

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959 (2009)

Property Details

Land Owner: Mclvor Forest Pty. Ltd.
Address: Lot 41, PS810191Y, Downing Drive, Junortoun
Municipality: City of Greater Bendigo
Date of Inspection: 31/01/2019

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
Bushfire Prone Area (BPA): Yes
Bushfire Management Overlay (BMO): No

Assessment of surrounding vegetation (within 100m in all directions)

	North	East	South	West
Vegetation Classification	Woodland	Excludable (In accordance with Planning Permit DS/539/2012)	Excludable (In accordance with Planning Permit DS/539/2012)	Excludable (In accordance with Planning Permit DS/539/2012)

Distance of the site from classified vegetation (see clause 2.2.4)

	North	East	South	West
Distance (m) to Classifiable Vegetation	100 metres	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	Flat/Upslope	Downslope 0-5°	Flat	Upslope
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	North	East	South	West
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)
Relevant paragraph descriptor from clause 2.2.3.2	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input checked="" type="checkbox"/> (f)

BAL value for each side of the site

	North	East	South	West
BAL	12.5	12.5	12.5	12.5

Comments

Please note the BAL rating is based on the existing characteristics of the site and surrounding area at the time of the assessment and of our understanding of the proposed urban development taking place surrounding the site.

The assessment has been carried out in accordance with the relevant planning and building controls at the time of the assessment as part of a pre-purchase due diligence assessment of the site. Any subsequent changes to these controls or any variation to the existing or proposed land use or vegetation surrounding the site prior to the construction of a building may alter the outcome of any future assessment and may trigger the requirement for a new assessment.

It is noted the woodland vegetation to the north of the site is within land that is approved for residential development, including the removal of the vegetation, in accordance with Planning Permit DS/594/2012.

Site Plan

Refer to attached Plan of Subdivision, prepared by Spiire, PS810191Y Version 1.

Conclusion


The site assessment has been conducted on the above mentioned land, in accordance with AS3595-2009, to ascertain the Bushfire Attack Level (BAL) rating for the land.

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL 12.5** in accordance with the relevant standards of AS3595-2009.

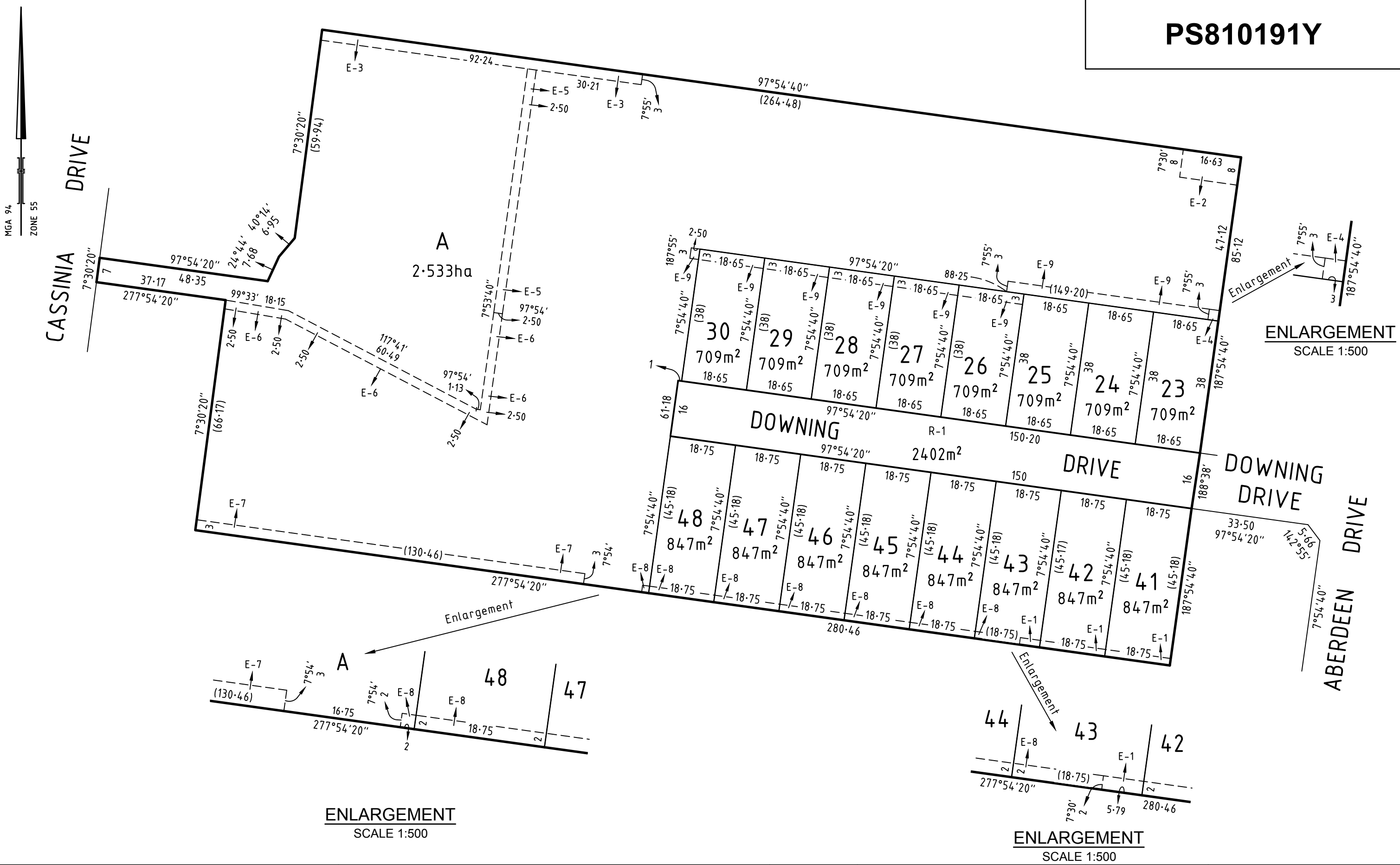


Stephen Pole
Senior Associate

Enclosed **Plan of Subdivision – PS810191Y**

PLAN OF SUBDIVISION			EDITION 1	PS810191Y
LOCATION OF LAND PARISH: Strathfieldsaye TOWNSHIP: - SECTION: 15 CROWN ALLOTMENT: 20 (Part) CROWN PORTION: - TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: PS726692T - Lot C, PS730871U - Lot 2 PS740405U - Lot 2 POSTAL ADDRESS: Downing Drive (at time of subdivision) Junourtown 3551 MGA94 CO-ORDINATES: E: 262 640 ZONE: 55 (of approx centre of land in plan) N: 5 926 350			Council Name: Greater Bendigo City Council SPEAR Reference Number: S113557A	
VESTING OF ROADS AND/OR RESERVES			Notations	
IDENTIFIER	COUNCIL/BODY/PERSON		Lots 1-22 & 31-40 (both inclusive) have been omitted from this plan. Further purpose of plan: Variation of Easement, shown E-7 on this plan, removing easement from Lots 43-48 (inclusive) and Lot A (part). Grounds for Removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.	
ROAD R-1	City of Greater Bendigo			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. DS-539-2012 This survey has been connected to permanent marks No(s). - In Proclaimed Survey Area No. -				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
SEE SHEET 2 FOR EASEMENT INFORMATION				
MCIVOR FOREST ESTATE - STAGE 19 (16 LOTS)			AREA OF STAGE - 1.485ha	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 304342SV00		ORIGINAL SHEET SIZE: A3
		Digitally signed by: Michael John Meehan (Spiire Australia Pty Ltd - Bendigo), Surveyor's Plan Version (1), 03/01/2018, SPEAR Ref: S113557A		SHEET 1 OF 3

Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	Drainage	2	PS726682W	City of Greater Bendigo
E-2	Carriageway	See Diag	PS726682W	Lot 3 in PS726682W
E-3	Pipelines or Ancillary Purposes	3	PS726682W - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-3	Drainage	3	PS726682W	City of Greater Bendigo
E-4	Drainage	3	PS726692T	City of Greater Bendigo
E-4	Pipelines or Ancillary Purposes	3	PS726692T - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-5	Pipelines or Ancillary Purposes	2.50	PS730871U - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-6 & E-7	Pipelines or Ancillary Purposes	See Diag	PS740405U - Sec 136 Water Act 1989	Coliban Region Water Corporation
E-7	Drainage	3	PS740405U	City of Greater Bendigo
E-8	Drainage	2	This Plan	City of Greater Bendigo
E-9	Drainage	See Diag	This Plan	City of Greater Bendigo
E-9	Pipelines or Ancillary Purposes	See Diag	This Plan - Sec 136 Water Act 1989	Coliban Region Water Corporation



ENLARGEMENT
SCALE 1:500

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