

## Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

### Property Details

**Land Owner:** Huntly Property Holdings Pty. Ltd.  
**Address:** Lot 451, 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
<b>Vegetation Classification</b>	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
<b>Distance (m) to Classifiable Vegetation</b>	NA	NA	NA	Upslope/Flat

### Determine the effective slope of the land under the classified vegetation

	North	East	South	West
Slope under vegetation	NA	NA	NA	13
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	19

### 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 **BAL19** 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 451 of PS845415G  
BAL Rating Site Plan

Co-ordinate Datum  
MGA55

Scale A3  
1 : 1000

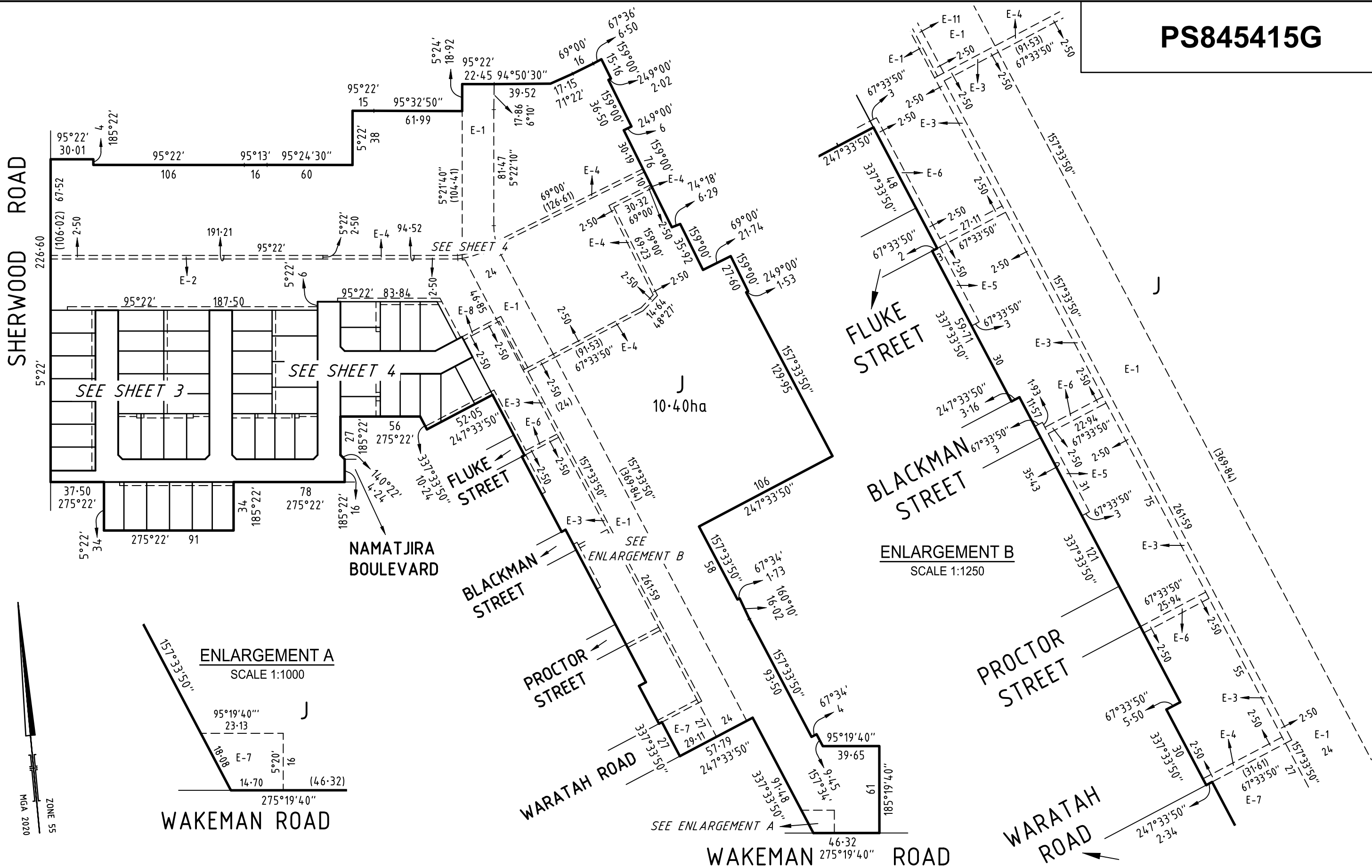
10 0 10 20 30  
Lengths are in metres

**spiire**

16 Bridge Street  
PO Box 1064  
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 &amp; 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 &amp; 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				

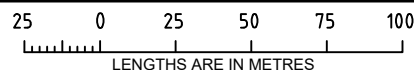


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SCALE  
1: 2500



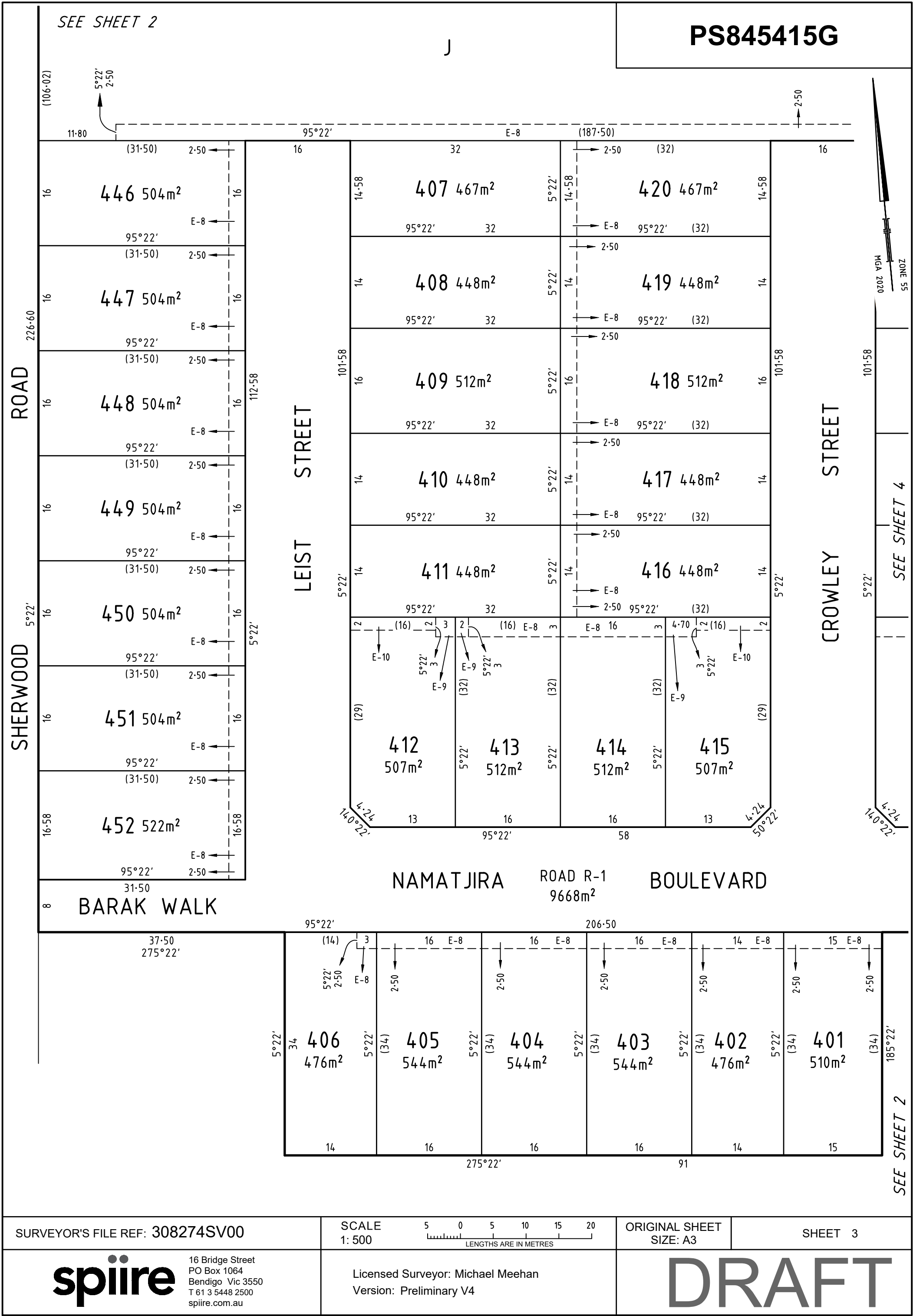
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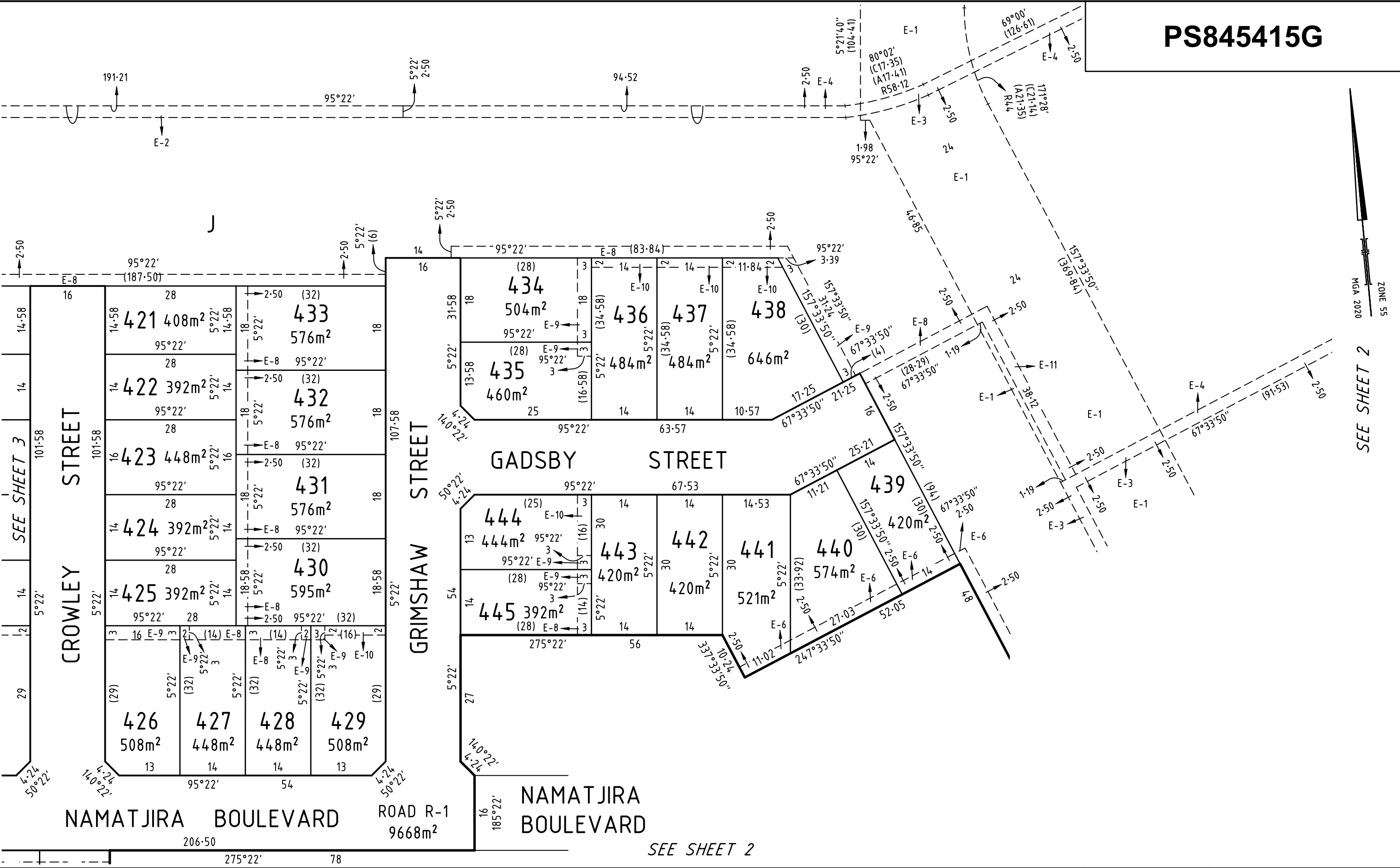
ORIGINAL SHEET  
SIZE: A3

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 452, PS845415G Leist Street, Bagshot  
**Municipality:** City of Greater Bendigo  
**Date of Inspection:** 05/03/2021

### Notes

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### Bushfire Attack Level Assessment

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

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**Plan of Subdivision – PS845415G**





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PLANNING PERMIT - DSD/568/2020

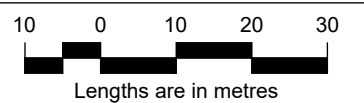
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Lot 452 of PS845415G  
BAL Rating Site Plan

Co-ordinate Datum  
MGA55

Scale A3  
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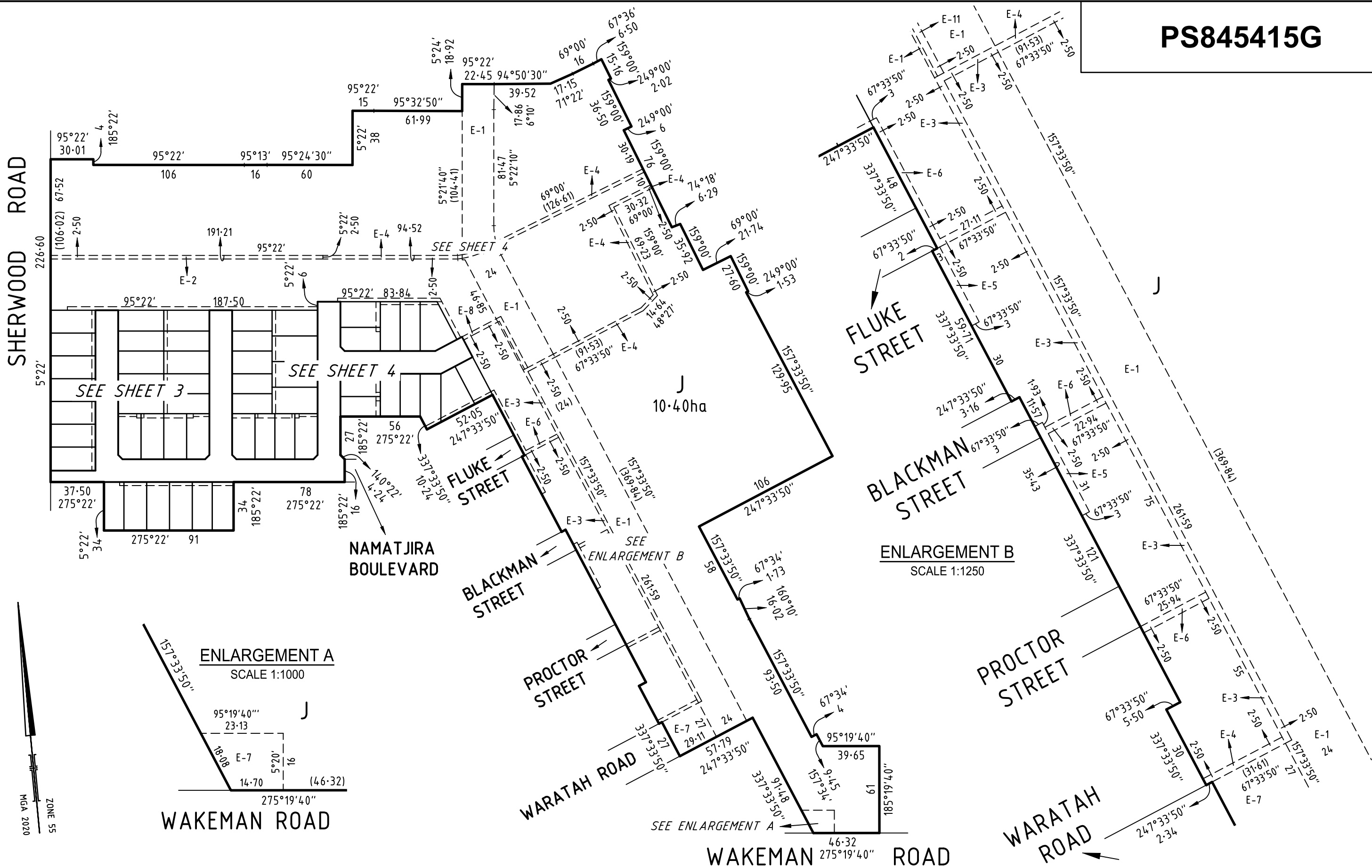
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<div>spiire</div> <div>16 Bridge Street</div> <div>PO Box 1064</div> <div>Bendigo Vic 3550</div> <div>T 61 3 5448 2500</div> <div>spiire.com.au</div>		SURVEYORS FILE REF: 308274SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: Michael Meehan				
		Version: Preliminary V4				





# PS845415G

