



ACCESS REQUIREMENTS (Bushfire Management Overlay)

Why is access important?

Access from the primary road network to the building needs to be provided and designed to enable occupants of the building safe access and egress in the event of an emergency. Clear access to the water supply may also be crucial in the event of a fire.

Properties must achieve certain requirements to allow safe passage for emergency vehicles. Without these requirements, it is possible that an emergency vehicle will not reach a property in the event of a fire.

Who is likely to use the access?

Access will be used by the occupants of the property to access and egress in the event of an emergency. In some scenarios it is anticipated that, CFA fire trucks may need to use the access to reach the building or water supply¹. The majority of CFA's fire fighting vehicles are designed and manufactured to comply with the Australian Design Rules for vehicles.

¹ Note that you should not rely on a fire truck attending the site in – refer to CFA - http://www.cfa.vic.gov.au/fm_files/attachments/plan_and_prepare/frk_2013/Section5_Preparing_your_property.pdf

When does access need to be designed to accommodate CFA vehicles?

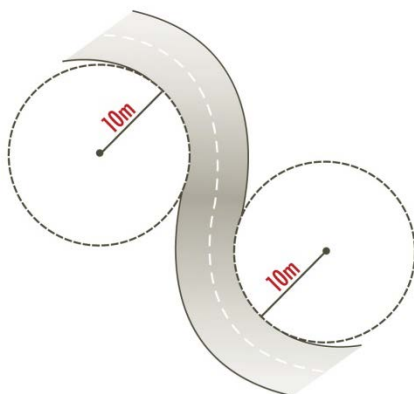
You can refer Clause 53.02 and Technical Guide published by the Department of Transport and Planning for further information on the different scenarios where CFA access is required on the site.

What are the standard planning permit conditions?

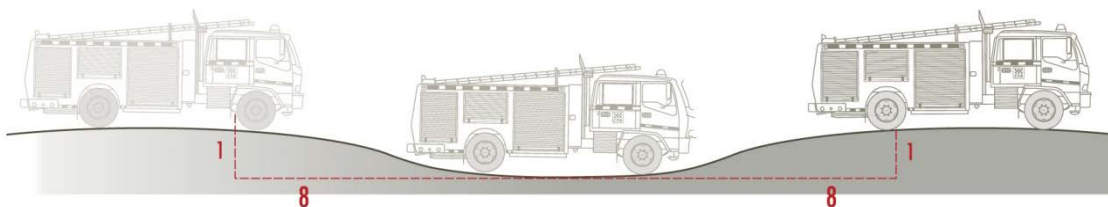
If you obtain a permit the standard conditions are the starting point for the construction standard <http://www.cfa.vic.gov.au/plan-prepare/standard-planning-permit-conditions/>.

What does compliance with the conditions look like?

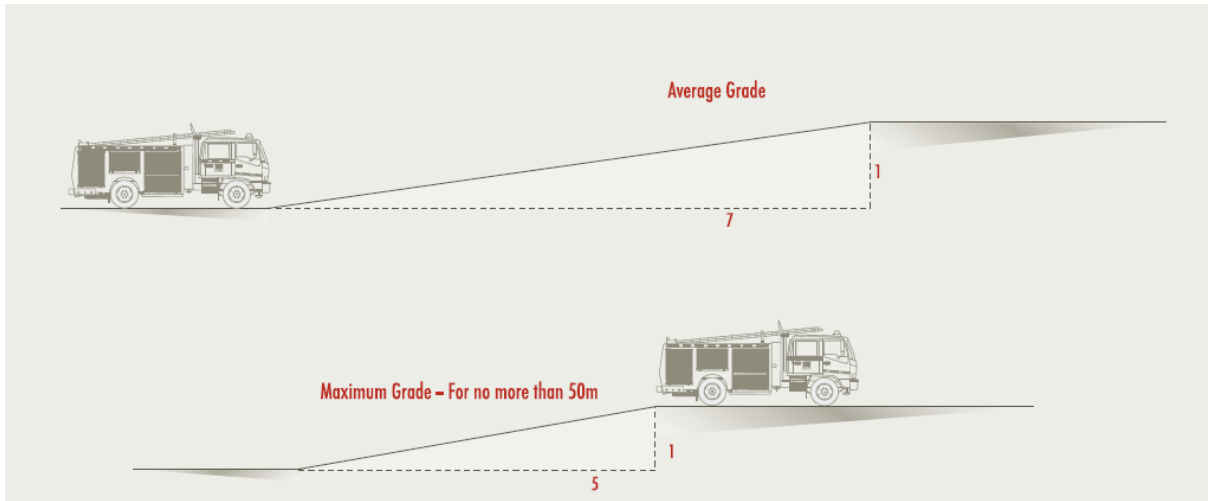
Curves in the accessway - a minimum inner radius of 10m.



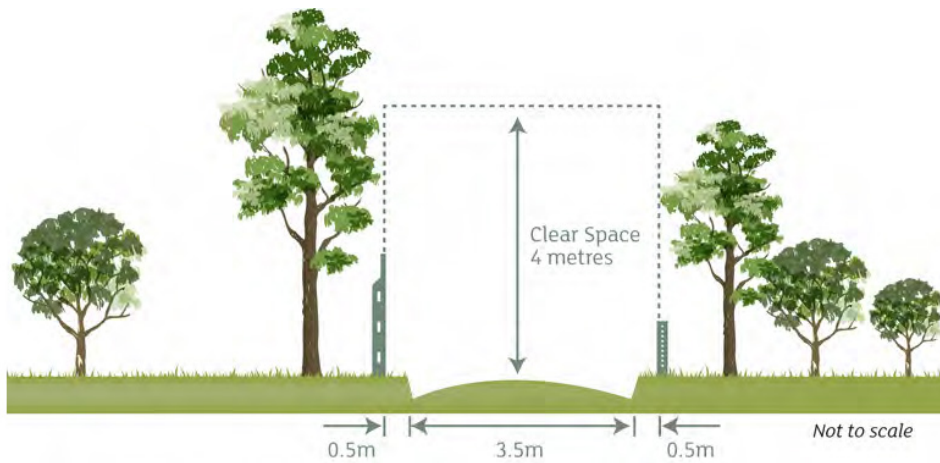
Dips in the accessway - no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.



Average grade - no more than 1 in 7 (14.4 per cent) (8.1 degrees)



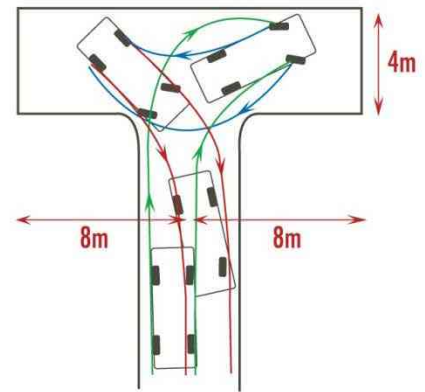
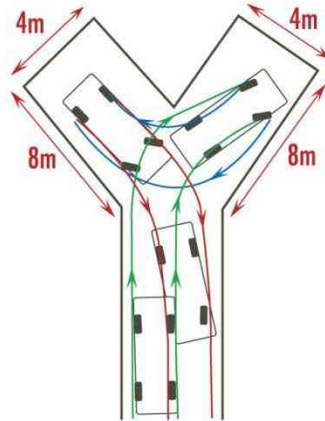
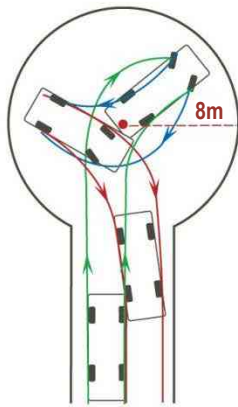
Widths and clearances around the accessway - minimum trafficable width of 3.5m and be substantially clear of encroachments for at least 0.5m on each side and clear of encroachments at least 4m vertically.



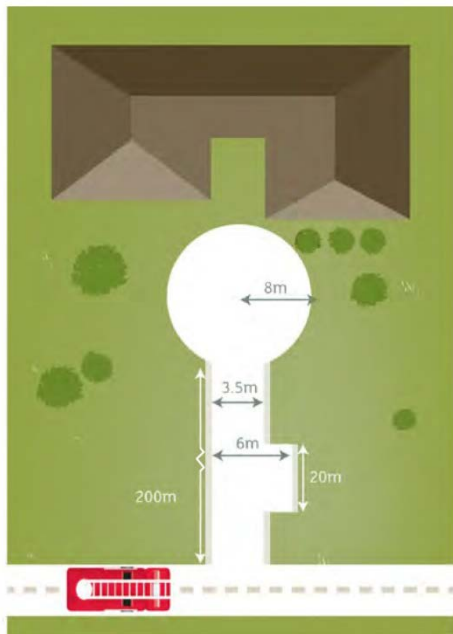
Construction of an all-weather surface

Accessway should be constructed of an all-weather surface (e.g. 150mm depth concrete).

Turning circles – required where accessway is in excess of 100m



Passing bays – required where an access way is in excess of 200m



Not to scale

0.5m required to open firetruck door