

22 May 2025

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Maryborough  
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Dear Justin

### **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

This report has been prepared as a Bushfire Management Statement to meet the objectives, requirements, measures and standards of clauses 44.06 and 53.02 of the local government authority's planning scheme for construction of 34 houses on two existing lots.

The lots covered by this assessment (the site) are:

- 2\TP171995
- 3\TP171995

This report successfully addresses all three Application Requirements of cl. 44.06 being:

- 1 *A Bushfire Hazard Site Assessment*
- 2 *A Bushfire Hazard Landscape Assessment*
- 3 *A Bushfire Management Statement (BMS)*

and also includes:

- 4 *A Bushfire Management Plan (BMP)*

The site is mainly surrounded by Low Threat areas. The item to note is: an agreement has been entered into with the owner of 24 Sebastopol to clear all the vegetation in the rear yard. Once this vegetation is cleared it will be returned to mown grass. Beyond 16m the yard of 24 Sebastopol already meets 53.02 Table 6 requirements and is low threat for a distance in total of at least 33m.

20 Ironbark Drive is a developed property and the vegetation would rightfully be classified as Modified which does not require any setback. To be conservative we have classified this area as Woodland. Consequently houses 7 and 8 are within the 33m arc and therefore have been designated as BAL-29.

#24 Sebastopol Rd currently has some trees in the rear yard, and agreement has been reached with the owner of #24 to remove these trees before construction starts and return the rear yard to grass. #24 will then be Low-Threat and as a standard residential sized suburban block there is a reasonable assurance that it will remain low threat into the future and be suitable to use as defensible space for the adjoining lots. Council have agreed that this will be a permit condition to be met before a statement of compliance can be issued.

Due to roadside vegetation which conservatively has been classified as Modified vegetation, house 1 will be constructed to BAL-29.

All house block sizes are under 500m<sup>2</sup> and have been provided with a 2,500-litre firefighting water tank

## **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

While quite often it is not the case, on this occasion we can confirm that the aerial photo contained in this report is relatively close to the current situation and there has been little change to the vegetation in the area. However, it should be noted that aerial photos, (particularly Google Maps/Earth which can make the canopy look denser than the generally finer and more accurate detail that NearMap provides) can be misleading and should not be used without a physical inspection of the area.

To comply with the Victorian Planning Provisions an application must demonstrate that all fire protection requirements for: **i) "Defendable Space" ii) "Construction Standards" iii) "Water Supply" and iv) "Access"** have been considered and incorporated.

In regard to **i) Defendable Space**; the vegetation around the building must be maintained to the distances and standards set out in this report.

In regard to item **ii) Construction Standards** we have submitted this report using VPP clause 53.02-5 "Defendable Space" Table 2.

We believe it would be appropriate for a relevant authority to rate this application for:

**Sebastopol Rd 7, Maryborough – Houses 1, 7 & 8 at: BAL–29**

**Sebastopol Rd 7, Maryborough - Balance at: BAL–12.5**

Your Planning Permit application for this work should include this report and before submission to council your building plans and drawings must include a site layout drawing which clearly shows the size and location of the required **iii) Water** requirements as set-out in this report. Note the water tank is to be made from non-combustible material such as concrete or steel.

In regard to **iv) Vehicle Access** requirements; CFA vehicle access will not be required as the CFA can work from the road and access is not required to the water tanks.

The Planning Policy Framework (PPF) states at clause 13.02-1S, Bushfire planning strategies and principles; that the overarching strategy is to "Prioritise the protection of human life *over other policy considerations.*" We understand this to mean that more weight will be given to the requirements of the BMO vegetation management rather than environmental or vegetation protection overlays or zoning that may be also on the site.

Any proposed works shall be designed and constructed to meet the requirements of AS3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia).

The BAL rating applied to your property sets minimum standards for design and construction. However, we would always recommend that you should endeavour to comply with high levels of protection. Ember protection should always be a priority.

Note that Building Regulation 156 (2018) simply put requires the Relevant Building Surveyor to accept the BAL rating applied to the property on the Planning Permit. Therefore, a further assessment in accordance with AS3959 is not required for your Building Permit.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants in a bushfire event for reasons including, as detailed in the foreword to AS3959 *Construction of Buildings in Bushfire-prone Areas*, the degree of {future} vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions. The occupants are strongly encouraged to develop and practice a bushfire survival plan and in accordance with CFA advice a policy of "leave early" is always recommended.

## **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

As far as practical, could you please check the basic information upon which this report is based and notify us if you find any discrepancies.

Should you require further information or have any questions with regard to any of the enclosed information please contact John on 0417 885 747.

Yours Sincerely

*John Burke*

**John Burke**

BAL Assessments

Enclosed: Planning and Property Information / Bushfire Management Statement (BMS) / Site Photos / Site Maps / Site Layout / Building Designs / Bushfire Hazard Landscape Assessment / Bushfire Hazard Site Assessment / BAL Description  
Attachments: Bushfire Management Plan (BMP)

For more information regarding our methodology please visit [www.BAL.net.au](http://www.BAL.net.au)

We work all over Victoria and specialize in:

*Simplified Procedure for determining the **BAL - Method 1 and Detailed Method Method 2** (Appendix B)*

*Bushfire Management Overlay (**BMO**) – Site, Vegetation and Hazard assessments*

*Bushfire Risk Assessments under **PPF 13.02***

*Experts' reports for VCAT, the Building Appeals Board and Panel Hearings*

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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Planning and Property Information

### PROPERTY DETAILS

Address: **7 SEBASTOPOL ROAD MARYBOROUGH 3465**  
 Lot and Plan Number: **This property has 4 parcels. See table below**  
 Standard Parcel Identifier (SPI): **See table below**  
 Local Government Area (Council): **CENTRAL GOLDFIELDS** [www.centralgoldfields.vic.gov.au](http://www.centralgoldfields.vic.gov.au)  
 Council Property Number: **55960.007**  
 Directory Reference: **Vicroads 558 C9**

### PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI
A Lot 1 TP171995	1\TP171995
B Lot 2 TP171995	2\TP171995
C Lot 3 TP171995	3\TP171995
PARISH OF MARYBOROUGH	
D Allot. 14 Sec. 12A	14-12A\PP3071

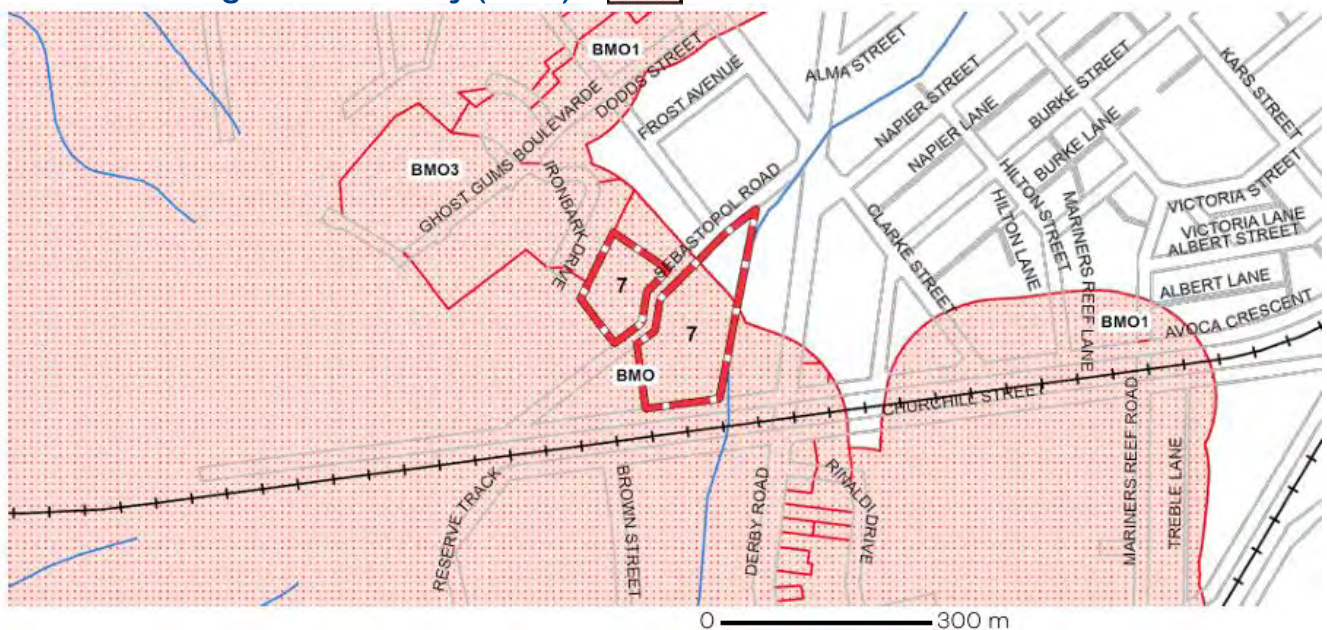
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### ZONES AND OVERLAYS

Zone: **COMMERCIAL 2 ZONE (C2Z)**  
**GENERAL RESIDENTIAL ZONE (GRZ)** ←  
**GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)**

Overlays: **BUSHFIRE MANAGEMENT OVERLAY (BMO)**

### Bushfire Management Overlay (BMO)



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## **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

### **Bushfire Management Statement**

Pursuant to the *Bushfire Management Overlay*; clause 53.02 of the Victorian Planning provisions requires that development is only permitted if the risk to life, property and community infrastructure can be reduced to an acceptable level. Clause 53.02 contains various Objectives, Approved Measure (AM), Alternative Measures (AltM) and Decisions Guidelines.

The following table demonstrates how the requirements have been achieved and complied with:

<b>REQUIREMENTS</b>	<b>COMPLIANCE</b>
<b>53.02-3 Dwellings in Existing Settlements – Bushfire Protection objective</b>	
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.	<i>Not Applicable</i>
<b>Approved Measure 1.1</b>	
A building is sited to ensure the site best achieves the following: <ul style="list-style-type: none"> <li>• The maximum separation distance between the building and the bushfire hazard.</li> <li>• The building is in close proximity to a public road.</li> <li>• Access can be provided to the building for emergency service vehicles.</li> </ul>	<p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p>
<b>Approved Measure 1.2</b>	
<p>A building provides the defendable space in accordance with Columns A, B, C, D or E of Table 1 and Table 6 to Clause <del>52.47-3</del> 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</p> <p>A building is constructed to the bushfire attack level:</p> <ul style="list-style-type: none"> <li>• That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or</li> <li>• The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply: <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ A minimum bushfire attack level of BAL12.5 is provided in all circumstances.</li> </ul> </li> </ul>	<p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p>

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## Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

### Bushfire Management Statement

<p><b>Approved Measure 1.3</b></p> <p>A building is provided with:</p> <ul style="list-style-type: none"> <li>• A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. 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.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> </ul>	<p><i>Not Applicable</i></p> <p><i>Not Applicable</i></p> <div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
<p><b>53.02-4 Bushfire Protection objectives</b></p>	
<p><b>53.02-4.1 Landscape, Siting and Design objectives</b></p>	
<p>Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</p> <p>Development is sited to minimise the risk from bushfire.</p> <p>Development is sited to provide safe access for vehicles, including emergency vehicles. Building design minimises vulnerability to bushfire attack.</p>	<p><i>A Bushfire Hazard Landscape Assessment, in accordance with the <a href="#">DELWP Technical Guide</a> (Planning Permit Applications Bushfire Management Overlay) has been undertaken and enclosed herewith. Using this guide we have rated the site in a Landscape Type 2. If we apply the Approved Measures of the Victorian Planning Provisions clause <a href="#">53.02-4</a> then it should mitigate the risk from the wider landscape to an “<b>acceptable level</b>”.</i></p> <p><i>Compliance with AS3959, as required by PPF 13.02, shows the risk has been reduced to an acceptable level on a local scale.</i></p> <p><i>This application can successfully meet the Approved and/or Alternative Measures of the BMO VPP clause 53.02-4 and therefore we believe the risk is reduced both on a landscape scale and a local scale to an acceptable level.</i></p>
<p><b>Approved Measure 2.1</b></p>	
<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p>	<p><i>It is considered that the fire risk from the wider landscape is no greater than that assumed by AS3959 and therefore adequately dealt with by the VPP defensible space tables and/or Radiant Heat modelling.</i></p>
<p><b>Approved Measure 2.2</b></p>	
<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> <li>• The maximum separation distance between the building and the bushfire hazard.</li> <li>• The building is in close proximity to a public road.</li> <li>• Access can be provided to the building for emergency service vehicles.</li> </ul>	<p><i>The site does meet the Defensible Space setback requirements of the “BMO” when calculated with the relevant VPP Table</i></p> <p><i>Alternative siting of the building works would not improve fire protection.</i></p> <p><i>The buildings will be in close proximity to the common property road which links to the public road where safe egress and access is easily available.</i></p> <p><i>This application will comply with the requirement as contained in Table 5 to Clause 53.02-5.</i></p>

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## Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

### Bushfire Management Statement

<b>Approved Measure 2.3</b>	
A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.	<i>The site is in a lower landscape risk area which has been graded as Landscape Type 2. The houses are all masonry construction with Colorbond roofs. Slab on ground with no subfloor. No external timber has been used. The houses will be highly resistant to embers.</i>
<b>53.02-4.2 Defendable space and construction objectives</b>	
Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings	<i>As demonstrated below by the compliance with all applicable Approved Measures and/or Alternative Measure it has been shown that this development will reduce the Bushfire risk to an acceptable level.</i>
<b>Approved Measure 3.1</b>	
A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with defendable space in accordance with: <ul style="list-style-type: none"> <li>Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or</li> <li>If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.</li> </ul> The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5.	<i>The site does meet the Defendable Space setback requirements of the "BMO" when calculated with the relevant VPP Table  The building works will be constructed to: Houses 1, 7 &amp; 8 at: BAL-29 Balance at: BAL-12.5</i>
<b>Approved Measure 3.2</b>	
A building used for accommodation (other than a dwelling or dependent person's unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is: <ul style="list-style-type: none"> <li>Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.</li> <li>Constructed to a bushfire attack level of BAL12.5.</li> </ul>	<i>Not Applicable  Not Applicable  Not Applicable</i>
<b>Alternative Measure 3.3</b>	
Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.	<i>Not Applicable</i>

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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Bushfire Management Statement

<b>Alternative Measure 3.4</b>	
Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009* Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority. *{superseded by 2018 edition}	<i>Not Applicable</i>
<b>Alternative Measure 3.5</b>	
<p>A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:</p> <ul style="list-style-type: none"><li>• The lot has access to urban, township or other areas where:<ul style="list-style-type: none"><li>▪ Protection can be provided from the impact of extreme bushfire behaviour.</li><li>▪ Fuel is managed in a minimum fuel condition.</li><li>▪ There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.</li></ul></li><li>• Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</li><li>• The dwelling is constructed to a bushfire attack level of BAL FZ.</li></ul> <p>This alternative measure only applies where the requirements of AM 3.1 cannot be met.</p>	<i>Not Applicable</i>

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**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Bushfire Management Statement**

<b>Alternative Measure 3.6</b>	
<p>A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:</p> <ul style="list-style-type: none"><li>• An integrated approach to risk management has been adopted that considers:<ul style="list-style-type: none"><li>▪ The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.</li><li>▪ The intended frequency and nature of occupation.</li><li>▪ The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.</li></ul></li><li>• Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</li></ul>	<p><i>Not Applicable</i></p> <div data-bbox="794 539 1342 880" style="border: 2px solid red; padding: 10px; text-align: center;"><p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p></div>
<b>Other unspecified Alternative Measures</b>	
	<p><i>Not Applicable</i></p>

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## Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

### Bushfire Management Statement

<p><b>53.02-4.3 Water supply and access objectives</b></p>	
<p>A static water supply is provided to assist in protecting property.</p> <p>Vehicle access is designed and constructed to enhance safety in the event of a bushfire.</p>	<p><i>As demonstrated below by the compliance with all applicable Approved Measures and/or Alternative Measure it has been shown that this development will reduce the Bushfire risk to an acceptable level.</i></p>
<p><b>Approved Measure 4.1</b></p>	
<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person's unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> <li>• A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> </ul> <p>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.</p>	<p><i>Refer to Other unspecified Alternative Measures Each house site can easily accommodate a 2,500L (minimum) water tank for fire fighting purposes.</i></p> <p><i>CFA vehicle access to the property will not be required as the CFA can work from the road and vehicle access is not required to the water tank.</i></p>
<p><b>Approved Measure 4.2</b></p>	
<p>A building used for accommodation (other than a dwelling or dependent person's unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with:</p> <ul style="list-style-type: none"> <li>• A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.</li> <li>• Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</li> <li>• An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.</li> </ul> <p>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.</p>	<p><i>Not Applicable</i></p> <div style="border: 2px solid red; padding: 10px; text-align: center;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div> <p style="text-align: center; font-size: 24px; font-weight: bold; color: red;">ADVERTISED PLAN</p>
<p><b>Other unspecified Alternative Measures</b></p>	
	<p><i>While this is not a subdivision, we believe that the subdivision specification for water tanks best suits this facility. The house blocks are individually fenced and all house block sizes are under 500m<sup>2</sup> which if it were a subdivision would require a 2,500-litre tank. We believe it is unrealistic to require each of the 34 houses on less than 500m<sup>2</sup> blocks to have a 10,000 litre tank. We request the relevant authority to vary this requirement in line with the subdivision protocol.</i></p>

# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Bushfire Management Statement

<p><b>53.02-4.4 Subdivision objectives</b></p>	
<p>To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.</p> <p>To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes</p>	<p><i>Not Applicable</i></p>
<p><b>Approved Measure 5.1</b></p>	
<p>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <ul style="list-style-type: none"> <li>• The defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.</li> <li>• The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.</li> </ul>	<p><i>Not Applicable</i></p>
<p><b>Approved Measure 5.2</b></p>	
<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> <li>• Each Lot satisfies the approved measure in AM 2.1</li> <li>• A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: <ul style="list-style-type: none"> <li>▪ Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or</li> <li>▪ Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.</li> </ul> </li> <li>• The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope</li> <li>• Defensible space wholly contained within the boundaries of the proposed subdivision.</li> </ul> <p>Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space.</p> <ul style="list-style-type: none"> <li>• Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure.</li> <li>• Water supply and vehicle access that complies with AM 4.1.</li> </ul>	<p><i>Not Applicable</i></p> <div data-bbox="794 947 1342 1285" style="border: 2px solid red; padding: 10px; text-align: center; margin: 20px auto; width: fit-content;"> <p><b>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</b></p> </div> <div data-bbox="879 1361 1246 1473" style="text-align: center; margin: 20px auto;"> <p><b>ADVERTISED PLAN</b></p> </div>

## **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

### **Bushfire Management Statement**

<b>Approved Measure 5.3</b>	
An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.	<i>Not Applicable</i>
<b>Approved Measure 5.4</b>	
A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.	<i>Not Applicable</i>
<b>Alternative Measure 5.5</b>	
A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defensible space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that: <ul style="list-style-type: none"><li>• All other requirements of AM 5.2 have been met.</li><li>• Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.</li></ul>	<i>Not Applicable</i>
<b>Other unspecified Alternative Measures</b>	
	<i>Not Applicable</i>

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**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Site Photographs**

≈ Site of proposed works



≈ North of proposed works



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**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Site Photographs**

≈ North of proposed works



≈ East of proposed works



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**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Site Photographs**

≈ South-East of proposed works



≈ South-West of proposed works



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**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Site Photographs**

≈ South-West of proposed works



≈ North-West of proposed works



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## Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

### Site Photographs

24 Sebastopol Rd backyard



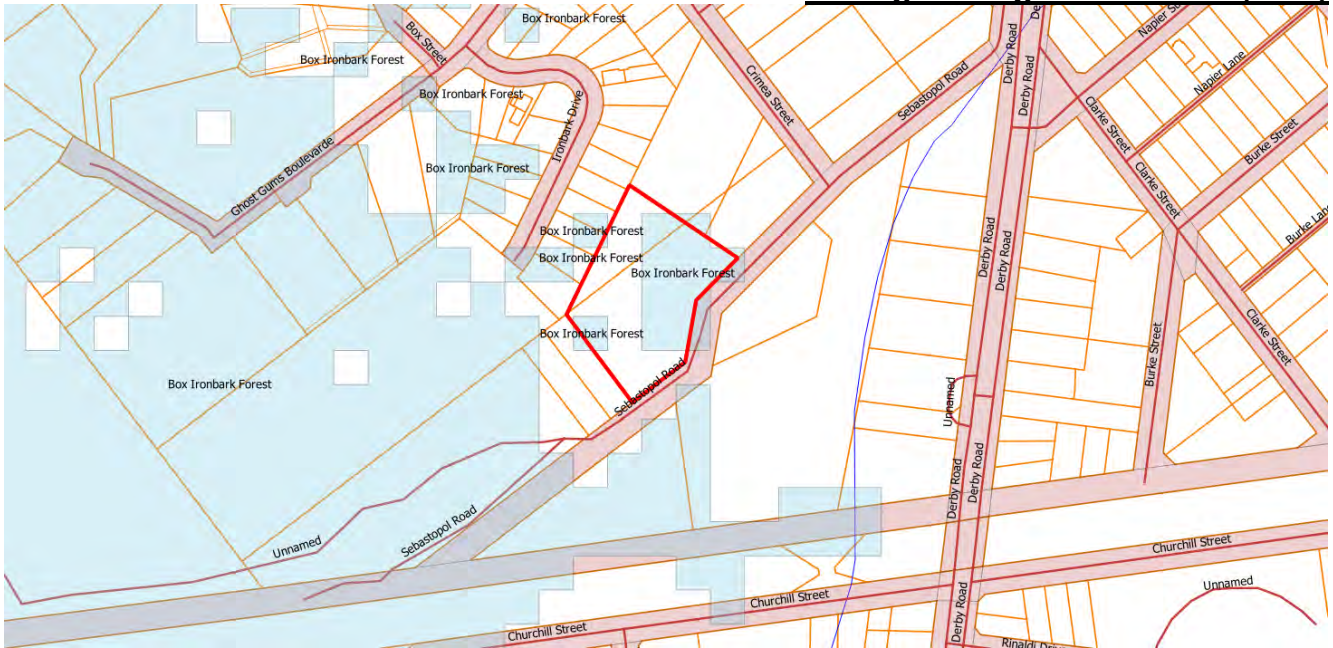
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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Site Maps

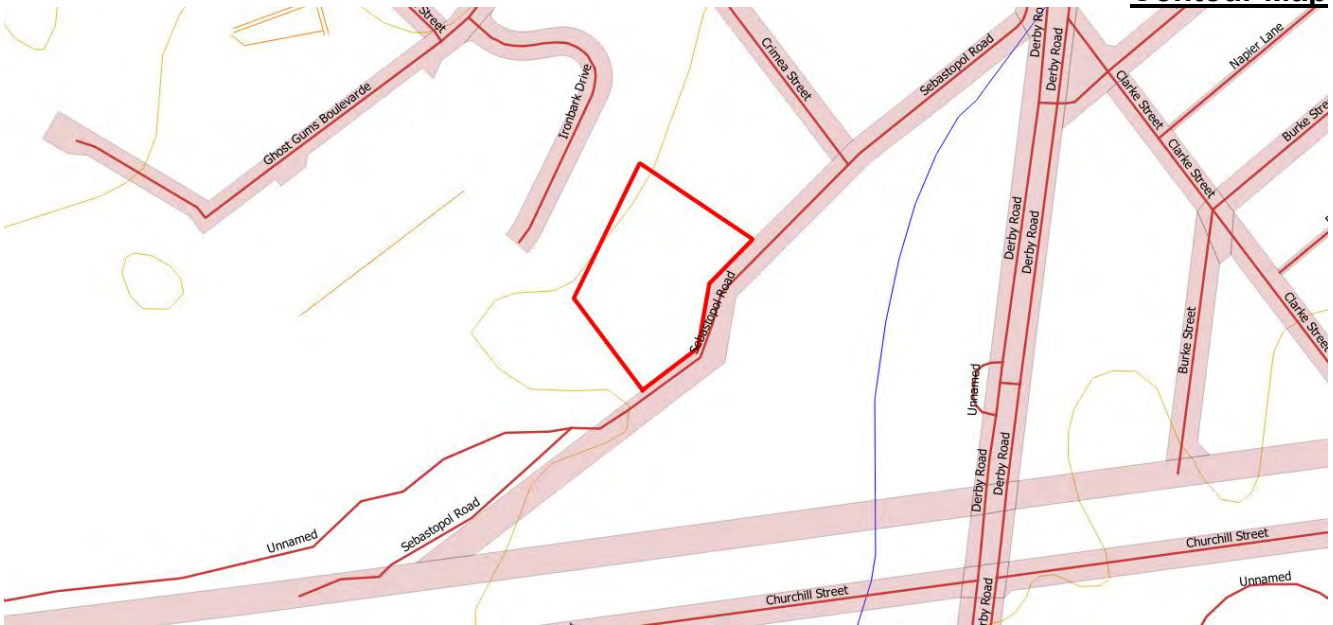
### Ecological Vegetation Class (EVC)



BIF = EVC 61, Box Ironbark Forest (EVC Benchmarks: Trees to 20m ht, 30% canopy cover)

*Note: Box Ironbark Forest is classified as Woodland*

### Contour Map



**ADVERTISED  
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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Site Layout



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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Building Designs

**ADVERTISED PLAN**

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**ADVERTISED PLAN**

**Building ELEVATIONS**

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
3000  
1075

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
3000  
1075

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
3000  
1075

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
3000  
1075

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W: www.tonyjames.com.au

**CLIENT:**

**PROJECT: PROPOSED NEW RESIDENCE**  
**TYPE A - 3 BEDROOM - SINGLE**  
**SEBASTOPOL ROAD**

**DRAWING TITLE:**  
**BUILDING ELEVATIONS**

**FLOOR AREAS:**

NO.	DETAILS:	DATE:
1	PRI. PRIMARY ISSUE	18/12/2024
2	PRI. PRIMARY ISSUE	18/12/2024
3	PRI. PRIMARY ISSUE	18/12/2024

DATE: 18/12/24

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**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

**Building ELEVATIONS**

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
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1075

CEILING LEVEL  
GROUND FLOOR  
PAD LEVEL

2100  
2440  
3000  
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CEILING LEVEL  
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**CLIENT:**

**PROJECT: PROPOSED NEW RESIDENCE**  
**TYPE A - 3 BEDROOM - DUAL**  
**SEBASTOPOL ROAD**

**DRAWING TITLE:**  
**BUILDING ELEVATIONS**

**FLOOR AREAS:**

NO.	DETAILS:	DATE:
1	PRI. PRIMARY ISSUE	18/12/2024
2	PRI. PRIMARY ISSUE	18/12/2024
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DATE: 18/12/24

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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Building Designs

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

**ADVERTISED PLAN**

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**PROJECT: PROPOSED NEW RESIDENCE**  
TYPE A1 - 3 BEDROOM - DUAL  
SEBASTOPOL ROAD

**DRAWING TITLE:** BUILDING ELEVATIONS

**FLOOR AREAS:**

REV	DETAILS	DATE
1	PRELIMINARY ISSUE	08/05/2020

DATE: 10/03/20

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BUILDER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

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**CLIENT:**

**PROJECT: PROPOSED NEW RESIDENCE**  
TYPE B1 - 3 BEDROOM - SINGLE  
SEBASTOPOL ROAD

**DRAWING TITLE:** BUILDING ELEVATIONS

**FLOOR AREAS:**

REV	DETAILS	DATE
1	PRELIMINARY ISSUE	08/05/2020

DATE: 10/03/20

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BUILDER SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Building Designs

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

**ADVERTISED PLAN**

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CLIENT: **PROPOSED NEW RESIDENCE**  
**TYPE C - 2 BEDROOM - DUAL**  
**SEBASTOPOL ROAD**

DRAWING TITLE: **BUILDING ELEVATIONS**

PAGES: SHEET SIZE: **A3**  
JOB NO:  
DRAWN: TJ  
DATE: 19/03/24

FLOOR AREAS:

REV	DETAILS	DATE
1	PRELIMINARY ISSUE	10/12/2024
2	PRELIMINARY ISSUE	18/03/2024
3	PRELIMINARY ISSUE	08/05/2024

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**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

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CLIENT: **PROPOSED NEW RESIDENCE**  
**TYPE D1 - 2 BEDROOM - SINGLE**  
**SEBASTOPOL ROAD**

DRAWING TITLE: **BUILDING ELEVATIONS**

PAGES: SHEET SIZE: **A3**  
JOB NO:  
DRAWN: TJ  
DATE: 19/03/24

FLOOR AREAS:

REV	DETAILS	DATE
1	PRELIMINARY ISSUE	08/05/2024

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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Building Designs

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
1:100

**ADVERTISED PLAN**

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**CLIENT:** TONY JAMES DESIGN PTY LTD

**PROJECT:** PROPOSED NEW RESIDENCE  
TYPE D - 2 BEDROOM - SINGLE SEBASTOPOL ROAD

**DRAWING TITLE:** BUILDING ELEVATIONS

**PAGES:** SHEET SIZE: A3

**FLOOR AREAS:**

REV.	DETAILS	DATE
1	PRELIMINARY ISSUE	15/03/2024
2	PRELIMINARY ISSUE	08/05/2024
3	PRELIMINARY ISSUE	08/05/2024

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**PROJECT:** PROPOSED NEW RESIDENCE  
TYPE D - 2 BEDROOM - SINGLE SEBASTOPOL ROAD

**DRAWING TITLE:** BUILDING ELEVATIONS

**PAGES:** SHEET SIZE: A3

**FLOOR AREAS:**

REV.	DETAILS	DATE
1	PRELIMINARY ISSUE	16/02/2024
2	PRELIMINARY ISSUE	16/05/2024
3	PRELIMINARY ISSUE	08/05/2024

# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Building Designs

**FRONT ELEVATION**  
1:100

**LHS ELEVATION**  
1:100

**RHS ELEVATION**  
1:100

**REAR ELEVATION**  
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**PROJECT:** PROPOSED NEW RESIDENCE  
**TYPE F - 2 BEDROOM - DUAL GARAGE**  
**SEBASTOPOL ROAD**

**DRAWING TITLE:** BUILDING ELEVATIONS

**PAGES:** SHEET SIZE: A3  
**JOB NO.:**  
**DRAWN:** TJ  
**DATE:** 15/03/20

**FLOOR AREAS:**

REV.	DETAILS	DATE
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**PROJECT:** PROPOSED NEW RESIDENCE  
**TYPE G - 2 BEDROOM**  
**SEBASTOPOL ROAD**

**DRAWING TITLE:** BUILDING ELEVATIONS

**PAGES:** SHEET SIZE: A3  
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**DRAWN:** TJ  
**DATE:** 15/03/20

**FLOOR AREAS:**

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**PROJECT:** PROPOSED NEW RESIDENCE  
**TYPE G - 2 BEDROOM**  
**SEBASTOPOL ROAD**

**DRAWING TITLE:** BUILDING ELEVATIONS

**PAGES:** SHEET SIZE: A3  
**JOB NO.:**  
**DRAWN:** TJ  
**DATE:** 15/03/20

**FLOOR AREAS:**

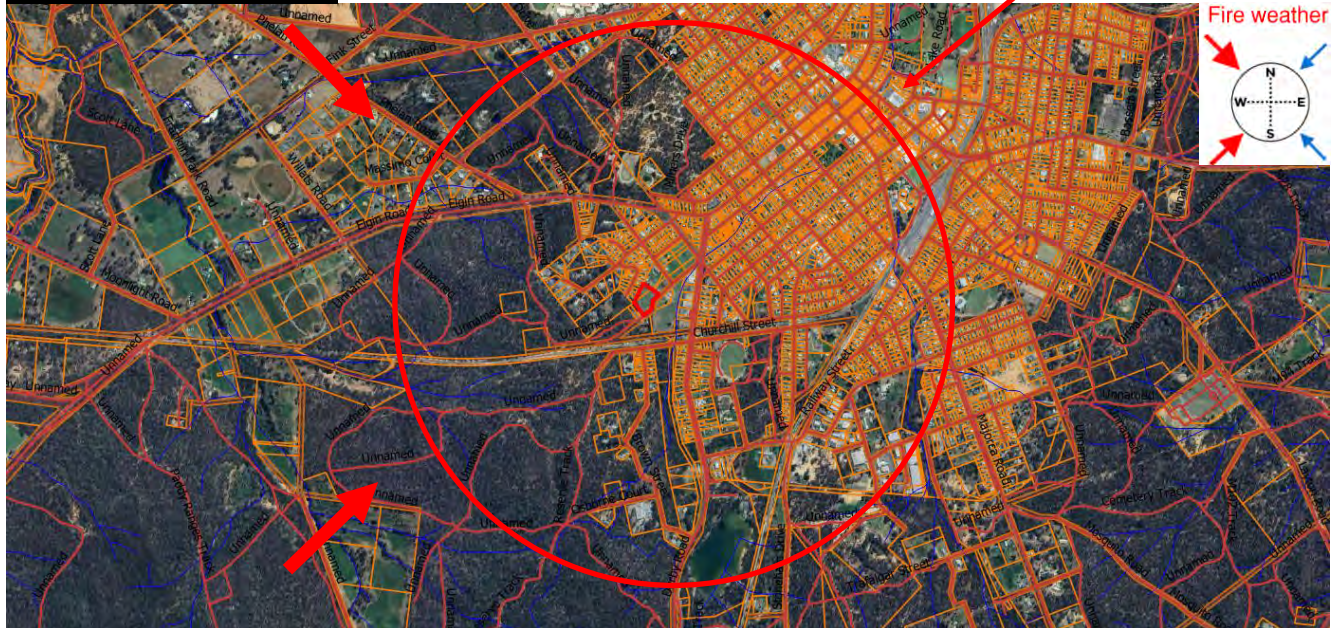
REV.	DETAILS	DATE
1	PRELIMINARY ISSUE	15/03/20
2	PRELIMINARY ISSUE	09/03/20

# ADVERTISED PLAN

## Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

### Bushfire Hazard Landscape Assessment

#### Neighbourhood Scale



#### Landscape Scale



It is considered that the fire risk from the wider landscape is no greater than that assumed by AS3959 and therefore adequately dealt with by the AS3959/VPP defendable space tables and building construction controls.

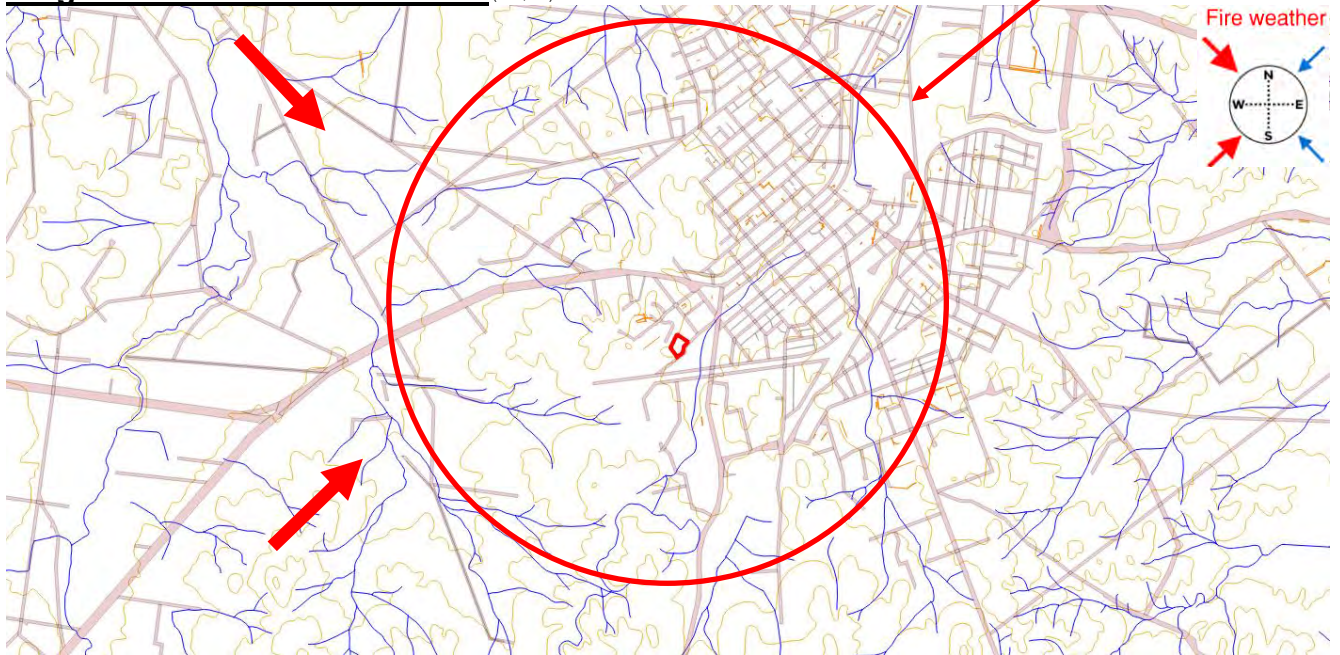
The main fire weather comes from the North-West followed by the South-West (*Long, M (2006) A climatology of extreme fire weather days in Victoria*). The small patch size and fragmented nature of the Box Ironbark Forest and the existing settlements in these directions provide significant shielding enough to ameliorate any landscape fire and any risk can be credibly dealt with by the AS3959/VPP defendable space and building construction controls.

In accordance with the DELWP Technical Guide ([Planning Permit Applications Bushfire Management Overlay, September 2017](#)) we believe this site is situated in a Broader Landscape Type 2" area. The landscape risk to this site is not extreme and is less than large parts of Victoria. With the required measures in place development is appropriate.

**Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

**Bushfire Hazard Landscape Assessment**

**Neighbourhood Scale Contours** (1:25,000)



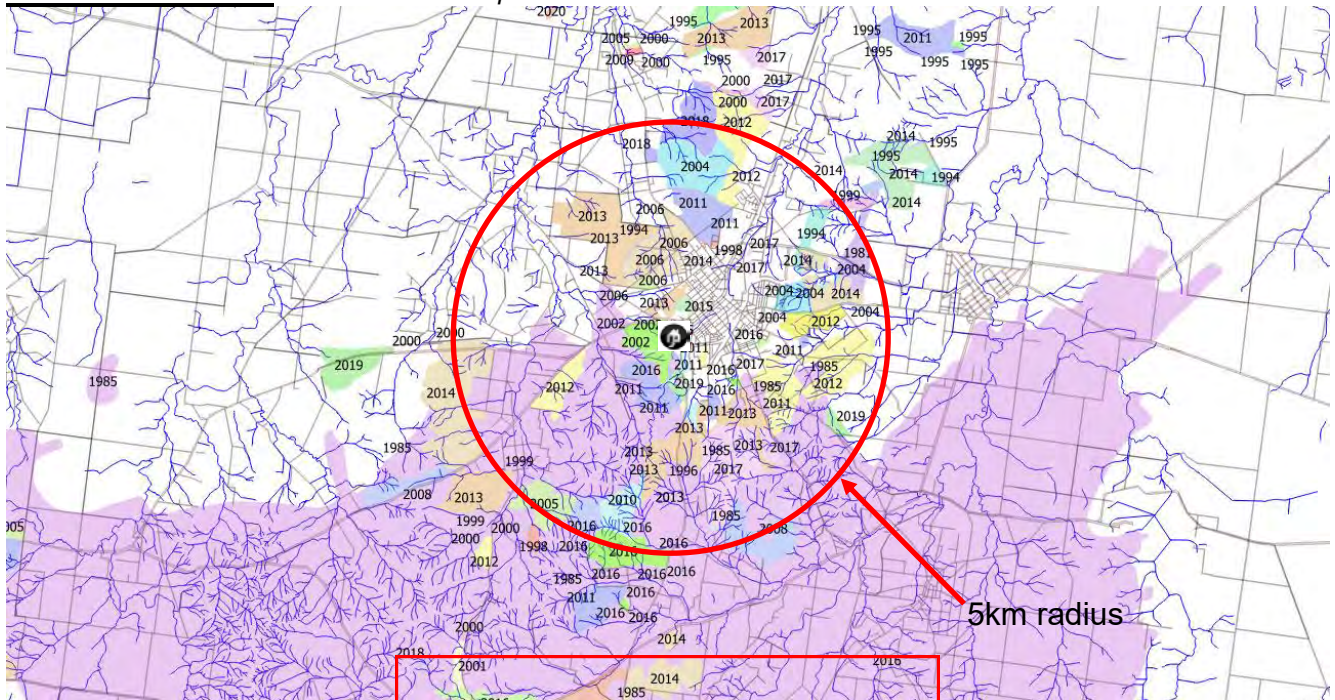
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PLAN**

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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Bushfire Hazard Landscape Assessment

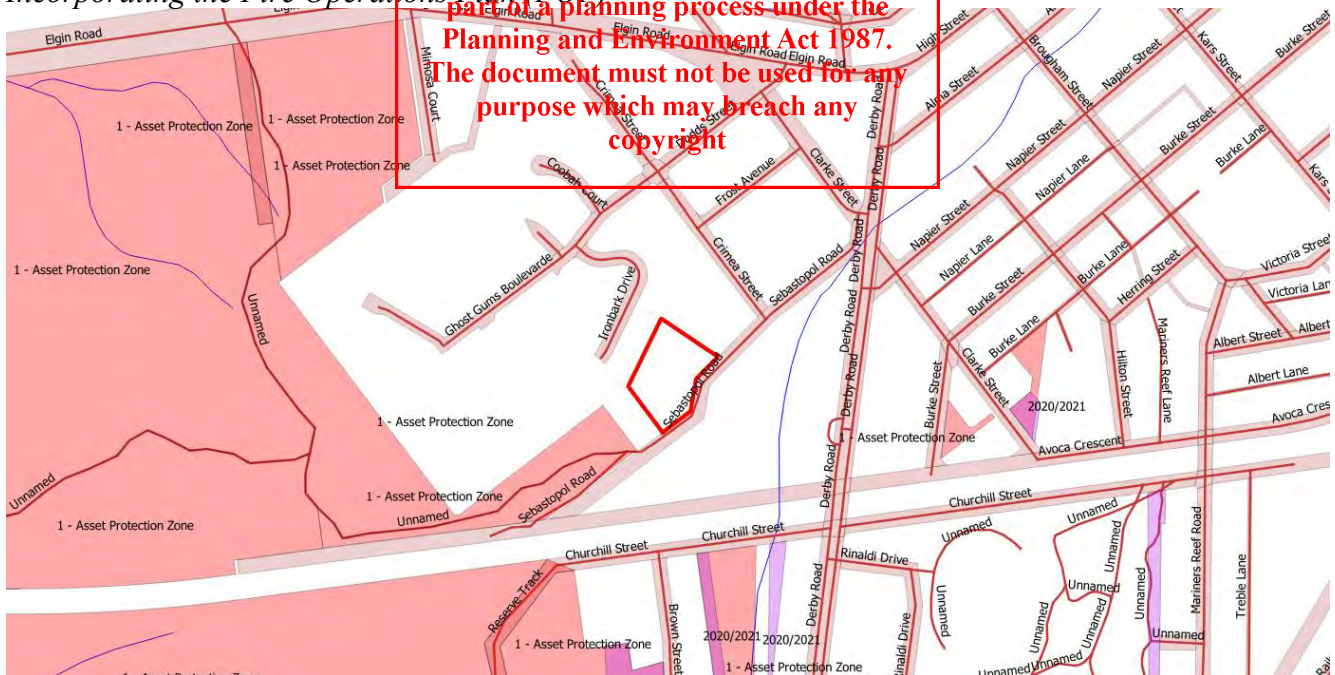
**Fire disturbances** = Bushfire 1970-present



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### DELWP Joint Fuel Management Program (JFMP)

*Incorporating the Fire Operations Plan (FOP)*



#### Fire Management Zones

- 0 - Not Zoned
- 1 - Asset Protection Zone
- 2 - Bushfire Moderation Zone
- 3 - Landscape Management Zone
- 4 - Planned Burn Exclusion Zone

#### burnplan21

- 2020/2021
- 2021/2022
- 2022/2023

ADVERTISED  
PLAN

# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Bushfire Hazard Landscape Assessment

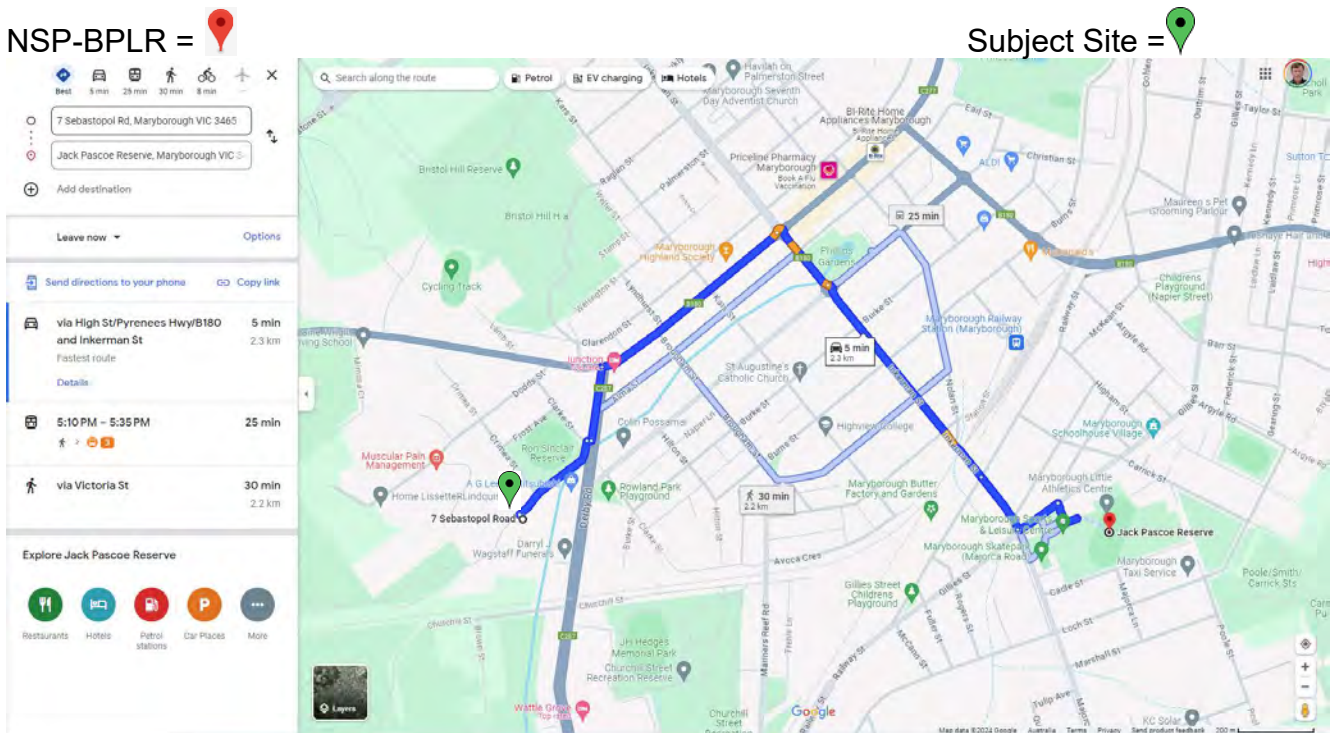
### Bushfire Place of Last Resort

A 'Neighbourhood Safer Place' also known as a 'Bushfire Place of Last Resort' (NSP-BPLR) is a place of last resort when all other bushfire plans have failed. People need to make their own investigations into the most appropriate Neighbourhood Safer Place and route for their particular circumstance at the time.

<https://www.cfa.vic.gov.au/plan-prepare/neighbourhood-safer-places>

- Jack Pascoe Reserve Oval**  
Bounded by Gillies Street, Majorca Road and Cadle Street, Maryborough 3465  
Entry off Gillies Street or Cadle Street [Get directions](#)
- Princes Park Oval**  
40 Park Road (between Nightingale Street and Wills Street), Maryborough 3465 [Get directions](#)
- Market Reserve**  
Bounded by Green Street, Urquhart Street, Powlett Street and Birch Street, Carisbrook 3464 [Get directions](#)
- Pioneer Reserve**  
Cnr Fyfe Street and Scandinavian Crescent, Talbot 3371 [Get directions](#)

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**ADVERTISED PLAN**



# BAL Assessments

[www.BAL.net.au](http://www.BAL.net.au)

John Burke

0417 885 747 [John@BAL.net.au](mailto:John@BAL.net.au)



In accordance with Australian Standard AS3959

Site Address:	Sebastopol Rd 7, Maryborough	Lat. South:	-37.055320,
		Long. East:	143.726630
Name:	Justin Crameri - JCP Property Pty Ltd	email:	<a href="mailto:justinmarkcrameri@gmail.com">justinmarkcrameri@gmail.com</a>
		Phone:	0409 797 567



## Bushfire Hazard

Site Assessment: (B2) FDI: 100 **WV** Location of proposed works

(B3) Vegetation Class (01 to 28 Fig. 2.3)	(B5) Slope (θ) to Veg. (+/-)	(B6) Distance to Veg.	(B4) Slope (θ) to Veg. (+/-)	(B8) Veg. Width (W <sub>f</sub> )	(TB2) Veg. Ht (Class 10 to 15)	(FB1) Ht (h) of Receiver	BAL
≈N *1 Managed Low-Threat	Upslope	>150m	n/a	n/a	n/a	≈3m	12.5
≈E Grassland	Flat	20m	Flat	100m	n/a	≈3m	12.5
≈SE *3 Modified Vegetation	Flat	12m	Flat	100m	n/a	≈3m	29
≈SW *1 Managed Low-Threat	Flat	To 41m	n/a	n/a	n/a	≈3m	12.5
≈SW Woodland	Upslope	From 41m	Upslope	100m	n/a	≈3m	12.5
≈W Woodland	Upslope	16m	Upslope	100m	n/a	≈3m	29
≈NW *1 Managed Low-Threat	Upslope	>150m	n/a	n/a	n/a	≈3m	12.5

\*1 Vegetation within 150m excluded under AS3959 Clause 2.2.3.2.f

\*2 Grassland greater than 50m excluded under AS3959 Table 2.4

\*3 Modified vegetation is where it does not fit into the classifications in AS3959 because it has been modified/alterd or has different fuel loads from AS3959 or limited understory or is not Low-Threat vegetation

\*4 Windbreaks are excluded under AS3959 Clause 2.2.3.2.f. Generally considered to be a single row of trees used as a screen.

Site BAL: Houses 1, 7 & 8 = BAL-29 – Balance BAL-12.5

Assessor(s): John Burke Signed: John Burke Date: 8 / 06 / 2024





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## BAL-12.5

(a basic summary extracted from AS 3959-2018)

There is a risk of Ember Attack.

The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m<sup>2</sup>

### Appropriate Construction Requirements for BAL 12.5

#### Subfloor Supports

Enclosure by non-combustible or naturally bushfire-resisting timber wall external wall or by steel, bronze or aluminium mesh or a combination. Where the subfloor is unenclosed there shall be non-combustible supports or naturally bushfire-resisting timber.

#### Floors

Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally bushfire-resisting timber or protected on the underside with sarking or mineral wool insulation. No construction requirements if the underside of the element is 400mm or more above finished ground level.

#### External Walls

Parts less than 400mm above ground or decks to be of non-combustible material, 6mm fibre cement clad or bushfire-resisting / naturally bushfire-resisting timber.

#### External Windows

4mm Grade A safety glass or glass blocks within 400mm of ground, deck, etc.

Openable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire-resisting timber.

#### External Doors

Protected by bushfire shutter or screened with steel, bronze or aluminium mesh or glazed with 4mm Grade A safety glass, non-combustible or 35mm solid timber or 400mm above threshold, metal or natural bushfire-resisting (high density) timber framed decking, etc, tight fitting with weather strips at base.

#### Roofs

Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. **Roof to be fully sarked**, on a sheet roof a foil-backed insulation blanket may be installed over the roof battens. A veranda, carport or awning roof may have translucent/transparent material where that roof is separated from the main roof space by an *External Wall* that conforms to AS3959 Appx D Fig. D1(b) or (c).

#### Verandas Decks etc

Enclosed sub-floor space – no special requirement for materials except within 400mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bush-bushfire-resisting timber within 300mm horizontally or 400mm vertically from a glazed element.

#### Bushfire-resisting Timber – Tested Species:

Standard Trade Name	Botanical Name
Ash, Silvertop	Eucalyptus sieberi
Blackbutt	Eucalyptus pilularis
Gum, Red, River	Eucalyptus camaldulensis
Gum, Spotted	Corymbia maculata
	Corymbia henryi
	Corymbia citriodora
Ironbark, Red	Eucalyptus sideroxylon
Kwila (Merbau)	Intsia bijuga
Turpentine	Syncarpia glomulifera

Refer also to AS3959 Appendix E for uses of timber species with densities of  $\geq 750$  kg/m<sup>3</sup> and  $\geq 650$  kg/m<sup>3</sup>.

#### Foreword from AS 3959-2018

"It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions."

Specialist advice should be obtained regarding complying with all BAL levels and the requirements of the construction elements.

The above is for general information only and should not be used for design or construction. Please refer to AS3959-2018 for full details.

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## BAL-29

*(a basic summary extracted from AS 3959-2018)*

There is an increased risk of Ember Attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.

The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m<sup>2</sup>

### Appropriate Construction Requirements for BAL 29

#### Subfloor Supports

Enclosure by non-combustible or naturally bushfire-resisting timber wall external wall or by steel, bronze or aluminium mesh or a combination. Where the subfloor is unenclosed there shall be non-combustible supports or naturally bushfire-resisting timber.

#### Floors

Concrete slab on ground or enclosure by external wall, metal mesh as above or flooring less than 400 mm above ground level to be non-combustible, naturally bushfire-resisting timber or protected on the underside with sarking or mineral wool insulation.

#### External Walls

Non-combustible material (masonry, brick veneer, mud brick, aerated concrete, concrete), timber framed, steel framed walls sarked on the outside and clad with 6 mm fibre cement sheeting or steel sheeting or bushfire-resisting timber.

#### External Windows

5 mm toughened glass with openable portion screened and frame of metal or metal reinforced PVC-U, or bushfire-resisting timber and portion within 400 mm of ground, deck etc screened.

#### External Doors

Protected by bushfire shutter, or screened with steel, bronze or aluminium mesh or non-combustible, or 35 mm solid timber for 400 mm above threshold or 6 mm toughened glass. Metal or bushfire-resisting timber framed tight-fitting with weather strips at base.

#### Roofs

Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. **Roof to be fully sarked**, on a sheet roof a foil-backed insulation blanket may be installed over the roof battens.

#### Verandas Decks etc

Enclosed sub-floor space or non-combustible or bushfire-resisting timber supports. Decking to be non-combustible or bush-bushfire-resisting timber.

#### Bushfire-resisting Timber – Tested Species:

Standard Trade Name	Botanical Name
Ash, Silvertop	Eucalyptus sieberi
Blackbutt	Eucalyptus pilularis
Gum, Red, River	Eucalyptus camaldulensis
Gum, Spotted	Corymbia maculata
	Corymbia henryi
	Corymbia citriodora
Ironbark, Red	Eucalyptus sideroxylon
Kwila (Merbau)	Intsia bijuga
Turpentine	Syncarpia glomulifera

Refer also to AS3959 Appendix E for uses of timber species with densities of  $\geq 750$  kg/m<sup>3</sup>.

#### Foreword from AS 3959-2018

“It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.”

Specialist advice should be obtained regarding complying with all BAL levels and the requirements of the construction elements.

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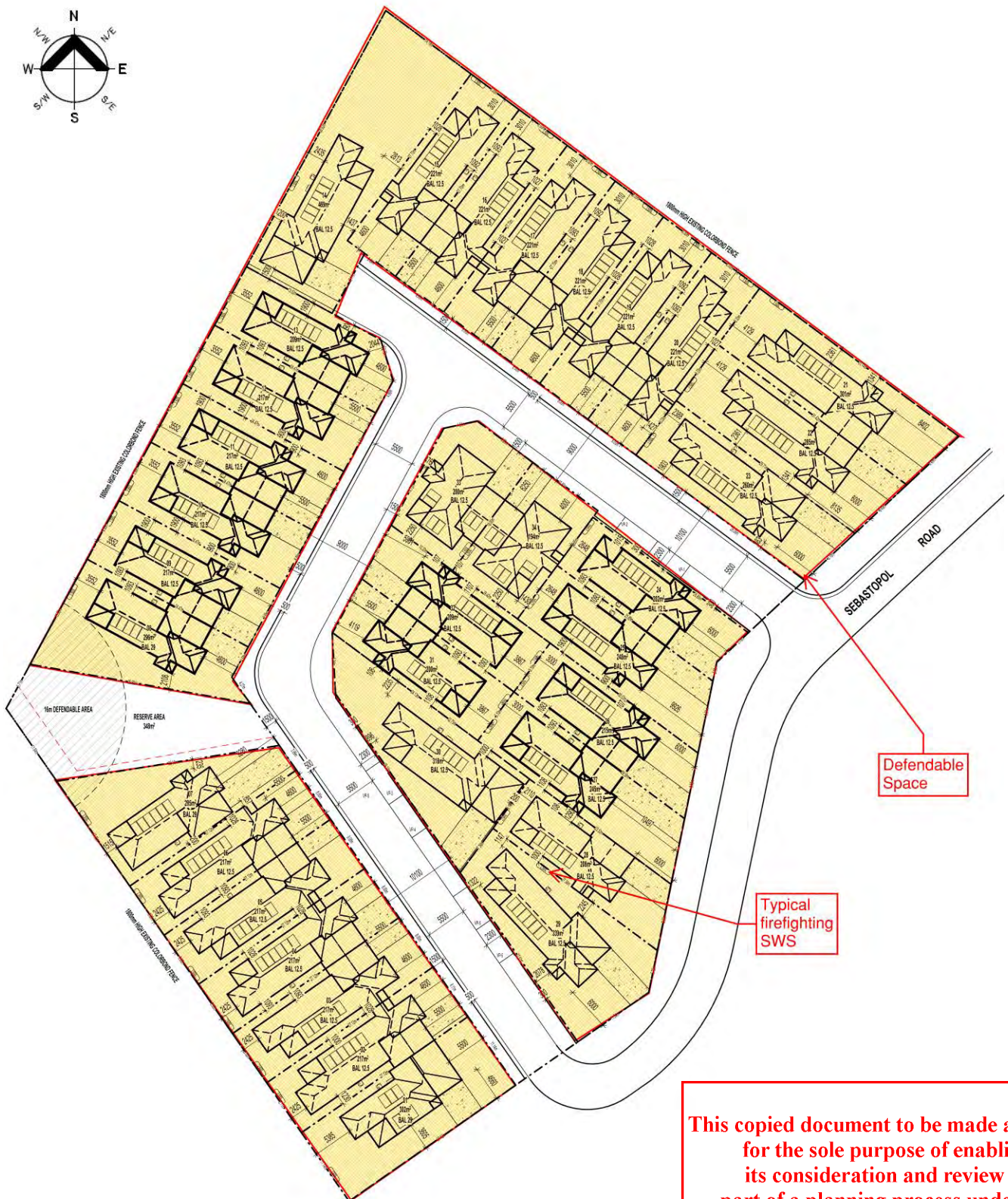
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# Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough

## Bushfire Management Plan

The dwellings shall be designed and constructed to Houses 1, 7 & 8 = BAL-29 – Balance = BAL-12.5.



Defendable Space

Typical firefighting SWS

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# **Bushfire Management Overlay Assessment: Sebastopol Rd 7, Maryborough**

## **Bushfire Management Plan**

The bushfire protection measures forming part of the permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorized by the permit has been completed.

### **1. Defendable Space**

Defendable space *to a distance of the property boundary around the proposed buildings* is provided and is 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 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.

### **2. Construction standards**

The dwellings shall be designed and constructed to **Houses 1, 7 & 8 = BAL-29 – Balance = BAL-12.5.**

### **3. Water Supply**

**2,500 litres** of effective water supply **on each of the house blocks** for firefighting 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 be made of corrosive resistant metal.

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