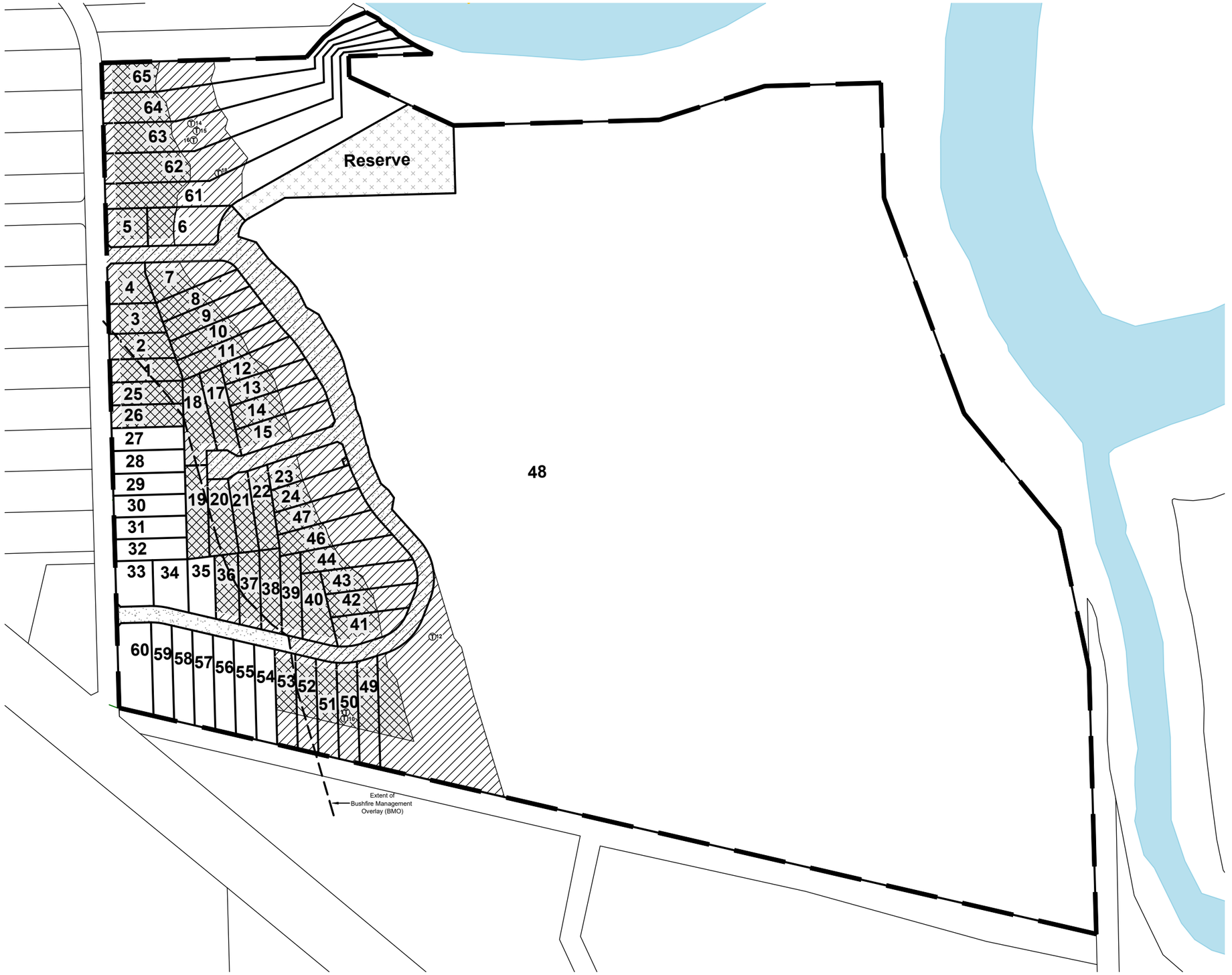


2	Remove outbuilding envelope	05/06/26	
	Remove restrictions on lots outside BMO		
REVISION		DATE	ZONE

0 20 40 80m

Scale 1:4000 @A3

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Designed
Drawn Sakshi Belchada June 2026
Checked Duncan Lowis June 2026
Approved

Wharparilla East P/L.
"Wharparilla Drive" Estate

129 Wharparilla Drive
Echuca

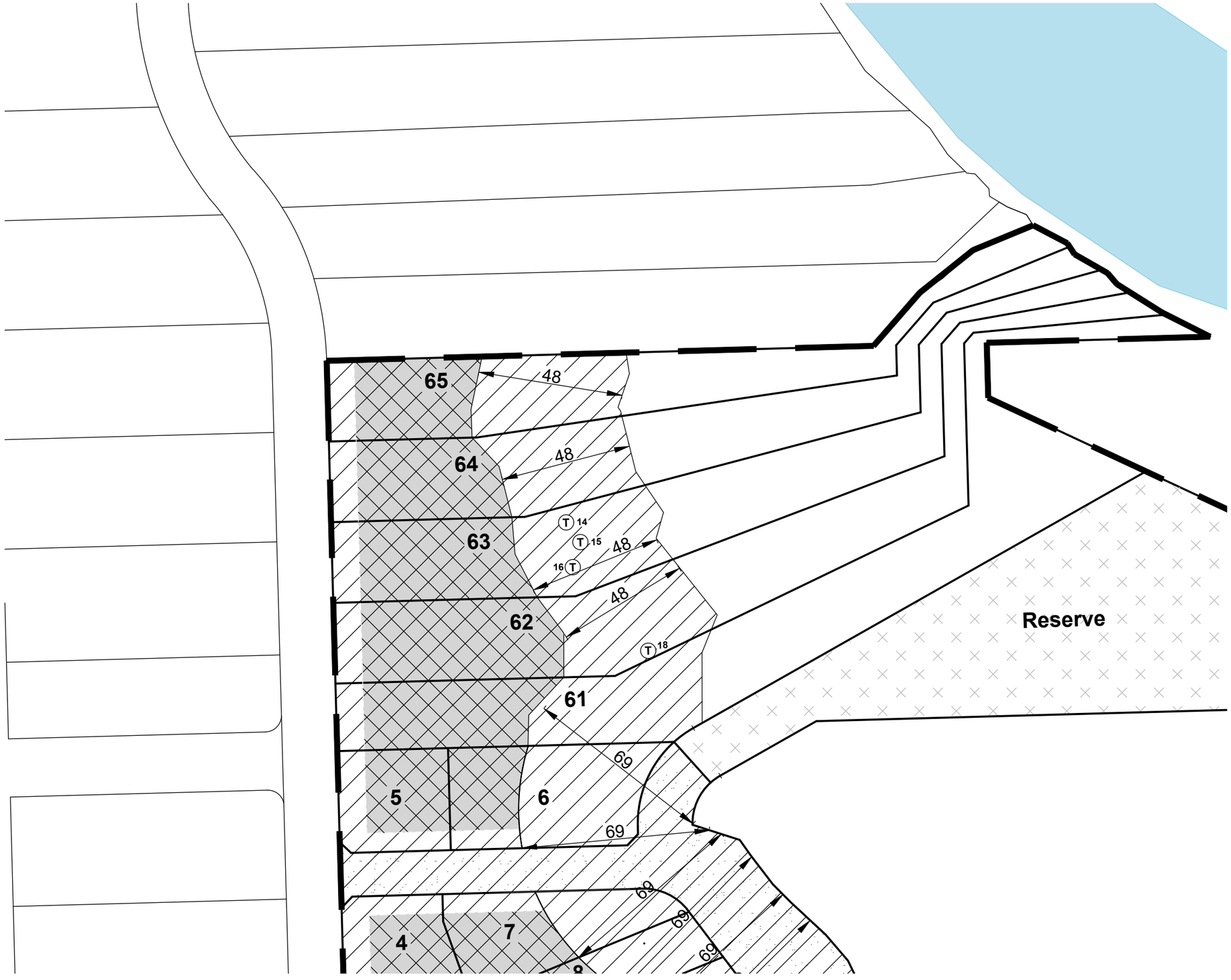
Bushfire Management Plan
Overall

Drawing No. 18170/06 **Rev. 2**

Sheet No. 1 of 5 1817006r2

A3

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Legend:

- Subject Site
- Lot Boundaries
- Defendable Space
- Building Envelope
- Public Reserve
- Road Reserve
- Trees to be retained within defendable space (T)

REVISION		DATE	ZONE
2	Remove outbuilding envelope	05/06/26	
	Remove restrictions on lots outside BMO		

ISO 9001 Quality management system · ISO 14001 Environmental management system · ISO 45001 OH&S management system

0 7.5 15 30m

Scale 1:1500 @A3

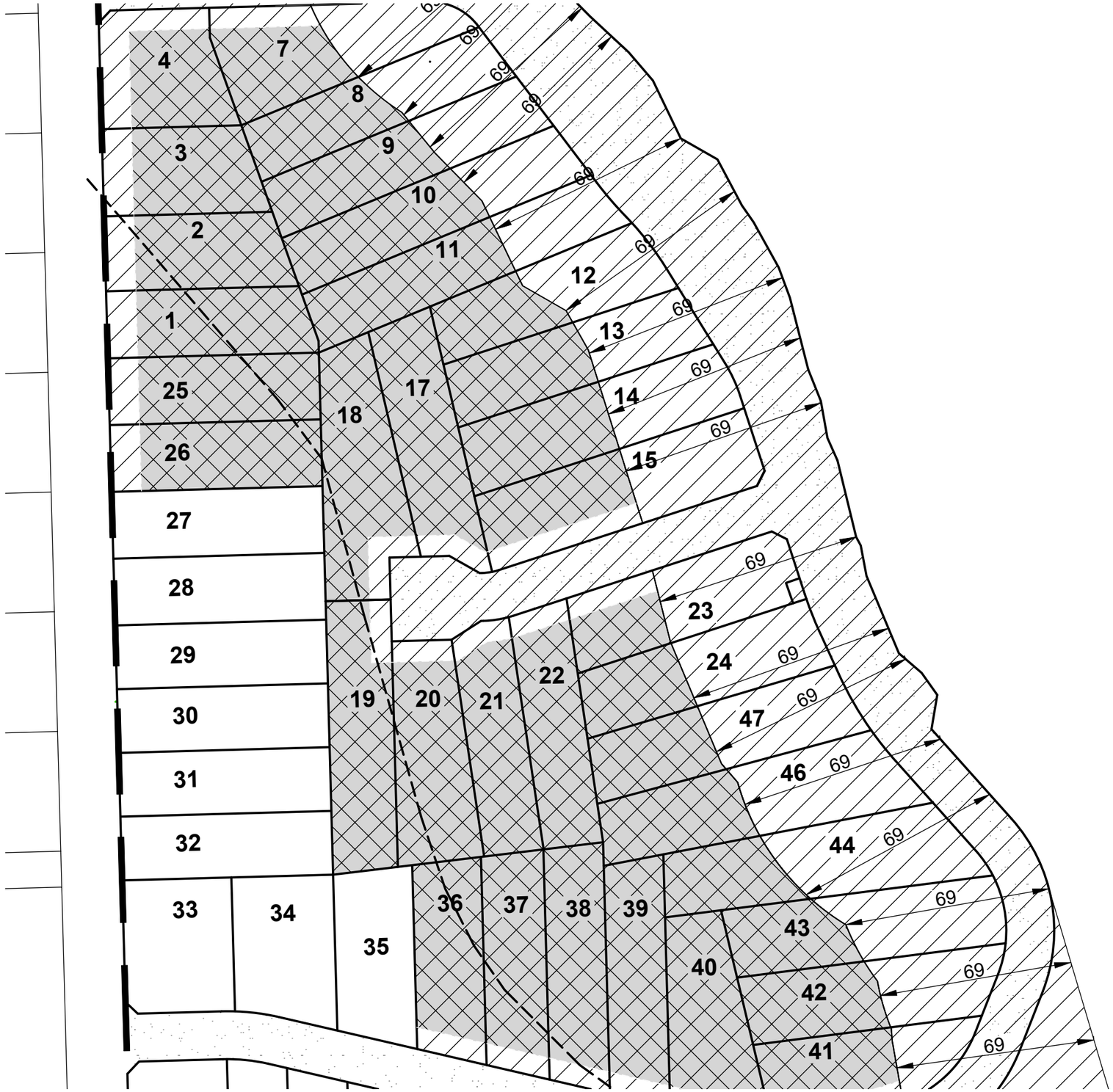
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Designed		
Drawn	Sakshi Belchada	June 2026
Checked	Duncan Lowis	June 2026
Approved		

Wharparilla East P/L.
"Wharparilla Drive" Estate
129 Wharparilla Drive
Echuca
Bushfire Management Plan
Enlargement A
Drawing No. 18170/06 **Rev. 2**
Sheet No. 2 of 5 1817006r2

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Legend:

- Subject Site
- Lot Boundaries
- Defendable Space
- Building Envelope
- Public Reserve
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2	Remove outbuilding envelope	05/06/26	
	Remove restrictions on lots outside BMO		
REVISION		DATE	ZONE

0 7.5 15 30m

Scale 1:1500 @A3

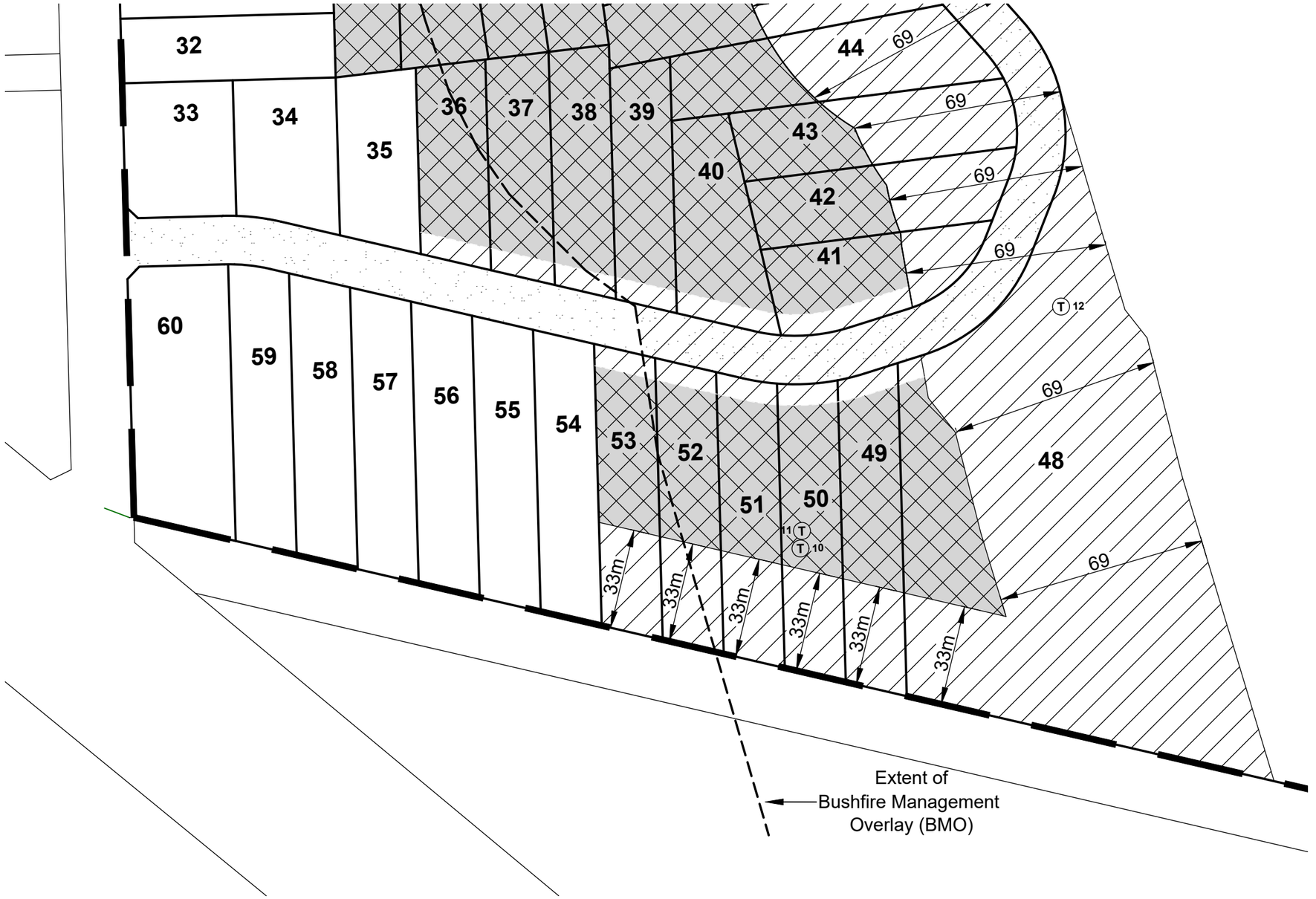
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Designed		
Drawn	Sakshi Belchada	June 2026
Checked	Duncan Lowis	June 2026
Approved		

Wharparilla East P/L.
"Wharparilla Drive" Estate
129 Wharparilla Drive
Echuca
Bushfire Management Plan
Enlargement B
Drawing No. 18170/06 **Rev. 2**
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Legend:

- Subject Site
- Lot Boundaries
- Defendable Space
- Building Envelope
- Public Reserve
- Road Reserve
- Trees to be retained within defendable space (T)

REVISION		DATE	ZONE
2	Remove outbuilding envelope	05/06/26	
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ISO 9001 Quality Management System · ISO 14001 Environmental Management System · ISO 45001 OH&S Management System

0 7.5 15 30m

Scale 1:1500 @A3

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Bushfire Management Plan
Enlargement C
Drawing No. 18170/06 **Rev. 2**
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Bushfire Management Plan

Wharparilla South-East Subdivision Stages 1-4
Management requirements

Construction

Structures within Lots 1 – 65 will have a minimum Bushfire Attack Level of BAL – 12.5 that the buildings will be designed and constructed to in accordance with the Building Code of Australia.

Building envelopes displayed in pages 1-4 of this plan are restricted to within the General Residential Zone, influenced by the requirements of the Development Plan Overlay – Schedule 5, and restricted by a 1% Probability Flood Line calculated for the site. Regardless of these factors, the minimum required distance for BAL-12.5 (69m for 5-10° downslope Forest, 48m for Flat/Upslope Forest, 33m for Woodland and 19m for Grassland) are/will be maintained for all proposed lots.

Outbuildings that are positioned greater than 10 metres from the dwelling are not subject to BAL requirements under the Building Code of Australia.

Classified vegetation

- Forest
- Woodland
- Grassland

Defendable space management standards:

Defendable space [within the area marked on pages 1-4 of this plan] where vegetation (and other flammable materials) will be modified 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 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.
- Canopy of trees must be separated by at least 5 metres, with the exception of trees 10, 11, 12, 14, 15, 16 and 18 (as shown on pages 1-4 of this plan).
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water supply for firefighting purposes

10,000L of effective water supply for firefighting purposes will be provided in BMO affected lots - being Lots 1-26 inclusive, 36-53 inclusive (as shown on pages 1-4), and will meet the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm and coupling (65 mm Storz fitting) with an end cap.
- The outlet of the water tank will be within 4m of the accessway and be unobstructed.
- Be located within 60m of the outer edge of the approved building.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the CFA must be provided.
- Any pipework and fittings will be a minimum of 65mm (excluding the CFA coupling).

Access designed to accommodate CFA access

All BMO affected lots - being Lots 1-26 inclusive, 36-53 inclusive (as shown on pages 1-4) - must provide access that meets the following requirements:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Curves will have a minimum inner radius of 10m.
- The average grade will be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Have a minimum trafficable width of 3.5m.
- Be clear of encroachments for at least 0.5m on each side and 4m above the accessway.
- Dips will have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Access shall be provided to not more than 4m from the water supply outlet.

Ongoing Bushfire Mitigation Measures

The bushfire mitigation measures detailed on this plan, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority in perpetuity.

ISO 9001 Quality management system · ISO 14001 Environmental management system · ISO 45001 OH&S management system

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REVISION		DATE	ZONE

0 7.5 15 30m

Scale 1:1500 @A3

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