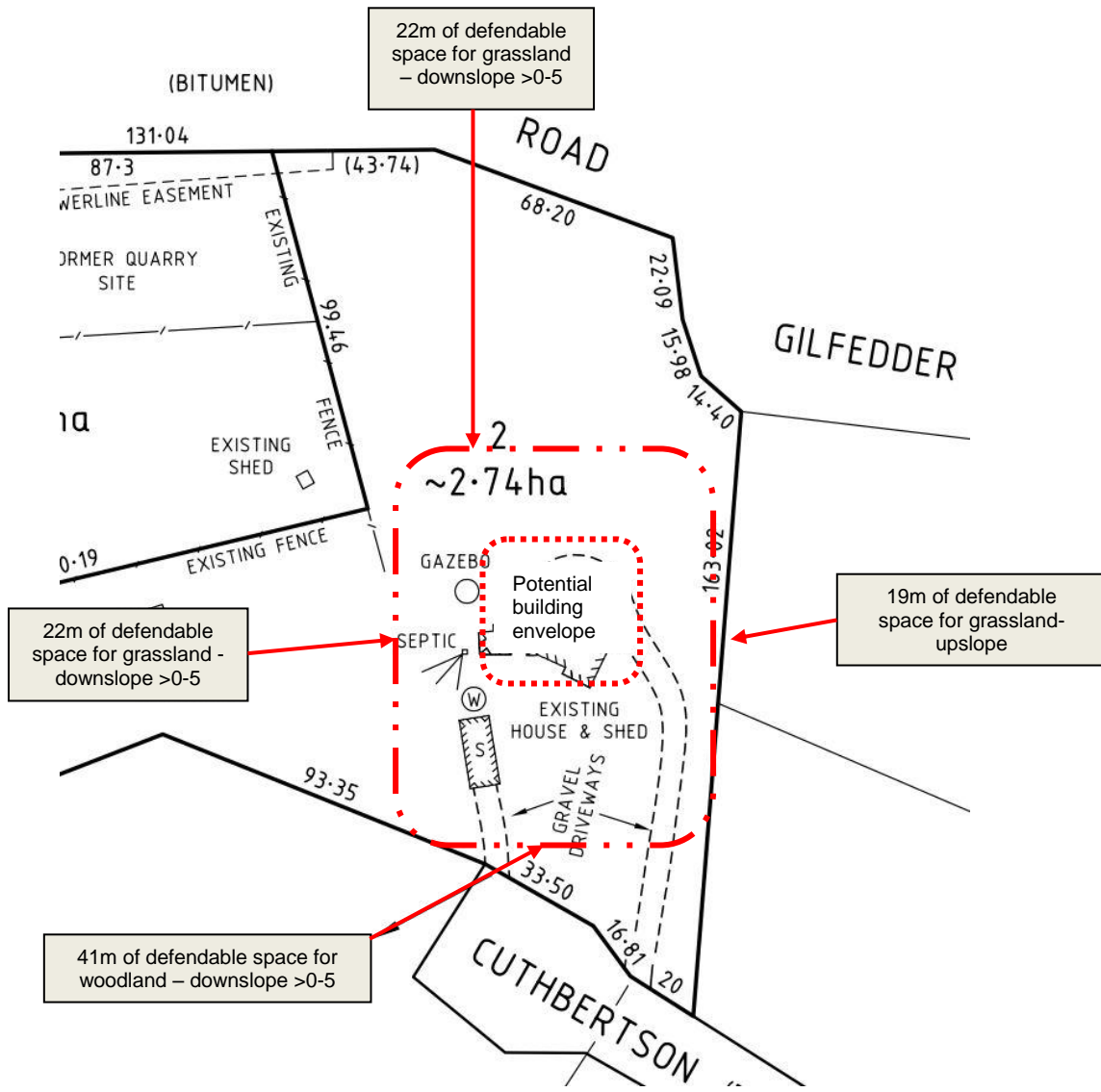
Water supply requirements

- a 10,000ltr water supply will be available for fire fighting purposes which will meet the following requirements:
- the water supply shall be stored in a water tank constructed of concrete or metal.
 - all fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
 - incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
 - the outlet/s of the water tank must be within 4m of the access way and be unobstructed.
 - be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

Access requirements

- curves must have a minimum inner radius of 10m.
- the average grade must be no more than 1 in 7 (14.4 %) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m.
- have a minimum trafficable width of 3.5. of all weather construction.
- be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- dips must have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exit angle.
- incorporate a turning area for fire fighting vehicles close to the building.

Bushfire Management Plan for Future Development on Proposed Lot 2
Required Defendable Space for Construction to BAL 12.5 — — — — —
Potential Building Envelope
Scale 1cm = approximately 21m



Defendable space 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- plants greater than 10cm 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.
- the canopy of trees must be separated by at least 5m.
- there must be a clearance of at least 2m between the lowest tree branches and ground level.

Water supply requirements

- a 10,000ltr water supply will be available for fire fighting purposes which will meet the following requirements:
- the water supply shall be stored in a water tank constructed of concrete or metal.
 - all fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
 - incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
 - the outlet/s of the water tank must be within 4m of the access way and be unobstructed.
 - be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
 - any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling).

Access requirements

- curves must have a minimum inner radius of 10m.
- the average grade must be no more than 1 in 7 (14.4 %) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m.
- have a minimum trafficable width of 3.5. of all weather construction.
- be clear of encroachments for at least 0.5m on each side and 4m above the access way.
- dips must have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exit angle.
- incorporate a turning area for fire fighting vehicles close to the building.

Defendable space is an area of land around a building where vegetation is modified and managed to reduce the effects of flame contact, radiant heat and embers associated with bushfire. Flame contact, radiant heat and embers are the way a bushfire attacks a building. Clause 52.48 lists a number of approved Planning Zones that, under certain conditions, enable the lopping or removal of vegetation to create defendable space in a Rural Living Zone.



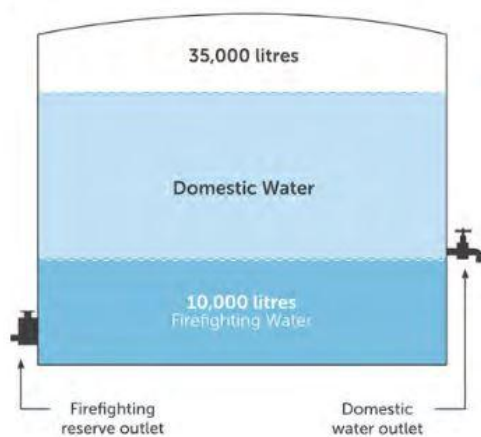
Water tank requirements

The water supply should be stored in an above ground water tank constructed of concrete, steel or corrugated iron.

The water supply should be identified.

The water supply may be provided in the same water tank as other water supplies provided they are separated with different outlets.

Shared water tank



Water supply identification

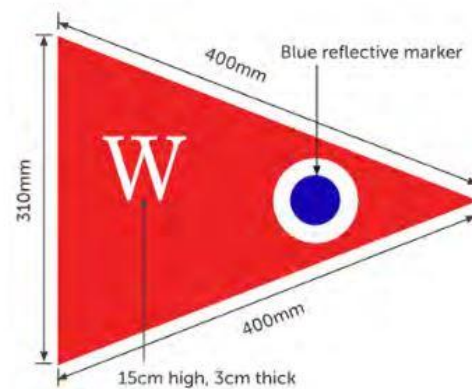


Table 4 Water supply

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

Note 2: Fittings must be in accordance with the published requirements of the relevant fire authority.

Table 5 Vehicle access design and construction

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

Column A	Column B
Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1 .
Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM4.1 fire authority vehicles should be able to get within 4 metres of the water supply outlet.
Length of access is greater than 30 metres	The following design and construction requirements apply: <ul style="list-style-type: none"> 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.
Length of access is greater than 100 metres	A turning area for fire fighting vehicles must be provided close to the building by one of the following: <ul style="list-style-type: none"> A turning circle with a minimum radius of eight metres. A driveway encircling the dwelling. The provision of 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.
Length of access is greater than 200 metres	<ul style="list-style-type: none"> Passing bays must be provided at least every 200 metres. Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

View of the threat vegetation to the north of Darlimurla Road



View of the Darlimurla Estate sign and concrete water tank



View of the property to the south off Cuthbertson Court



View from the north of the existing dwelling



View to the north from the near the existing dwelling



View to the west and the greenhouse from the existing fence line



View from the proposed building envelope to the southeast and existing dwelling



View from the proposed building envelope to the south and the greenhouse



View from the proposed building envelope to the north and access gateway



View from the proposed building envelope to the west and the drainage easement



View of the scrub re-growth on the access road off Darlimurla Road



View to the west into the drainage easement and the thick sclerophyllous regrowth

