Bushfire Management Statement

Prepared by a Bushfire Planning and Design Practitioner

Grampians Bushfire Planning

Bushfire Management Statement

PATHWAY 2 APPLICATION (Clause 53.02-4)

Property Details and Description of Works				
Address Details	**Lot no** Allotments 20 & 24 Township of Nelson		**Street name** Portland Nelson Road	
	Locality Nelson		**State** Victoria	**Postcode** 3292
Local government area	Glenelg	**Traditional custodians**	Buandig	
Description of the development	New dwelling			
Applicant	Lifestyle Town Planning and Services			
Owner	[redacted]			

Bushfire Management Statement Details		
Statement / Job Number [redacted]	**Statement Version** 1	**Statement Date** 13 January 2026
Prepared by:	[redacted]	
Company Details Grampians Bushfire Planning	Assessor: [redacted] Grampians Bushfire Planning Date: January 13, 2026 Grampians Bushfire Planning *Authorised Practitioner Stamp*	

Reliance on the assessment contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Practitioner and where required an updated report issued.

Contents

References

(1997). *Grassfires: fuel weather and fire behaviour.* Collingwood, VICTORIA, Australia: CSIRO.

Country Fire Authority. (2018, September). *Planning and Bushfire Management Overlay.* Retrieved from CFA: https://www.cfa.vic.gov.au/ArticleDocuments/392/guidence-applying-the-landscape-assessment_V3.pdf.aspx?Embed=Y

DELWP. (2017, September). Planning Permit Applications - Bushfire Management Overlay. *Planning Permit Applications - Bushfire Management Overlay*. Melbourne, Victoria: Victoria State Government.

Standards Australia. (2018, November 14). Construction of buildings in bushfire-prone areas. *AS 3959:2018*. Sydney, NSW, Australia: SAI Global Limited.

Introduction

This Bushfire Management Statement has been prepared in response to the requirements of Clause 44.06 – Bushfire Management Overlay, and in accordance with the application requirements of Clause 53.02 – Bushfire Planning.

The statement contains three components:

1. A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site.
2. A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Section 2.2.3 to 2.2.5 of AS3959:2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Each plot of land with different vegetation classification or slope is assessed.
3. A **bushfire management statement** describing how the proposed development responds to the requirements of Clause 44.06 and 53.02-3.

Application Details

Municipality:	Glenelg
Title description:	Allotments 20 & 24 TOWNSHIP OF NELSON
Overlays:	BMO, ESO3, SLO1
Zoning:	FZ2

Site Description

Site location context	The site is an undulating, lightly grazed pasture extending to the north and west. The eastern boundary is a narrow scrubby frontage of the Glenelg River. The southern boundary has large and small lot, residential development. Forest is 1km to the north. Coastal wetlands are 500m to the south with the coast a further 1500m. The Nelson township is to the east of the Glenelg River. Tourism is important to Nelson. The site is 3.5km from the South Australian border.
Site shape:	Irregular
Site Dimensions:	The site is 52.2 metres from the eastern boundary and 84 metres from the southern boundary. The site is almost 800 metres from the northern property boundary and 1150 metres from the western boundary.
Site Area	76 Ha. This is the area of the 21 parcels of the property
Existing use and siting of buildings and works on and near the land:	The property is agricultural and has no buildings. Dwellings are on 13 of the 15 residential properties between this and the Portland Nelson Road to the south. Lifestyle properties are south of Portland Nelson Road
Existing vehicle arrangements:	Access is currently provided through an adjacent property with the same ownership. It is not a constructed access. A road reserve exists from Banksia Street to close to the house site.
Location of nearest fire hydrant:	Not nearby
Surrounding development possible / expected	Development is not expected north of the Portland Nelson Road and west of the Glenelg River beyond the 2 existing vacant lots. Lifestyle properties are to the south of the Portland Nelson Road. Infill development is occurring east of the Glenelg River, in the Nelson township.
Any other features of the site relevant to bushfire considerations:	The scrub that triggers BMO for this site is a 37metres wide strip against the 77 metre wide river.

Bushfire Hazard Landscape Assessment

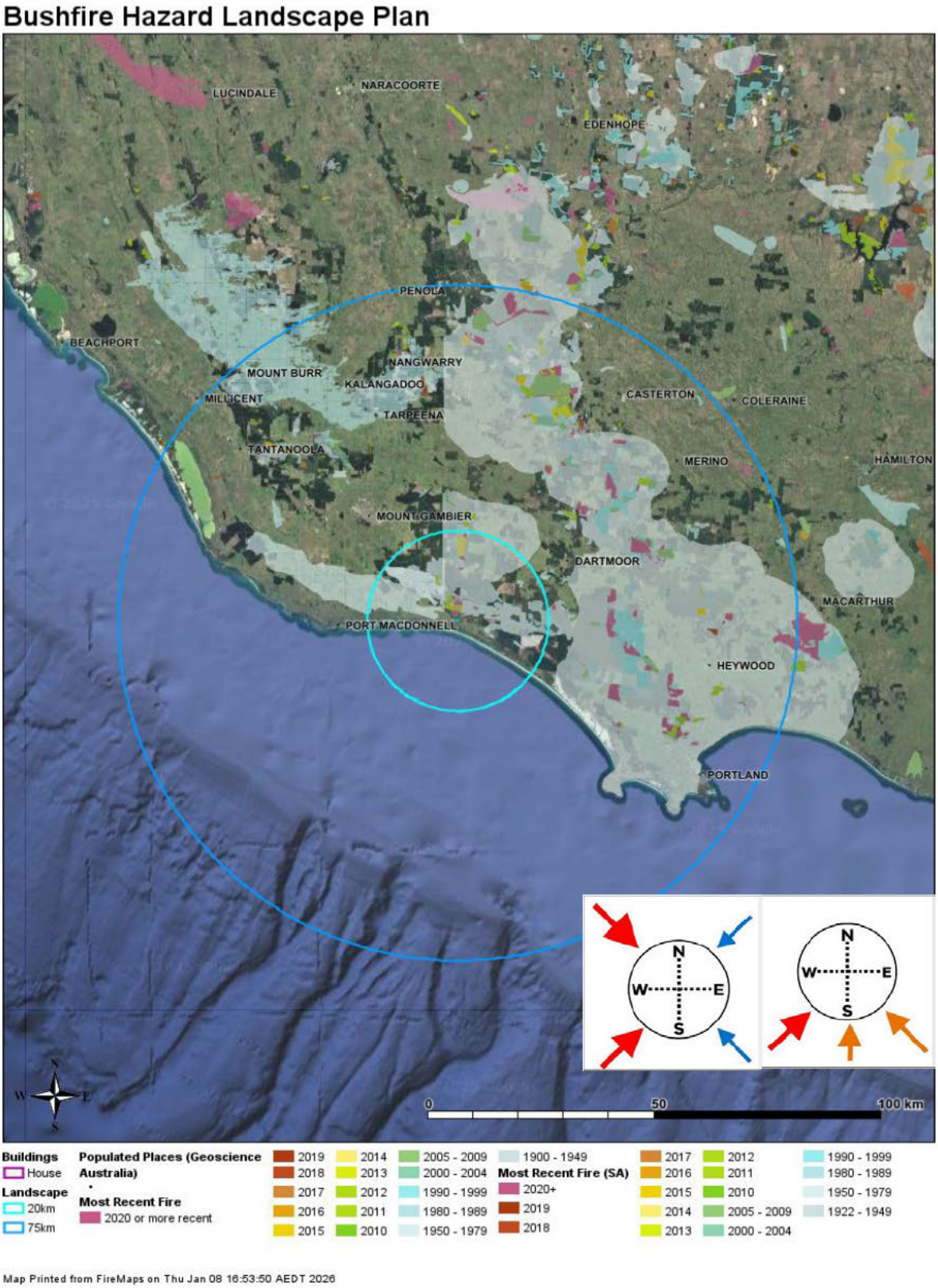
The Planning Permit Applications Bushfire Management Overlay Technical Guide was used to guide developing a Bushfire Hazard Landscape Assessment.

Landscape type representing the site	Landscape scenario 3
Comments	The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. Bushfire can approach from any aspect. An approach of a landscape scale fire is unlikely from directions other than the northwest quarter. Approach from other directions will have a short travel distance or be interrupted by a wide river. The site is located in an area that is not managed in a minimum fuel condition. There are minimum fuel areas south and east of the site. Access to an appropriate place that provides shelter from bushfire is close across the river.

Landscape vegetation contribution to risk	The close vegetation contributing to the bushfire risk light grassland. Forest vegetation is from 1000 metres to the north, from the northwest to east, on the other side of the river. In extreme fire behaviour, most likely from the north to northwest, embers will spot over the river before approaching the house site, potentially with a reduced rate of spread. In South Australia, to the northwest, is a patchwork of pine plantation and native forest from 5 to 32 kilometres from the site. The riverbank vegetation is narrow and of lesser risk. The risk of exposure to a fast-running grass fire is mostly confined a narrow window from the west that is dotted with 100-200 centre pivot irrigators that will moderate fire behaviour by interrupting the capacity to develop a fire front with a consistent width necessary to reach its potential fire behaviour (, 1997). Some patches of coastal scrub to the south between the site and the coast can have localised flaring fire behaviour but the swamps, estuary and sand dunes will not support a landscape scale bushfire. Any fire from that direction will not reach its potential fire behaviour.
Potential time before impact	This site is most likely to be impacted by a fire on the day of ignition. There is potential for a fire in forest or plantation to the north to spread after the day of ignition. If this occurs, fire service preparedness and public awareness is greater and a fire usually has less impact.

Approach direction/s	The most likely approach direction of a landscape scale fire is from the northwest quarter. Other approach directions have factors moderating bushfire behaviour to a greater extent. An easterly approach is possible but only with spotting across the river from the town and its surrounds. A southerly approach is limited to 500 metres travel
Access to a place of shelter	The Nelson township 500 metres away including a bushfire place of last resort 700 metres from the property. Mount Gambier is 35 km away with travel mostly through grassland.
Likely fire behaviour impacting the site	A fire impacting this site will be a grass fire with variable rate of spread due to the undulating land.
Hazards in fire management plans	The Victorian Fire Risk Register – Bushfire identifies the extensive softwood plantations as an extreme economic risk. Some are to the east with minimal relevance to this site. Some is to the north beyond the Glenelg National Park. The nearer park risk dominates. It identifies the residential area of Nelson, both south of this site and east of the Glenelg River, as a very high risk. The Barwon Southwest Regional Bushfire Planning Assessment has a general description of the southwest of Glenelg Shire with a mix of plantations and public land with small settlements that include small residential and larger lifestyle properties. For Nelson it describes: *The settlement of Nelson is made up of small lots with larger lots located at the periphery of the township. Area surrounding Nelson contains vegetation of high and very high conservation significance established bushfire hazard in the northern, central and southern portions of the area.* *Northern, eastern and western boundaries of Nelson interface with bushfire hazards associated with Discovery Bay Park and Lower Glenelg National Park.* This is consistent with other descriptions in this assessment. The Glenelg Shire emergency management plan and fire management sub-plan have descriptions of Nelson in the emergency management context. It identifies significant bushfire events. These elements are included elsewhere in this document. The South Australian Bushfire Management Area Plan prepared by the Limestone Coast Bushfire Management Committee identifies large areas of softwood plantation already described, interspersed with native forest and a small amount of hardwood plantation. There are human activity sites and critical infrastructure identified. These do not add significantly to this assessment.

Landscape Hazard Plan 50 km to 100 km



Map Printed from FireMaps on Thu Jan 08 16:53:50 AEDT 2026

The date data in the fire layer is inaccurate, however the mapping appears accurate.

The above plan shows different base layers and fire history layers between South Australia and Victoria. The fire history layer for South Australia is described as providing fire scars for major fires but includes many fires and some planned burns that don't meet the description of major fire.

The large fires in SA include Clay Wells on Ash Wednesday 1983, Caroline in 1979 and Kongorong in 1959. Each fire was dominated by grassland fuels, travelling fast on the day of ignition. The Kongorong fire burnt into Victoria near Nelson after burning through area now dotted with irrigation. The Caroline fire burnt 7,700 hectares after travelling 27 km in South Australia, including 3,300 hectares of pine plantation and 4,200 hectares of Lower Glenelg National Park. Other smaller fires up to 1500Ha have occurred in forested areas east of Tantanoola.

The South Australian landscape is large expanses of grassland and conglomerations of plantation with forest interspersed. The fire behaviour tends to be dominated by either grassland or forest / plantation vegetation rather than the patchwork mix that occurs in Victoria.

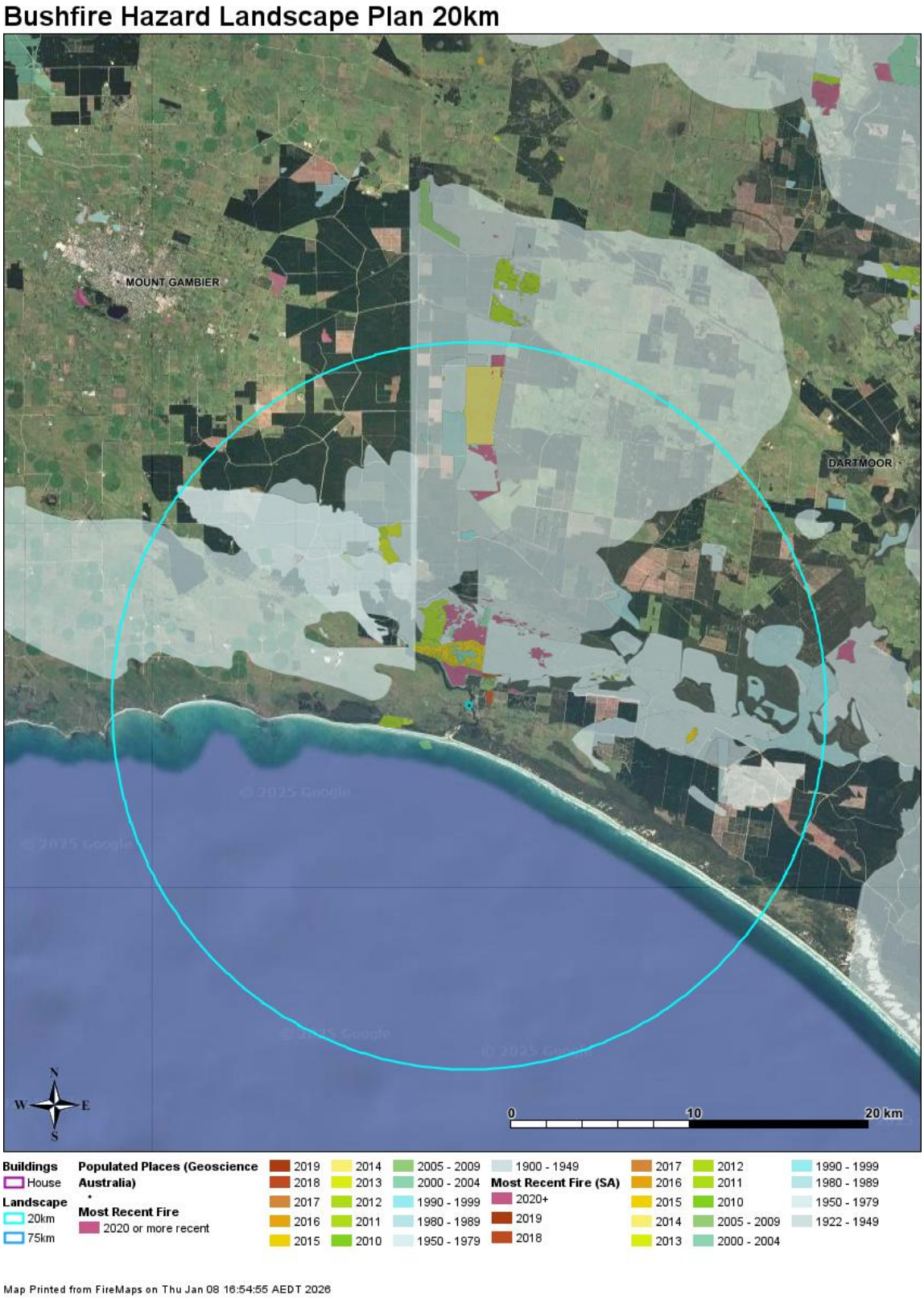
The Victorian landscape is a patchwork of smaller grass, forest and plantation vegetation where a landscape scale fire moves in and out of different vegetation. This has generally provided opportunities for fire suppression, keeping fires in recent decades smaller than the 1959 and 1983 scale fires. The 1959 and 1939 fires covered large areas at a time when the vegetation, fire management practices and suppression capabilities were quite different to today.

There have been many smaller fires that have not spread fast or far, in addition to the 1939 bushfire.

The 2013 Kentbruck fire has the typical characteristic of largely being confined to public land and plantations, pine plantations in this case.

The purple footprint of the 2020 Budj Bim fire on the 75 km radius is also almost entirely within public land. It reached the size that it did due to being in difficult volcanic terrain and the strategies used to prevent damage to the World Heritage cultural assets.

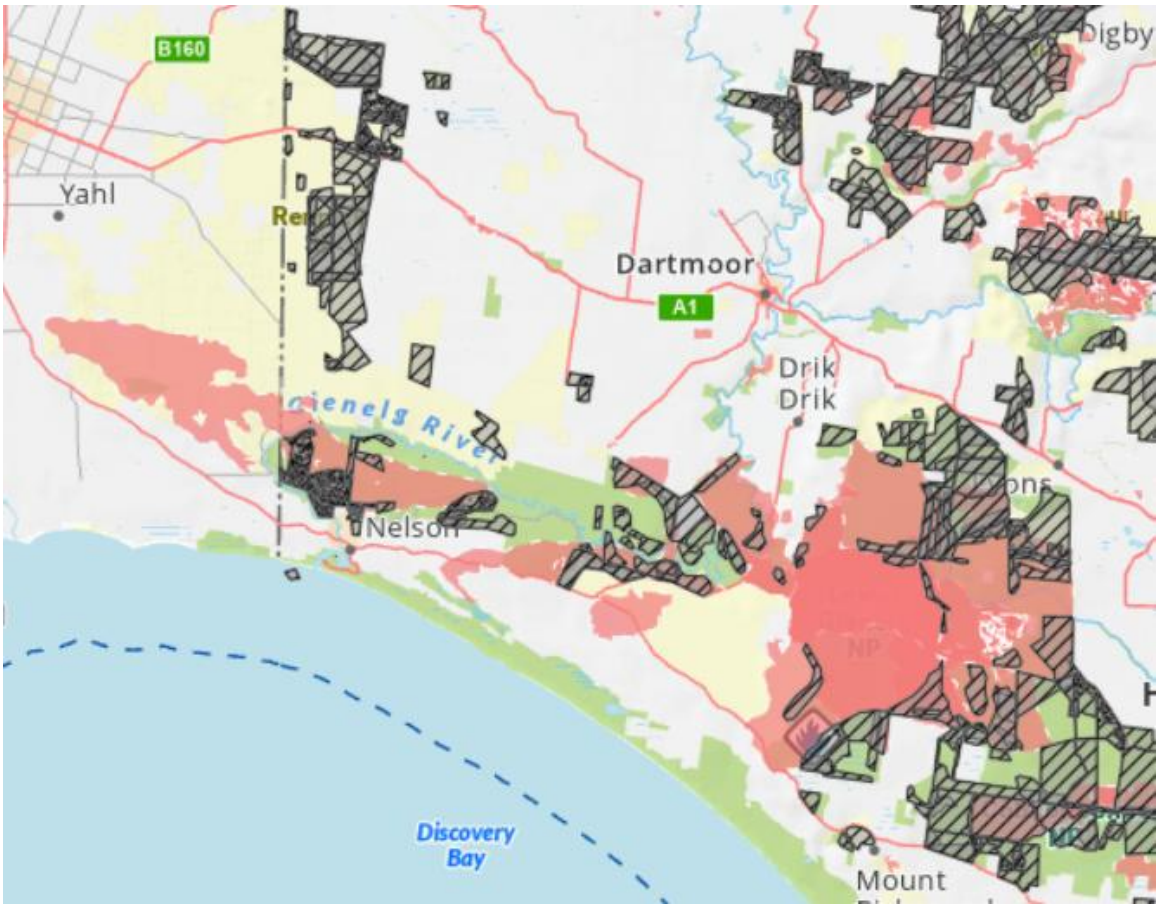
Landscape Hazard Plan – 20km



The 1959 Kongorong and the 1979 Caroline fires burnt from SA into Victoria north of Nelson. The nearby SA landscape is otherwise limited in significant bushfire occurrence.

The weather patterns in Victoria with fire weather having N-NW winds with a change to the SW quarter take fires away from Nelson. The position of this site close to the coast also has the frequent sea breezes reducing northerly wind speeds or taking fires away from Nelson.

Irrigated grassland areas to the west will moderate bushfire behaviour. This irrigation was not in place when the Caroline and Kongorong fires occurred. It would have made no impact on the Caroline fire but would have been likely to stop, or significantly slow, the spread of the Kongorong fire.

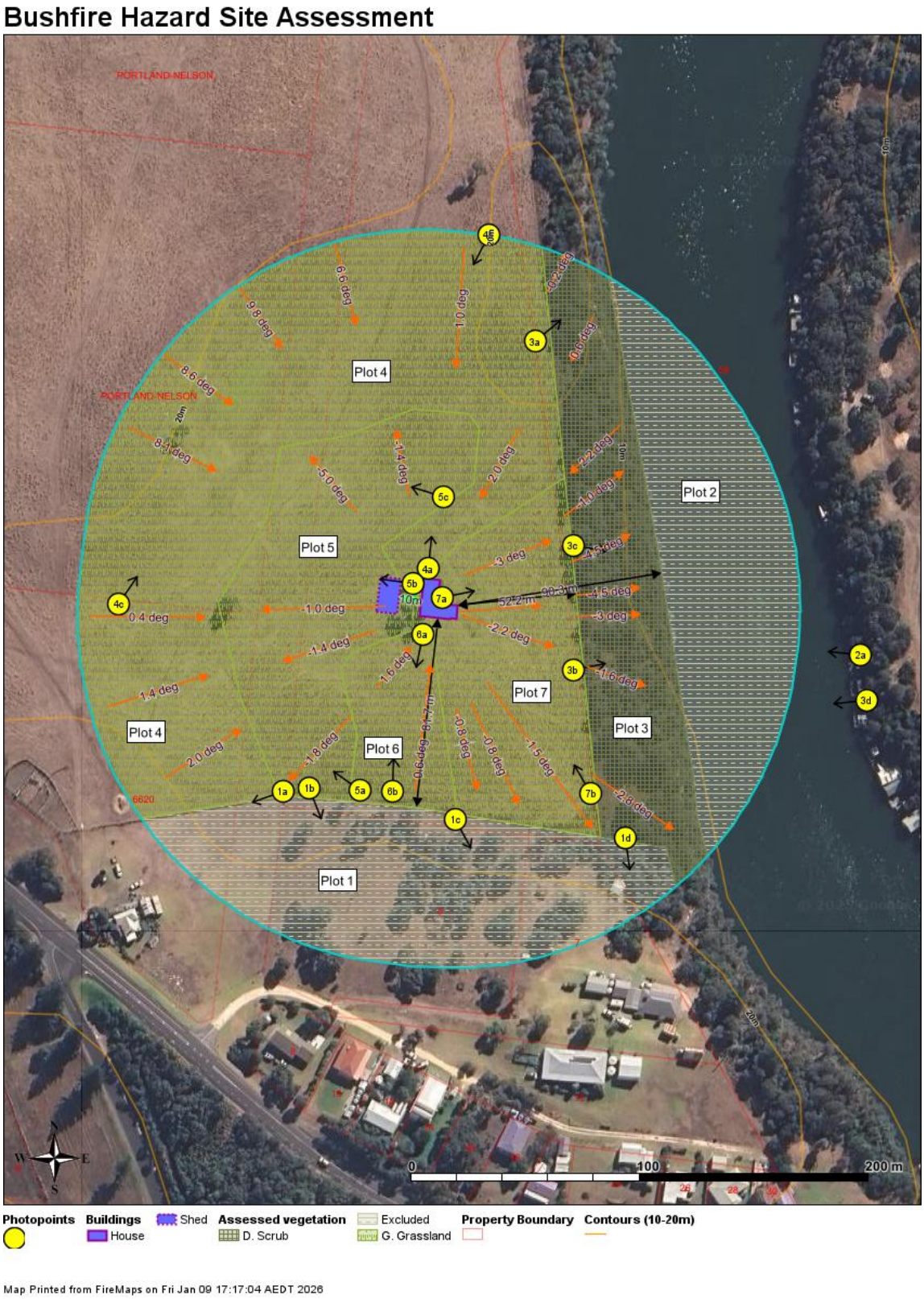


This map differentiates between the black planned burns and the red bushfires in the last 50 years. The red area south of Drik Drik is the Kentbruck fire. A large proportion of fire area is planned burns.

Bushfire Hazard Site Assessment

Classification of the vegetation within 150 metres of the proposed development in accordance with AS3959:2018 Construction of buildings in bushfire prone areas

Bushfire Hazard Site Plans



Vegetation Classification

All vegetation within 150m of the proposed development was classified in accordance with Sections 2.2.3 to 2.2.5 of Clause 2.2.3 of AS 3959-2018 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2.

Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

The vegetation types identified are based on potential bushfire behaviour and may vary from similarly named ecological vegetation classifications.

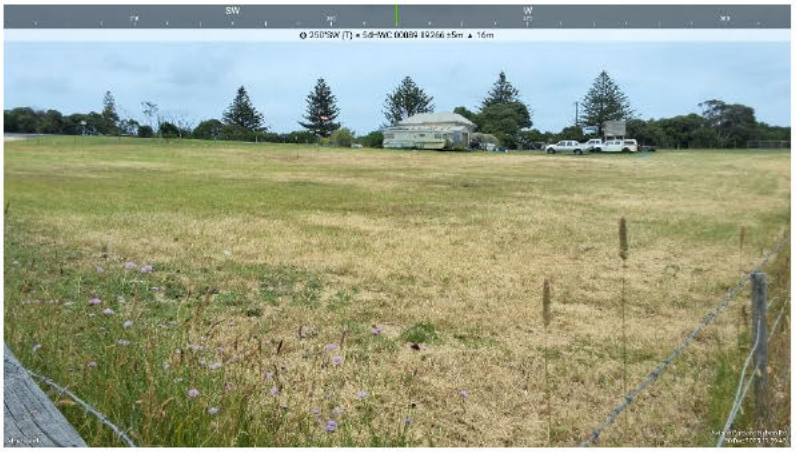
Photo ID:	1a	Plot:	1	
Vegetation Classification or Exclusion Clause				
Excludable - 2.2.3.2(f) Low Threat Vegetation				
Description / Justification for Classification				
This neighbouring land is mown to under 100mm high. The low fuel load is low threat vegetation.				

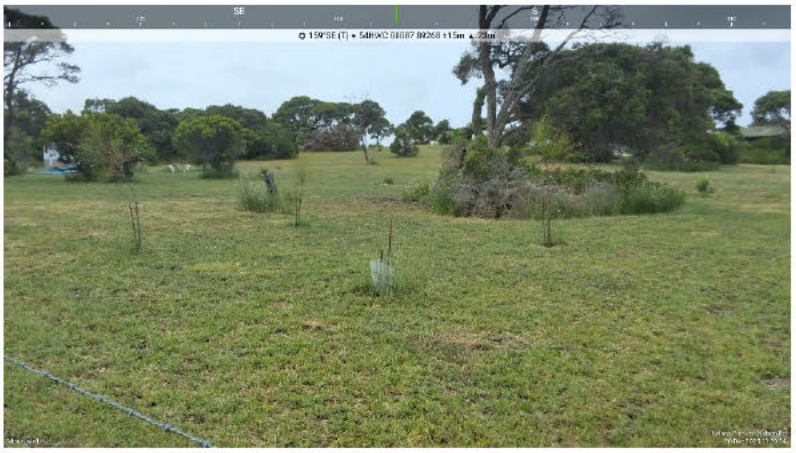
Photo ID:	1b	Plot:	1	
Vegetation Classification or Exclusion Clause				
Excludable - 2.2.3.2(f) Low Threat Vegetation				
Description / Justification for Classification				
This neighbouring land is mown lawn and managed garden. The low fuel load is low threat vegetation.				

Photo ID:	1c	Plot:	1
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
This neighbouring land is mown lawn and managed garden. The low fuel load is low threat vegetation.			

Photo ID:	1d	Plot:	1
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
This neighbouring land is mown. This vegetation management is recent. The low fuel load is low threat vegetation.			

Photo ID:	2a	Plot:	2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(e) Non Vegetated Areas			
Description / Justification for Classification			
The Glenelg River.			

Photo ID:	3a	Plot:	3
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
The riverside reserve has coastal scrub with a few stunted trees.			

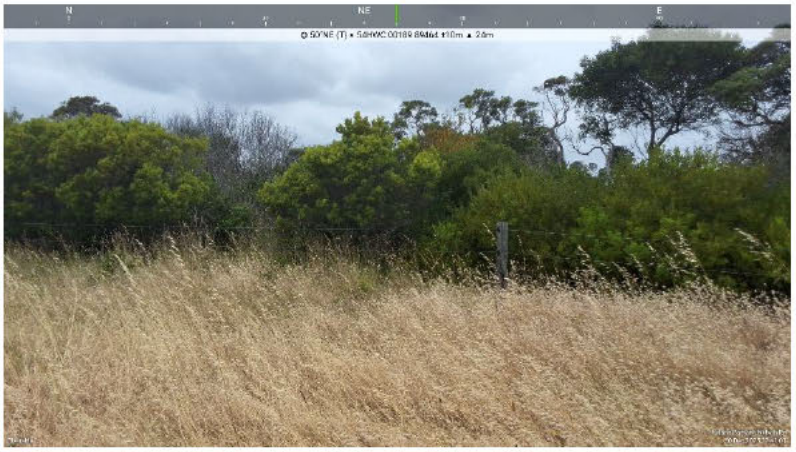


Photo ID:	3b	Plot:	3
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
The riverside reserve has coastal scrub with a few stunted trees.			

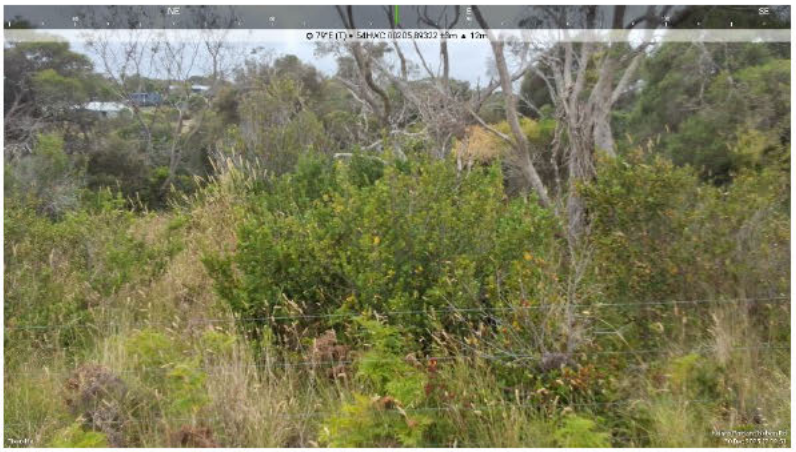


Photo ID:	3c	Plot:	3
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
The riverside reserve has coastal scrub with a few stunted trees. A substantial portion of the shrubs are exotic with high moisture content.			

Photo ID:	3d	Plot:	3
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
The cliff up from the water is steep and sparsely vegetated. Fire can not spread to the base, travelling towards the proposed house. The cliff is 6-8 metres horizontally and is at 60° slope. With this very short distance, the assessment is based on the denser vegetation at the top that would better reflect any potential impact for the proposed house.			

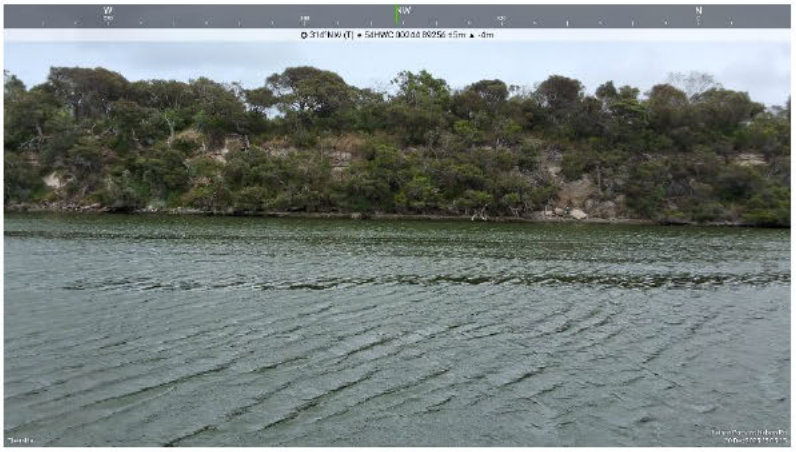


Photo ID:	4a	Plot:	4
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

Photo ID:	4b	Plot:	4
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

Photo ID:	4c	Plot:	4
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

Photo ID:	5a	Plot:	5
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil. Some greener weed species are present adjacent the boundary fence.			

Photo ID:	5b	Plot:	5
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

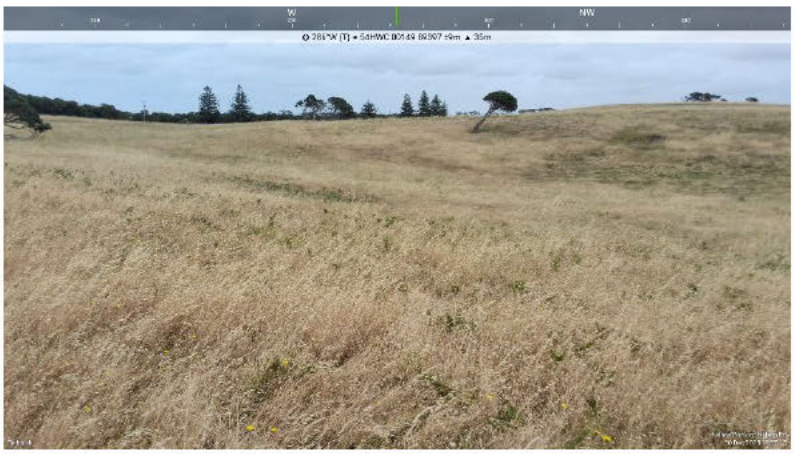


Photo ID:	5c	Plot:	5
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

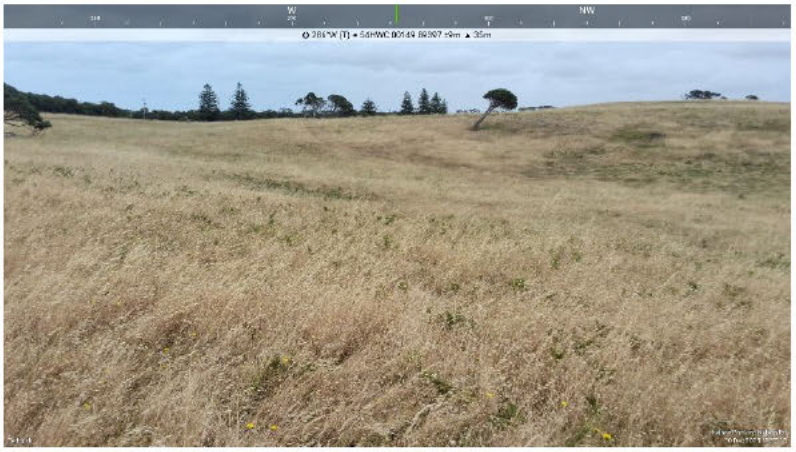


Photo ID:	6a	Plot:	6
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

Photo ID:	6b	Plot:	6
Vegetation Classification or Exclusion Clause			
Class G Grassland – Sown pasture G-26			
Description / Justification for Classification			
This is lightly grazed pasture on light soil.			

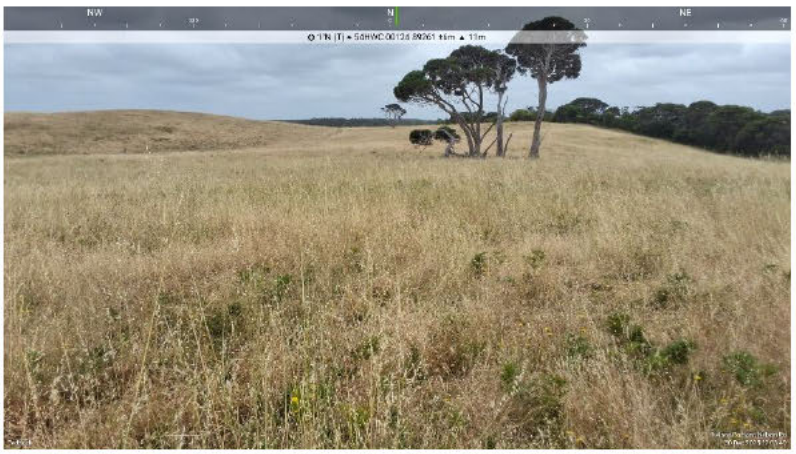
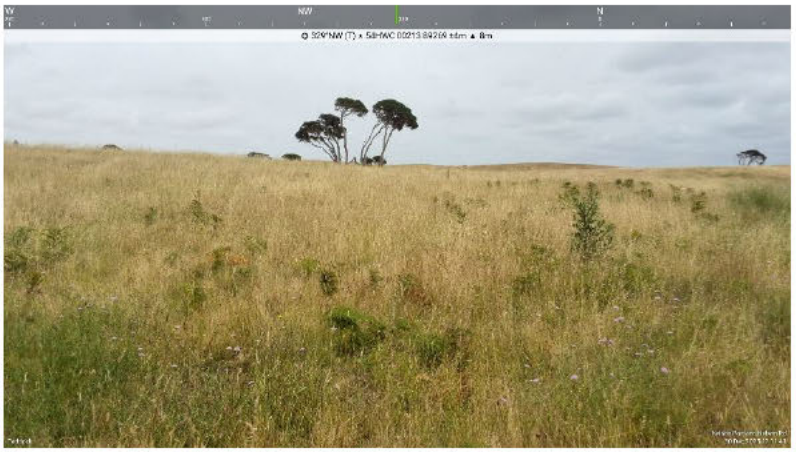
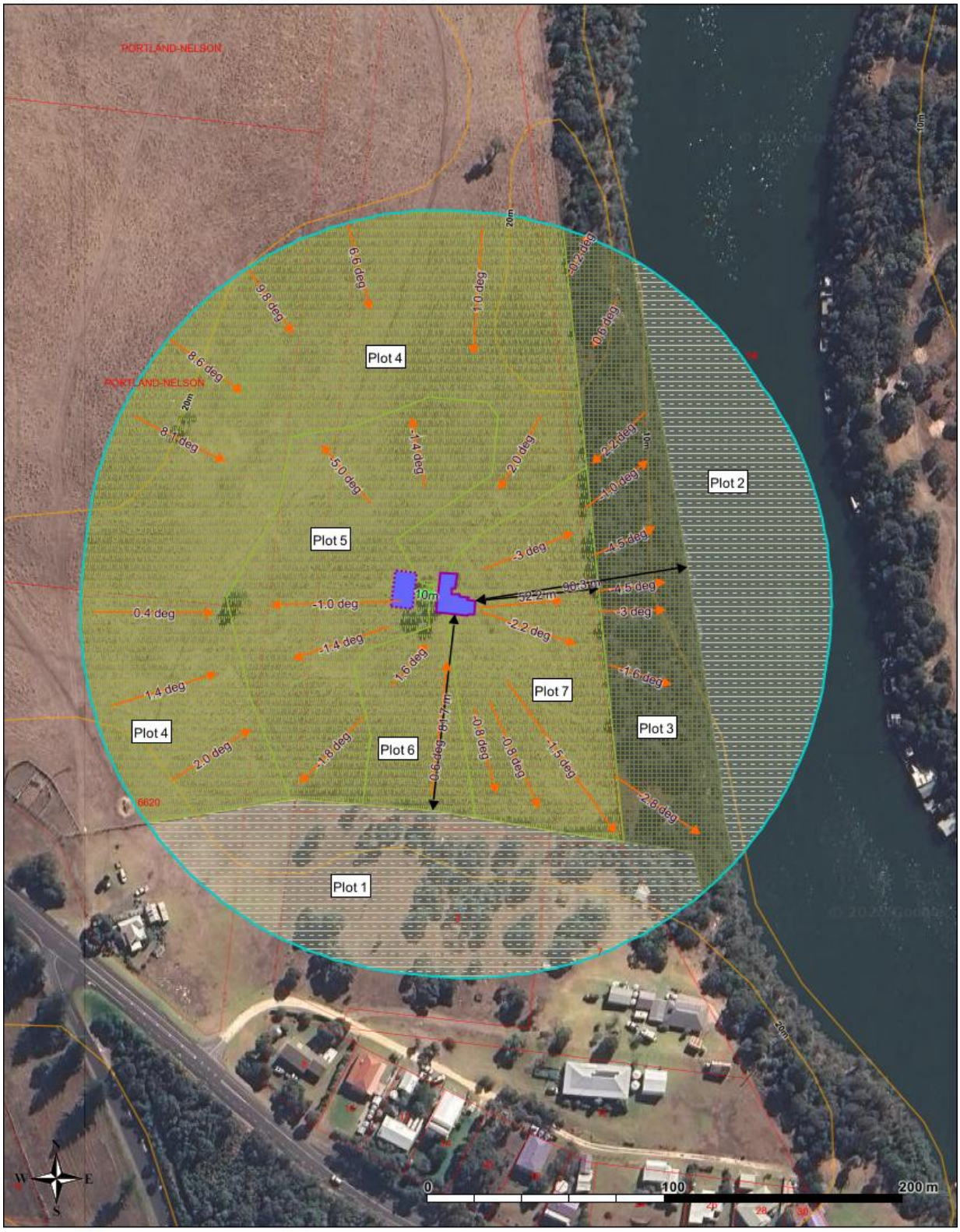


Photo ID:	7a	Plot:	7	
Vegetation Classification or Exclusion Clause				
Class G Grassland – Sown pasture G-26				
Description / Justification for Classification				
This is lightly grazed pasture on light soil.				

Photo ID:	7b	Plot:	7	
Vegetation Classification or Exclusion Clause				
Class G Grassland – Sown pasture G-26				
Description / Justification for Classification				
This is lightly grazed pasture on light soil.				



Bushfire Hazard Site Assessment



Map Printed from FireMaps on Fri Jan 09 17:18:16 AEDT 2026

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1.

Fire Danger Index			
FDI 40 ☐	FDI 50 ☐	FDI 80 ☐	FDI 100 ☒
Table 2.7	*Table 2.6*	*Table 2.5*	*Table 2.4*

Potential Bushfire Impacts

The potential bushfire impact to the proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL	Defendable space (m) Column B
1	Excludable – Clause 2.2.3.2(f)	-	81.7	BAL – LOW	-
2	Excludable – Clause 2.2.3.2(e)	-	90.3	BAL – LOW	-
3	Class D Scrub	-4.5	52.2	BAL – 12.5	22
4	Class G Grassland	9.8	22 #	BAL – 12.5	13
5	Class G Grassland	-5	22 #	BAL – 12.5	15
6	Class G Grassland	1.6	22 #	BAL – 12.5	13
7	Class G Grassland	3.6	22 #	BAL – 12.5	13

Table 1: BAL Analysis

separation distance determined by defendable space.

Calculated Bushfire Attack Level (BAL)

The calculated Bushfire Attack Level (highest BAL) for the proposed development has been calculated in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Calculated Bushfire Attack Level	**BAL – 12.5**

* Note that this calculated BAL is produced using AS 3959-2018 that considers vegetation within 100 metres of the site. The bushfire hazard landscape assessment can lead to a different outcome. The planning permit process and building design decisions can apply a different BAL to the proposed development.

Bushfire Management Statement

53.02-4.1 Landscape, siting and design objectives

- Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.
- Development is sited to minimise the risk from bushfire.
- Development is sited to provide safe access for vehicles, including emergency vehicles.
- Building design minimises vulnerability to bushfire attack.

Approved Measure (AM) 2.1 – Landscape

Requirement

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

This development is proposed for a grassland area away from likely bushfire approaches that would have heavier fuels. Egress is close. An appropriate BAL and defendable space are to be applied.

Has Approved Measure (AM) 2.1 been met?	**Yes** ✓	**No** ☐

Approved Measure (AM) 2.2 – siting

Requirement

A building is sited to ensure the site best achieves the following:

- **The maximum separation distance between the building and the bushfire hazard**

  The site is surrounded by grassland where the separation will be established by defendable space. The nearest scrub is 52.2 metres to the east with radiant flux calculated at 6.2 kW/m^2. The scrub is 37 metres wide against the 77 metre wide river. The proposed house is exposed to radiant flux less than 12.5 kW/m^2 from the grassland plots.

- **The building is in close proximity to a public road**

  The site is 247 metres travel from Banksia Street and a further 26 metres from Portland Nelson Road.

- **Access can be provided to the building for emergency service vehicles**

  Access is to be provided to the site for both occupants and emergency services from Banksia Street.

Has Approved Measure (AM) 2.2 been met?	Yes ✓	No ☐

Approved Measure (AM) 2.3 – Building design

Requirement

A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

The building will be designed to BAL requirements. The roof is metal without any valleys to collect leaves, bark or embers.

Has Approved Measure (AM) 2.3 been met?	Yes ✓	No ☐

53.02-4.2 Defendable space and construction objective

- Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved Measure (AM) 3.1 – Bushfire construction and defendable space

Requirement

A building used for a dwelling (including an extension or alteration to a dwelling), small second dwelling, industry, office or retail premises is provided with defendable space in accordance with:

- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.

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.

The building will be provided with defendable space in accordance with Column B

Defendable space distance required is 22 metres.

Table 6 of Clause 53.02-5 - Vegetation management requirement:

Vegetation must be managed to the following standard	CONFIRM ACCEPTANCE
• 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.	✓

10 metres defendable space is to be required around the proposed shed with 2 metre tree canopy separation. The canopy separation is unnecessary for fruit trees in the orchard as they are low flammability vegetation specifically identified as low threat in AS3959:2018.

Building construction

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.

The building will be constructed to BAL-19

Has Approved Measure (AM) 3.1 been met?	**Yes** ✓	**No** ☐

53.02-4.3 Water supply and access objectives

- A static water supply is provided to assist in protecting property.
- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved Measure (AM) 4.1 – Water supply and access

Water supply requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with 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.

Table 4 to Clause 53.02-5 – Water supply requirements

Lot Size (m^2)	Capacity (litres)	Fire Authority Fittings & Access Required
1001 and above	10,000	Yes
Confirm Static Water Supply meets the following requirements	✓ Is stored in an above ground water tank constructed of concrete or metal ✓ All fixed above ground water pipes and fittings for firefighting purposes must be 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 signage to the satisfaction of CFA must be provided. ✓ 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 65mm (excluding the CFA coupling)	

Additional information:

Standard conditions in 53.02 include the provision of a 64mm CFA 3 thread per inch male fitting for the water supply. The national standard of 75mm Storz for suction hose has been used on CFA tankers since the early 1990s. The earlier tankers have left the service. South Australian tankers have long been fitted with 75mm Storz suction couplings but do not carry adapters to CFA 3TPI thread as standard. This site is 3.3km from South Australia with the nearest CFS SA brigade being 6.6km from this site. To ensure that fire brigades from both Victoria and South Australia can access the water, a 75mm Storz coupling is most appropriate here. The blank cap or cover is to prevent exposure of the Storz washer to sunlight causing it to perish.

This approach meets the intent of clause 53.02. If the difference between this and the current 53.02 is not regarded as acceptable, an additional requirement could be added to:

Provide a 75mm Storz to 64mm CFA 3 thread per inch male adapter. Attach the adapter to a fixed point with a short chain that does not hinder water access with or without the adapter in use.

The chain is to keep the adapter with the outlet.

The additional adapter would add to cost but not add to function.

Has Approved Measure (AM) 4.1 (Water Supply) been met?	**Yes** ✓	**No** ☐

Access requirement

A building used for a dwelling (including an extension or alteration to a dwelling), a small second dwelling, industry, office or retail premises is provided with vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.

Table 5 to Clause 53.02-5 – Vehicle access design and construction

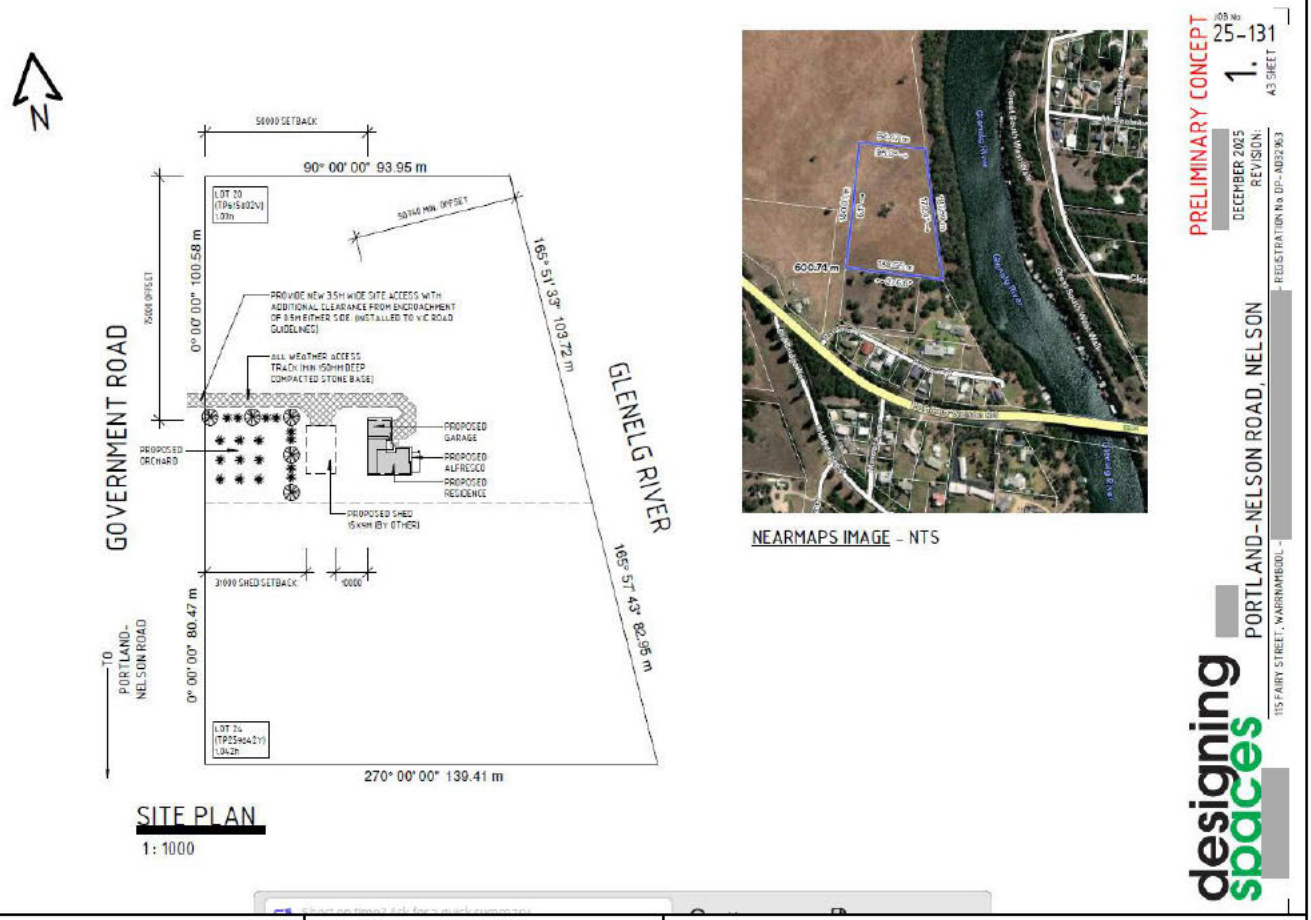
Column A	Column B
Water supply access	✓ Where fire authority access to the water supply is required under AM 1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet. The access track is to within 4 metres of the tank outlet.
Length of access is greater than 30 metres	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	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 head 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	✓ 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 six metres.

Has Approved Measure (AM) 4.1 (Access) been met?	**Yes** ✓	**No** ☐

Appendix 1: Plans and Drawings

Plans and drawings relied on to prepare the bushfire management statement

Drawing / Plan Description Site plan



Job Number 25-131	Revision	Date of Revision Dec 2025

Appendix 2: Additional Information / Advisory Notes

Shielding as described in AS 3959:2018 Clause 3.5 should not apply to any elevation. A decision to apply any shielding provisions would be by the Relevant Building Surveyor.

Building design, including applying BAL construction, can improve the ability of the building to better withstand attack from bushfire. It is one of several measures available to property owners and occupiers to address damage during bushfire. Planning, subdivision, siting, landscaping and maintenance are also measures that mitigate the damage from bushfire.

Building to the BAL rating in this report cannot guarantee that the building will survive a bushfire event on every occasion. This is substantially due to the variable degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.