

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 11411 FOLIO 184

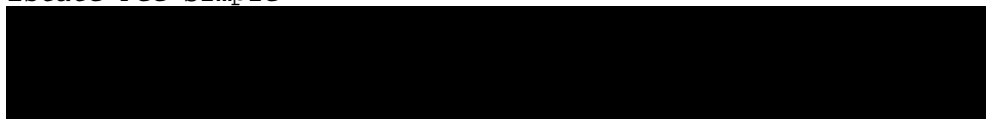
Security no : 124111166694Q  
Produced 11/12/2023 09:20 AM

**LAND DESCRIPTION**

Lot S2 on Plan of Subdivision 701982Y.  
PARENT TITLE Volume 05673 Folio 499  
Created by instrument PS701982Y 20/03/2013

**REGISTERED PROPRIETOR**

Estate Fee Simple



**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS701982Y FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 34 BOYCE STREET AVOCA VIC 3467

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 17084U BJT LEGAL  
Effective from 26/04/2019

DOCUMENT END

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# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS701982Y</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>11/12/2023 09:20</b>

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<b>PLAN OF SUBDIVISION</b>			STAGE NO <b>1</b>	LR use only <b>EDITION 1</b>	Plan Number <b>PS 701982Y</b>	
<b>Location of Land</b> Parish: <b>AVOCA</b> Township: <b>AVOCA</b> Section: <b>25<sup>B</sup></b>  Crown Allotment: <b>4</b>  Title Reference: <b>Vol 5673 Fol 499</b>  Last Plan Ref: <b>TP 279388X</b>  Postal Address: <b>30 BOYCE ST</b> (at time of subdivision) <b>AVOCA 3467</b>  MGA Co-ordinates E <b>720240</b> (of approx centre of N <b>5892570</b> land in plan) <b>ZONE:54</b>		<b>Council Certification and Endorsement</b> Council Name: <b>PYRENEES SHIRE COUNCIL</b> Ref: 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6 / / 3. This is a statement of compliance under Section 21 of the Subdivision Act 1988 <b>Open Space</b> (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage ..... Council Delegate Council Seal Date / /  Re-certified under section 11(7) of the Subdivision Act 1998 Council Delegate Council Seal Date / /			LR use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date <b>14/3/2013</b>  LR use only PLAN REGISTERED Time <b>5.38pm</b> Date <b>20/3/2013</b>  <b>A.R.T.</b> Assistant Registrar of Titles	
<b>Vesting of Roads and or Reserves</b>						
Identifier		Council/Body/Person				
—		—				
<b>Easement Information</b>						
<b>Legend:</b> E – Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A – Appurtenant Easement R – Encumbering Easement (Road)						
<b>Survey</b>						
Subject Land		Purpose		Width (Metres)		
E-1		PIPELINES OR ANCILLARY PURPOSES		3		
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ORIGINAL SCALE 1:1000		SCALE  LENGTHS ARE IN METRES				
<b>NORTH CENTRAL LAND SURVEYING</b> Ph: <b>5461 5233</b> Mob: <b>0448 884 042</b> P.O. Box 172 <b>Maryborough 3465</b>		LICENSED SURVEYOR <b>MICHAEL CRAIG WILSON</b>  SIGNATURE <b>DIGITALLY SIGNED</b> DATE  REF <b>1608</b> VERSION <b>02</b>		Sheet 1 of 1 Sheets  DATE / /  COUNCIL DELEGATE SIGNATURE Original sheet size A3		



**Plan of Subdivision PS701982Y/S1  
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S022333M  
Plan Number: PS701982Y/S1  
Responsible Authority Name: Pyrenees Shire Council  
Responsible Authority Reference Number 1: PS701982Y  
Responsible Authority Reference Number 2: PA1842/11  
Surveyor's Plan Version: 02

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Chris Hall  
Organisation: Pyrenees Shire Council  
Date: 12/11/2012

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# PROPOSED DWELLING

34 Boyce St.

AVOCA

## TOWN PLANNING

### OASIS

#### DRAWING USE

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF THE BUILDER " OASIS " FOR THE PURPOSE NOTED BY THE DESIGNER ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNERS WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE.

THE CLIENT OR SUBCONTRACTORS SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE WRITTEN CONSENT OF OASIS BUILDING GROUP PTY LTD EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO OASIS BUILDING GROUP PTY LTD.

### GENERAL NOTES

NCC 2022 VOLUME TWO REFER TO BUILDING SPECIFICATIONS FOR FURTHER DETAILS.

BUILDER AND SUBCONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS, SETBACKS LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO COMMENCING ANY WORK. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS AND DETAILS WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2022, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME TWO AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022, (NCC) BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA, WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION VOLUME INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO THE MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

STORMWATER 100MM DIA. CLASS 6 UPVC SEALED / CHARGED STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO NOMINATED RAINWATER TANKS WITH THE OVERFLOW DIRECTED TO LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER REINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

ALL STORMWAER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTINGS AND / OR SLAB UNDERMINING OF ANY BUILDING AND IT'S FOOTING SYSTEM

### BUILDING NOTES

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GROUND FLOOR ONLY - STUD WALLS SHALL BE MGP PINE OR SIMILAR APPROVED. 90 x 35 MGP10 PINE BOTTOM PLATES THROUGHOUT, 2 / 90 x 35 MGP12 PINE TOP PLATES TO LOAD BEARING WALLS.

90 x 35 MGP10 PINE STUDS AT 600mm CENTRES FOR SINGLE STOREY AND FIRST FLOOR FRAME  
90 x 35 MGP10 PINE STUDS AT 450mm FOR LOWER STOREY OF TWO STOREY FRAME  
90 x 35 MGP10 PINE NOGGINS AT MAXIMUM 1350mm CENTRES.  
FRAME AND BRACE IN ACCORDANCE WITH AS.1684

SUPPLY AND INSTALLATION OF ALL LIGHTWEIGHT MATERIALS - WALL CLADDING AND SELECTED F.C. WEATHERBOARD - TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS AS TO COMPLY WITH - BCA / NCC PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED NOT MORE THAN N3; AND NCC 2010 VOL.1 PARTY B1.4 FOR CLASS 2 AND 9 BUILDINGS.

FOR INSULATION REQUIREMENTS REFER TO THERMAL PERFORMANCE ASSESSMENT - ALL NOMINATED MATERIALS / PRODUCTS MUST BE INSTALLED IN STRICT ACCORDANCE WITH FINAL ENDORSED 6 STAR CERTIFICATE.

SEE LINTEL SCHEDULE FOR TIMBER FRAMING MEMBER SIZES FOR FIRST FLOOR ONLY OR SINGLE STOREY ONLY.

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

LINE WALLS WITH 10mm PLASTERBOARD AND PAINT FINISH LINE CEILINGS WITH 10mm STANDARD PLASTERBOARD AND BATTENS, PAINT FINISH 4.5mm CEMENT SHEET LINING TO EAVES, AWNINGS AND PORTICO.

CONCRETE FLOOR CONSTRUCTION TO BE CONCRETE WAFFLE POD TO ENGINEERS DESIGN AND DETAILS SOIL CLASSIFICATION TO BE AS PER ENGINEERS REPORT.

BRICKWORK TO BE AS SHOWN ON ELEVATIONS, 1:1:5 MORTAR WEEPHOLES EVERY 4TH. PERP ON 1ST COURSE CLEAR OF FINISHED GROUND LEVEL AND BRICKWORK TO EXTEND TO AT LEAST FINISHED GROUND LEVEL. METAL WALL TIES TO AS.2699 SPACED AT 460 HORIZONTAL AND 610 VERTICAL. ALL BRICKWORK TO COMPLY WITH A.S. 3700

IF FRAME AND LINTELS ARE TO BE PRE-FABRICATED, WALL MANUFACTURER TO SUPPLY OWNER AND BUILDING SURVEYOR SPECIFICATIONS BRACING TO WALL MANUFACTURERS SPECIFICATIONS. KLIP LOCK ROOF @ 1.0 DEG (WHERE SHOWN), COLORBOND ROOF @22.5 FIXED TO METAL ROOF BATTENS AT A MAXIMUM 900 CENTRES OVER, MGP PINE ROOF TRUSSES AT 900 CENTRES BRACE AND TIE DOWN TO MANUFACTURERS SPECIFICATION. MANUFACTURER TO SUPPLY COMPUTATIONS AND DETAILS TO BUILDING.

SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH AS 3786 AND COMPLY WITH PART 3.7.2 OF AND COMPLY WITH PART 3.7.2 OF THE BCA TO BE INTERCONNECTED

ALL STEPS AS REQUIRED DUE TO SITE CONDITIONS ARE TO BE IN ACCORDANCE WITH THE BCA PART 3.9.1 AND HAVE A MAXIMUM RISER HEIGHT OF 190mm AND A MAXIMUM TREND LENGTH OF 355mm - ALL SUITABLE NON SKID STRIP NEAR EDGE OF NOSING WHERE THE BUILDING - EXCLUDES A DETACHED CLASS 10 - IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK.




ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL

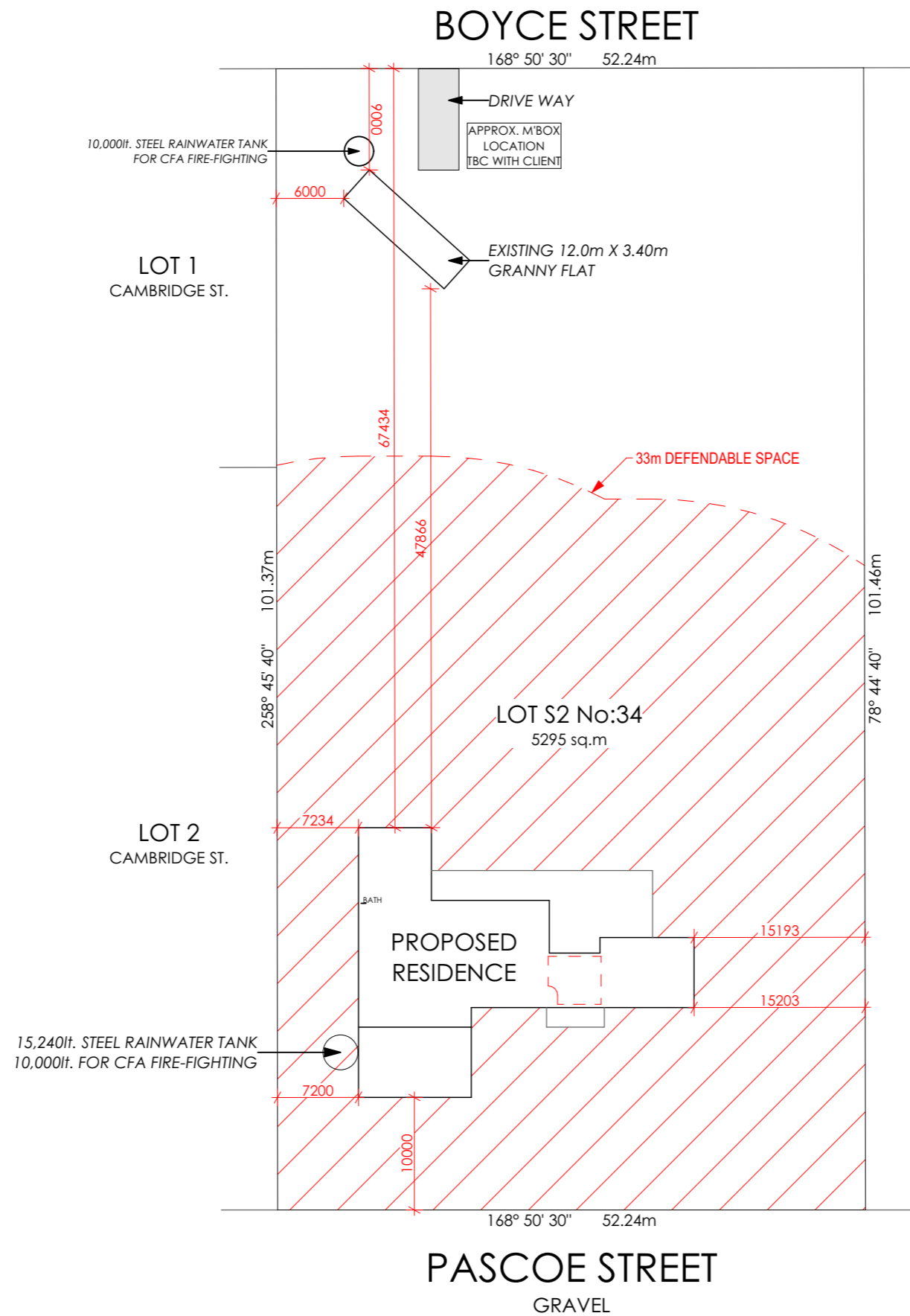
INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS

### DOCUMENT OUTLINE

1	COVER PAGE
2	TITLE PLAN
3	SITE PLAN
4	FLOOR PLAN A2
5	ELEVATIONS
6	ELEVATIONS
7	3D IMAGES
8	3D IMAGES
9	3D IMAGES

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	114 LYDIARD STREET NORTH	SITE ADDRESS		DRAWING VERSION	DRAWN TW / SR	CHECKED --	SCALE @ A3	PAGE NO. 1 OF 9	
	BALLARAT CENTRAL	34 Boyce St.		PROJECT NO. 2024-011			TOWN PLANNING	PROJECT START: 19/01/2024	
	PH: 03 4317 4904	AVOCA			PLOT DATE: 2/12/2024				



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**TITLE PLAN**

1:500



114 LYDIARD STREET NORTH  
BALLARAT CENTRAL  
PH: 03 4317 4904

SITE ADDRESS  
34 Boyce St.  
AVOCA

PROJECT NO. 2024-011

DRAWING VERSION  
TOWN PLANNING  
PROJECT START: 19/01/2024  
PLOT DATE: 2/12/2024

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CHECKED --  
**BAL-12.5**

SCALE @ A3  
1:500  
PAGE TITLE  
TITLE PLAN

PAGE NO.  
2 OF 9



# SITE NOTES

SITE DRAINAGE AND STORMWATER TO ENGINEERING DESIGNS AND DOCUMENTATION

SURFACE WATER DRAINAGE TO BE DESIGNED IN ACCORDANCE WITH:-  
 AS/NZD 3500 PLUMBING AND DRAINAGE  
 NCC 2022 Vol. 2 PART 3.3 DRAINAGE  
 NCC 2022 Vol. 3 SECTION C SANITARY PLUMBING AND DRAINAGE

BUILDER TO LOCATE SERVICES PRIOR TO COMMENCING WORKS

BUILDER AND PLUMBER TO CONFIRM INTEGRATION/CONNECTION POINT FOR NEW INLETS INTO EXISTING SERVICES AND APPROVED DISCHARGE POINTS

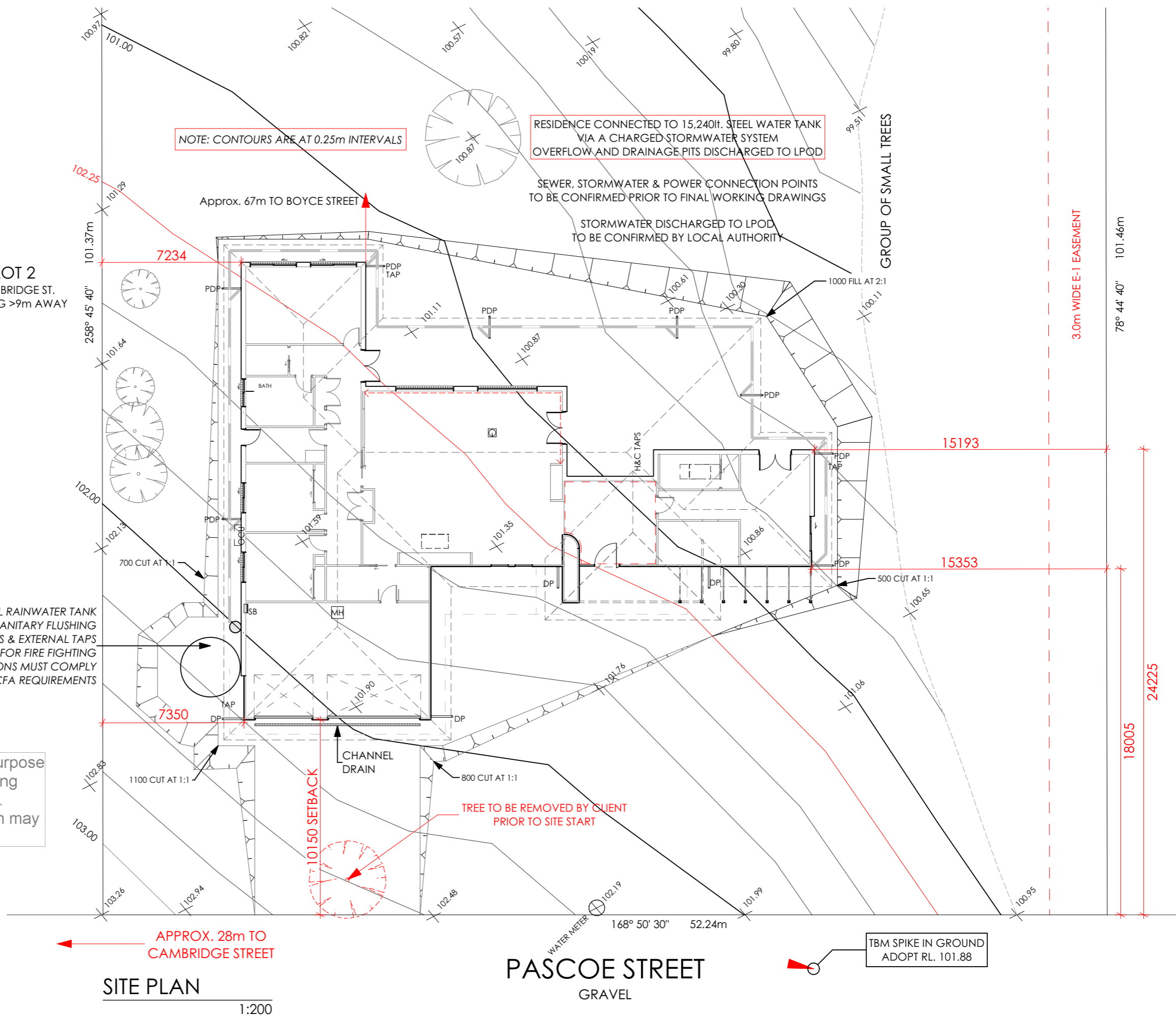
STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE AS PER LOCAL AUTHORITIES  
 STORMWATER RUN TO BE DETERMINED BY BUILDER

## KEY

- DP DOWNPIPE
- PDP PRESSURISED DOWNPIPE
- ☒ STORMWATER PIT
- FFL FINISHED FLOOR LEVEL
- FSL FINISHED SURFACE LEVEL
- GM GAS METER
- HWS HOT WATER SERVICE
- LPG LPG GAS BOTTLE LOCATION
- LPOD LEGAL POINT OF DISCHARGE
- M'BOX METERBOX
- RWT RAINWATER TANK
- TBM TEMPORARY BENCHMARK
- HRW HABITABLE ROOM WINDOW
- NON-HRW NON HABITABLE ROOM WINDOW

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LOT 2  
 CAMBRIDGE ST.  
 EXISTING >9m AWAY

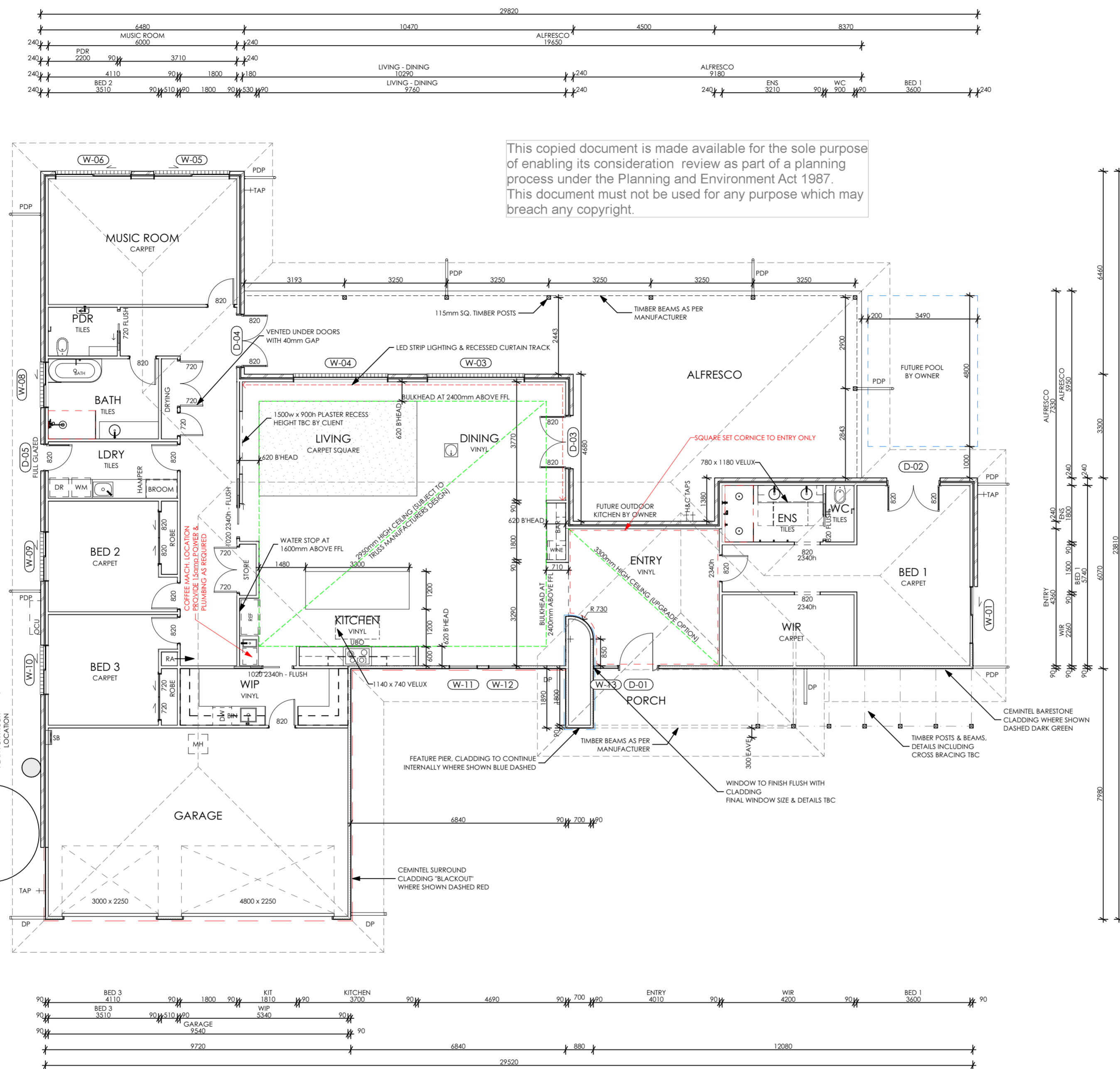


**SITE PLAN**  
 1:200

**PASCOE STREET**  
 GRAVEL

	114 LYDIARD STREET NORTH BALLARAT CENTRAL PH: 03 4317 4904	SITE ADDRESS 34 Boyce St. AVOCA	[REDACTED]	DRAWING VERSION TOWN PLANNING	DRAWN TW / SR	CHECKED --	SCALE @ A3 1:200	PAGE NO. 3 OF 9	
	PROJECT NO. 2024-011	PROJECT START: 19/01/2024 PLOT DATE: 2/12/2024	DRAWN TW / SR	CHECKED --	SCALE @ A3 1:200	PAGE TITLE SITE PLAN			

W:\Current Jobs\1 - Preliminary Engagement\2024-011 - 34 Boyce Street, Avoca - Ian and All\Plans\34 Boyce St. Avoca V5.pln



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**KEY**

(D-XX)	DOOR NUMBER
(W-XX)	WINDOW NUMBER
DP	DOWNPIPE
DW	DISHWASHER
GM	GAS METER LOCATION
GP	GAS POINT
HP	HOTPLATES
HTR	HAND TOWEL RAIL
HWS	HOT WATER SYSTEM
LOH	LIFT-OFF HINGES
M'BOX	METER BOX LOCATION
NBN	NBN CONNECTION BOX
OHC	OVERHEAD CUPBOARDS
OHS	OVERHEAD SHELVING
PDP	PRESSURISED DOWNPIPE
RA	RETURN AIR VENT
RH	RANGEHOOD
REF	REFRIGERATOR SPACE
S	SINK
SD	SMOKE DETECTOR TO A.S.3786
SHR	SHOWER
ST	STORAGE
TRH	TOILET ROLL HOLDER (NOGGIN)
TR	TOWEL RAIL
TV	TELEVISION
T	TROUGH
UBO	UNDER BENCH OVEN
VB	VANITY BASIN
WM	WASHING MACHINE

**BUILDING AREAS**

DWELLING	294.50
ALFRESCO	85.51
GARAGE	62.52
PORTICO	8.67
<b>TOTAL</b>	<b>451.20 m²</b>

INTERNAL DOORS 2040mm HIGH UNLESS OTHERWISE NOTED

**DOOR LIST (EXTERNAL)**

ID	OPENING TYPE	NOMINAL SIZE W x H
D-01	HINGED	1200x2340
D-02	HINGED	1696x2100
D-03	HINGED	1696x2100
D-04	HINGED	1696x2100
D-05	HINGED	820x2100

WINDOW SIZES & LAYOUT TO BE CONFIRMED WITH MANUFACTURER

WINDOW HEAD HEIGHT 2130mm HIGH ABOVE FFL

**WINDOW LIST**

ID	TYPE	NOMINAL W x H SIZE
W-01	SLIDING	1810x600
W-03	FIXED	3010x1800
W-04	FIXED	3010x1800
W-05	<Undefined>	2410x600
W-06	<Undefined>	2410x600
W-08	SLIDING	1450x900
W-09	SLIDING	1570x1457
W-10	SLIDING	1570x1457
W-11	FIXED	900x1800
W-12	FIXED	900x1320
W-13	FIXED	800x2380

**FLOOR PLAN**  
1:100

PLEASE NOTE: ALL DETAILS ON PLANS ARE FOR VISUAL REPRESENTATION ONLY AND ARE SUBJECT TO CLIENT SELECTIONS AND CONSTRUCTION DETAILS WITH FURTHER DEVELOPMENT OF CLIENT PROJECT



114 LYDIARD STREET NORTH  
BALLARAT CENTRAL  
PH: 03 4317 4904

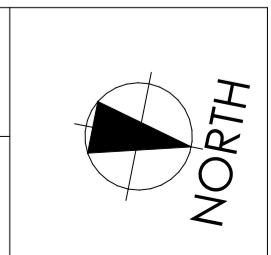
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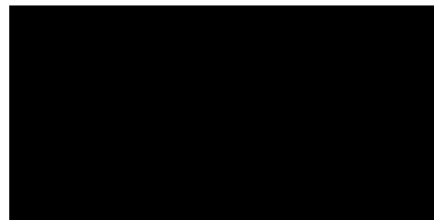
SCALE 1:100 @ A2  
PAGE NO. 4 OF 9  
PAGE TITLE FLOOR PLAN A2







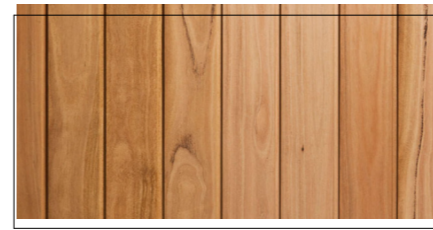
FACE BRICKWORK  
ADBRI MASONRY  
"SMOKE BLEND"



COLORBOND ROOFING  
GARAGE DOORS  
WINDOW FRAMES  
RWT  
COLORBOND "NIGHT SKY"



LIGHTWEIGHT CLADDING  
CEMINTEL "SURROUND"  
IN "BLACKOUT" COLOUR

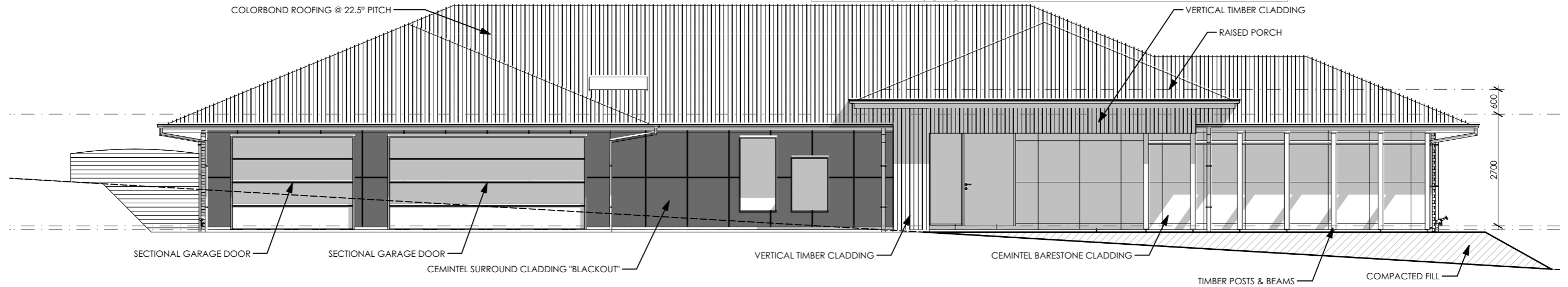


VERTICAL TIMBER CLADDING  
SPECIES: BLACKBUTT



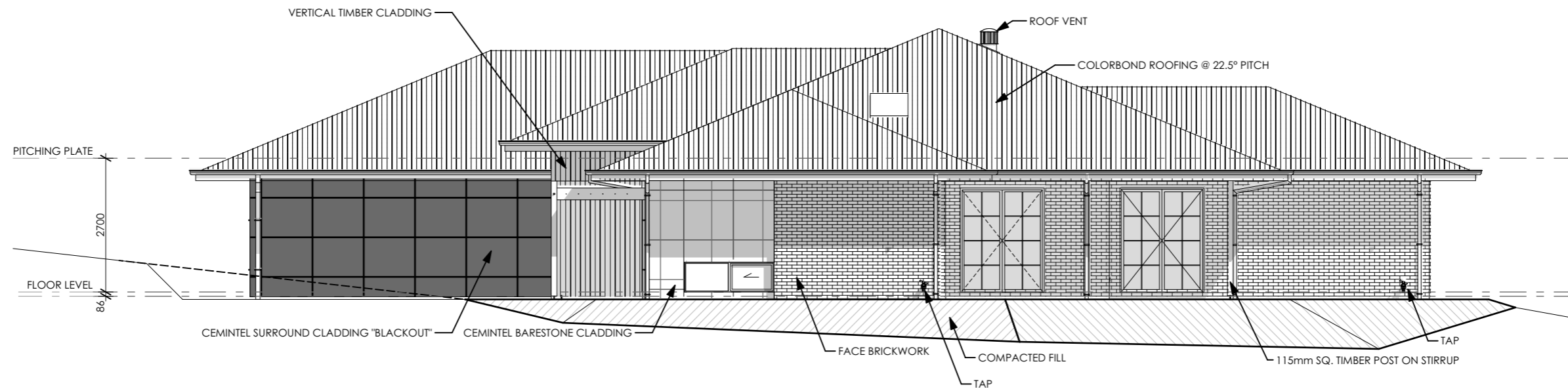
LIGHTWEIGHT CLADDING  
CEMINTEL "BARESTONE"

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### EAST ELEVATION

1:100



### NORTH ELEVATION

1:100



114 LYDIARD STREET NORTH  
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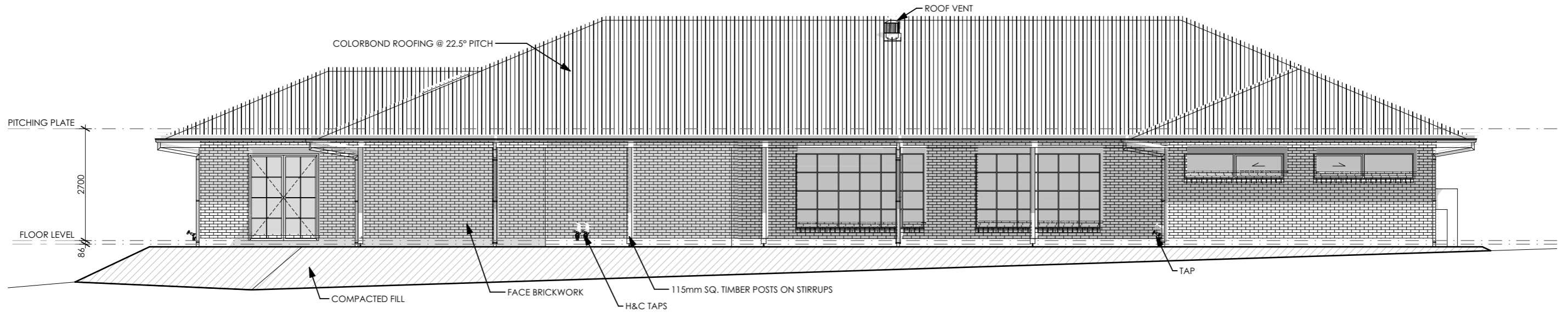
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BAL-12.5

PAGE NO.  
5 OF 9

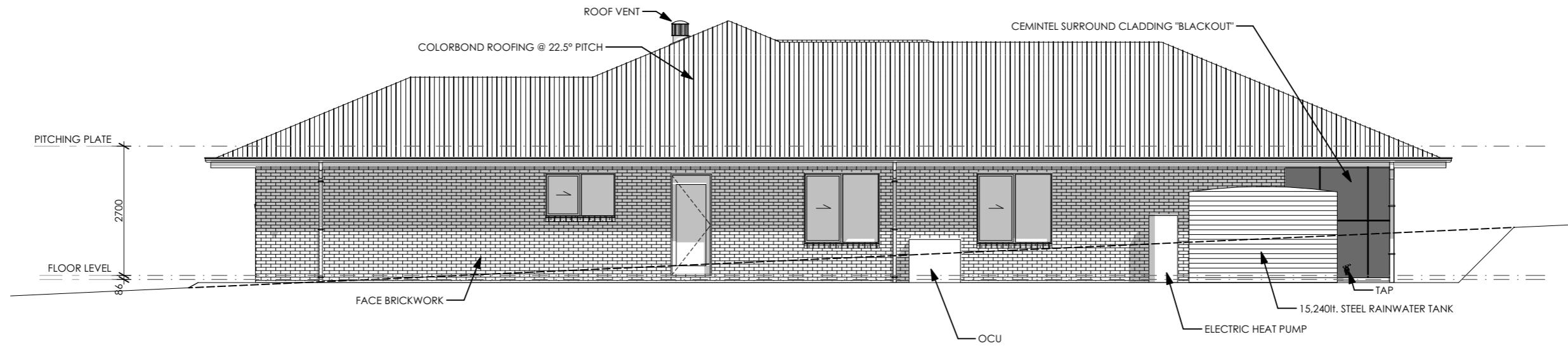
PAGE TITLE  
ELEVATIONS





**WEST ELEVATION**  
1:100

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**SOUTH ELEVATION**  
1:100



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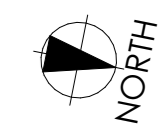
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			PROJECT NO. 2024-011	PROJECT START: 19/01/2024 PLOT DATE: 2/12/2024	BAL-12.5	PAGE TITLE 3D IMAGES			

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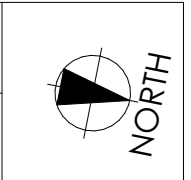
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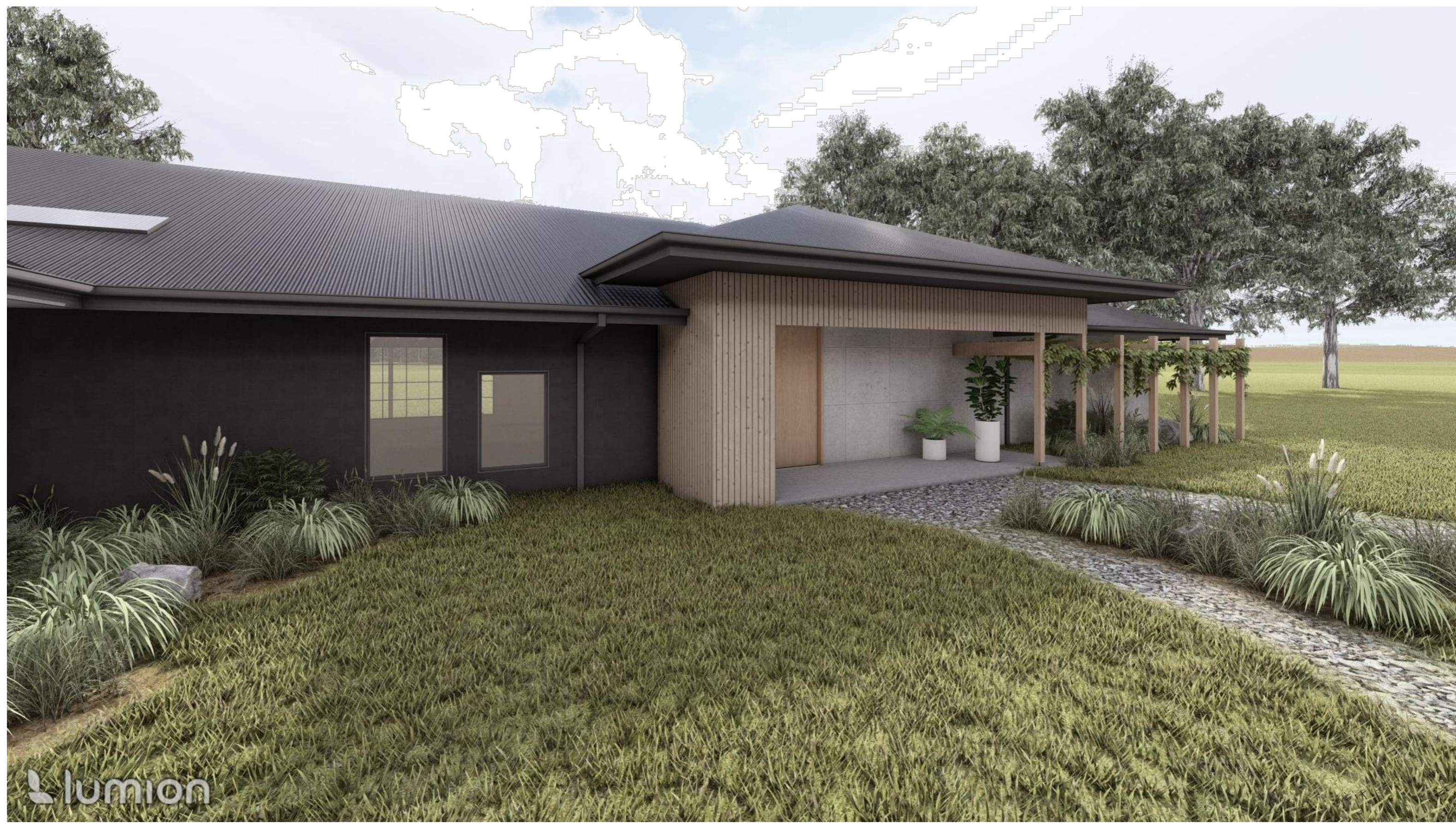
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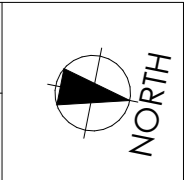
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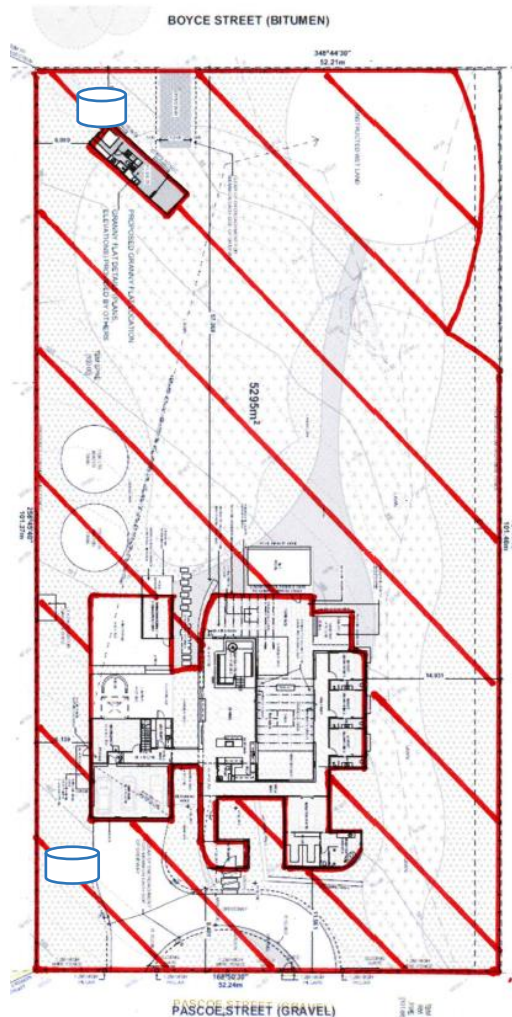
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# Bushfire Management Plan


## 34 Boyce Street, Avoca



**Vegetation Class**  
– Woodland

 **Water Supply Access Points**

**Bushfire Attack Level 12.5**

 **Defendable Space 33m or to property boundary**

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PLANNING AND ENVIRONMENT ACT 1987  
PYRENEES PLANNING SCHEME

THIS PLAN IS ENDORSED AS FORMING  
PART OF PLANNING PERMIT: PA22011A

AUTHORISED OFFICER: Rachel Blackwell  
FOR AND ON BEHALF OF THE COUNCIL

DATE: 09/04/2024 PAGE: 8 OF 8

### Defendable space management

- 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 3 metres 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 square 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.

### Water supply for fire-fighting purposes

- Show two tanks of **10,000L** of effective water supply for fire-fighting purposes (for each dwelling) which will meet the following requirements:
    - Is stored in an above ground water tank constructed of concrete or metal.
    - All fixed above-ground water pipes and fittings required for fire-fighting purposes must be made of corrosive resistant metal.
    - Include a separate outlet for occupant use.
  - The water supply must also –
    - Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
    - The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
    - Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
  - Be located within 60m of the outer edge of the approved building.
  - Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).
- Construction**
- Will have a minimum Bushfire Attack Level of **BAL – 12.5** that the works will be designed and constructed in accordance with AS3959-18.

### Access

- Access for fire fighting purposes must be provided which meets the following requirements:
  - Access must have a load limit of at least 15 tonnes.
  - 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.
  - Have a minimum trafficable width of 3.5m of all-weather construction.
  - Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
  - Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

### Notes

The understory vegetation on the property that is outside of the required defendable space continues to be managed in a minimum fuel condition, particularly during the fire danger period; and the dwelling be designed to reduce the impact of fire induced winds in excess of 120km/hr.