

BUSHFIRE ATTACK LEVEL

The proposed apartment building must be constructed to minimum BAL 40 construction standard.

DEFENDABLE SPACE & SITE MANAGEMENT REQUIREMENTS

Defendable space must be provided to the property boundary, and the site must be managed in accordance with the following:

- Whipper snipper long grass around building as far as possible.
- Remove wood and/or rubbish, both flammable and non-flammable.
- Remove any timber stacked on or under wooden balconies.
- Windows and doors are to be closed.
- Reduce gaps in the building.
- The building must be secured.

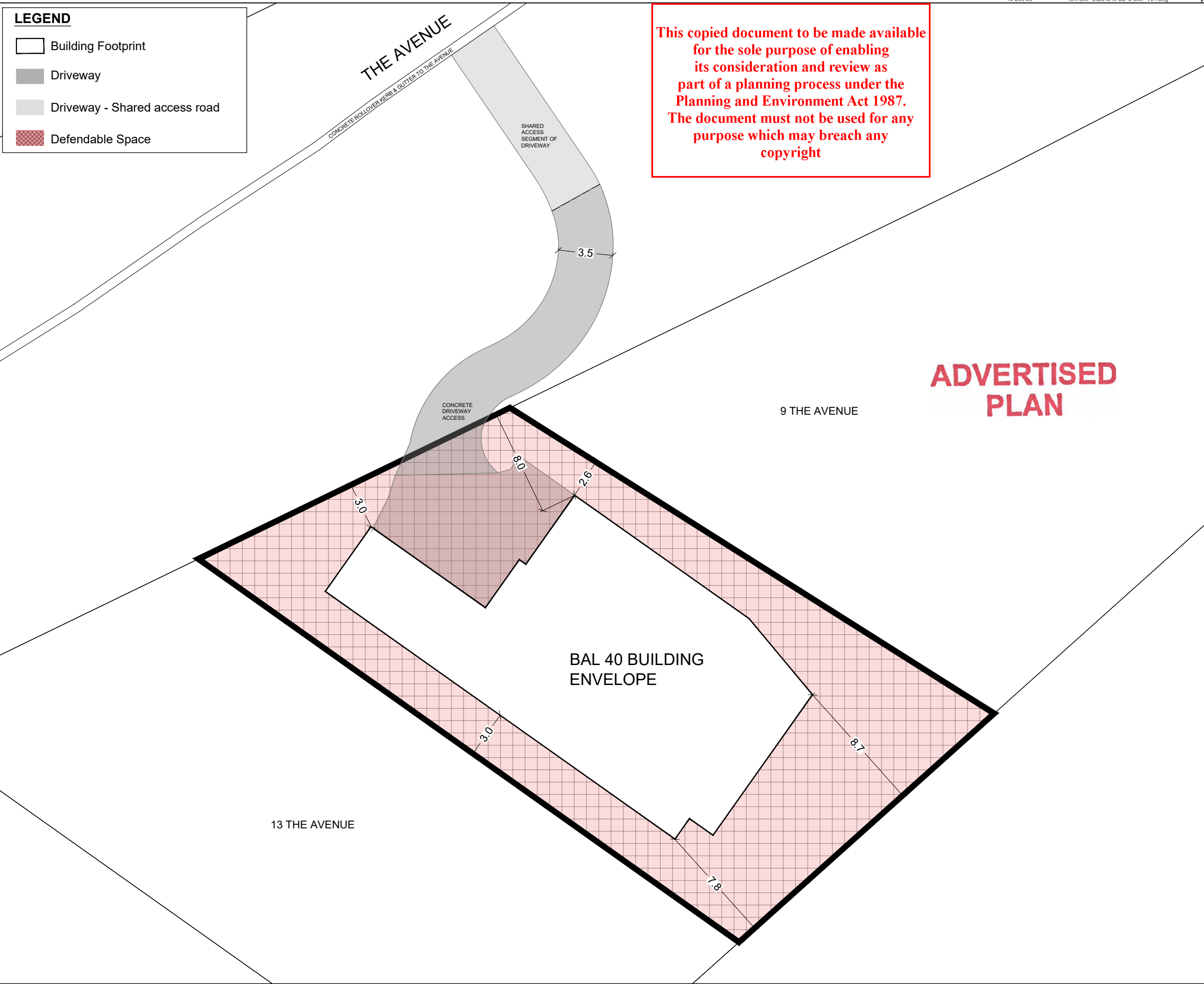
WATER SUPPLY

The site is fitted with a reticulated water supply. Mount Buller has a hydrant system installed. A static water supply is not required.

ACCESS

Access to the building and the water supply outlet must be provided in accordance with the following:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5m.
- Be clear of encroachments for at least 0.5m on each side and at least 4m vertically.
- Curves must have a minimum inner radius of 10m.
- 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 50m.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.



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ADVERTISED PLAN

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REV #	DATE	REASON

GENERAL NOTES:

- This Plan adopts boundary data based on VICMAP MGA 2020 ZONE 65 (December 2025).
- This Plan adopts a Building Footprint sourced from Architectural Plans provided by MA ARCHITECTS (October 2025).
- The Concept layout is preliminary only and has not yet had Council/Authority feedback or approval. The Concept is subject change following further investigation.
- This concept has not had detailed input from: Drainage Engineers, Civil Engineers, Traffic Engineers, Arborists, Cultural Heritage Specialists, Bushfire Assessment Specialists, Council, Federal Authorities and any other potential consultants e.g. electrical engineers.
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Mountain Planning
 A Human Habitats Company

WANGARATTA
 80 Ovens Street
 Wangaratta Victoria 3677
 T : +61 3 9997 7880
 E : info@humanhabitats.com.au
 W : www.humanhabitats.com.au

CLIENT
 The Trustee for the MRAAMP Trust

PROJECT
 11 The Avenue, Mount Buller

DRAWING TITLE
BUSHFIRE MANAGEMENT PLAN

DRAWN SCALE
 1:250 @A3

DATE OF FIRST ISSUE
 16.12.2025

DRAWN
 LM

CHECKED
 JG

REVISION
 1

0 1 2.5 5 7.5 10 12.5m
 1:250