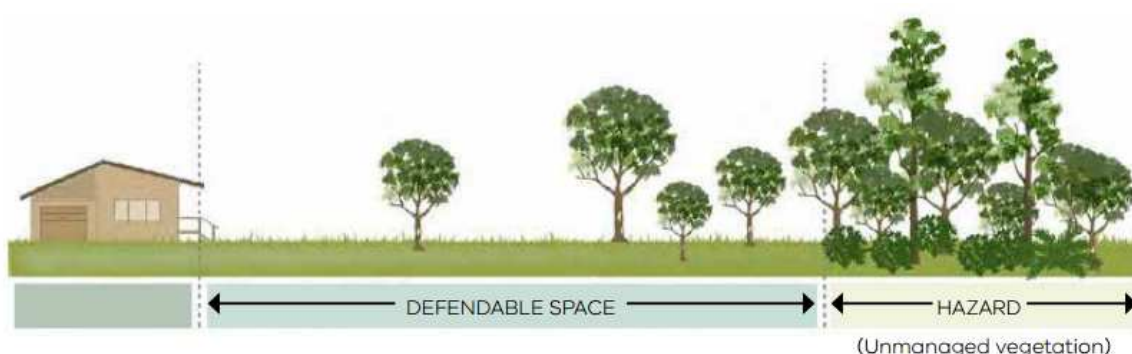


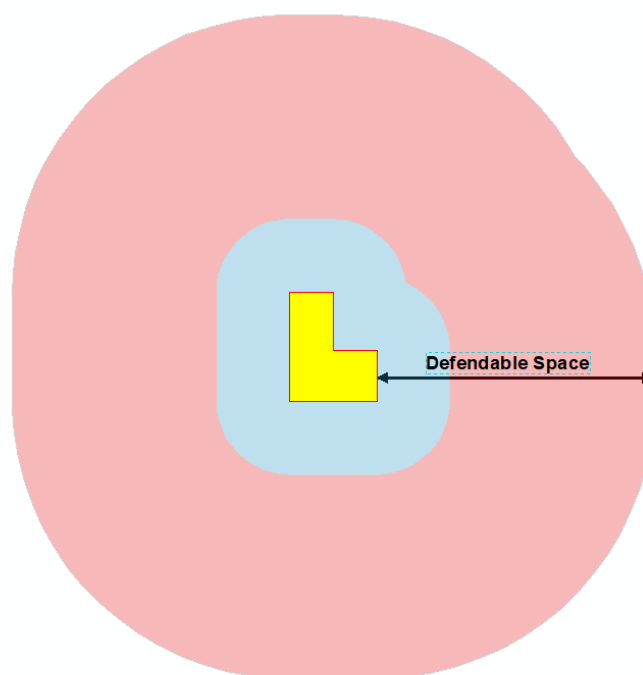
Defendable Space

What is defendable space?

Defendable space is an area of land around a building where vegetation (fuel) is modified and managed to reduce the effects of flame contact and radiant heat associated with a bushfire. Defendable space is one of the most effective ways of reducing the impact of bushfire on a building.



Cross section of defendable space



- Within 10 metres avoid flammable objects near vulnerable parts of the building
- Defendable Space as per Clause 53.02

Why is Defendable Space important?

Defendable space provides a break between the building and the fuel available to the bushfire (e.g. vegetation, brush fencing, flammable material). Providing an area of defendable space can prevent direct flame contact on a building, reduce the effects of radiant heat on the building and to mitigate the effects of ember attack¹.

How do I know how much defendable space I need to provide?

In order to calculate how much defendable space is required up will need to complete a site assessment. You can refer to DELWP's Technical Guide – Planning Permit Applications – Bushfire Management and Clause 53.02.

The area of defendable space required will depend on the **level of bushfire risk** and the likely **forms of bushfire attack**. The factors influencing the level of bushfire risk include:

- Environmental factors including: fuel, topography and weather conditions
- Site context: (e.g. urbanised or remote location)
- Other bushfire mitigation measures incorporated into the design (e.g. siting of the building and construction standard).

What are the standard planning permit conditions?

If you obtain a permit the standard conditions are the starting point for the level of vegetation management in the [defendable space](#). These requirements should be reflected in your Bushfire Management Plan.

Tailoring the defendable space requirements

If you want to tailor the requirements to suit your site you will need to explain in your BMS how you still meet the following objectives:

- Maintain integrity of building (avoid compromise to building structure)
- Reduce the carry of surface fire (horizontal separation)
- Reduce the carry of a canopy fire (horizontal separation)
- Reduce fuel ladders (vertical separation)

You can refer to CFA's publication '[Landscaping for Bushfire](#)' (June 2021) which provides further guidance on garden design and plant selection.

¹ You should also note that in the event of a bushfire, after the fire front has passed, the area of defendable space may be available as a refuge (refer to advice on preparing your property in Fire Ready Victoria).