

**BUSHFIRE ATTACK LEVEL (BAL):12.5**

**CONSTRUCTION STANDARD**  
 BUILDING WILL BE DESIGNED AND CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL OF BAL - 12.5

- DEFENDABLE SPACE**  
 DEFENDABLE SPACE TO PROPERTY BOUNDARY WHERE VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING 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 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 5.00 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

- C) WATER SUPPLY**  
 PROVIDE 10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS:
- BE STORED IN AN ABOVE GROUND WATER TANK CONSTRUCTED OF CONCRETE OR METAL.
  - HAVE ALL FIXED ABOVE GROUND WATER PIPES AND FITTINGS REQUIRED FOR FIRE FIGHTING PURPOSES MADE OF CORROSIVE RESISTANT METAL.
  - INCLUDE A SEPARATE OUTLET FOR OCCUPANT USE.
  - 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**  
 PROVIDE THE ACCESS FOR FIRE FIGHTING PURPOSES TO THE WATER SUPPLY OUTLET WHICH MEETS THE FOLLOWING REQUIREMENTS:
- 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 METRE ON EACH SIDE AND AT LEAST 4 METRES VERTICALLY.
  - CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10M.
  - THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4 PER CENT) (8.1 DEGREES) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20 PER CENT) (11.3 DEGREES) FOR NO MORE THAN 50M.
  - DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5 PER CENT) (7.1 DEGREES) ENTRY AND EXIT ANGLE.

Design Wind Speed: 40 m/s (Ult.) = **N2**

Energy Rating:

Bushfire BAL: **BUSHFIRE ATTACK LEVEL: BAL 12.5**

Building Surveyor

Land Consultants + Surveyors  
 Structural Engineer

Client: **TRAVIS & CAITLIN PURCELL**

Project Address: **376 MT BATTERY ROAD MANSFIELD 3722**

Title Info

Planning Authority: **MANSFIELD SHIRE COUNCIL**

Permit #

**PLANNING**

Date: 03/09/2020

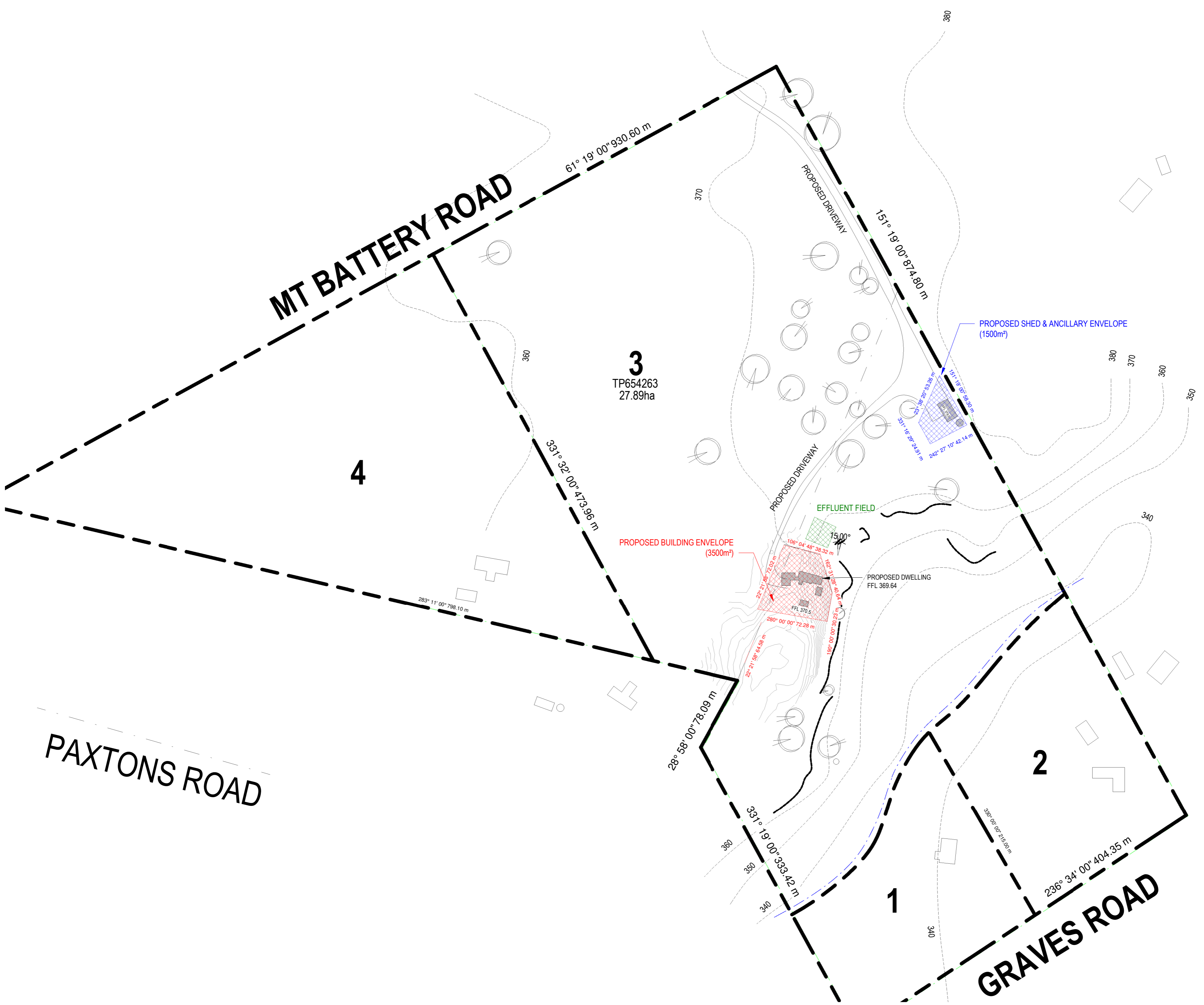
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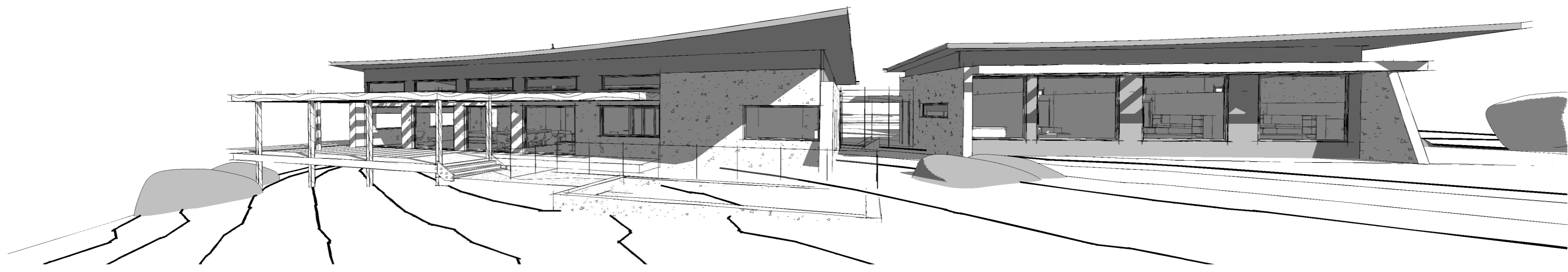
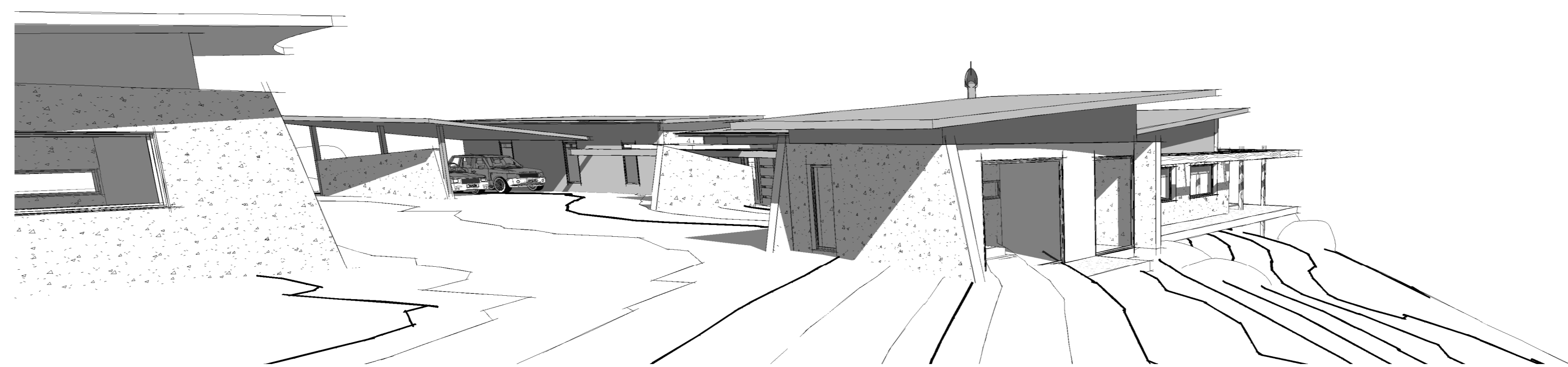
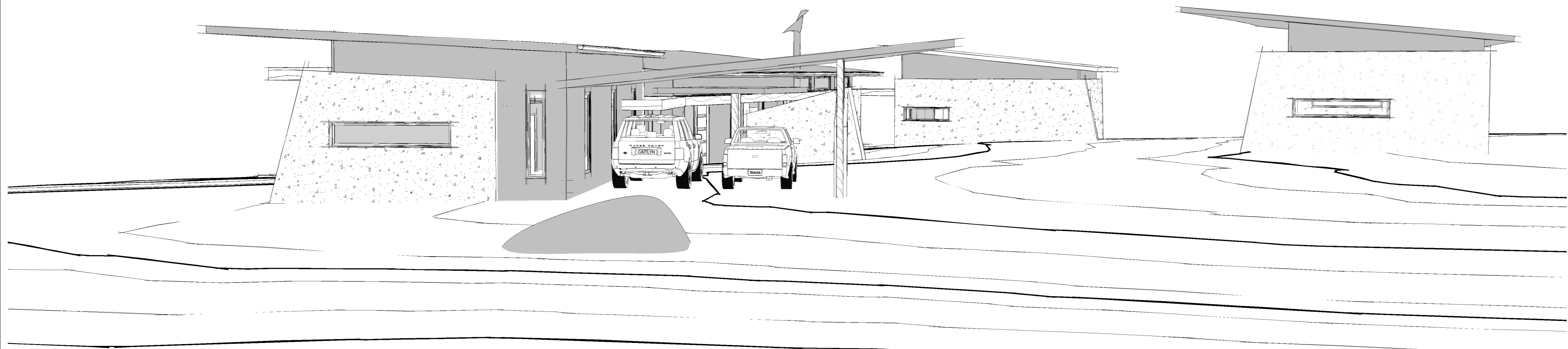
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North	Drawn by	BW	Checked by	BW
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	Revision	3	Drawing No.	A01



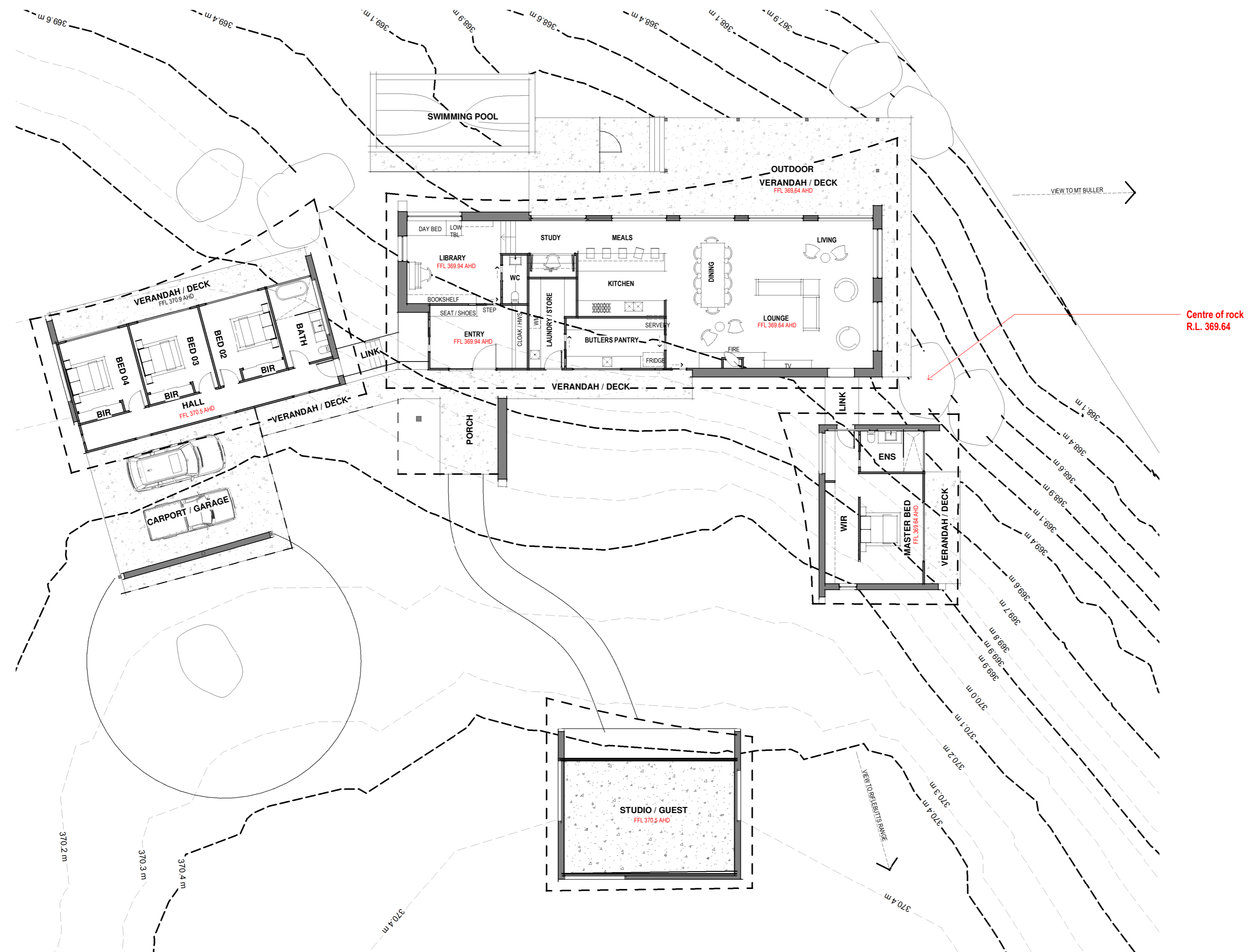
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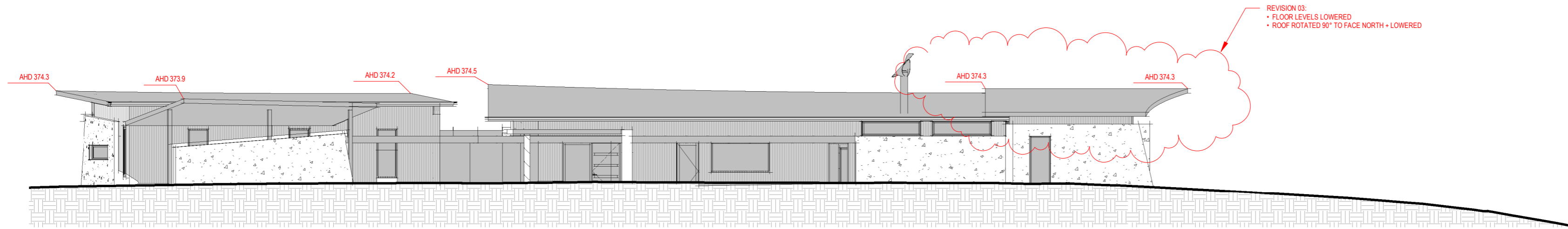
Design Wind Speed:	40 m/s (Ult.) = <u>N2</u>
Energy Rating:	
Bushfire BAL:	BUSHFIRE ATTACK LEVEL: BAL 12.5
Building Surveyor	
Land Consultants + Surveyors	
Structural Engineer	TAYLOR CONSULTING ENGINEERS
Client	TRAVIS & CAITLIN PURCELL
Project Address	MT BATTERY ROAD, MANSFIELD
Title Info	LOT 16A
Planning Permit #	Local Authority MANSFIELD SHIRE COUNCIL
	<b>PLANNING</b>
Date	27/01/2021
Drawing	3D-ELEVATIONS
VicRoads Ref.	---
North	Drawn by BW Checked by
	Scale @ A2
	Revision 3 Drawing No. A00

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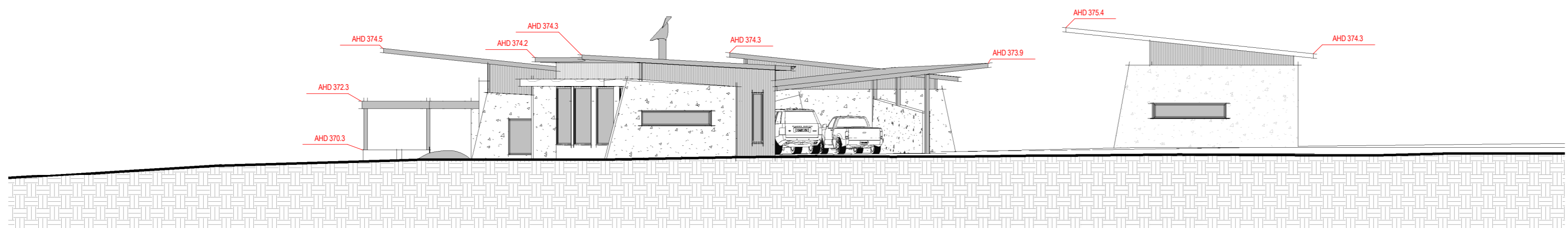


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Title Info	LOT 16A												
Planning Permit #	Local Authority MANSFIELD SHIRE COUNCIL												
Date	27/01/2021												
Drawing	FLOOR PLAN												
VicRoads Ref.	---												
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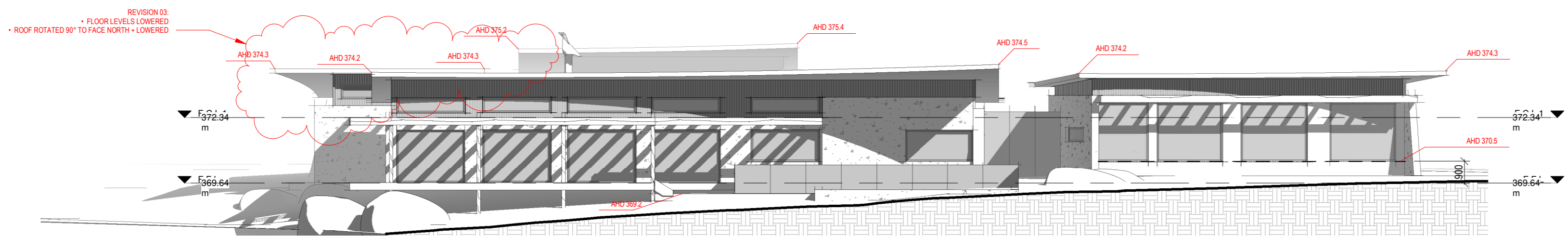




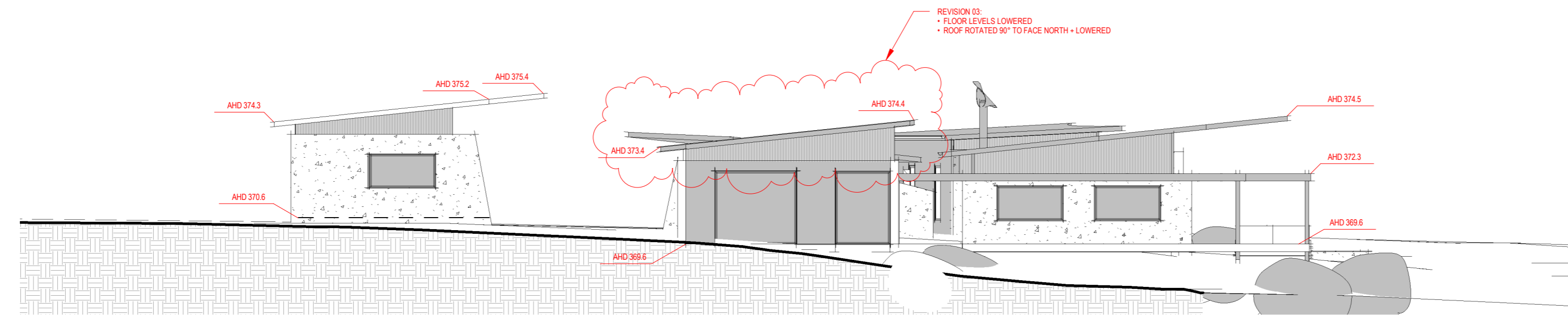
**SOUTH ELEVATION**  
1:150



**WEST ELEVATION**  
1:150



**NORTH ELEVATION**  
1:150



**EAST ELEVATION**  
1:150

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Date	27/01/2021
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Scale	1:150 @ A2
Revision	3 Drawing No. A03

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