

# BUILDING FOR BUSHFIRE

## Property Access

**Property access refers to the carriageway which provides access from a road onto land to the nearest point of the building area. Habitable buildings in bushfire-prone areas must be provided with suitable vehicular access to both the buildings on the site and the firefighting water connection point.**



The property access must be designed and located to allow a laden fire appliance to access the buildings and firefighting water supply, thereby assisting firefighters to defend buildings and evacuate occupants.

To meet the Deemed-to-Satisfy requirements for property access the carriageway must be designed and constructed to comply with the following:

**1. If property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point**

- There are no specified design and construction requirements for property access.

**2. If property access length is 30 metres or greater; or access for a fire appliance to a water connection point is required**

- All-weather construction; (note: driveway carriageways do not necessarily need to be sealed. For example, a gravel driveway with appropriate drainage may be acceptable);
- Load capacity of at least 20 tonnes, including for bridges and culverts;
- Minimum carriageway width of 4 metres;
- Minimum vertical clearance of 4 metres;
- Minimum horizontal clearance of 0.5 metres from the edge of the carriageway;
- Cross falls of less than 3 degrees (1:20 or 5%);
- Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- Curves with a minimum inner radius of 10 metres;
- Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and
- Terminate with a turning area for fire appliances provided by one of the following:
  - a. a turning circle with a minimum outer radius of 10 metres; or
  - b. a property access encircling the building; or
  - c. a hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.

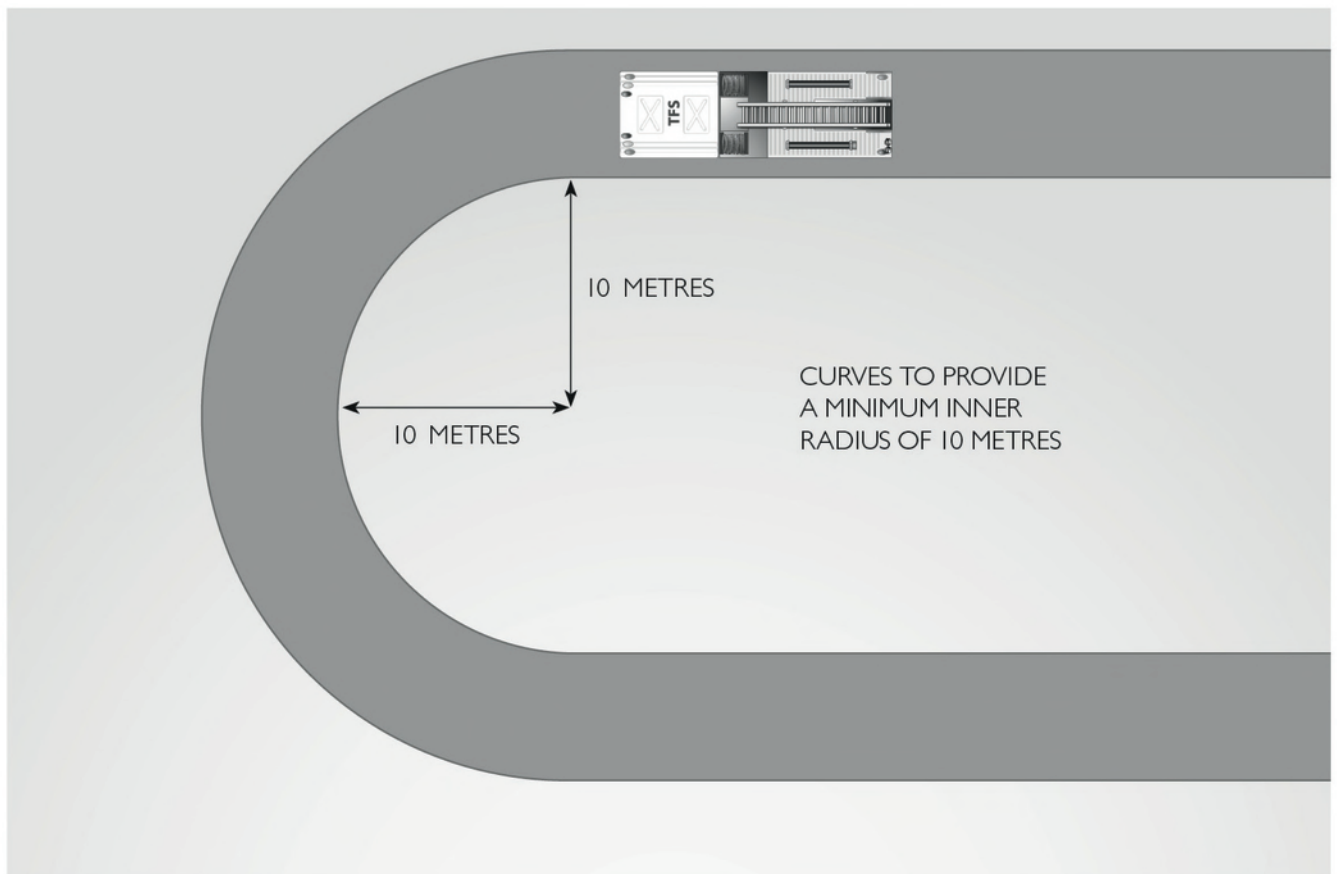
### 3. If property access length is 200 metres or greater

- The Requirements for section 2 above; and  
Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

### 4. If property access length is greater than 30 metres, and access is provided to 3 or more properties

- Complies with Requirements for section 2 above; and
- Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

## CURVES



**Figure I** Curve radius

## GRADIENT



Figure 2 Gradient angles

## DIPS



Figure 3 Dip approach and exit angles

## CROSS FALLS



Figure 4 Cross fall angles

## WIDTH AND CLEARANCE REQUIREMENTS

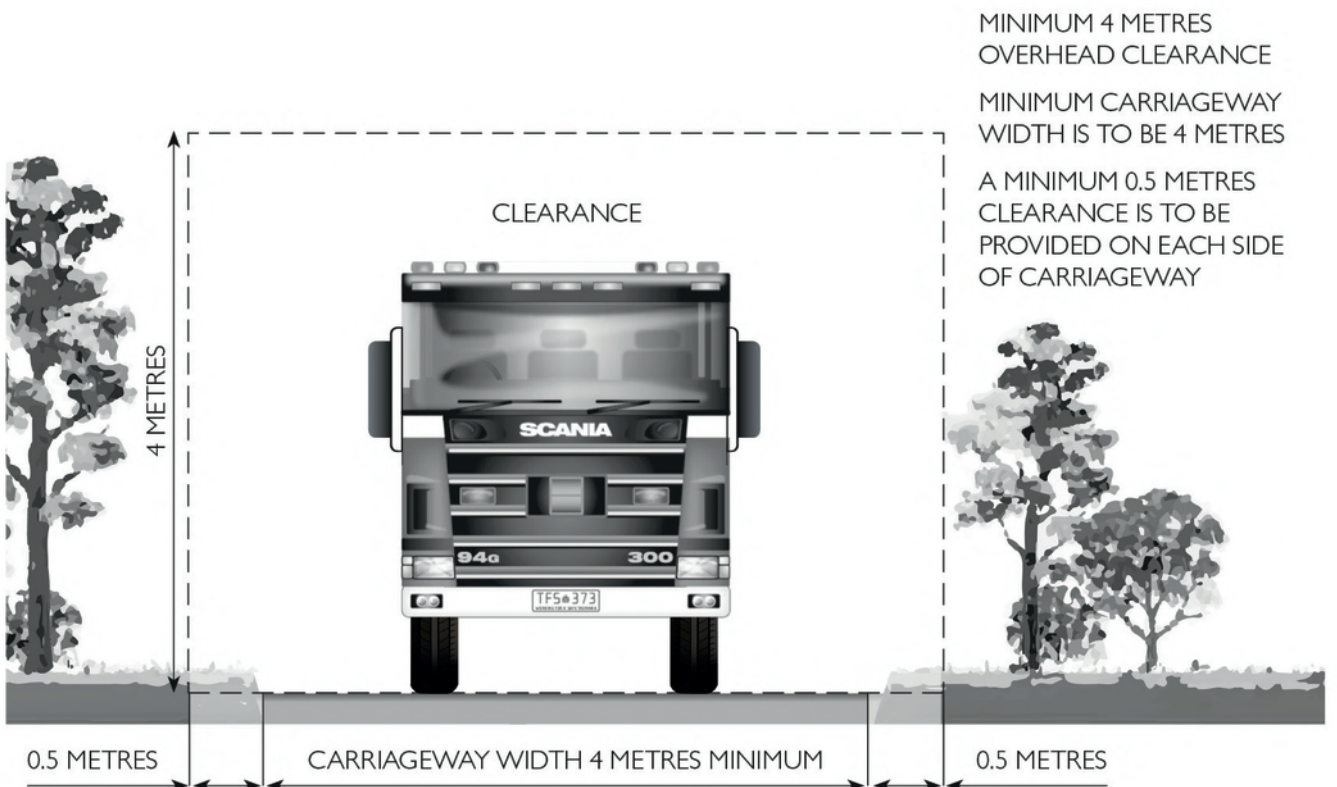
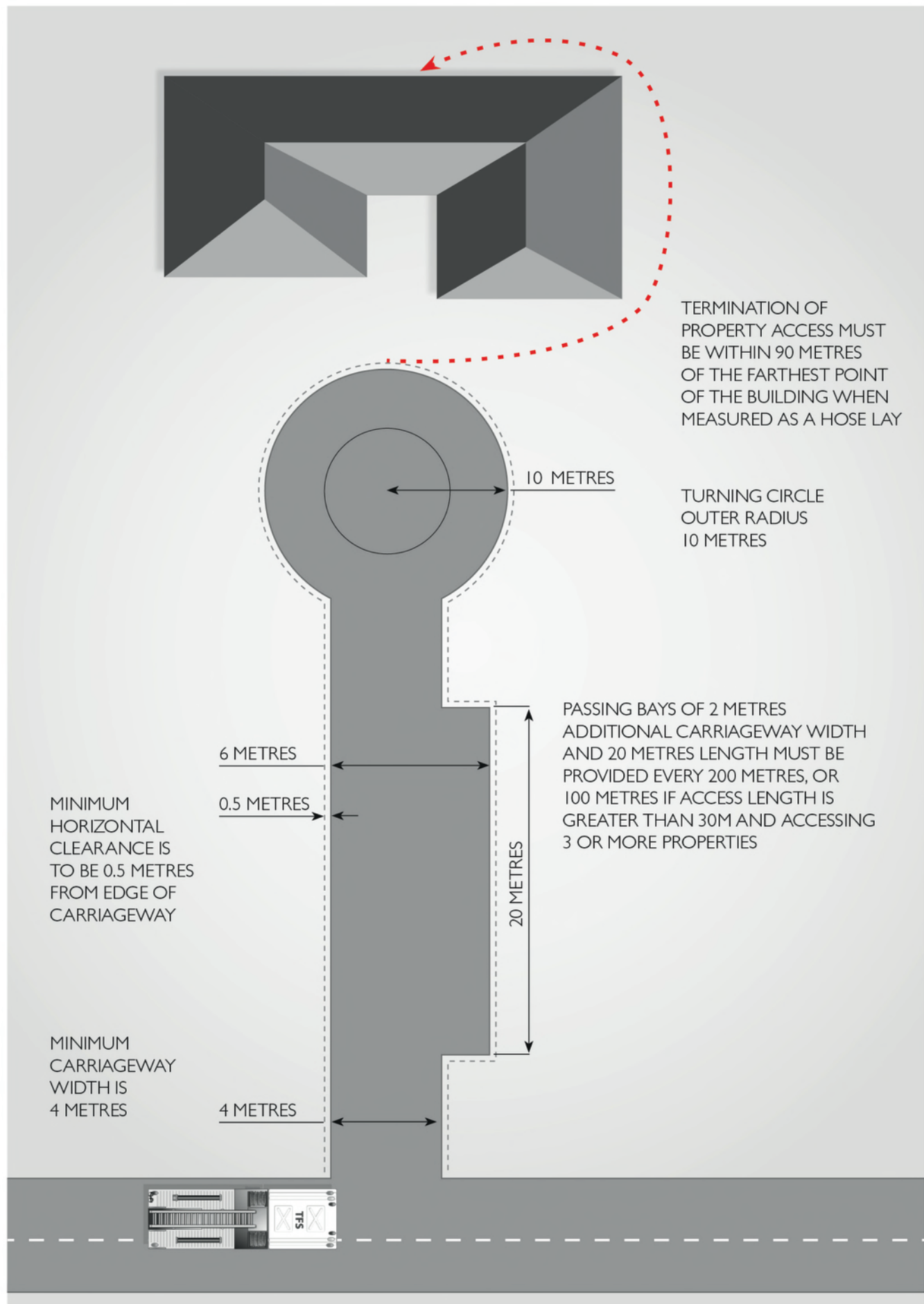


Figure 5 Carriageway width and clearance



## TURNING AREAS AND PASSING BAYS



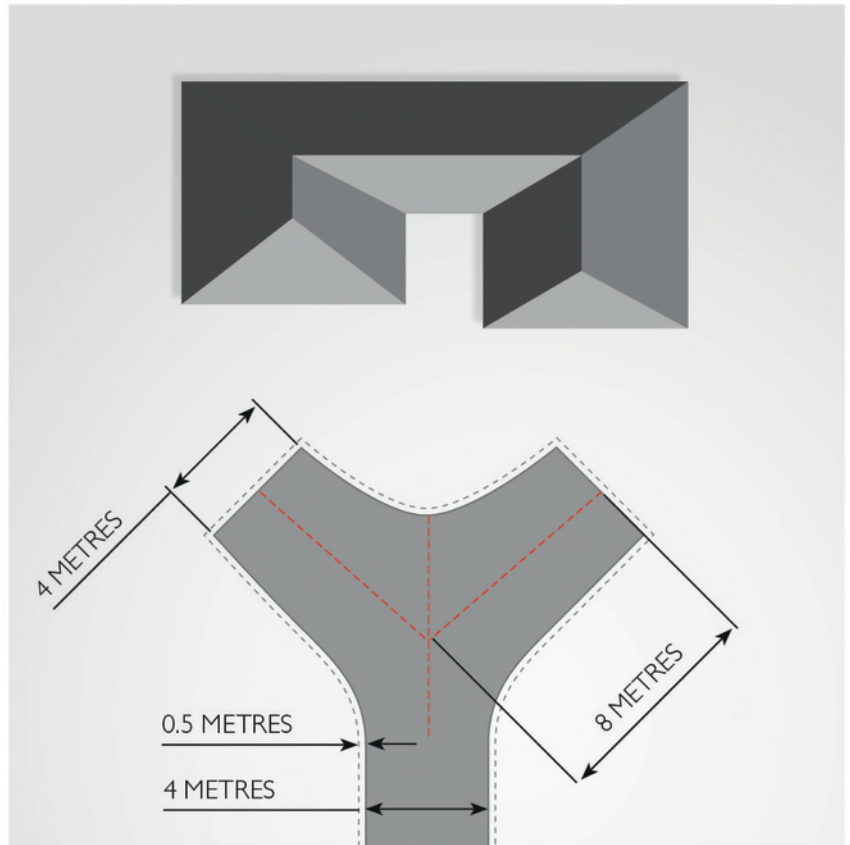
**Figure 6** Property access turning areas and passing bays

## TURNING AREAS AND PASSING BAYS CONTINUED

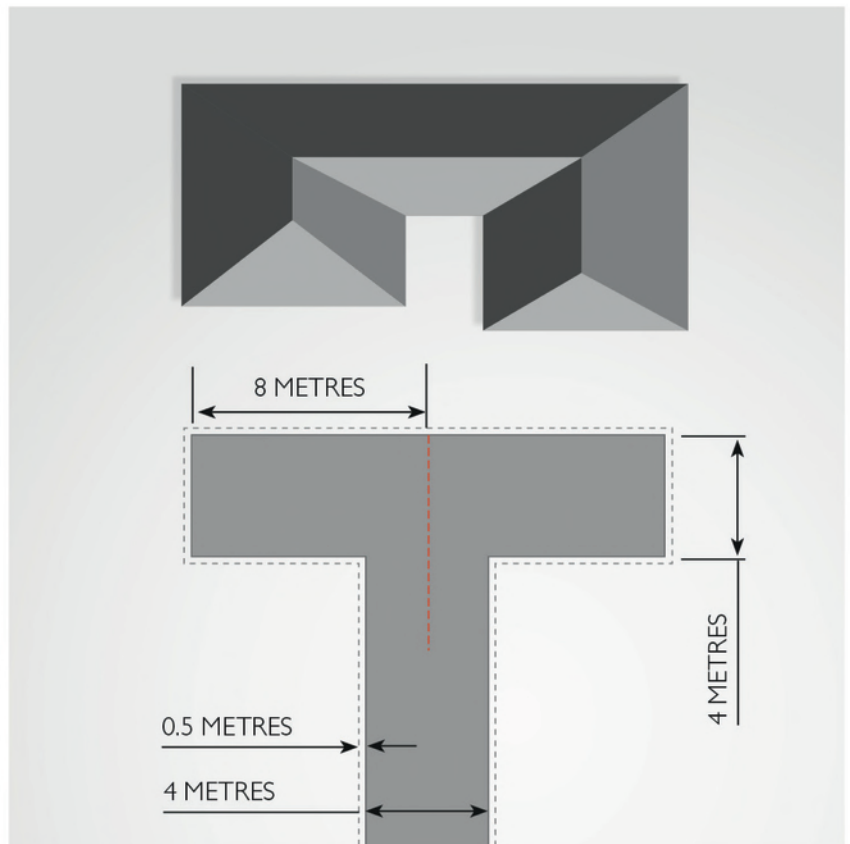
### Figures 7 and 8:

#### Private access termination

'Hammerhead T or Y' driveway turn-arounds provide sufficient maneuvering space for fire appliances to access a property, defend and safely and quickly exit.



**Figure 7:** Private access turning head – Y



**Figure 8:** Private access turning head – T

## GLOSSARY OF TERMS

**Carriageway** – the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.

**Deemed-to-Satisfy** – provisions which are deemed-to-satisfy the performance requirements.

**Habitable building** – a building of Class 1 – 9 of the Building Code of Australia.

**Hose lay** – the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.

**Property access** – the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.

**TFS** – Tasmania Fire Service

**Firefighting water point** – the point where a fire appliance is able to connect to a water supply for firefighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water body (including a dam, lake or pool).



Tasmania Fire Service



Tasmanian  
Government

**fire.tas.gov.au**

**Bushfire Risk Unit** GPO Box 1526 Hobart Tasmania 7001  
Phone (03) 6166 5544 | [bfp@fire.tas.gov.au](mailto:bfp@fire.tas.gov.au)