

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 410, PS845415G Leist Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland

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

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	60 metres

Determine the effective slope of the land under the classified vegetation

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

Vegetation – Excluded from assessment

	North	East	South	West
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Relevant paragraph descriptor from clause 2.2.3.2	<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)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input 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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

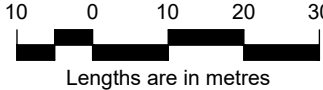
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 4	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 410 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

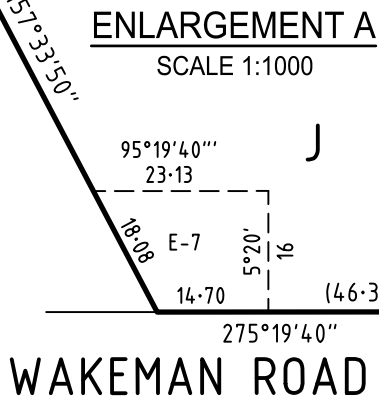
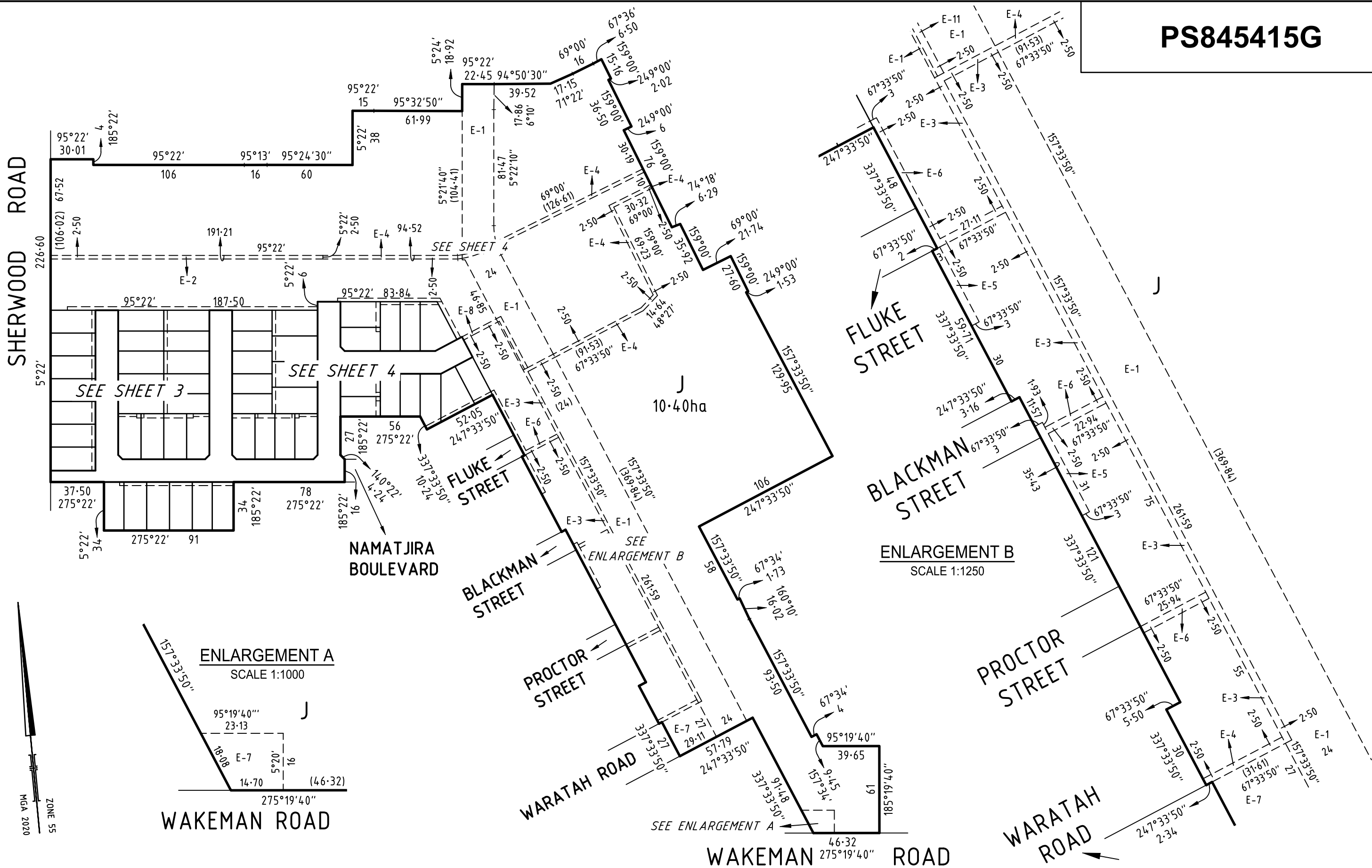
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
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DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
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E-1, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)				AREA OF STAGE - 3.503ha		
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>			SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
			Licensed Surveyor: Michael Meehan Version: Preliminary V4			



ENLARGEMENT B
SCALE 1:1250

SURVEYOR'S FILE REF: 308274SV00



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SCALE
1: 2500

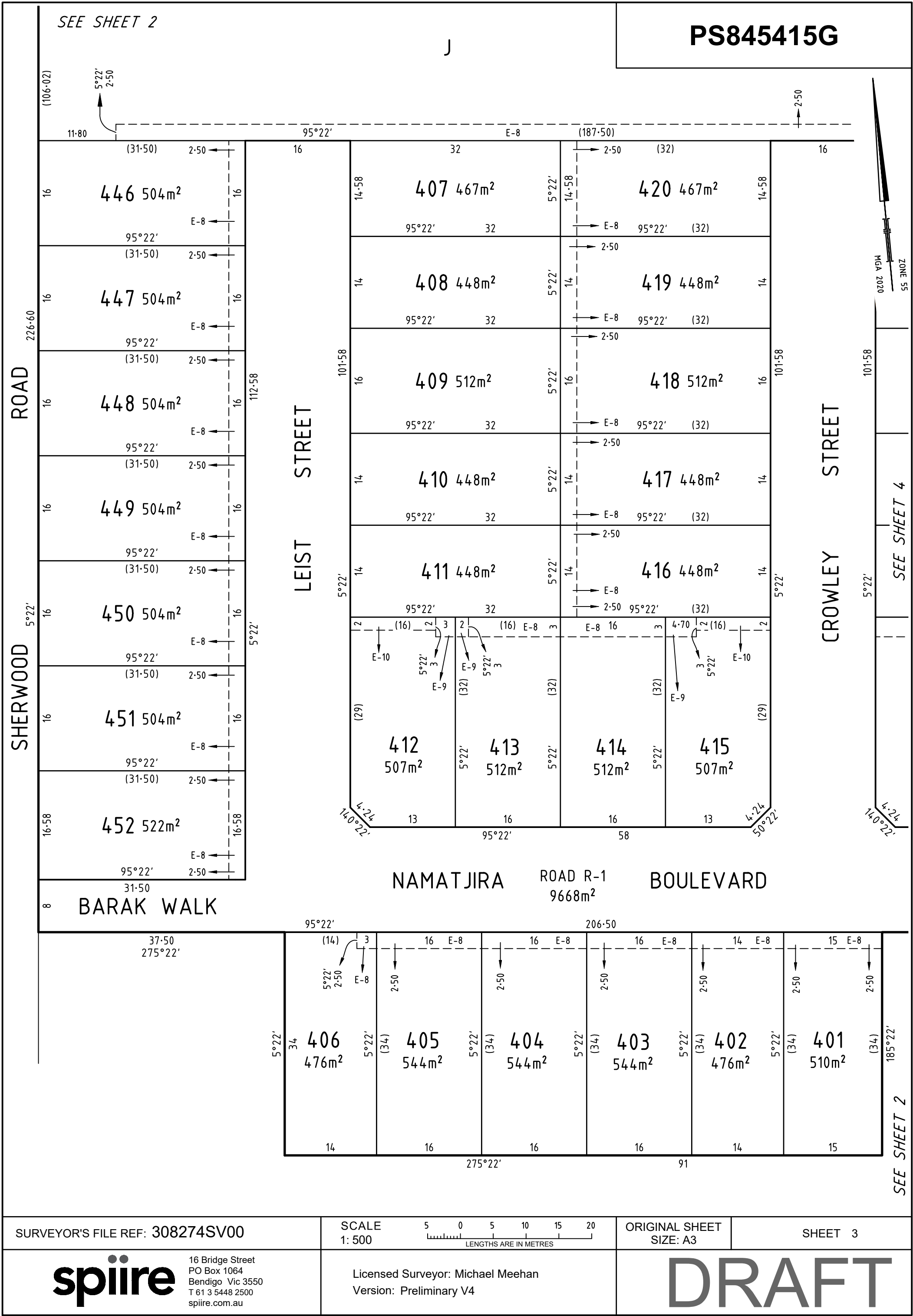
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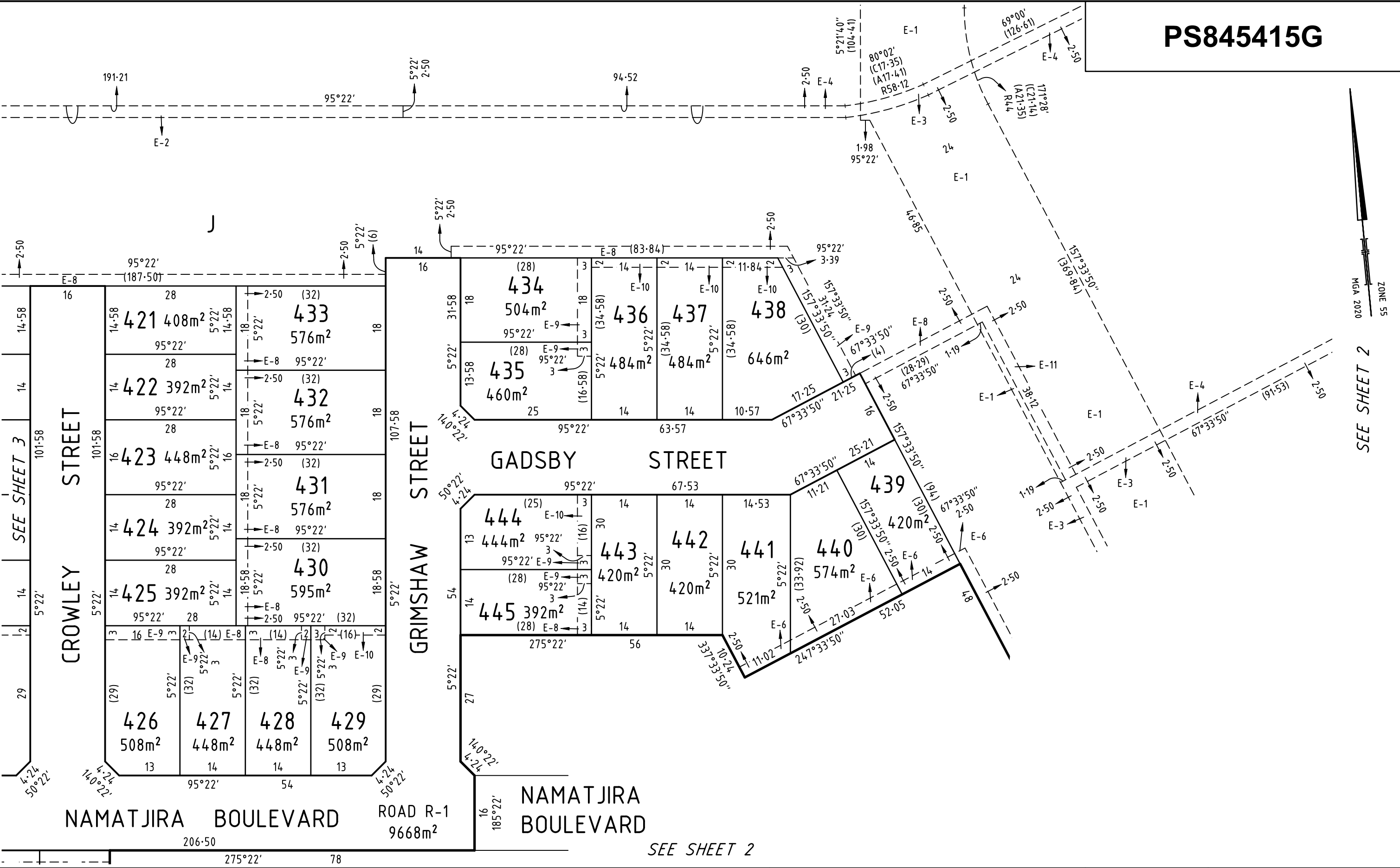
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SHEET 2

DRAFT

PS845415G





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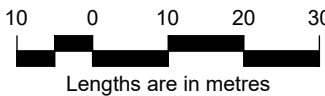
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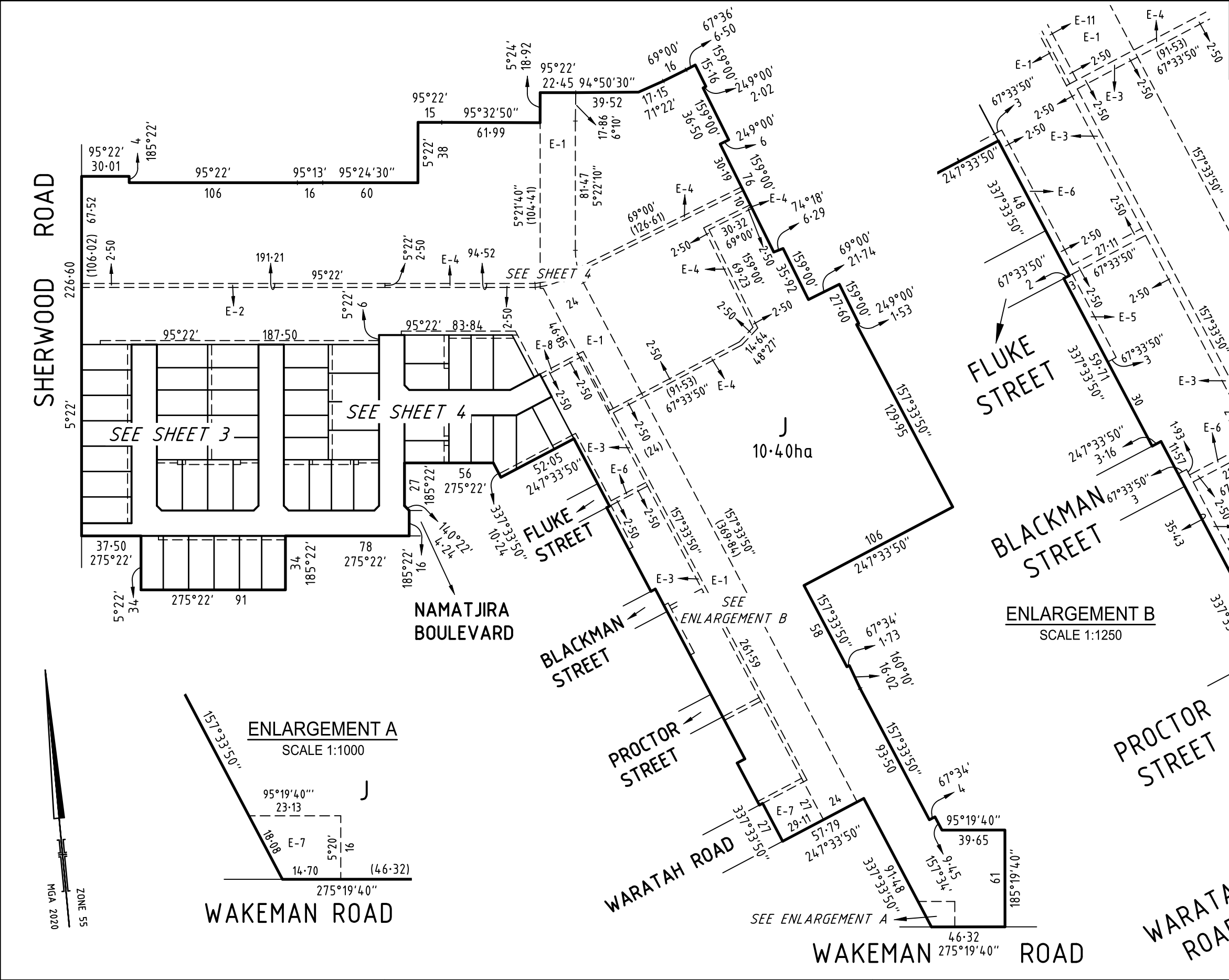


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PS845415G



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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

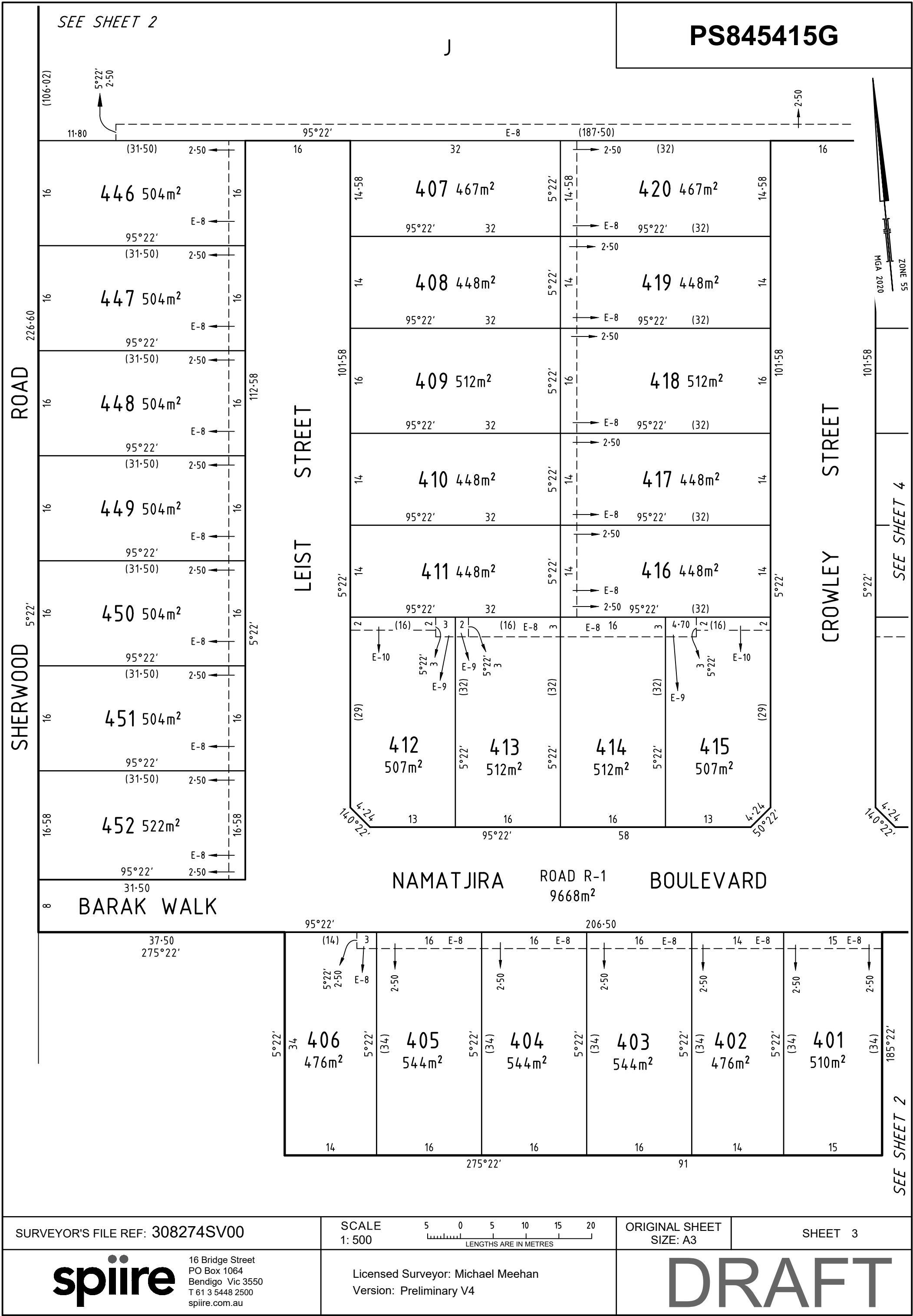
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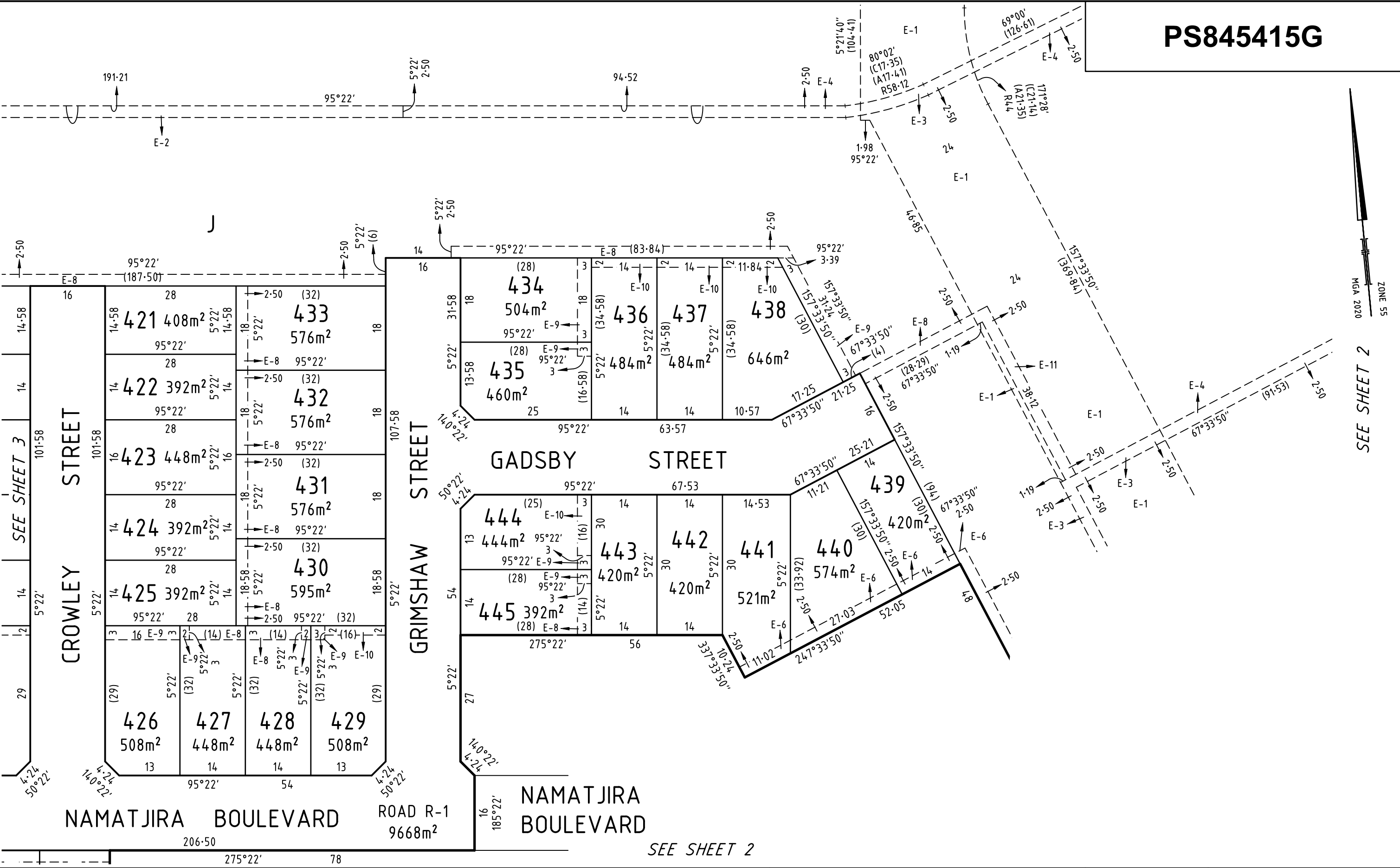
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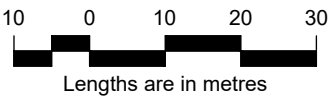
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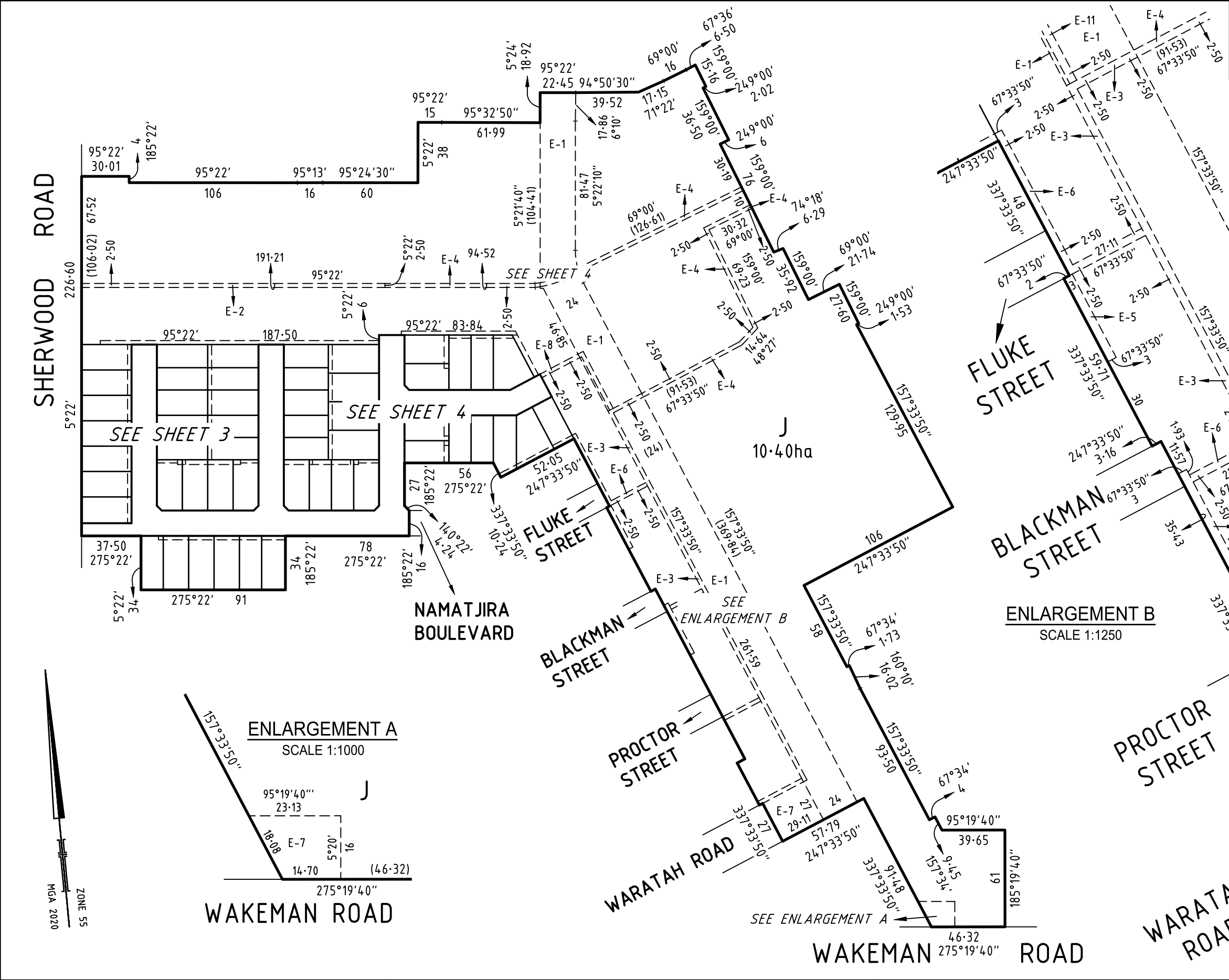


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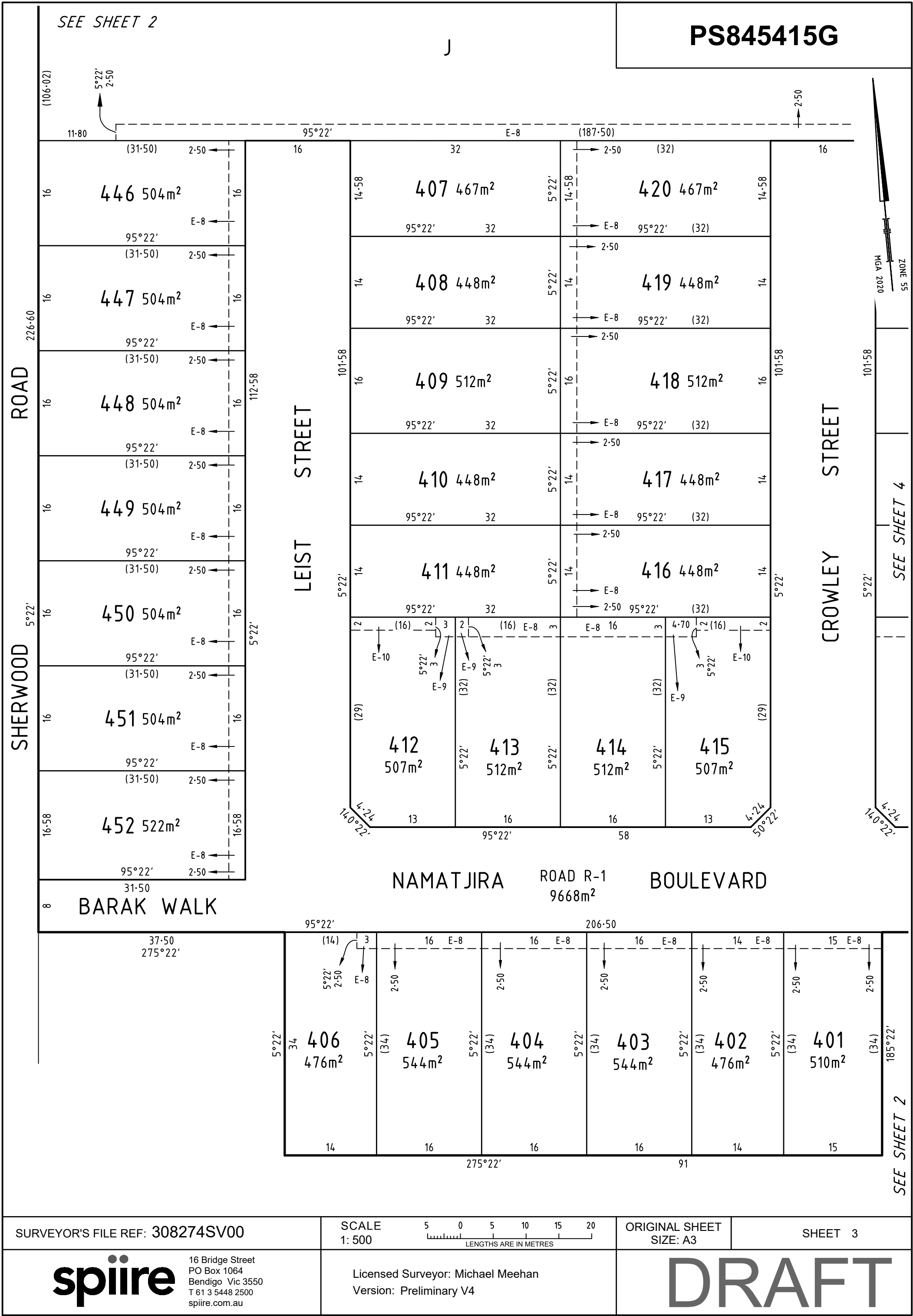
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Version: Preliminary V4

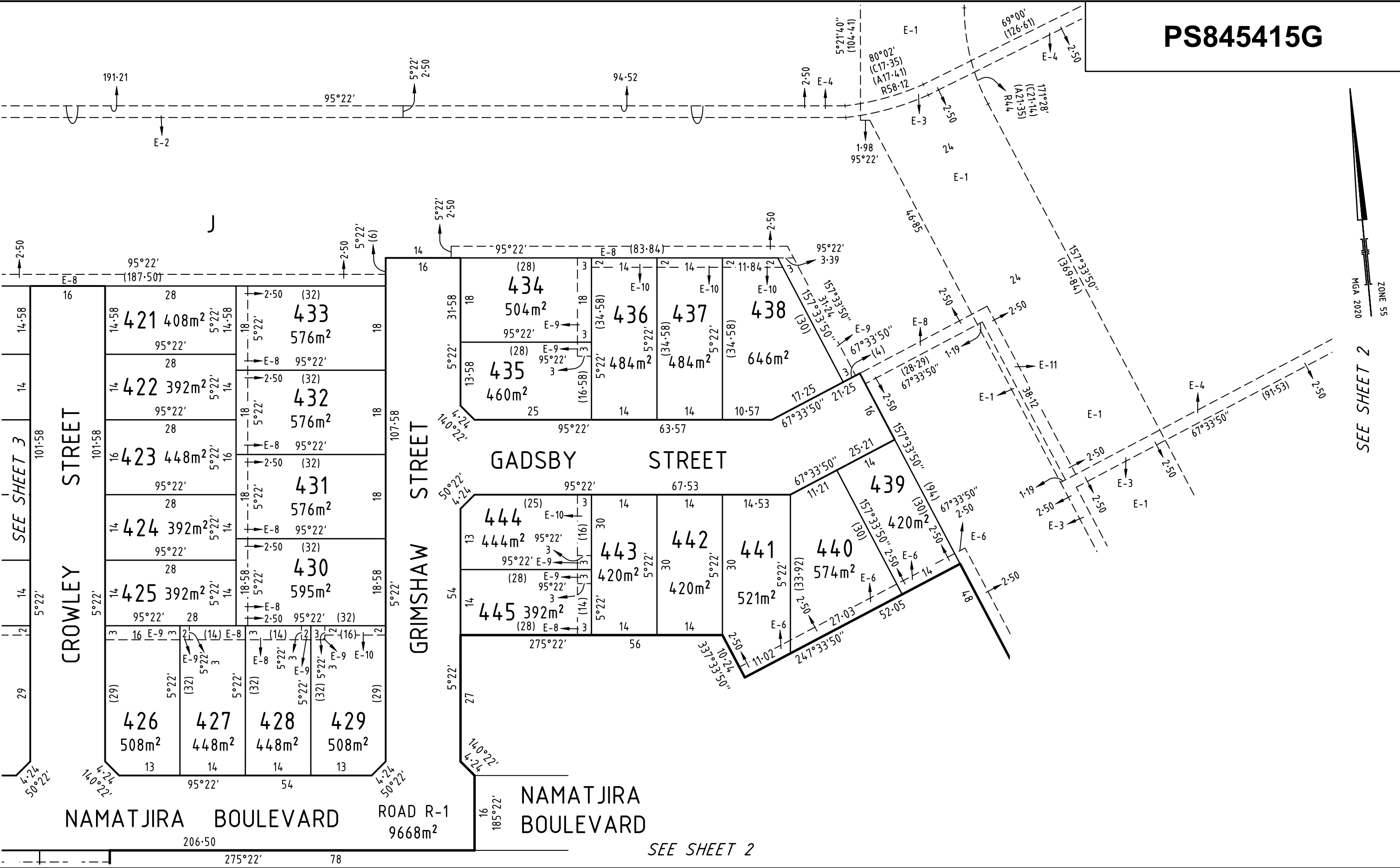
ORIGINAL SHEET
SIZE: A3

SHEET 2

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 407, PS845415G Leist Street, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland

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

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	60 metres

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	Upslope/Flat
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input 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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

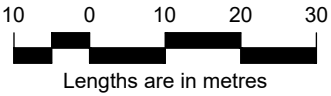
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 4	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 407 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000

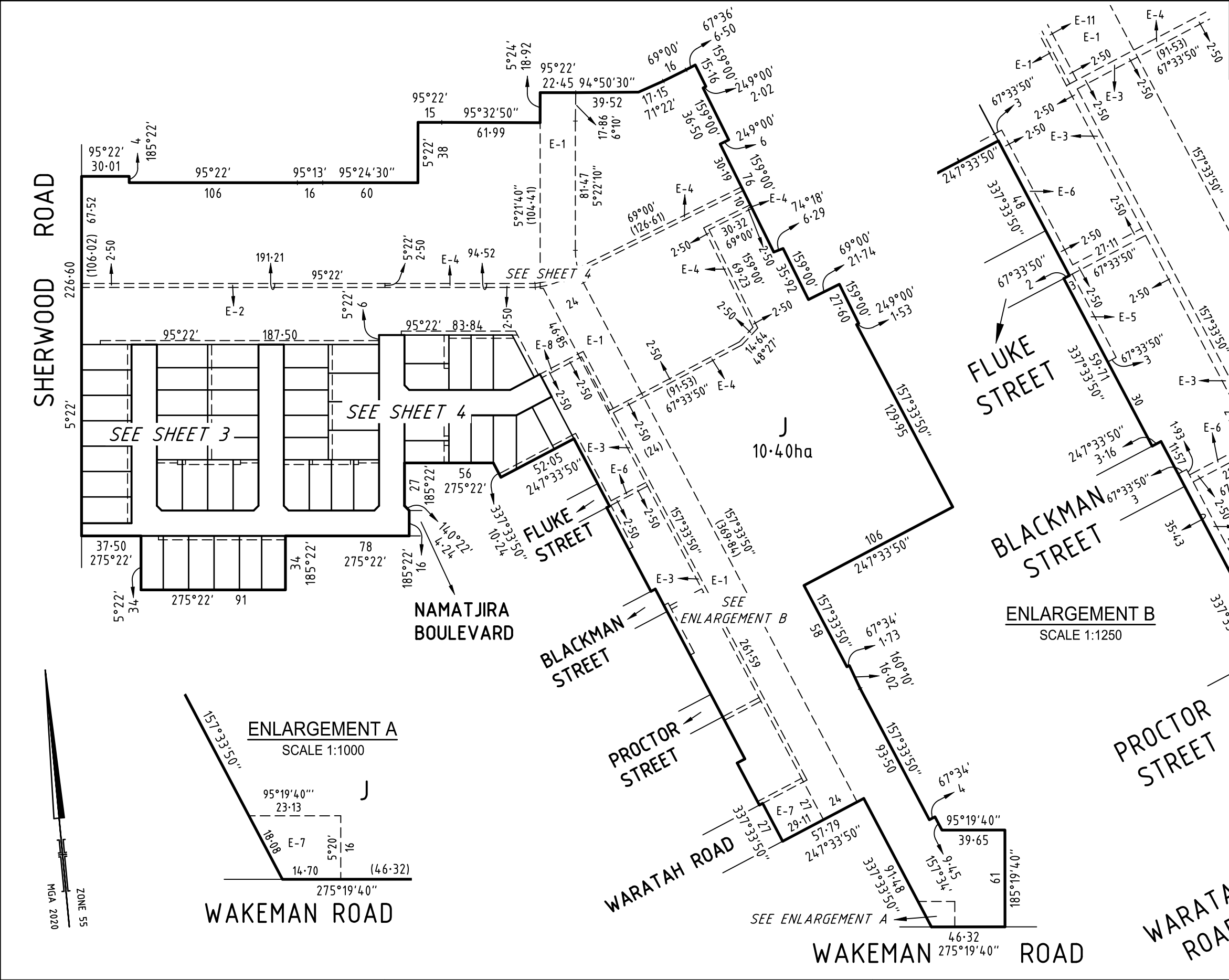


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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)			AREA OF STAGE - 3.503ha			
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan Version: Preliminary V4				

PS845415G



SURVEYOR'S FILE REF: 308274SV00

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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

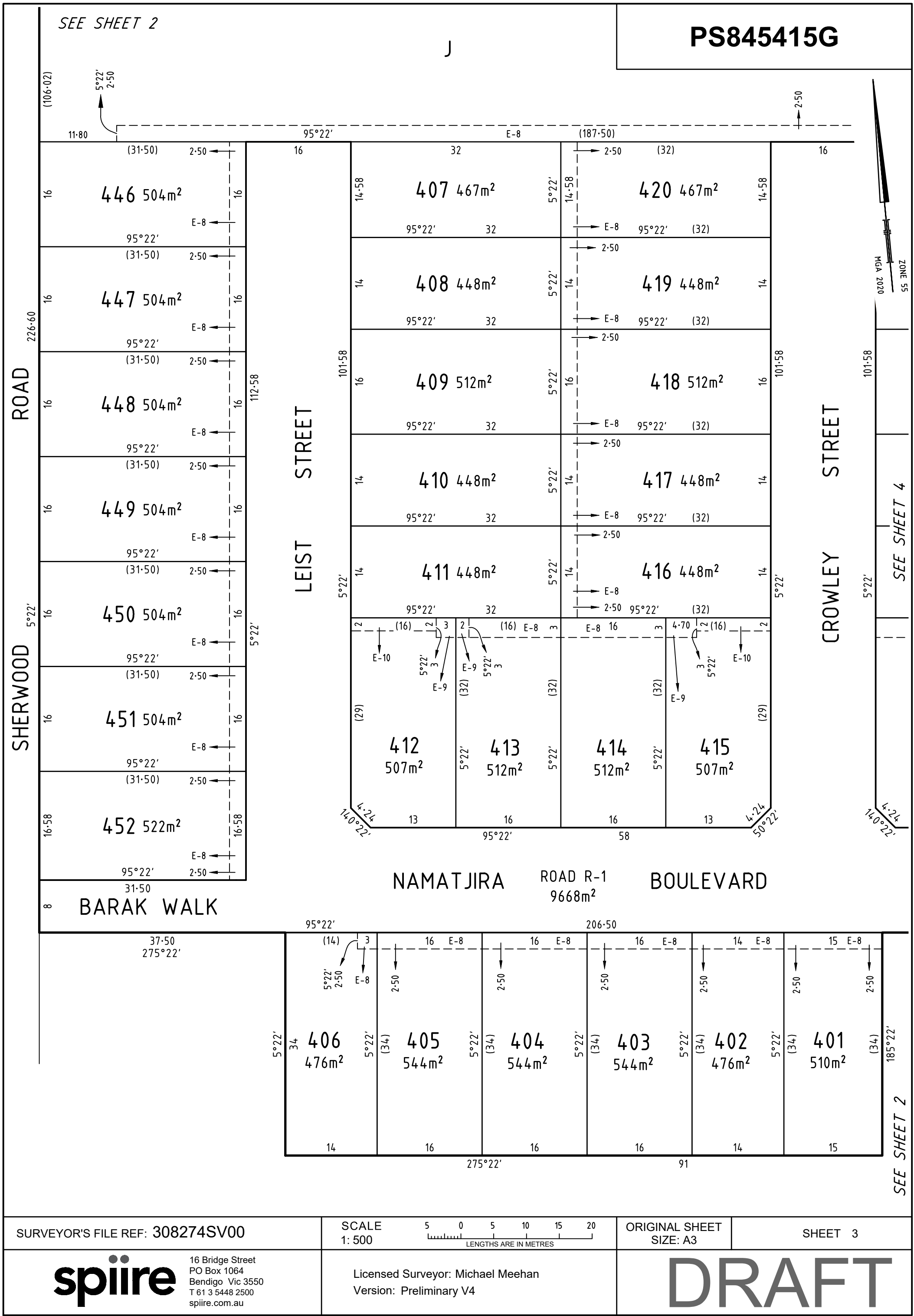
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Version: Preliminary V4

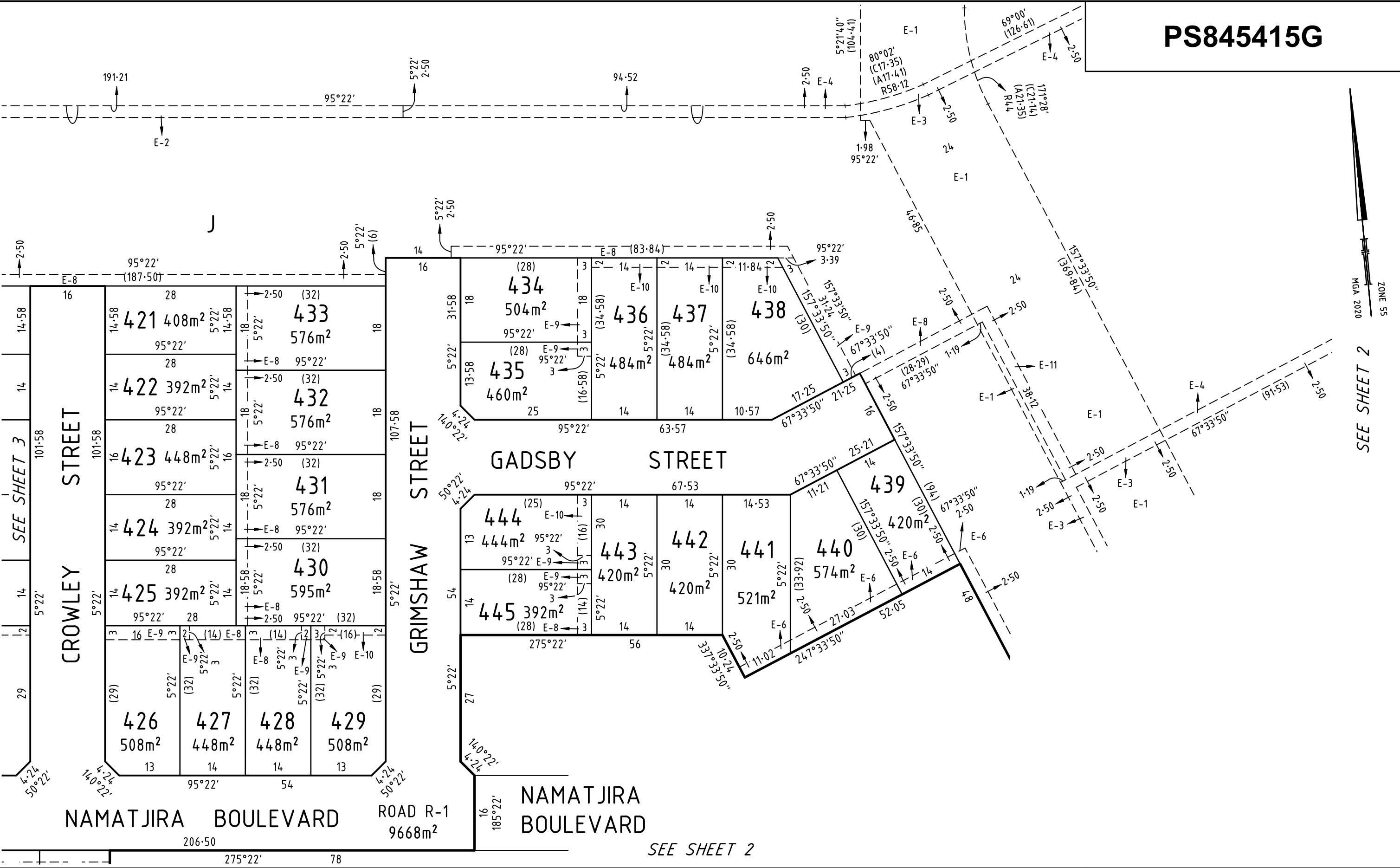
ORIGINAL SHEET
SIZE: A3

SHEET 2

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 406, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland

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

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	50 metres

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	Upslope/Flat
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input 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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

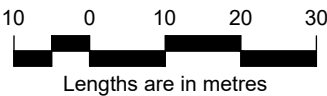
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Date	05/03/2021	Sheet	1 of 1
Drawing No.	307838-BAL-STAGE 4	Version	1
CAD Ref.	G:\30\307838\PLANNING		
Drawn By	SP	Checked By	
REV	AMENDMENT	APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 406 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
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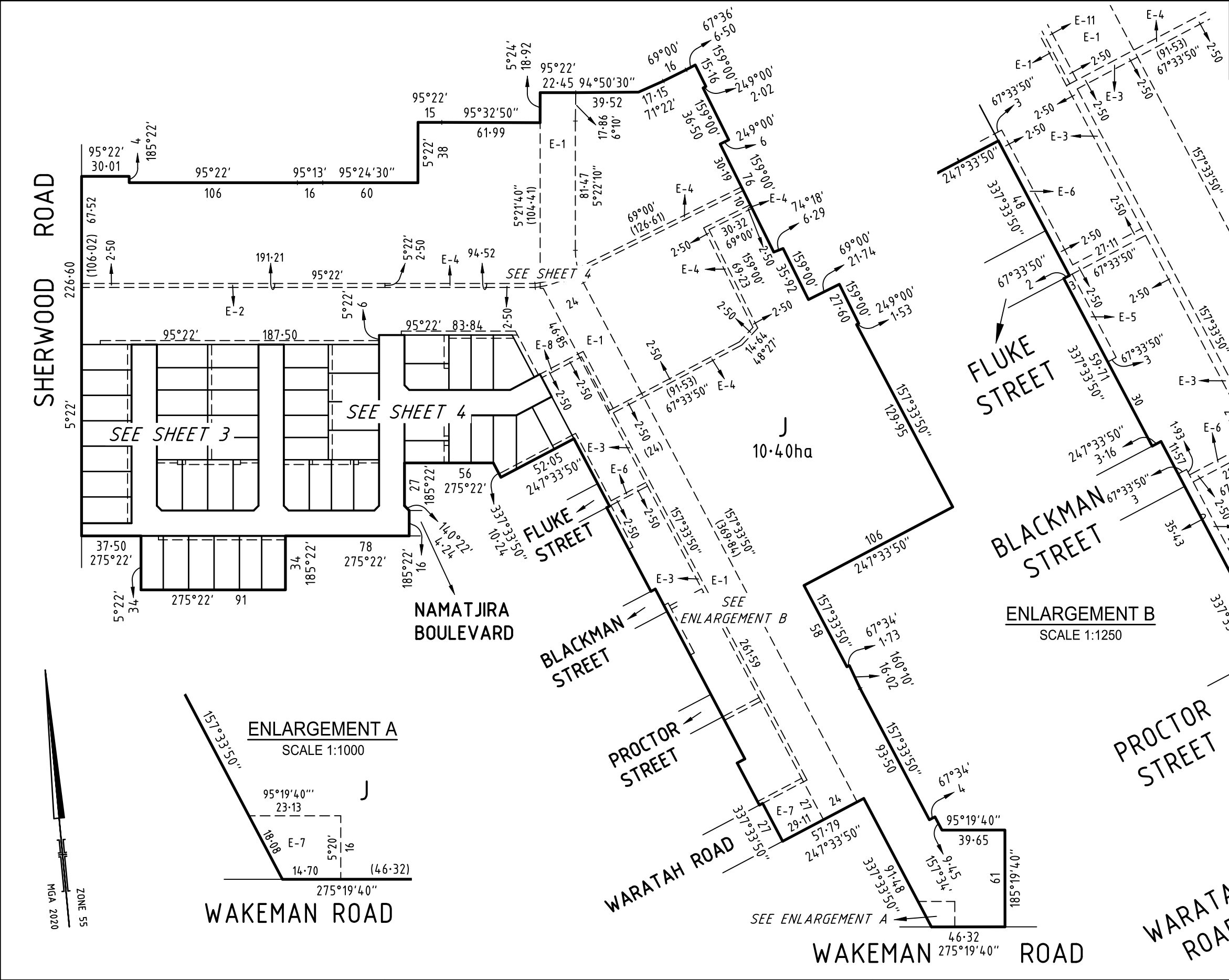


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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)			AREA OF STAGE - 3.503ha			
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan Version: Preliminary V4				

PS845415G



SURVEYOR'S FILE REF: 308274SV00

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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

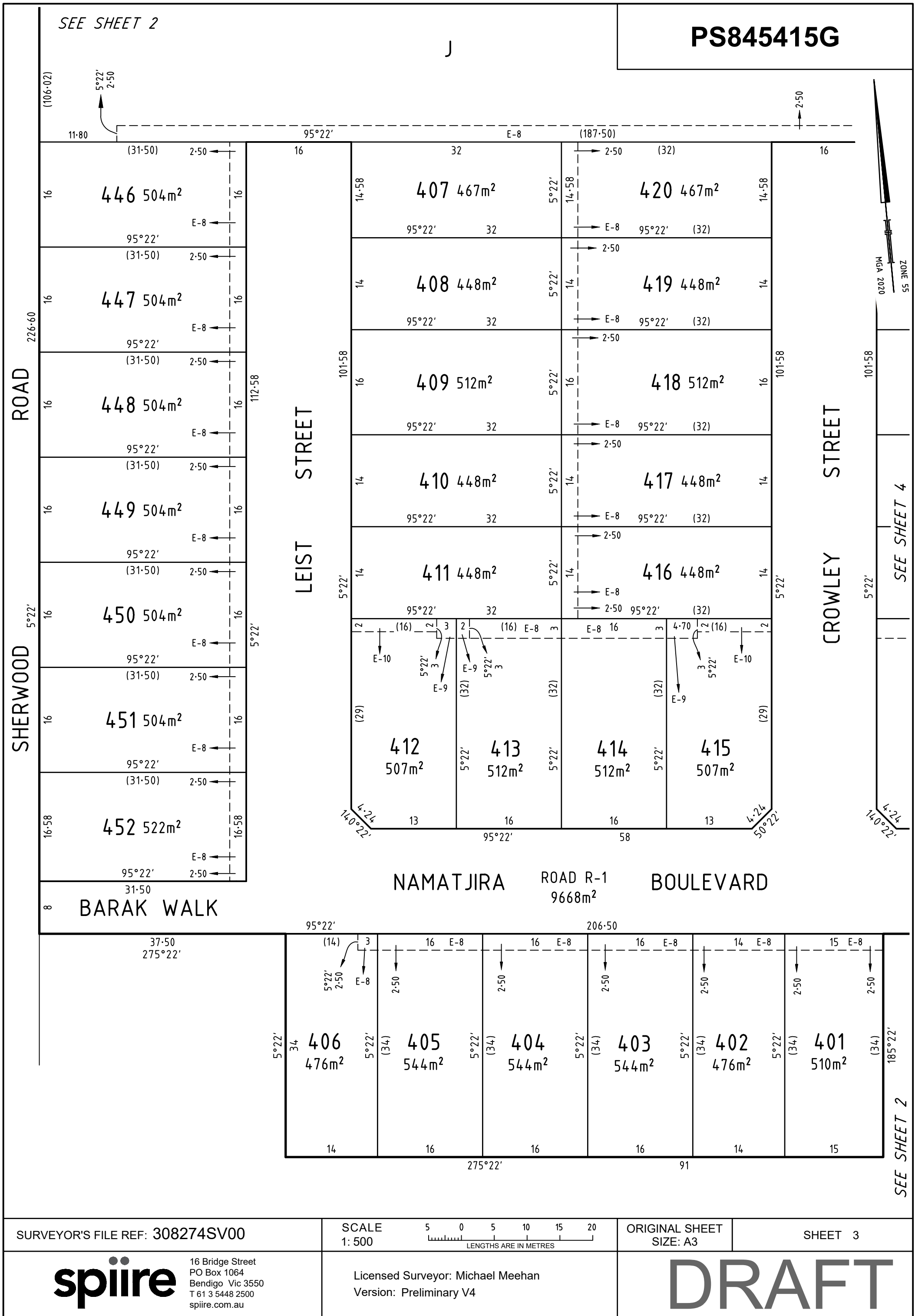
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Version: Preliminary V4

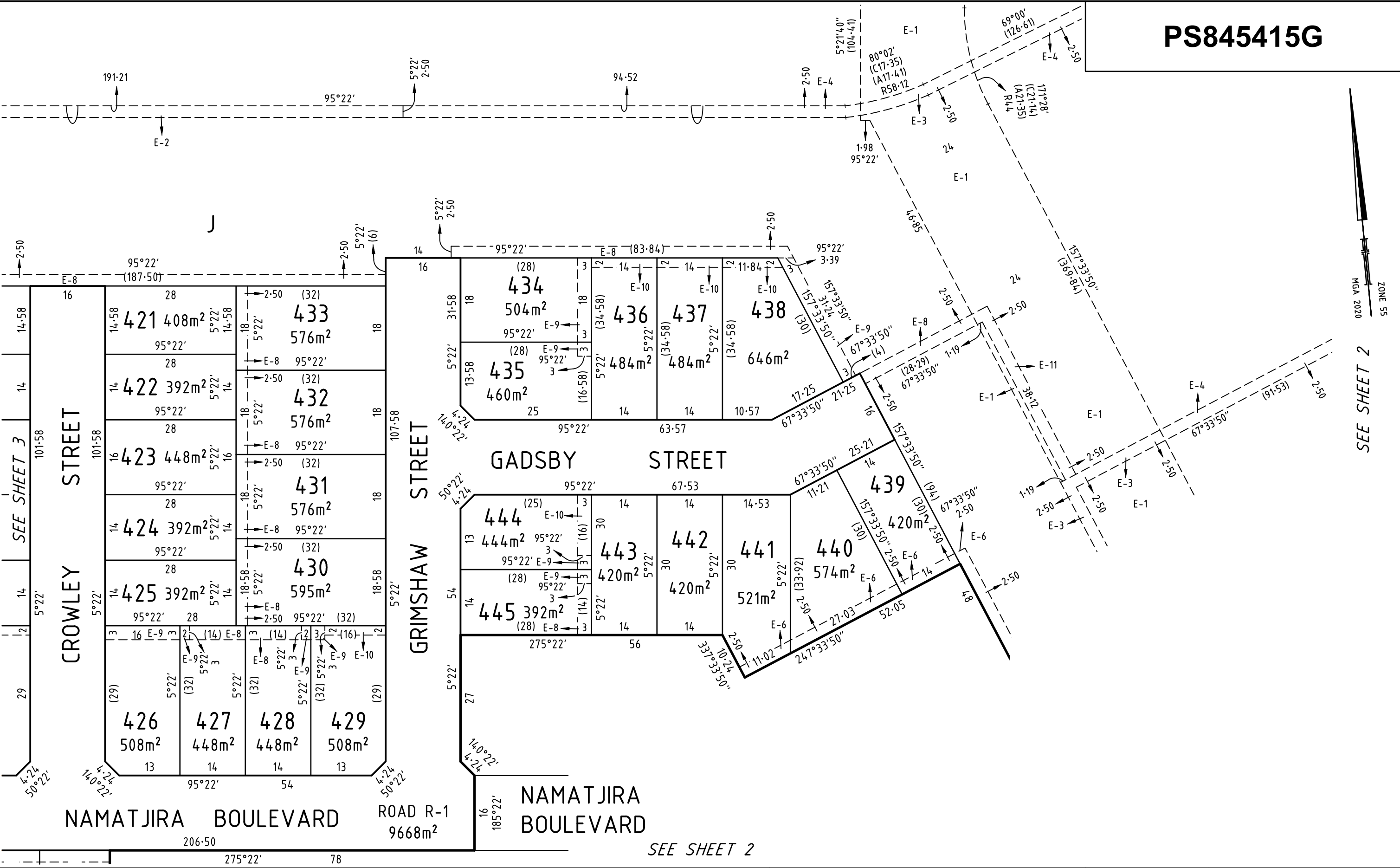
ORIGINAL SHEET
SIZE: A3

SHEET 2

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 405, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland

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

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	64 metres

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	Upslope/Flat
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input 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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

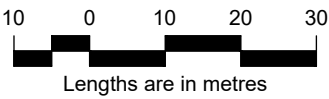
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Flown Date: 22 / 02 / 2020

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Drawing No.	307838-BAL-STAGE 4	Version	1
CAD Ref.	G:\30\307838\PLANNING		
Drawn By	SP	Checked By	
REV	AMENDMENT	APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 405 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

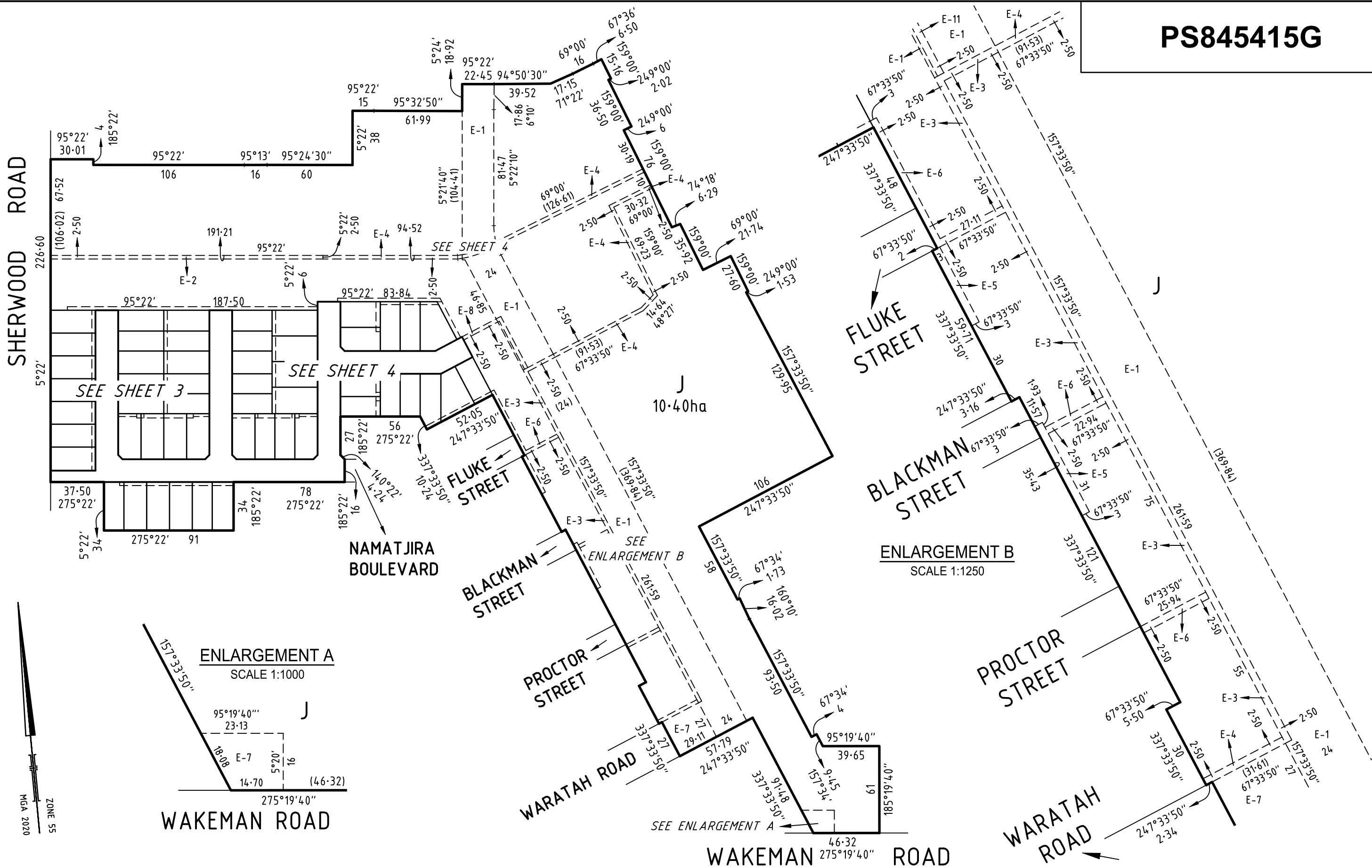
Scale A3
1 : 1000



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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)			AREA OF STAGE - 3.503ha			
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan Version: Preliminary V4				



SURVEYOR'S FILE REF: 308274SV00

SCALE 1: 2500
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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

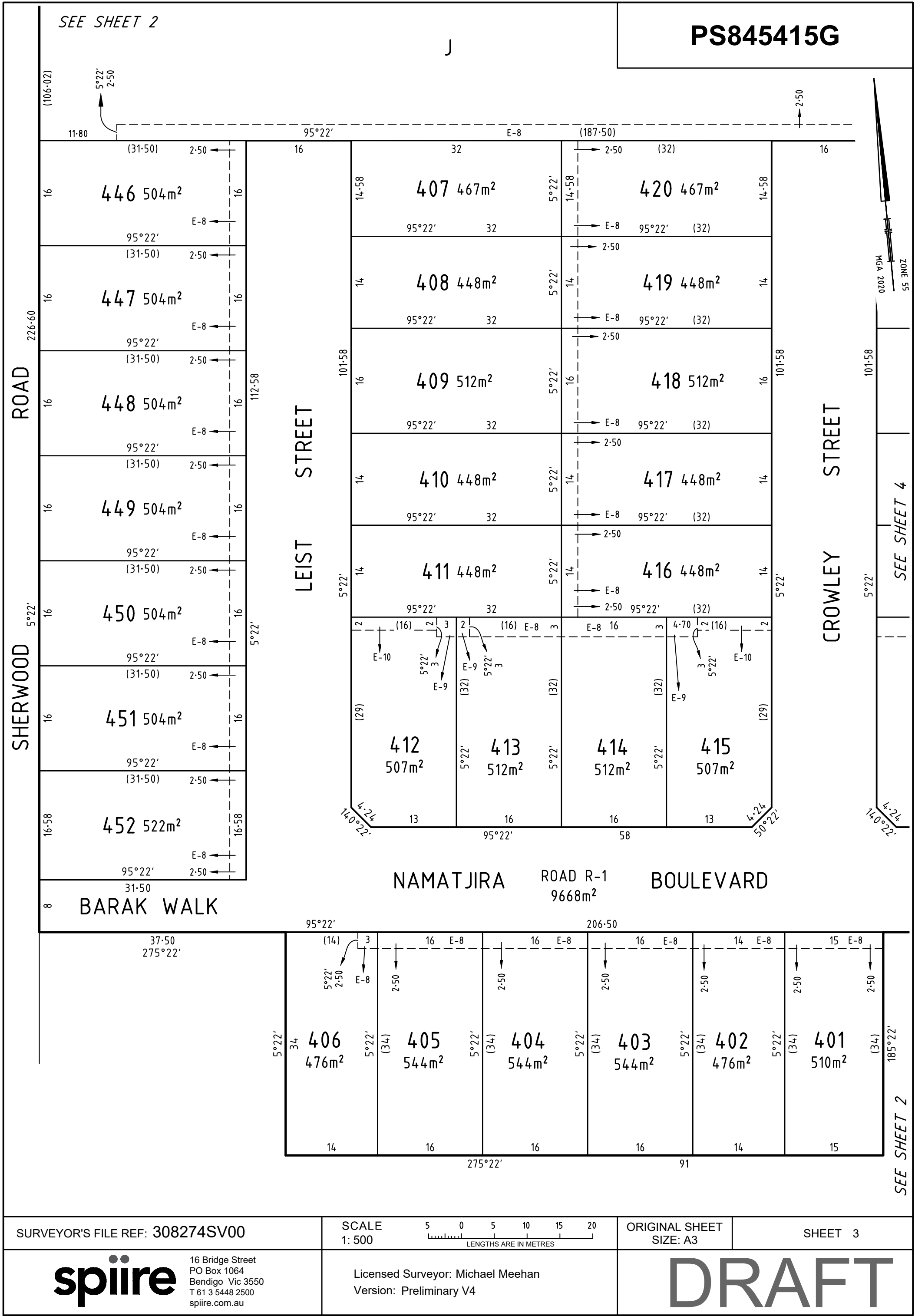
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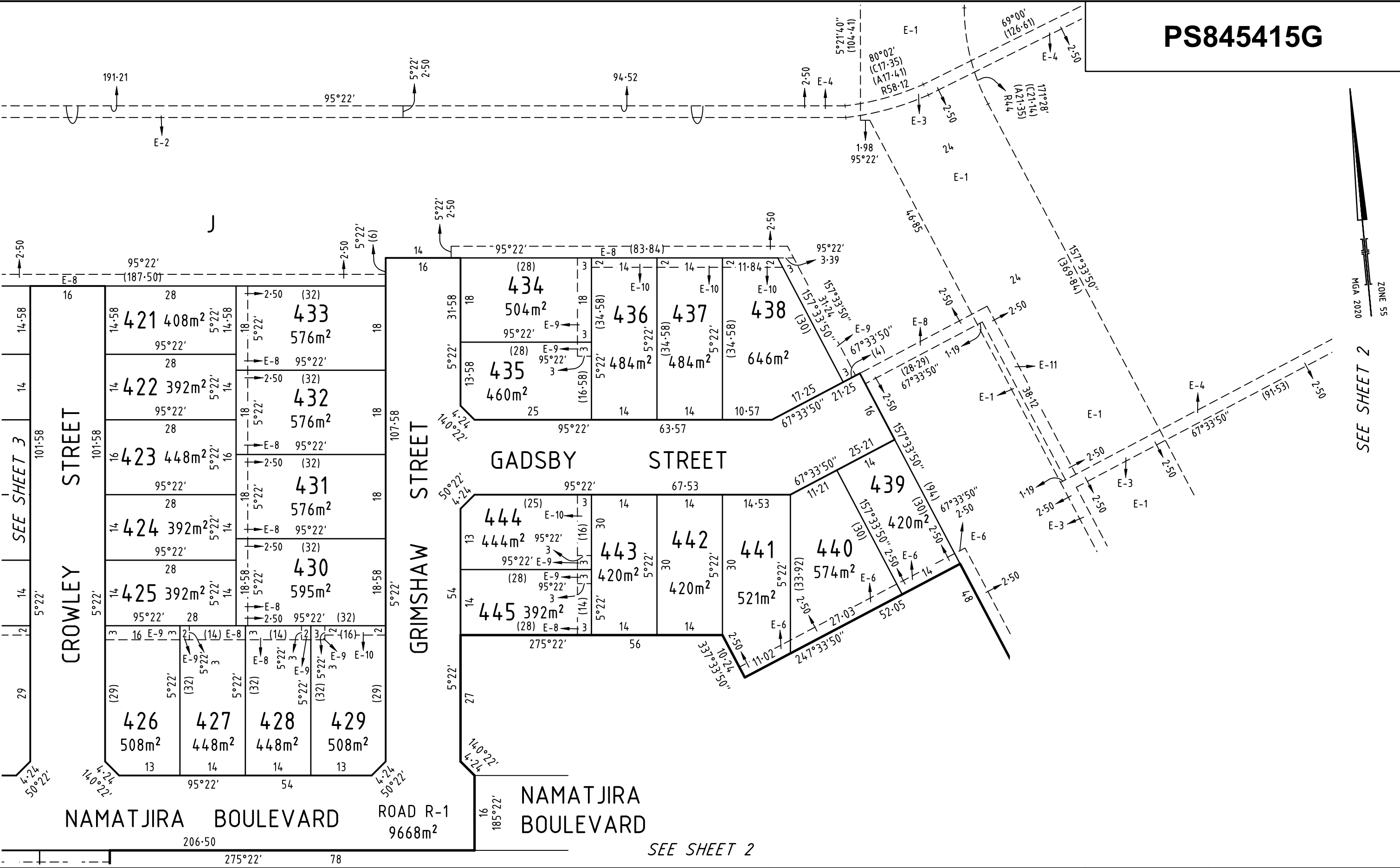
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T 61 3 5448 2500
spiire.com.au

Licensed Surveyor: Michael Meehan
Version: Preliminary V4

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 404, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Grassland

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

	North	East	South	West
Distance (m) to Classifiable Vegetation	NA	NA	NA	80 metres

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	Upslope/Flat
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<input type="checkbox"/> (d) <input type="checkbox"/> (e) <input 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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

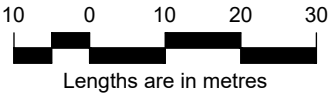
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 4	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 404 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000

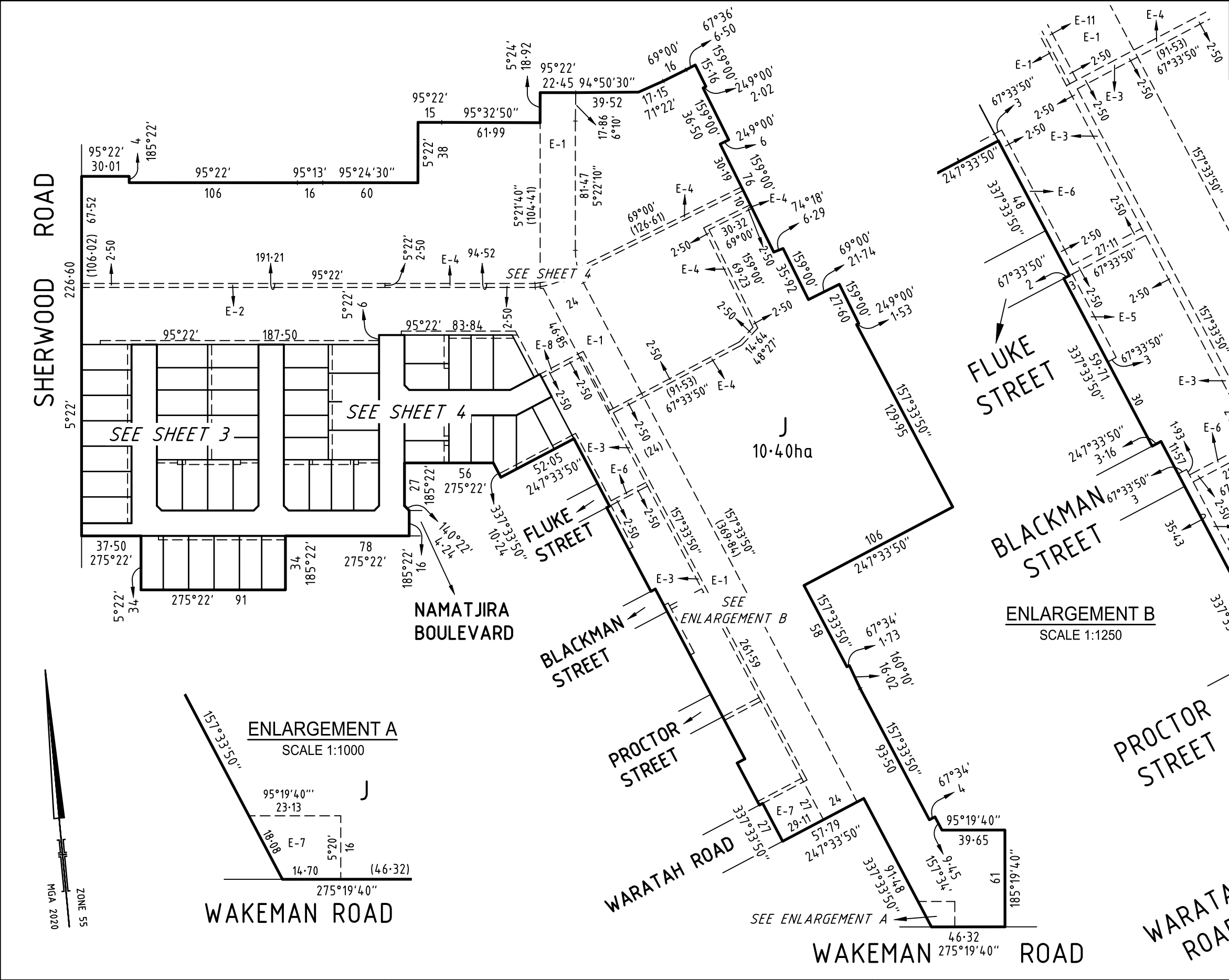


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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)				AREA OF STAGE - 3.503ha		
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan Version: Preliminary V4				

PS845415G



SURVEYOR'S FILE REF: 308274SV00

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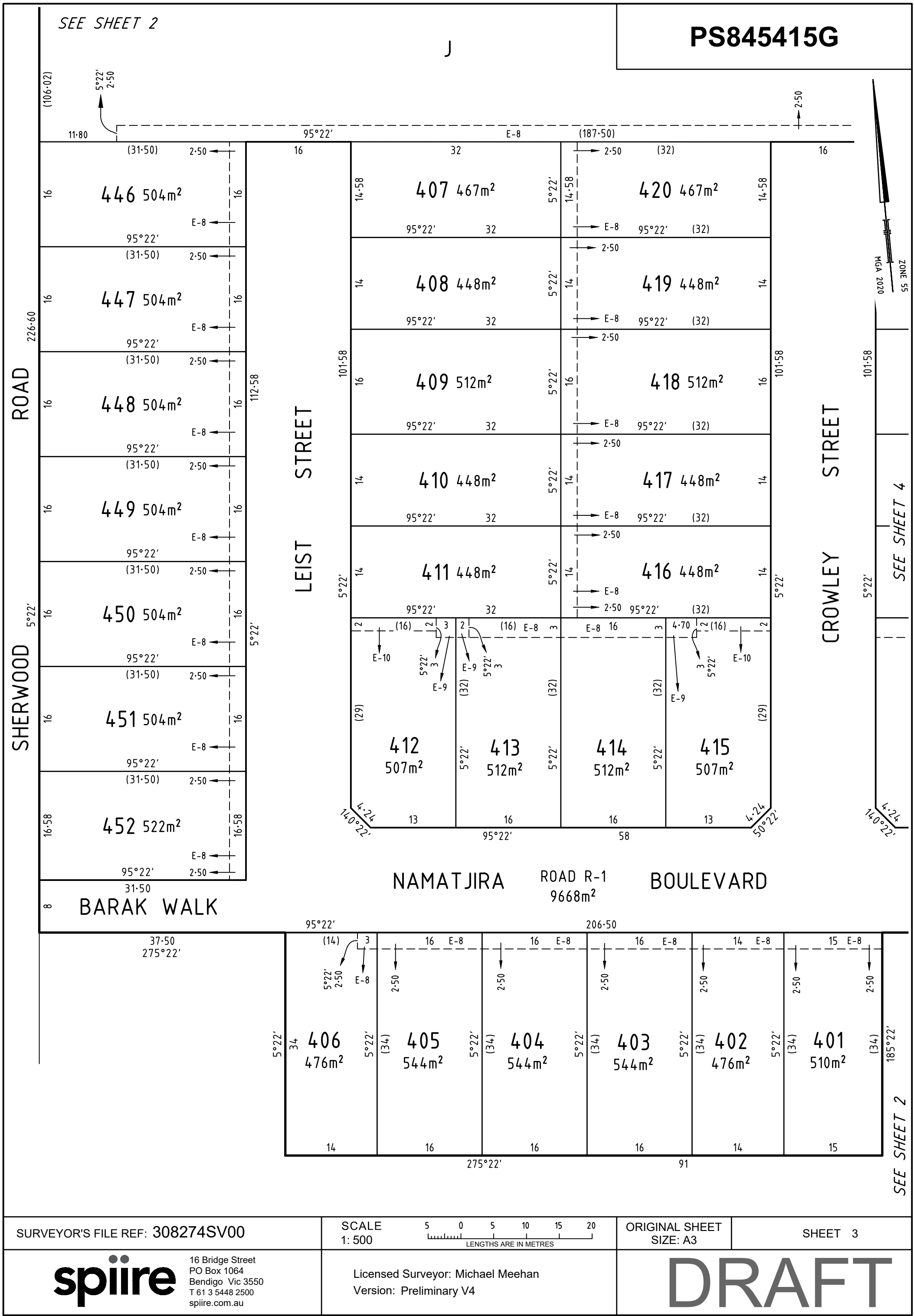
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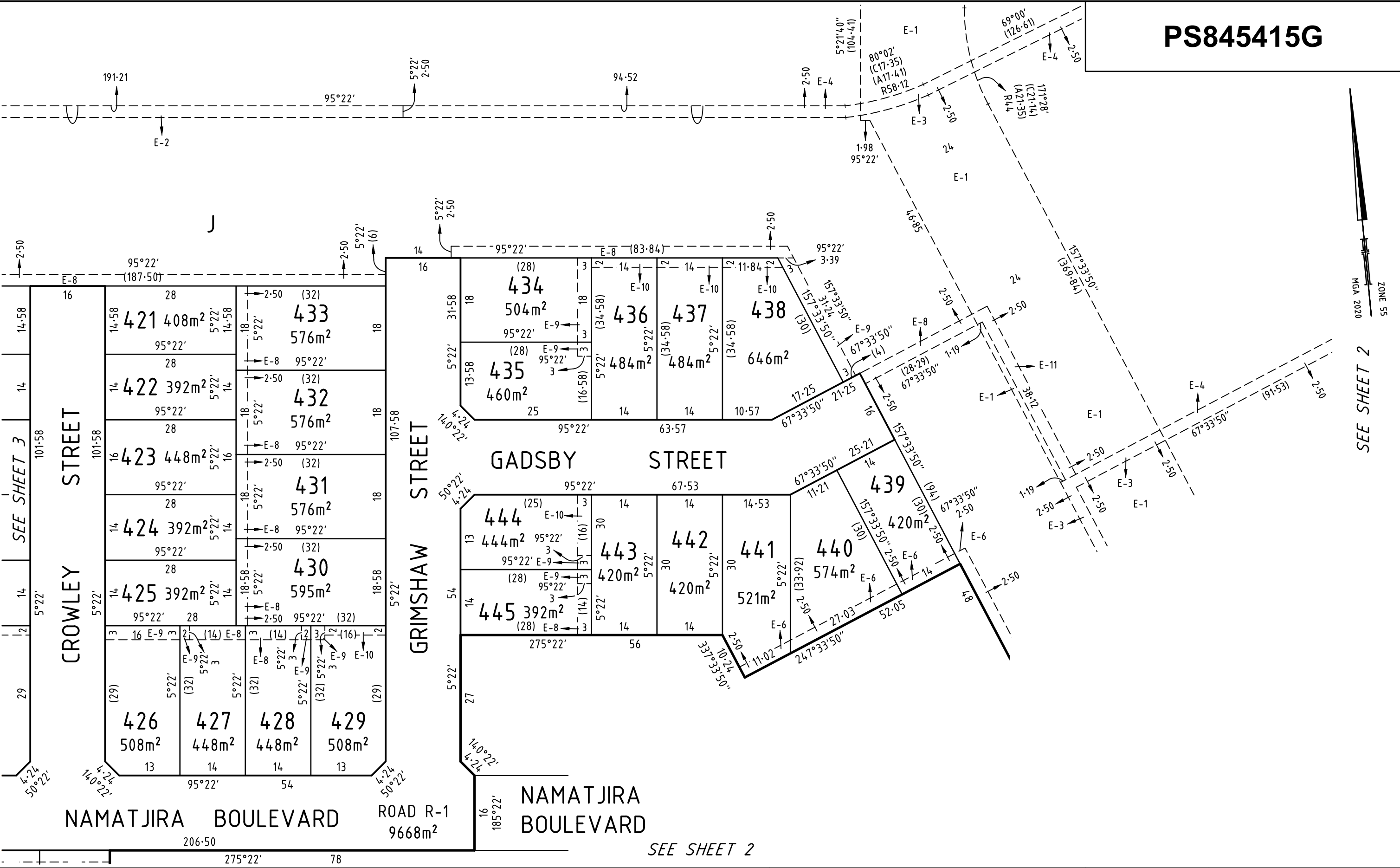
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SIZE: A3

SHEET 2

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 403, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

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

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

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	NA
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

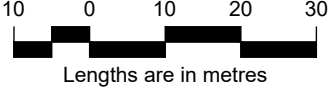
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CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 403 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

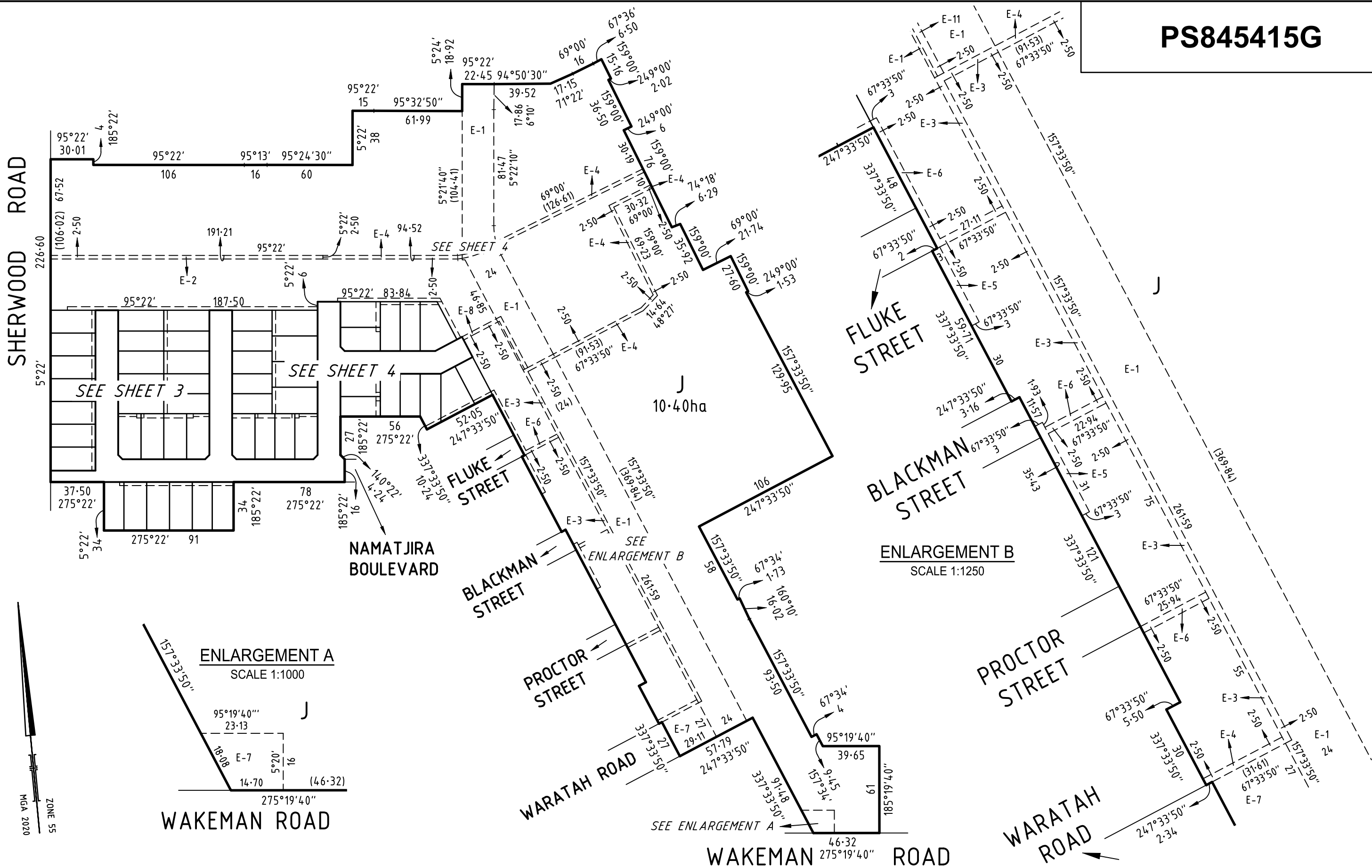
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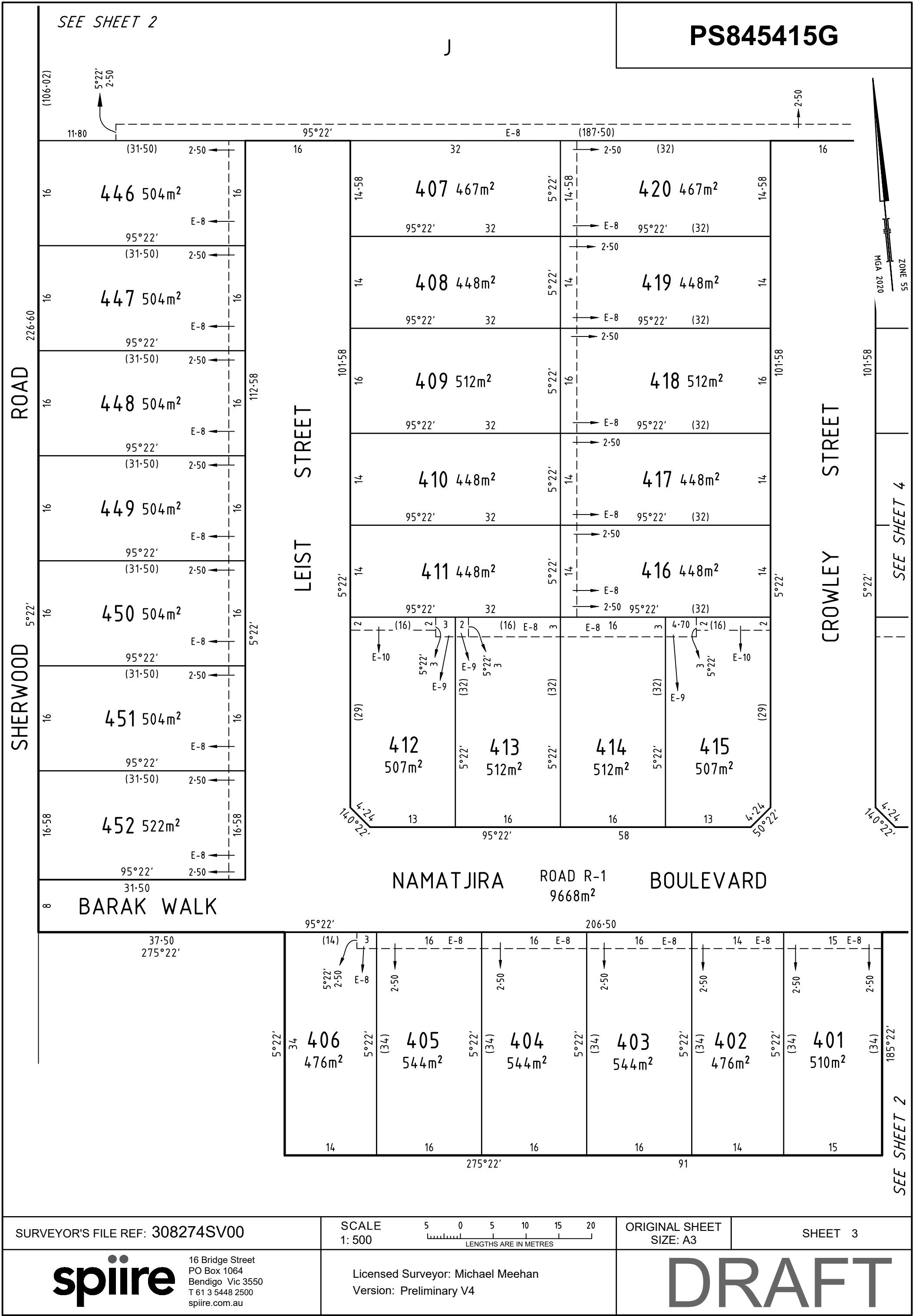
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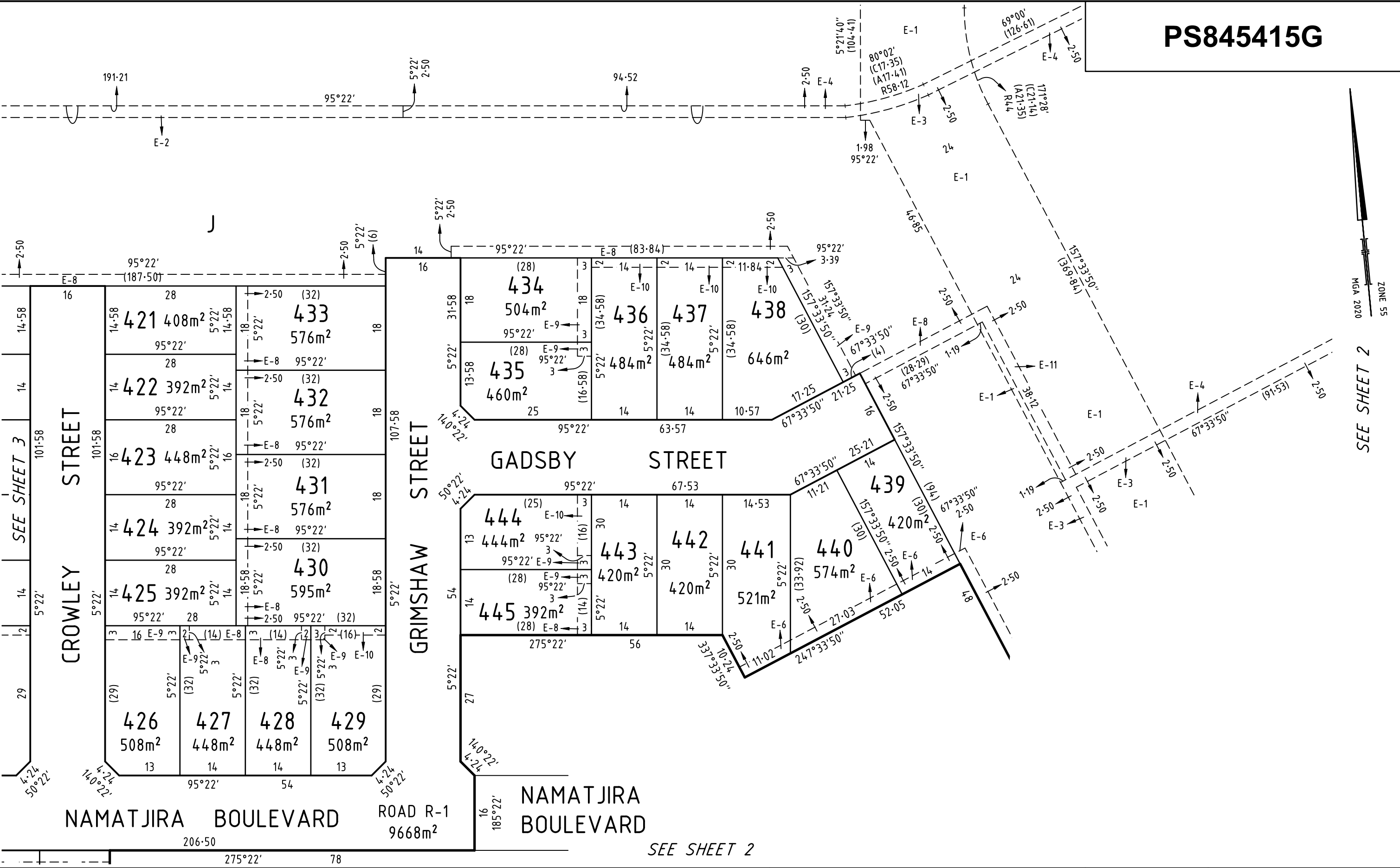
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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)			AREA OF STAGE - 3.503ha			
<div><div>spiire</div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan Version: Preliminary V4				



PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 402, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

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

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

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	NA
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<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 ongoing and proposed urban development taking place surrounding the site.

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Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

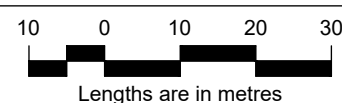
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 4			Version 1	
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP		Checked By		
REV	AMENDMENT			APPROVED	DATE

Huntly Property Holdings Pty. Ltd.
Lot 402 of PS845415G
BAL Rating Site Plan

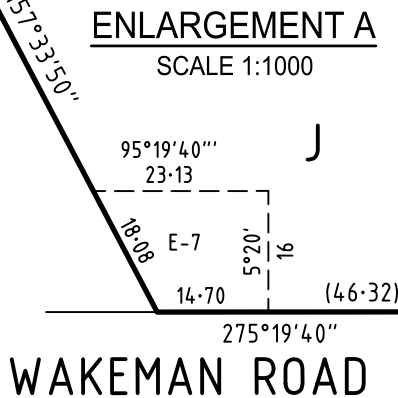
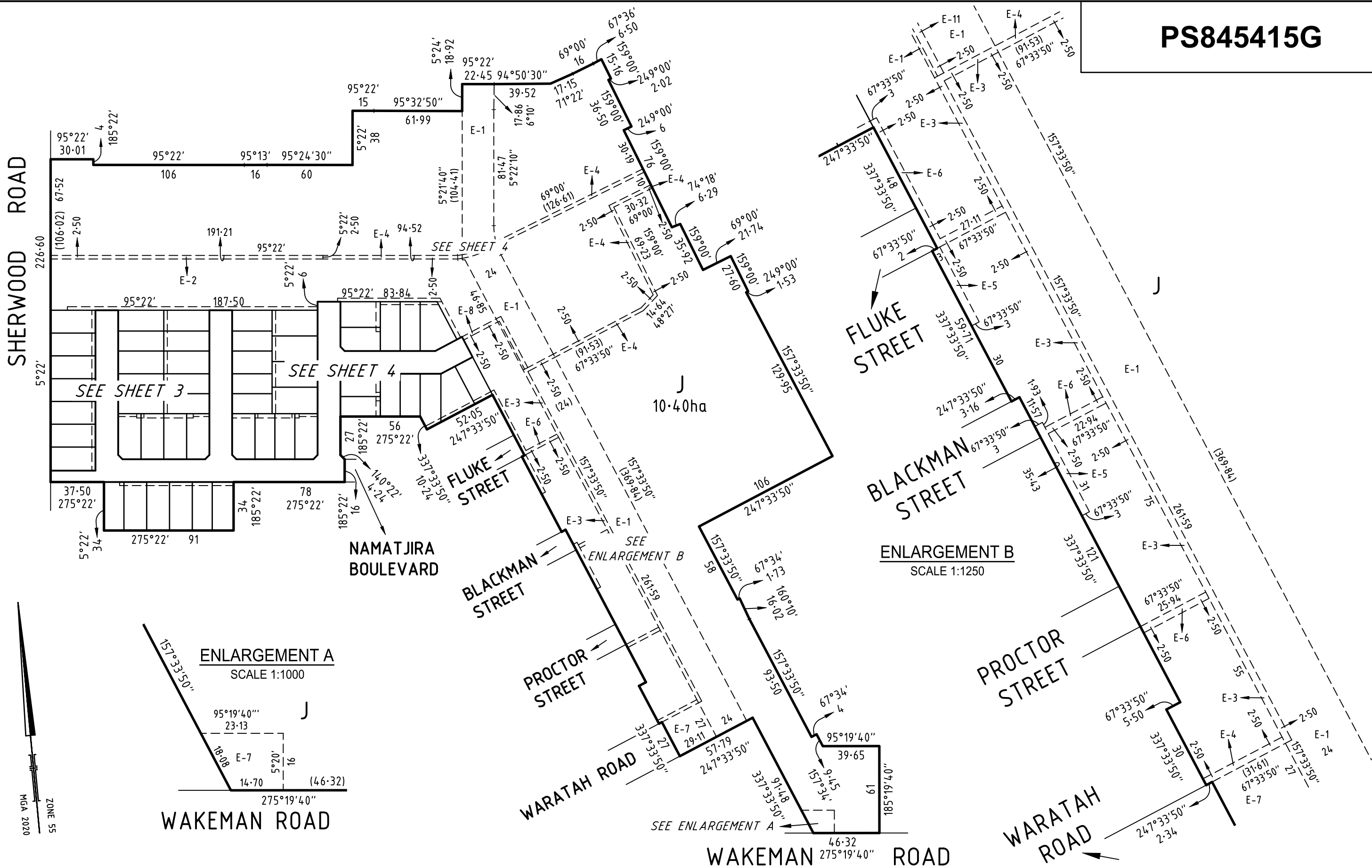
Co-ordinate Datum
MGA55

Scale A3
1 : 1000

The Spiire logo, featuring the word "spiire" in a lowercase, sans-serif font. The two dots above the "i" are red, while the rest of the text is dark grey.

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Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-3 & E-4	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5 & E-6	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-5	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-7	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-8, E-9 & E-11	Pipelines or Ancillary Purposes	See Diagram	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-9 & E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
PROVENANCE ESTATE - STAGE 4 (52 LOTS)			AREA OF STAGE - 3.503ha			
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		Licensed Surveyor: Michael Meehan Version: Preliminary V4				



ENLARGEMENT B
SCALE 1:1250

SURVEYOR'S FILE REF: 308274SV00

SCALE 1: 2500
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LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

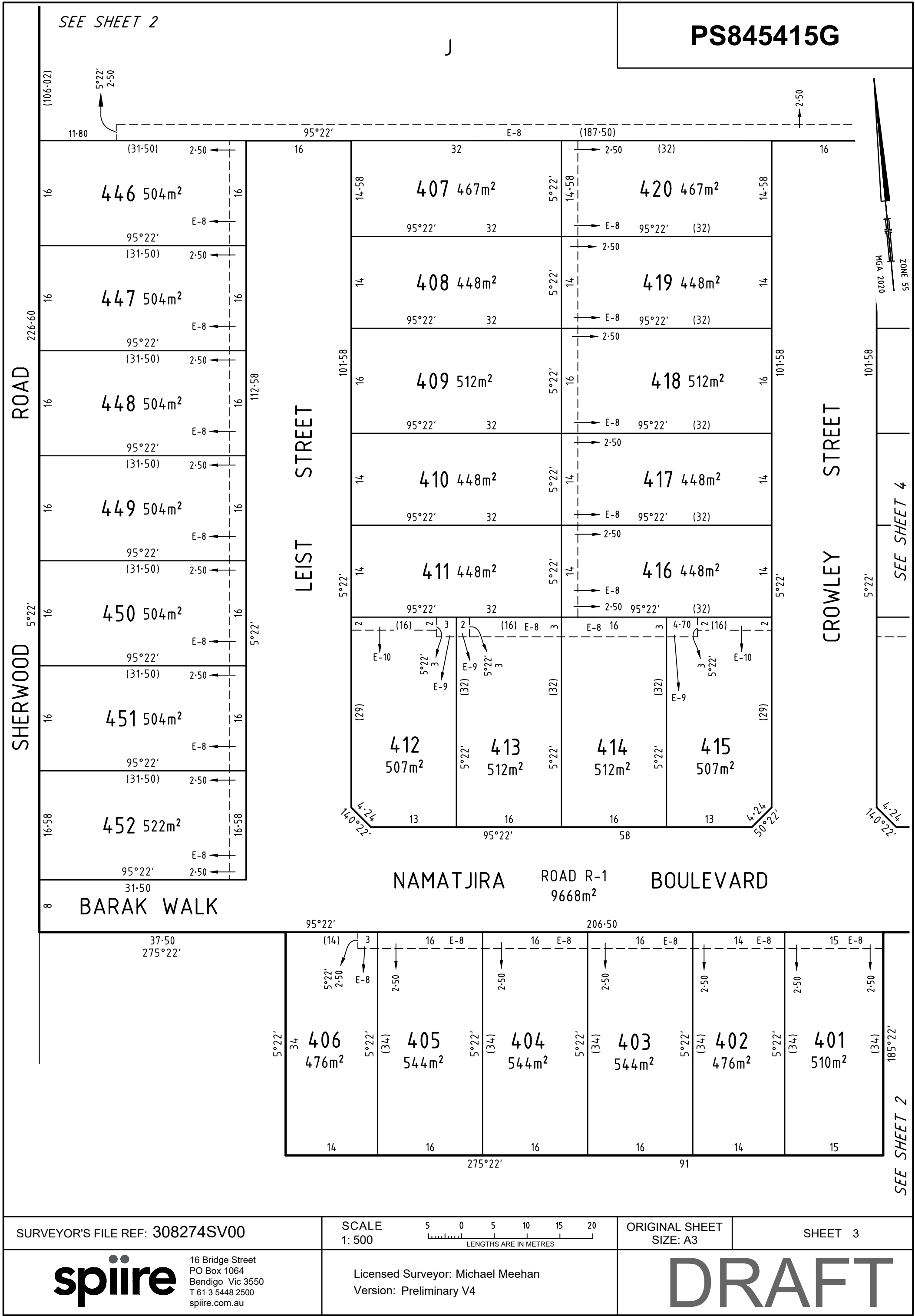
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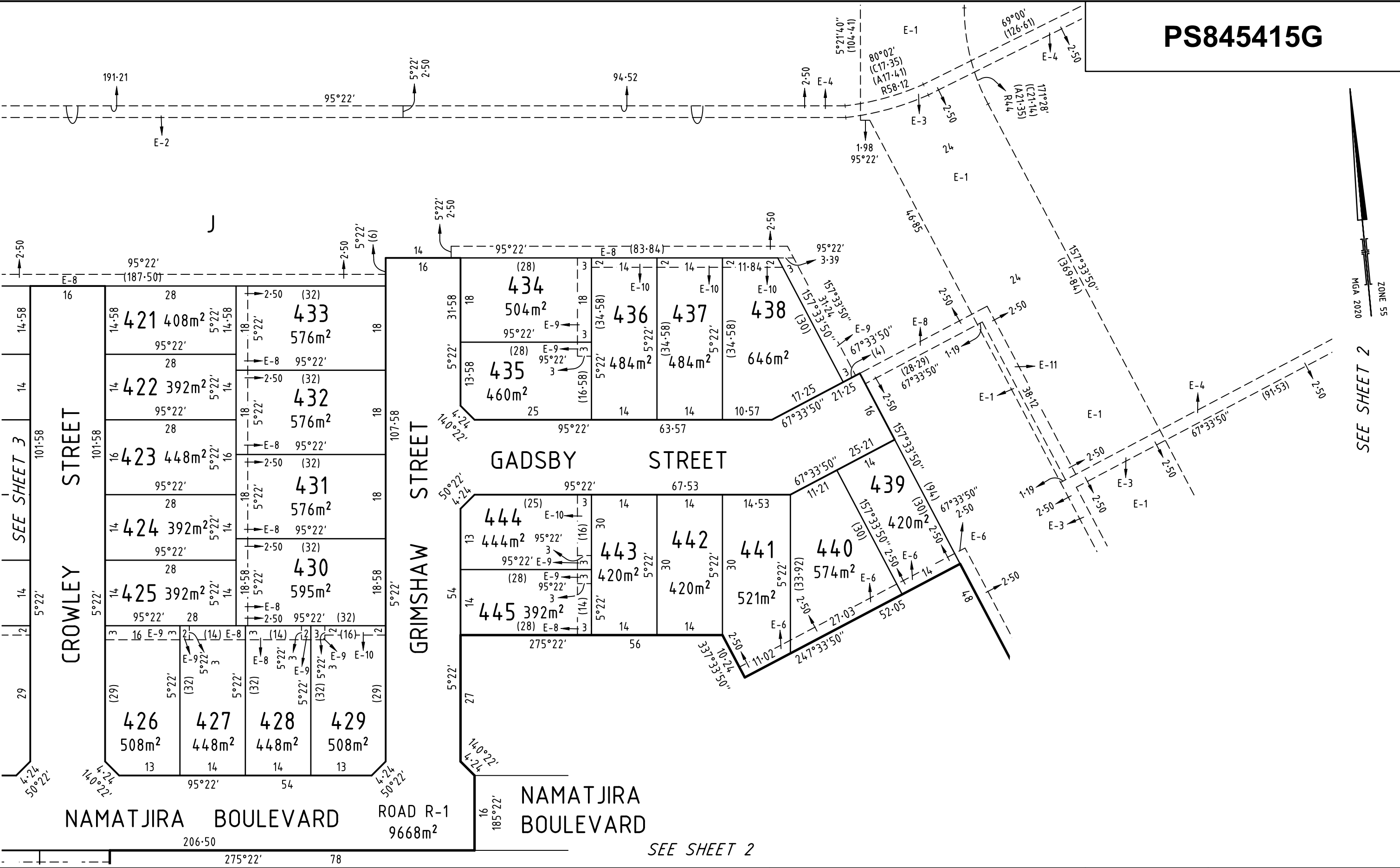
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Version: Preliminary V4

DRAFT

PS845415G





Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 401, PS845415G Namatjira Boulevard, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 05/03/2021

Notes

The property is part of stage 4 of an overall development plan under Planning Permits DS/514/2017 and DSD/568/2020. As such this pre-purchase due diligence assessment is based on the continued development of the land in accordance with the permits.

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	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)	Excludable (In accordance with overall development under Planning Permit DS/514/2017 & DSD/568/2020)

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

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

Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	NA
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 checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input checked="" 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 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)	<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 ongoing and 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.

Site Plan

Refer to attached Site Plan and Plan of Subdivision, prepared by Spiire, PS845415G.

Conclusion

The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, 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 **BAL12.5** in accordance with the relevant standards.



Stephen Pole
Principal

Enclosed **Site Plan**
Plan of Subdivision – PS845415G



RESIDENTIAL DEVELOPMENT
PLANNING PERMIT - DS/514/2017
PLANNING PERMIT - DSD/568/2020

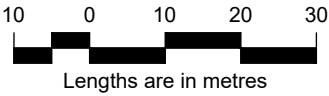
Aerial Imagery supplied by Nearmap
Flown Date: 22 / 02 / 2020

Date	05/03/2021	Sheet	1	of	1
Drawing No.	307838-BAL-STAGE 4	Version	1		
CAD Ref.	G:\30\307838\PLANNING				
Drawn By	SP	Checked By			
REV	AMENDMENT	APPROVED	DATE		

Huntly Property Holdings Pty. Ltd.
Lot 401 of PS845415G
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000

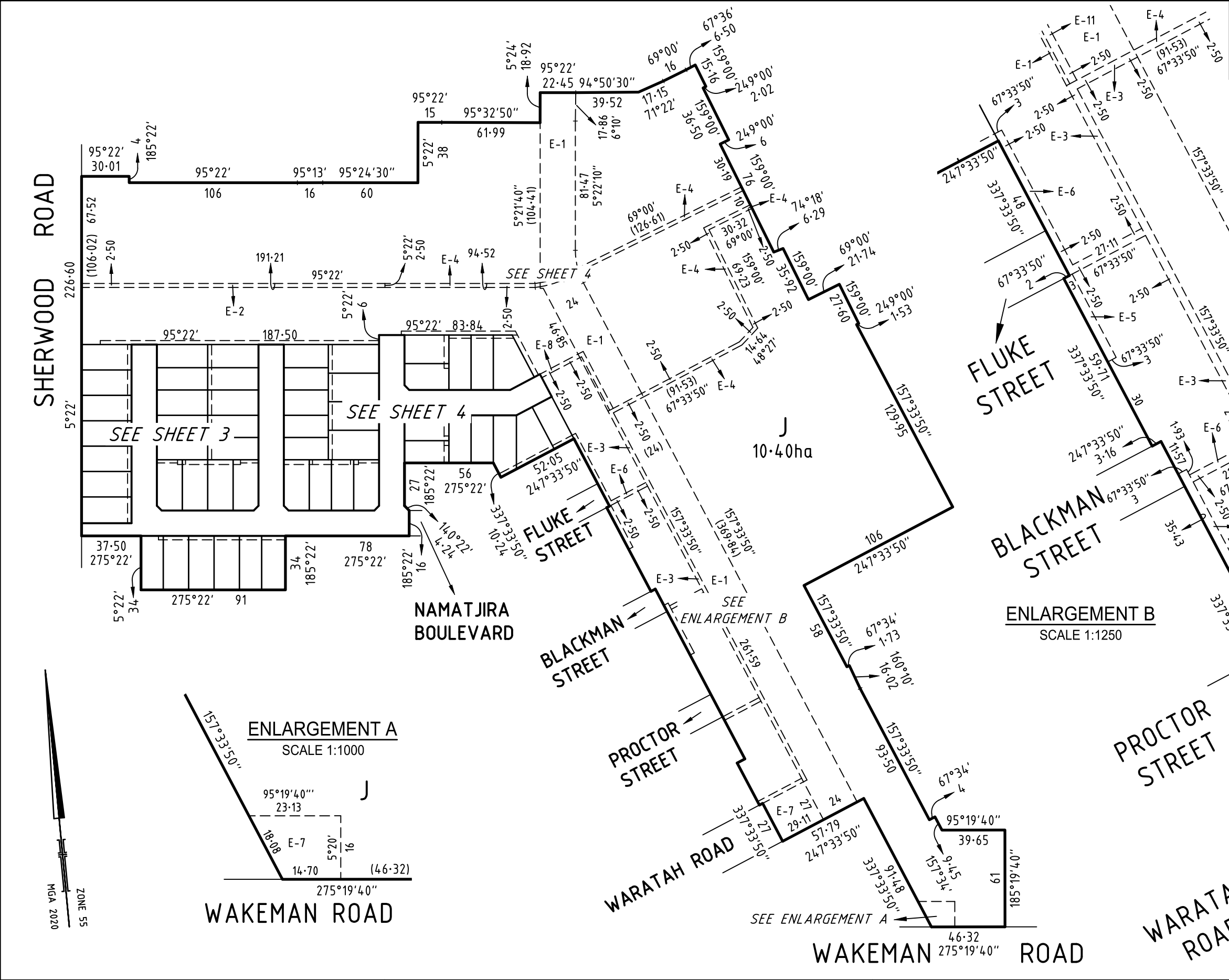


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PLAN OF SUBDIVISION			EDITION 1		PS845415G	
<div>LOCATION OF LAND</div> <div>PARISH: BAGSHOT</div> <div>TOWNSHIP:</div> <div>SECTION: 12</div> <div>CROWN ALLOTMENT: 3 (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCE: C/T</div> <div>LAST PLAN REFERENCE: LOT G ON PS839761V</div> <div>POSTAL ADDRESS: WARATAH ROAD</div> <div>(at time of subdivision) BAGSHOT 3551</div> <div>MGA2020 CO-ORDINATES: E: 264 110 ZONE: 55</div> <div>(of approx centre of land in plan) N: 5 939 440</div>			<div>DRAFT</div>			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-400 (both inclusive) and Lots A-I (both inclusive) have been omitted from this plan.</div> <div>MCPxxxxxx applies to Lots 401 to 452 (both inclusive) on this plan.</div> <div>Further purpose of plan: Variation of Easement shown E-6 on PS839761V, removal where now contained within Lots 444 & 445.</div> <div>Grounds for removal: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988.</div> <div>THIS IS A DRAFT PLAN OF SUBDIVISION CREATED FOR THE PURPOSE OF LOT SALES. EASEMENTS SUBJECT TO CHANGE PENDING FINAL SERVICE DESIGN.</div>		
ROAD R-1		CITY OF GREATER BENDIGO				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
<div>SURVEY:</div> <div>This plan is based on survey</div> <div>STAGING:</div> <div>This is not a staged subdivision</div> <div>Planning Permit No. AM/514/2017/A, xxxxxxxx</div> <div>This survey has been connected to permanent marks No(s). 6, 17 & 19</div> <div>In Proclaimed Survey Area No.</div>						
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, E-3 & E-11	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2	Pipelines or Ancillary Purposes	See Diagram	PS815341E - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
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PS845415G



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SCALE
1: 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

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Version: Preliminary V4

ORIGINAL SHEET
SIZE: A3

SHEET 2

DRAFT

PS845415G

