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- 1 MAY 2018

CITY OF GREATER BENDIGO
PLANNING DEPARTMENT



GENERAL

1. All dimensions shown are in metres.
2. Lots 1-3 (inclusive) and 56 are excluded from this assessment.

DEFENDABLE SPACE

3. The defendable space for each lot shall be managed in accordance with the following requirements to the property boundary.
4. Grass must be short cropped and maintained during the declared fire danger period.
5. All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
6. Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
7. Plants greater than 10 centimetres in height must not be placed within 3m of a window or other glass feature of the building.
8. Shrubs must not be located under the canopy of trees.
9. Individual and clumps of shrubs must not exceed 5sq metres in area and must be separated by at least 5 metres.
10. Trees must not overhang or touch any elements of the building.
11. The canopy of trees must be separated by at least 5 metres.
12. There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

BUILDING CONSTRUCTION

13. Buildings will be designed and constructed to the minimum Bushfire Attack Level designated for the site in accordance with AS3959-2009.
 - Lots 4-15 (inclusive) - BAL12.5
 - Lots 25-30 (inclusive) - BAL12.5
 - Lots 42-51 (inclusive) - BAL12.5
 - Lots 52-55 (inclusive) - BAL19
 - Lot 57 - BAL12.5
14. To meet the above BAL rating dwellings must be constructed within the designated Building Envelopes.

WATER SUPPLY

15. Each dwelling must have 5,000 litres of effective water supply that is maintained and used solely for fire fighting purposes which will meet the following requirements:
 - Stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
 - Include a separate outlet for occupant use (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).

ACCESS

16. For driveways that are less than 30 metres in length (measured from the public road to either the building or the water supply outlet, whichever is longer) there are no design and construction requirements.

BAL12.5
 BAL19
 BUILDING ENVELOPE
 DEFENDABLE SPACE
 5000 Litre Tank (Indicative location only)

Aerial Imagery supplied by Nearmap
Flown Date: 04 / 03 / 2018

Bushfire Management Plan
53 Cassinia Drive, Junortoun

Co-ordinate Datum MGA55	Scale A3 1 : 1250	<p>Lengths are in metres</p>
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Date	30/04/2018	Sheet	1 of 1
Drawing No.	305155A-V1-BMP	Version	2
CAD Ref.	G:\30\305155\PLANNING\ACAD		
Drawn By	SP	Checked By	
REV	AMENDMENT	APPROVED	DATE

PLANNING AND ENVIRONMENT ACT
GREATER BENDIGO PLANNING SCHEME
PLAN REFERRED TO IN PLANNING PERMIT

No: AM/539/2012/B

spire

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12 JUN 2018

AMENDED PLANS