

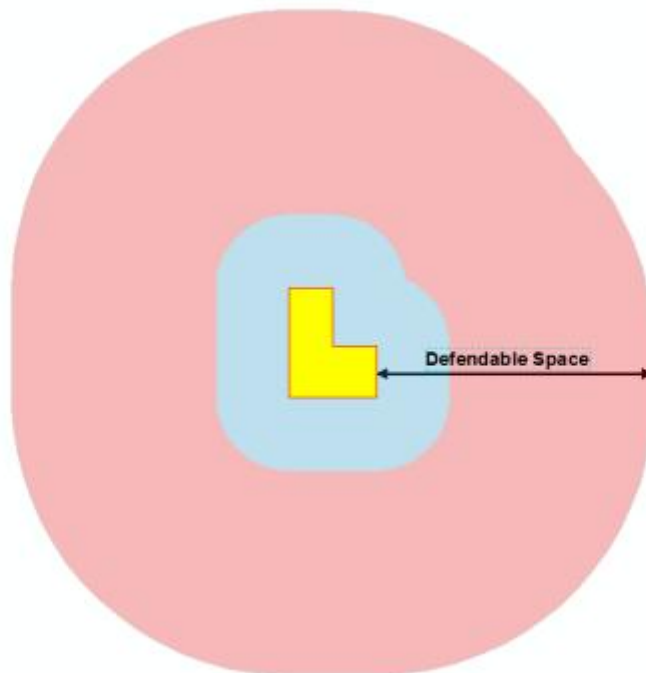
Defendable Space

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 an area between the building and the unmanaged vegetation 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 attack.

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

To calculate how much defendable space is required you will need to complete a Bushfire Hazard Site Assessment (refer to *Bushfire Hazard Assessments - Guideline* (DTP, May 2026) and refer to Table 1 of Clause 53.02-5.

Table 1 of Clause 53.02-5 will provide setback distances that are required to be managed as defendable space in accordance with Table 4 of Clause 53.02-5.

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 Bushfire Management Statement 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)