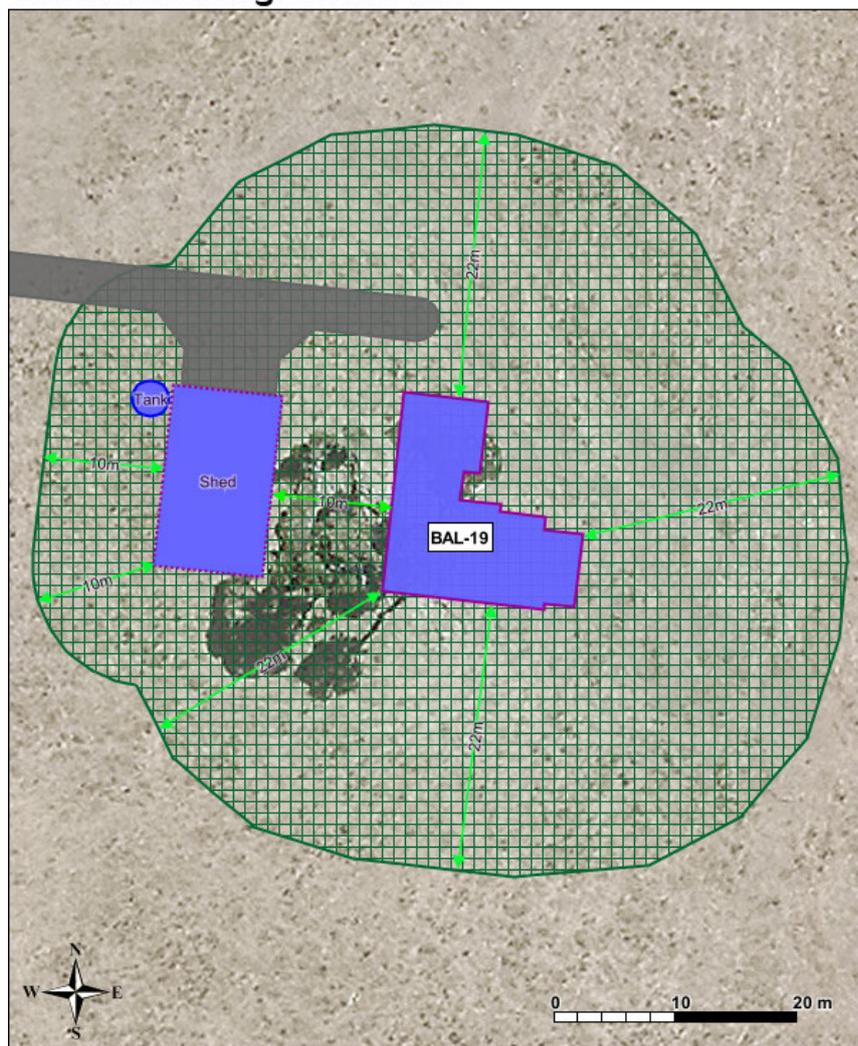




Bushfire Management Plan – Allotments 20 & 24 Township of Nelson

Bushfire Management Plan



Buildings Shed House
Water Tank
Defendable space Defendable Space

Map Printed from FireMaps on Mon Jan 12 16:50:41 AEDT 2026

Prepared by : [Redacted]

[Redacted]

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Bushfire Protection Measures

Mandatory Condition

The bushfire protection measures forming part of this 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. The condition continues to have force and effect after the development authorised by this permit has been completed.

a) Defendable space around dwelling

Defendable space for a distance of 22 metres around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided 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 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.

b) Defendable space around shed

Defendable space for a distance of 10 metres around the proposed building (or to the property boundary, whichever is the lesser distance) must be provided and managed in accordance with the same requirements with the following variation for space greater than 22 metres from the proposed dwelling:

- The canopy of trees must be separated by at least 2 metres. (This requirement does not apply to fruit trees in the orchard west of the proposed shed)

c) Construction Standard

Dwelling to be designed and constructed to Bushfire Attack Level BAL-19.

The shed is a non-habitable outbuilding ancillary to a dwelling more than 10 metres from a dwelling and has no construction requirements.



d) Water supply

The following requirements apply:

- An effective capacity of 10,000 litres of water.
- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs 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 ball or gate valve (British Standard Pipe (BSP 65mm) and coupling (75mm Storz fitting) with a blank cap (75mm Storz) or cover.
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

e) Access

Access required Yes No

The following design and construction requirements apply:

- 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 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

Length of access is greater than 100 metres: Yes No

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres.
- A driveway encircling the dwelling.
- The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.



Length of access is greater than 200 metres: Yes No

- Passing bays must be provided at least every 200 metres.
- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Bushfire Management Plan - access



Buildings Shed Water Tank Property Boundary

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<End of fire management plan>