

# BUSHFIRE MANAGEMENT PLAN 250 Lake View Road Koroit | January 2026 – Revision B

## Legend



Defendable space (50m from dwelling in all directions Lot 1)

Defendable space (50m from building envelope in all directions Lot 2)

## Construction Requirements

- Lot 1 BAL 19.
- Lot 2 BAL 12.5.
- Lot 2 building envelope setback 3 metres from the northern, western and southern boundaries and 9 metres from the eastern boundary.

## Access

- Lot 1
  - Fire authority vehicles should be able to get within 4 metres of the water supply outlet.
- Lot 2
  - 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.

## 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 10m of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10cm 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 5m<sup>2</sup> in area and must be separated by at least 5m.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5m.
- There must be a clearance of at least 2m between the lowest tree branches and ground level.

## Water Supply

10,000L Water tank to each allotment



Subject to change

the location of the dwelling and water tanks are not correct

