

# Bushfire Management Plan – Lot 1 and 2 Maffra-Briagolong Road, Maffra

- Existing contours (on terrain)
- Residential Lots
- Retention (Indicative)
- Road pavement (Indicative)
- Drainage Reserve
- Bushfire Management Overlay
- Common Property

Water supply and access to be in accordance with the approved plans.

19 metre setback



V3 -21/7/2024

- Notes:**
- This plan was prepared as a **PROPOSAL**, only and should not be used for any other purpose.
  - The plan is subject to Council approval.
  - All dimensions and areas are subject to survey and final compilation.
  - The layout and area required will be subject to engineering, detail design and Council approval.
  - Existing drainage structures shown are approximate only and subject to a detailed storm water management investigation.
  - Retaining walls treated with construction areas will be fixed during construction.
  - Further investigation may be required for the surface, vegetation retention and removal, site access and egress, and structural and cultural heritage.
  - Road pavement is indicative only and subject to detailed engineering design.
  - **NO ALL CHANGE** has been made for Public Open Space within the development.
  - All dimensions shown are length of and final (AS2).
  - 20% liability exclusions to be applied to trees to be retained.

Site	45,735 ha
* Residential Lots	35,959 ha
* Common Property	0,960 ha
* Non-Asphalt Roads	0,828 ha
Drainage Reserve	3,152 ha
Total Development Area	43,580 ha
Lot Yield	10 lots @ 1.4 lots per ha
(Central excludes common property)	3671m <sup>2</sup> average lot size
Lot Yield	12 lots @ 1.4 lots per ha
(Central includes common property)	4122m <sup>2</sup> average lot size
Total Number of Lots	10

\*Indicates inclusion in NCA



18	18/01/2024	Revised Ego Survey
18	17/01/2024	Revised Ego Survey
17	17/01/2024	Revised Environmental Assessment
16	17/01/2024	Revised Environmental Assessment
15	17/01/2024	Revised Ego Survey
14	17/01/2024	Revised Ego Survey
Version	Date	Description

Client: 26/04/2024  
Version No: 19  
Job No: 2102640  
Scale (A1): AS2

## Construction standard

The new buildings will be designed and constructed to a minimum Bushfire Attack Level of **BAL 12.5**.

## Defendable Space

Vegetation (and other flammable materials) will be maintained to the property boundary 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 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.

## Water Supply

20,000 litres of effective water supply must be provided for firefighting purposes, for each dwelling that meets the following requirements:

- 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.
- 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 separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

## Access

Access to the dwellings must be provided for firefighting purposes which meets the following requirements:

- 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 30 metres
- Dips must have no more than a 1 in 8 (12.5 percent) (K11 degrees) entry and exit angle
- A turning area for fire fighting vehicles must be provided at any dead-end roads (including between stages) 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.
- Incorporate passing bays at least every 200m which must be at least 20 metres long and have a minimum trafficable width of 6 metres.

**APPROVED DEVELOPMENT PLAN  
PLANNING AND ENVIRONMENT ACT 1987  
WELLINGTON PLANNING SCHEME  
Clause 43.04 Schedule 1**

**OP NAME: DP01 - Maffra North**

**DATE: 15 June 2026  
SIGNED: Caragh Button  
OFFICER TITLE: Strategic Planner**