



Access

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

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

You can refer Table 3 of Clause 53.02-5 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:

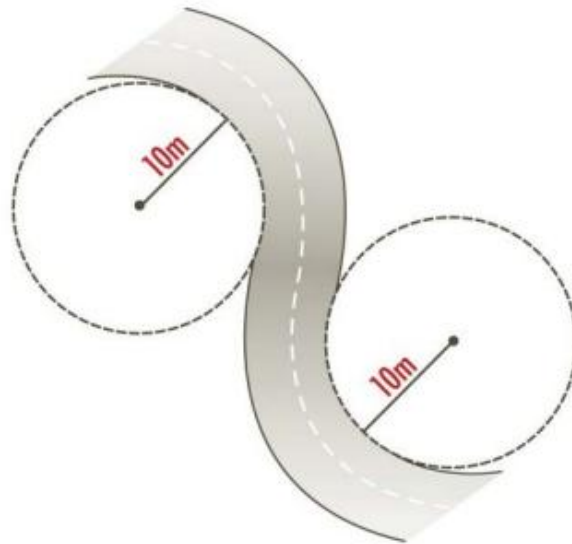
<http://www.cfa.vic.gov.au/plan-prepare/standard-planning-permit-conditions/> .

¹ note that you should not rely on a fire truck attending the site in the event of a bushfire

What does compliance with the conditions look like?

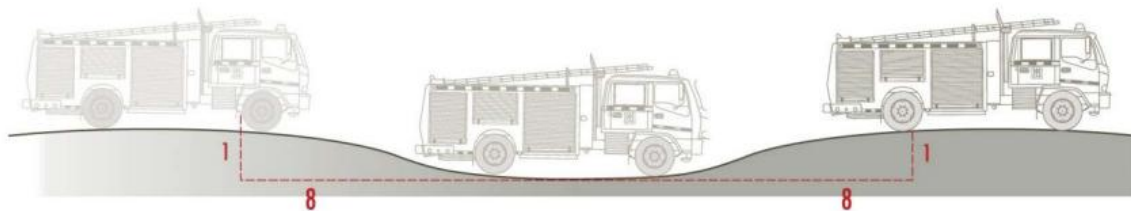
Curves in the accessway

A minimum inner radius of 10 metres.



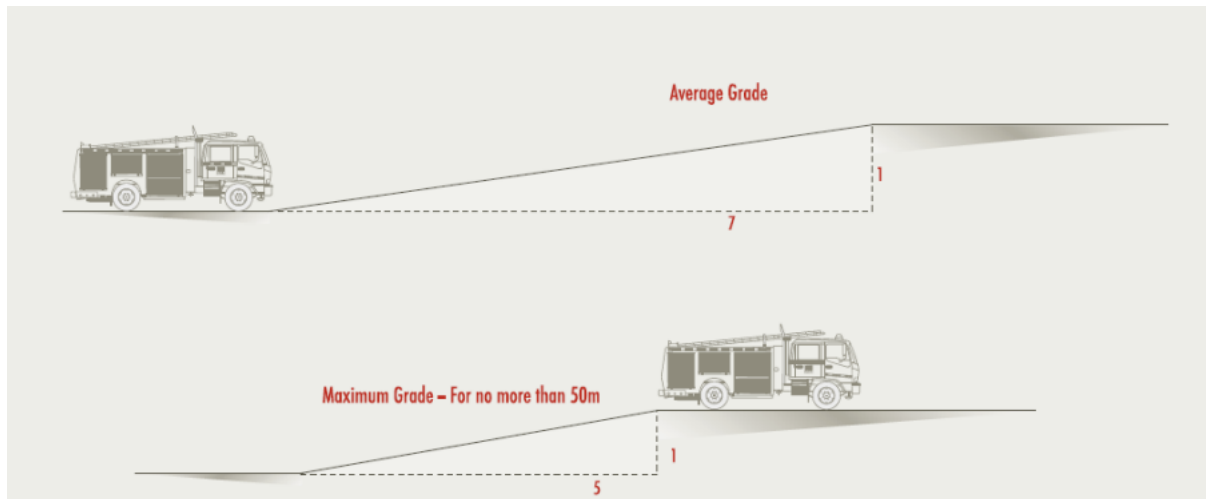
Dips in the accessway

No more than a 1 in 8 (12.5%) 7.1 degrees entry and exit angle



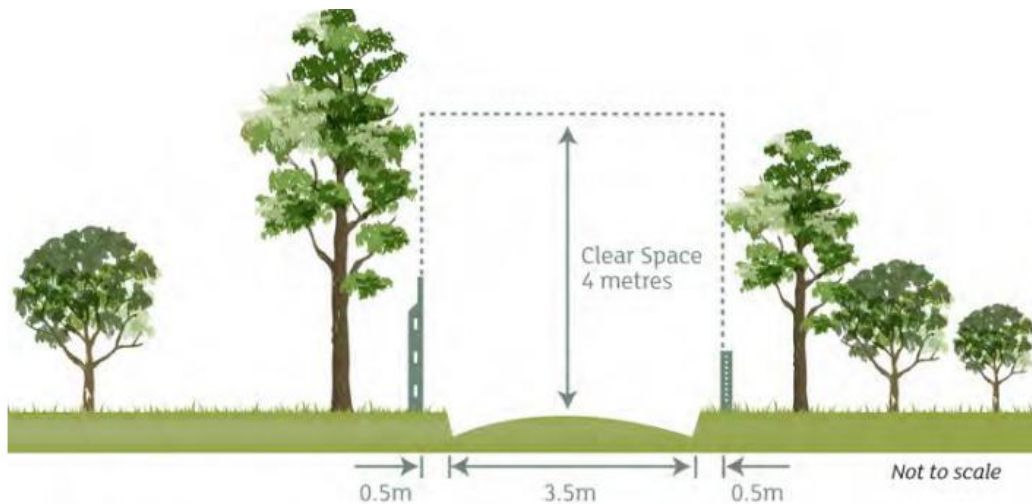
Average Grade

No more than 1 in 7 (14.4%) (8.1 degrees)



Widths and clearances around the accessway

A minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and clear of encroachments at least 4 metres vertically.



Construction of an all-weather surface

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

Turning Area

A turning area for a fire truck is required when the length of the access is greater than 100 metres from the public road

The turning area must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres
- A driveway encircling the building
- The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroads Design for an 8.8 metre service vehicle

Passing Bays

Required where an accessway is in excess of 200 metres.

