

# Bushfire Management Statement

## PATHWAY 1 APPLICATION

Construction of a single dwelling in the Bushfire Management Overlay

**Property Address:** 123 Wattle Gum Road, Wattleton

**Applicant/Owner Name:** J--- Smith

**Date:** 4/10/2017

**Prepared by:**

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## Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 52.47 – Planning for Bushfire.

The statement contains two components:

1. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia). Photographs or other techniques maybe used to assist in describing the bushfire hazard.
2. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 52.47.

## Application Details

<b>Municipality:</b>	Gumnut
<b>Title description:</b>	TP 1234567
<b>Overlays:</b>	Bushfire Management Overlay Significant Landscape Overlay
<b>Zoning:</b>	General Residential Zone

## Site Description

<b>Site shape:</b>	Rectangular
<b>Site Dimensions:</b>	North boundary 58.5, East boundary 38.5m, South boundary 59.5m & West boundary 38.5m
<b>Site Area:</b>	2252 square metres
<b>Existing use and siting of buildings and works on and near the land:</b>	The land is currently vacant. The previous dwelling on the site has been removed
<b>Existing vehicle arrangements:</b>	Access to the site is from Wattle Gum Road
<b>Location of nearest fire hydrant:</b>	A hydrant is located directly in front of the property
<b>Any other features of the site relevant to bushfire considerations:</b>	Not Applicable

### Refer to Attachment 1 for a scaled plan that shows the following:

- 150 metre assessment around the location of proposed buildings and around reasonable siting options for proposed buildings (if they are available)
- Property boundaries
- Orientation
- Contours
- Classifiable vegetation within the assessment area
- Excludable vegetation within the assessment area
- Distance between the classifiable vegetation and the proposed buildings
- Slope under the classifiable vegetation (slope is based on the slope under the classifiable vegetation and not the slope between the vegetation and the building)

## Bushfire Hazard Assessment

Classify the vegetation within 150 metres of the proposed development in accordance with AS3959:2009 Construction of buildings in bushfire prone areas

	Direction (Aspect)			
	Northern	Southern	Eastern	Western
<b>Vegetation</b> (within 150 metres of proposed building / works)	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>	Excludable / Low Threat <input checked="" type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>
	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input checked="" type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>	Scrub (tall) <input type="checkbox"/>
	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>	Shrubland (short) <input type="checkbox"/>
	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>	Mallee <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
<b>Effective Slope</b> (under the classifiable vegetation within 150 metres)	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>	Upslope / Flat <input type="checkbox"/>
	<b>DOWNSLOPE</b>	<b>DOWNSLOPE</b>	<b>DOWNSLOPE</b>	<b>DOWNSLOPE</b>
	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input checked="" type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input checked="" type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
<b>Distance (m) to Classifiable Vegetation</b>	107 metres	N/A	N/A	100 metres

## 52.47-1 Dwellings in Existing Settlements – Bushfire Protection Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

### Approved Measure (AM) 1.1 - Siting

#### Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

The dwelling will be located over 100 metres from the classifiable vegetation (woodland) to the west and north.

- **The building is in close proximity to a public road**

As the dwelling will be located within 15 metres of the public road, emergency services will not have to directly enter the site, however it is proposed to provide a drive through driveway that will allow the fire fighting vehicle to get within four (4) metres of the static water supply outlet.

- **Access can be provided to the building for emergency service vehicles**

As the dwelling will be located within 15 metres of the public road, emergency services will not have to directly enter the site, however it is proposed to provide a drive through driveway that will allow the fire fighting vehicle to get within four (4) metres of the static water supply outlet.

#### Any other comments

The building has been sited to ensure the relevant bushfire safety mitigations can be implemented.

Has Approved Measure (AM) 1.1 been fully met?    Yes     No


## Approved Measure (AM) 1.2 – Bushfire Construction and Defendable Space

### Requirement:

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E of and Table 6 to Clause 52.47-3. Adjoining land may be included as defendable space where there is reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

The building will be provided with defendable space in accordance with Column C. The defendable space distance required is 41 metres.

Table 6 of Clause 52.47-3 - Defendable space management requirements:

Vegetation must to be managed to the following standard	CONFIRM ACCEPTANCE
<ul style="list-style-type: none"> <li>• Grass must be short cropped and maintained during the declared fire danger period.</li> <li>• All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.</li> <li>• Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.</li> <li>• Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.</li> <li>• Shrubs must not be located under the canopy of trees.</li> <li>• Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.</li> <li>• Trees must not overhang or touch any elements of the building.</li> <li>• The canopy of trees must be separated by at least 5 metres.</li> <li>• There must be a clearance of at least 2 metres between the lowest tree branches and ground level.</li> </ul>	

### Is the defendable space wholly contained within the boundaries of your property?

Yes  No  if no, provide an explanation

- The adjoining land in all directions for the required 41 metres of defendable space is not classifiable under AS3959-2009 methodology.
- The adjoining land is well managed and consists of cultivated gardens to the north, east and south of the allotment and to the west is road reserve and cultivated gardens.
- It is reasonable to assume that the adjoining land will continue to managed in a similar condition for the purposes of providing defendable space for this development.

**A building is constructed to the bushfire attack level:**

- That corresponds to the defensible space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to **BAL 29**

**OR**

- The next lower bushfire attack level that corresponds to the defensible space provided in accordance with Table 1 to Clause 52.47-3. The building will be constructed to Select the BAL Rating where both of the following will apply:
  - A private bushfire shelter (a Class 10c building within the meaning of the Building regulations 2006) is constructed on the same land as the dwelling.
  - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Not applicable

**Any other comments**

Defensible space to the property boundary in addition to the surrounding area being well maintained and providing a construction of BAL-29 meet the requirements of Approved Measure 1.2

**Has Approved Measure (AM) 1.2 been fully met?**      **Yes** ✓      **No**



## Approved Measure (AM) 1.3 – Water Supply and Access

### Water Supply Requirement

The building is provided with a static water supply for fire fighting and property protection purposes as specified in Table 4 to Clause 52.47-3.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies

Lot Size (m <sup>2</sup> )	Hydrant Available	Capacity (litres)	Fire Authority Fittings & Access Required	Select Response
Less than 500	Not Applicable	2,500	No	<input type="checkbox"/>
500 – 1000	Yes	5,000	No	<input type="checkbox"/>
500 – 1000	No	10,000	Yes	<input type="checkbox"/>
1001 and above	Not Applicable	10,000	Yes	<input checked="" type="checkbox"/>

Note: a hydrant is available if it is located within 120 metres of the rear of the building

<p><b>Confirm Static Water Supply meets the following requirements</b></p>	<ul style="list-style-type: none"> <li>✓ Is stored in an above ground water tank constructed of concrete or metal</li> <li>✓ All fixed above ground water pipes and fittings for fire fighting purposes must be made of corrosive resistant metal.</li> <li>✓ Include a separate outlet for occupant use</li> </ul> <p><b>The following additional requirements apply when 10,000 litres of static water is required:</b></p> <ul style="list-style-type: none"> <li>✓ Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority must be provided.</li> <li>✓ Be located within 60 metres of the outer edge of the approved building</li> <li>✓ The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed</li> <li>✓ Incorporate a ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (64mm CFA 3 thread per inch male fitting)</li> <li>✓ Any pipework and fittings must be a minimum of 65mm (excluding the CFA coupling)</li> </ul>
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**Additional Information:**

The area is serviced by a reticulated water system and a fire hydrant is located directly in front of the site, however as the allotment is greater than 1000 square metres a water will be provided and located so that a fire fighting vehicle will be able to get within four(4) metres of the outlet.

**Has Approved Measure (AM) 1.3 (Water Supply) been fully met?**      Yes       No

**Access Requirement**

Vehicle access is designed and constructed as specified in Table 5 to Clause 52.47-3

Column A	Column B
<b>Length of access is less than 30 metres</b>	<input type="checkbox"/> There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
<b>Length of access is less than 30 metres</b>	<input checked="" type="checkbox"/> Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet <ul style="list-style-type: none"> <li>• A drive through driveway will be constructed that will allow a fire fighting vehicle to get within four (4) metres of the water supply outlet.</li> <li>• The accessway will have a minimum trafficable width of 3.5 metres and will be clear of encroachments of 0.5 metres on either side and 4 metres above.</li> <li>• The slope on for the entire length of the driveway does not exceed 5 degrees.</li> <li>• The driveway will be asphalt and is capable of carrying a load of 15 tonnes.</li> </ul>

<p><b>Length of access is greater than 30 metres</b></p>	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> All weather construction</li> <li><input type="checkbox"/> A load limit of at least 15 tonnes</li> <li><input type="checkbox"/> Provide a minimum trafficable width of 3.5 metres</li> <li><input type="checkbox"/> Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically</li> <li><input type="checkbox"/> Curves must have a minimum inner radius of 10 metres</li> <li><input type="checkbox"/> 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</li> <li><input type="checkbox"/> Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle</li> </ul>
<p><b>Length of access is greater than 100 metres</b></p>	<p>A turning area for fire fighting vehicles must be provided close to the building by one of the following:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A turning circle with a minimum radius of eight metres</li> <li><input type="checkbox"/> A driveway encircling the dwelling</li> <li><input type="checkbox"/> The provision of other vehicle turning heads such as a T head or Y Head – which meet the specification of Austroad Design for an 8.8 metre service vehicle.</li> </ul>
<p><b>Length of access is greater than 200 metres</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Passing bays must be provided at least every 200 metres.</li> <li><input type="checkbox"/> Passing bays must be a minimum of 20 metres long with a minimum trafficable width of six metres.</li> </ul>

**Additional Information:**

The location of the accessway and water tank are shown on the Bushfire Management Plan.

**Has Approved Measure (AM) 1.3 (Access) been fully met?**

Yes  No

# Attachment 1 – Bushfire Site Hazard Plan



Vegetation Assessment - 165 Wattle Gum Road, Wattletown (Example Only)

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>● Fire Hydrant</li> <li>■ Dwelling</li> </ul> <p><b>Vegetation Type</b></p> <ul style="list-style-type: none"> <li>□ Excludable</li> <li>□ Woodland</li> </ul> <ul style="list-style-type: none"> <li>▬ 150m AZ</li> <li>▬ 10m Contours</li> <li>▬ Roadways</li> <li>▬ Property (VM Property)</li> </ul>		<p>0 20 40 60 Meters</p> <p>1:1,000 @ A3</p>
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## Attachment 2 – Site Photos



View looking north along Wattle Gum Road



View looking south along Wattle Gum Road



**View looking west from Wattle Gum Road.  
Woodland vegetation at rear of dwelling in foreground.**



**View looking east towards site from Bottle Brush Court  
Vegetation is well maintained.**



**Site and adjoining land to the north**



**Adjoining land to the east, Overlooking rear of block**



Site looking north east towards adjoining property



Adjoining land to north





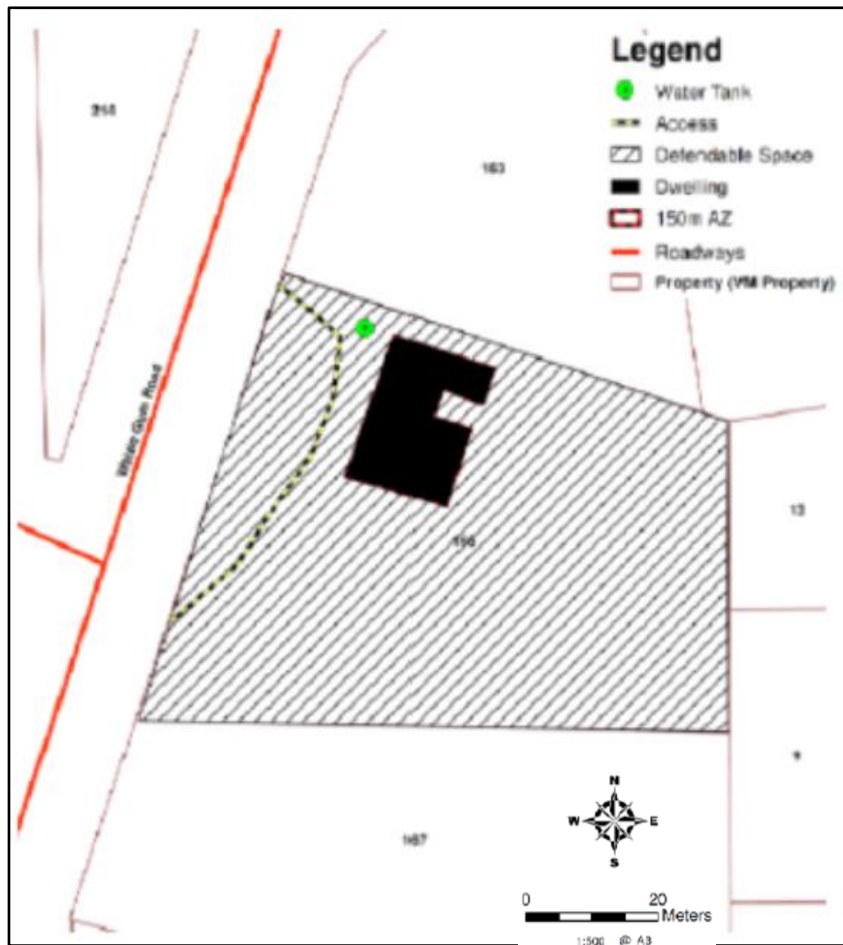
**Adjoining land to the south**



**Adjoining land to the south east**

## **Attachment 3 – Bushfire Management Plan**

# Bushfire Management Plan – 123 Wattle Gum Road, Wattletree (example only)



## Bushfire Protection Measures

### a) Defendable Space

Defendable space is provided to the property boundary whichever is the lesser and managed in accordance with the following:

- 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 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.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

### b) Construction Standard

- Dwelling designed and constructed to a minimum Bushfire Attack Level of BAL – 29

### c) Water Supply

The following requirements apply:

- An effective capacity of 10,000 litres.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, the following fire authority fittings and access must be provided:

- 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 must be within 4 metres of the accessway 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).

### d) Access

Access Required: No ✓

The access is less than 30m however, following will be met:

- 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.

Prepared By: [Wattetown Bushfire Consultants Pty Ltd](#)  
 Version: Version 1  
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**-END-**