

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 511, PS845417C, Kingsley Promenade, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 17/06/2022

Notes

The property is part of stage 5 of an overall development plan under Planning Permits AM/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 these 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	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 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)
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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, PS845417C.

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**
Approved Plan of Subdivision – PS845417C



Huntly Property Holdings Pty. Ltd.
Lot 511 of PS845417C
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000

1000102030


Lengths are in metres

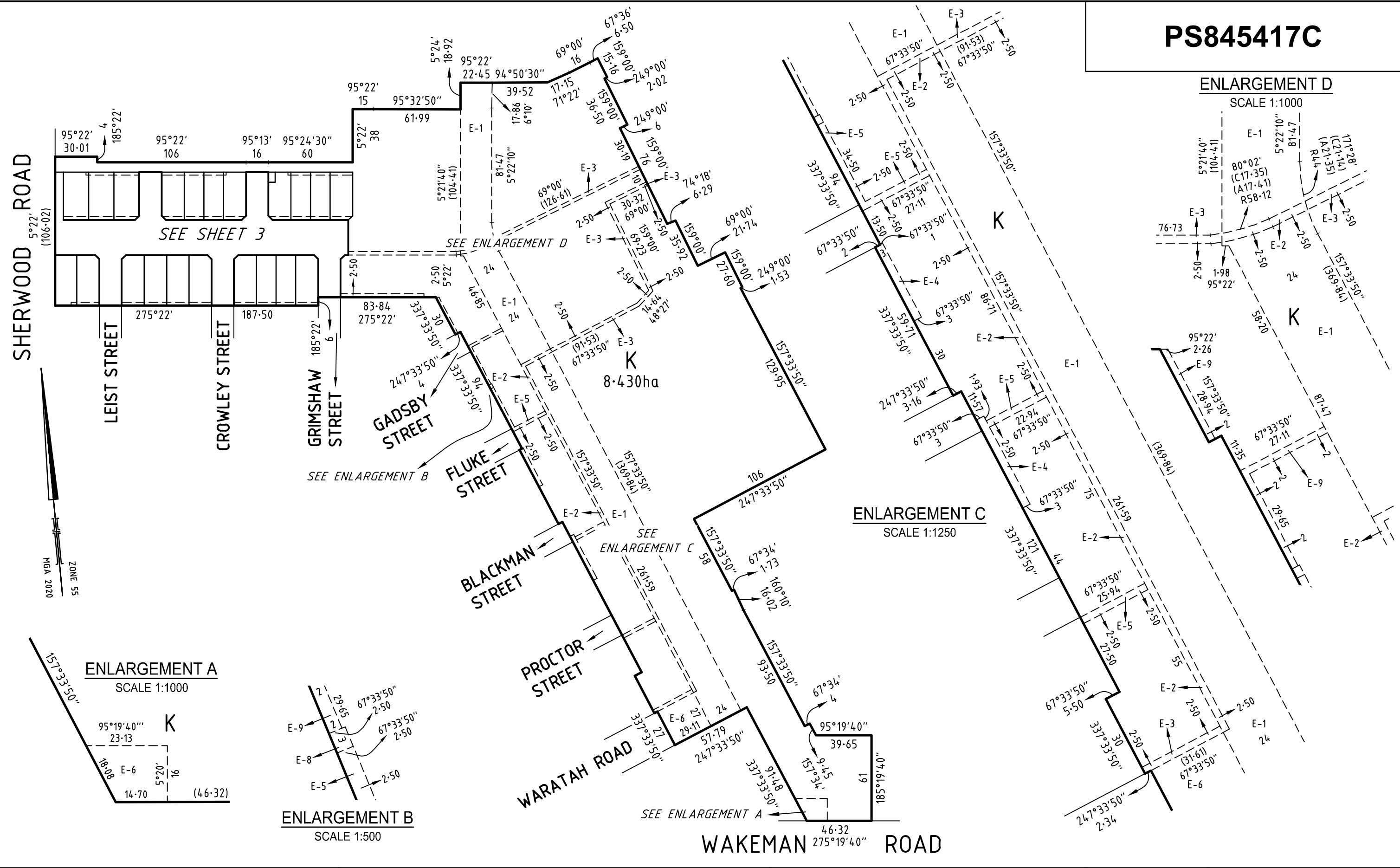
Date	17/06/2022	Sheet	1	of	1
Drawing No.	308327-BAL-STAGE 5	Version	1		
CAD Ref.	G:\30\308327\PLANNING\BAL REPORTS				
Drawn By	DT	Checked By	SP		
REV	AMENDMENT	APPROVED	DATE		

Aerial Imagery supplied by Nearmap
Flown Date: 20 / 05 / 2022

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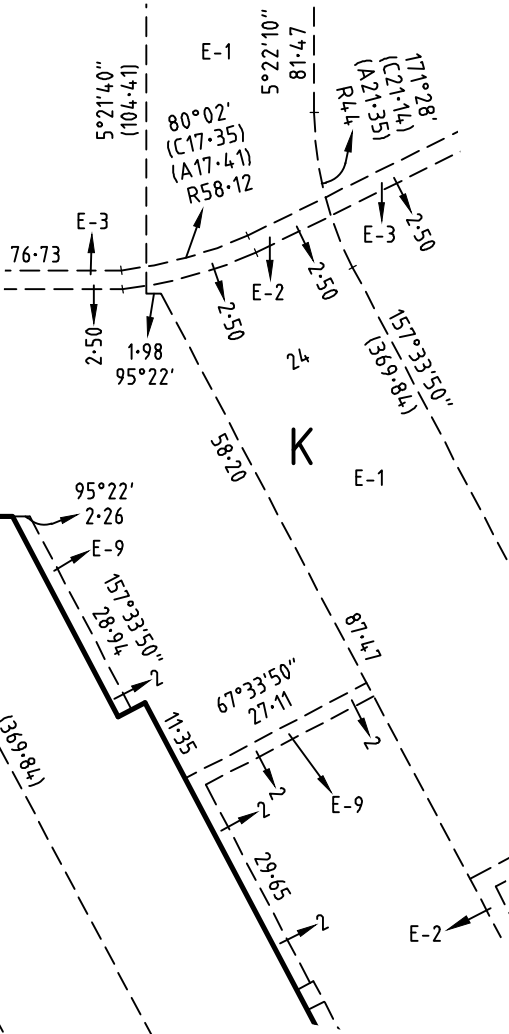
16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

PLAN OF SUBDIVISION			EDITION 1		PS845417C	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T LAST PLAN REFERENCE: LOT J ON PS845415G POSTAL ADDRESS: WARATAH ROAD (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 060 ZONE: 55 (of approx centre of land in plan) N: 5 939 540						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-501 (both inclusive), Lots 513-518 (both inclusive) and Lots A-J (both inclusive) have been omitted from this plan.</div> <div>Creation of Restrictions applies to lots on this plan. See sheet 4 for details.</div> <div>Further purpose of plan: Removal of part of Easement shown E-1 on PS815341E where now contained in Kingsley Promenade. Removal of part of Easement shown E-5 on PS834199W where now contained in Kingsley Promenade. Removal of part of Easement shown E-8 on PS845415G where now contained in Grimshaw Street, Crowley Street and Leist Street.</div> <div>Grounds for Variation: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1 RESERVE NO 1		CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LIMITED				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. AM/514/2017/A, DSD/568/2020 This survey has been connected to permanent marks No(s). 6, 17 & 19 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		
E-1, E-2	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-4 & E-5	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-4	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-6	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-7 & E-8	Pipelines or Ancillary Purposes	See Diagram	PS845415G - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-8 & E-9	Drainage	See Diagram	PS845415G	City of Greater Bendigo		
E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
E-11	Pipelines or Ancillary Purposes	2.50	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
PROVENANCE ESTATE - STAGE 5 (21 LOTS)			AREA OF STAGE - 1.966ha			
<div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308327SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: James Philip Tyrrell Version: 2				



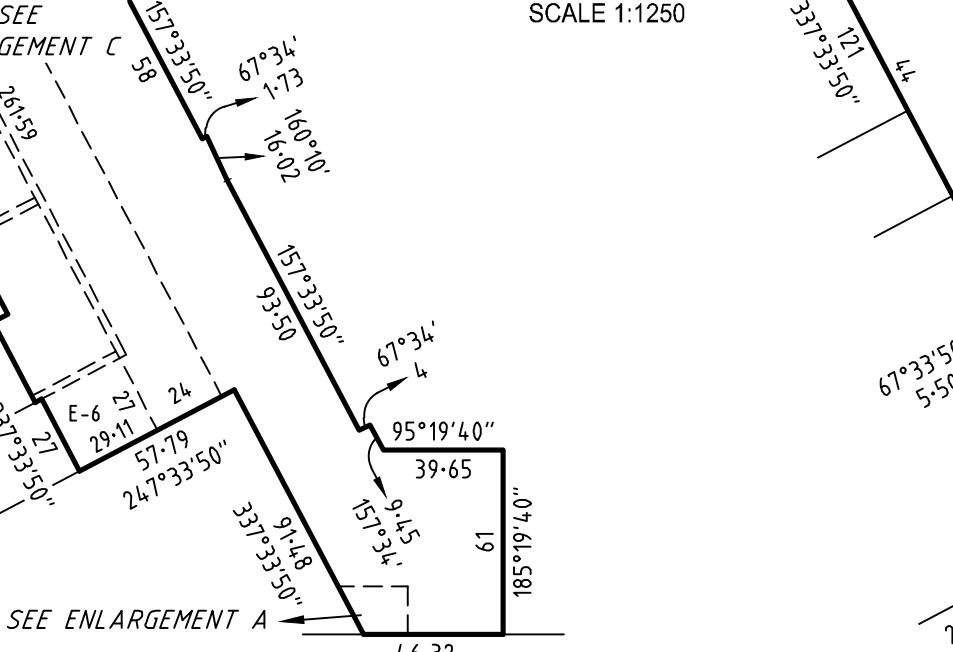
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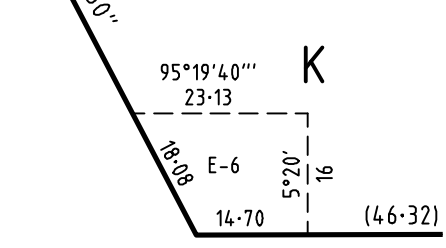
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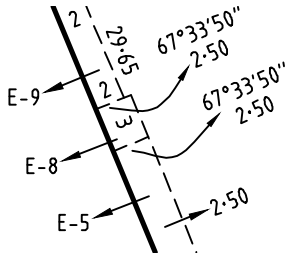
ENLARGEMENT A

SCALE 1:1000



ENLARGEMENT B

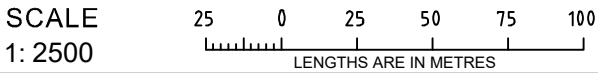
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SURVEYOR'S FILE REF: 308327SV00



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Version: 2

ORIGINAL SHEET
SIZE: A3

SHEET 2



SHERWOOD ROAD

ENLARGEMENT

SCALE 1:250

PS845417C

HESTER STREET

RESERVE No 1
34.6m²

509

SEE SHEET 2

K

KINGSLEY

ROAD R-1
8194m²

PROMENADE

LEIST STREET

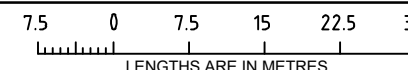
CROWLEY STREET

GRIMSHAW STREET

SEE SHEET 2

SURVEYOR'S FILE REF: 308327SV00

SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 3

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Licensed Surveyor: James Philip Tyrrell
Version: 2

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 502-512 (both inclusive) & 519-528 (both inclusive) on this plan
Benefited Land: Lots 502-512 (both inclusive) & 519-528 (both inclusive) on this plan

Restriction:

The burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number _____

Expiry Date:

This restriction will expire 10 years after the date of registration of this plan.

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 512, PS845417C, Kingsley Promenade, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 17/06/2022

Notes

The property is part of stage 5 of an overall development plan under Planning Permits AM/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 these permits.

Bushfire Attack Level Assessment

Fire Danger Index (FDI): FDI100
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Distance (m) to Classifiable Vegetation	NA	NA	NA	NA

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Comments

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Principal

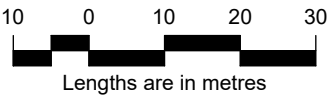
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Approved Plan of Subdivision – PS845417C



Huntly Property Holdings Pty. Ltd.
Lot 512 of PS845417C
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000




Aerial Imagery supplied by Nearmap
Flown Date: 20 / 05 / 2022

Date	17/06/2022	Sheet	1	of	1
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PLAN OF SUBDIVISION			EDITION 1		PS845417C	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T LAST PLAN REFERENCE: LOT J ON PS845415G POSTAL ADDRESS: WARATAH ROAD (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 060 ZONE: 55 (of approx centre of land in plan) N: 5 939 540						
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IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-501 (both inclusive), Lots 513-518 (both inclusive) and Lots A-J (both inclusive) have been omitted from this plan.</div> <div>Creation of Restrictions applies to lots on this plan. See sheet 4 for details.</div> <div>Further purpose of plan: Removal of part of Easement shown E-1 on PS815341E where now contained in Kingsley Promenade. Removal of part of Easement shown E-5 on PS834199W where now contained in Kingsley Promenade. Removal of part of Easement shown E-8 on PS845415G where now contained in Grimshaw Street, Crowley Street and Leist Street.</div> <div>Grounds for Variation: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
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NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. AM/514/2017/A, DSD/568/2020 This survey has been connected to permanent marks No(s). 6, 17 & 19 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		
E-1, E-2	Carriageway	See Diagram	PS730853W	Lots 6 & 7 on PS730853W		
E-2 & E-3	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
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PROVENANCE ESTATE - STAGE 5 (21 LOTS)			AREA OF STAGE - 1.966ha			
<div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308327SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: James Philip Tyrrell Version: 2				



SHERWOOD ROAD

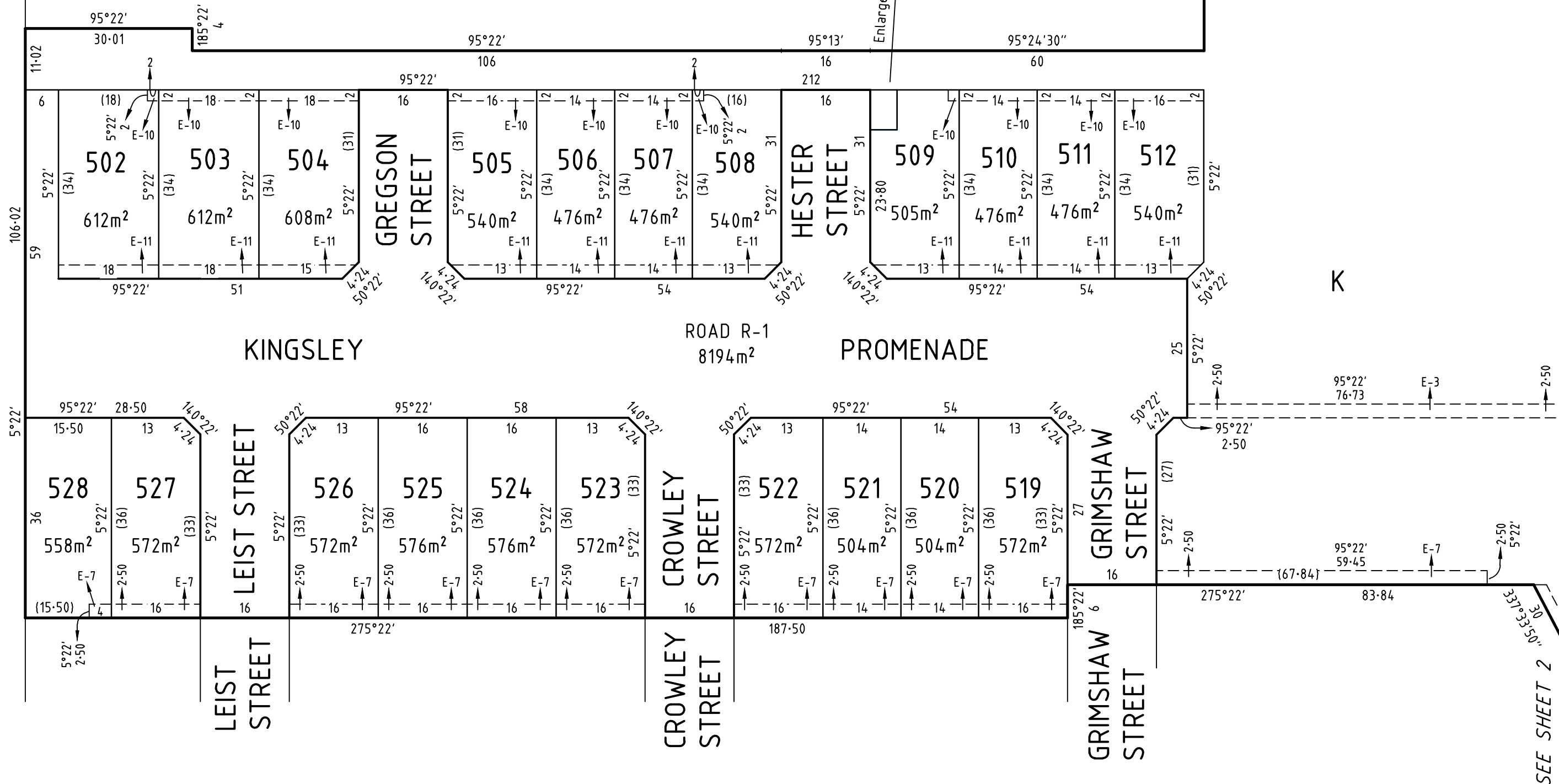
ENLARGEMENT

SCALE 1:250

PS845417C

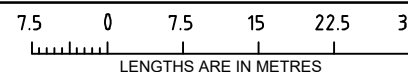
SEE SHEET 2

SEE SHEET 2



SURVEYOR'S FILE REF: 308327SV00

SCALE 1: 750



ORIGINAL SHEET SIZE: A3

SHEET 3

Licensed Surveyor: James Philip Tyrrell
Version: 2

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Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

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Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 519, PS845417C, Kingsley Promenade, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 17/06/2022

Notes

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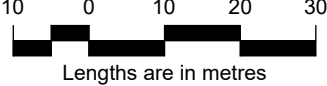
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Approved Plan of Subdivision – PS845417C



Huntly Property Holdings Pty. Ltd.
Lot 519 of PS845417C
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000




Aerial Imagery supplied by Nearmap
Flown Date: 20 / 05 / 2022

Date	17/06/2022	Sheet	1	of	1
Drawing No.	308327-BAL-STAGE 5	Version	1		
CAD Ref.	G:\30\308327\PLANNING\BAL REPORTS				
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E-2 & E-3	Pipelines or Ancillary Purposes	See Diagram	PS834199W - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-4 & E-5	Pipelines or Ancillary Purposes	See Diagram	PS839761V - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-4	Drainage	See Diagram	PS839761V	City of Greater Bendigo		
E-6	Carriageway	See Diagram	PS839761V	City of Greater Bendigo		
E-7 & E-8	Pipelines or Ancillary Purposes	See Diagram	PS845415G - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
E-8 & E-9	Drainage	See Diagram	PS845415G	City of Greater Bendigo		
E-10	Drainage	See Diagram	This Plan	City of Greater Bendigo		
E-11	Pipelines or Ancillary Purposes	2.50	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation		
PROVENANCE ESTATE - STAGE 5 (21 LOTS)			AREA OF STAGE - 1.966ha			
<div><div>16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au</div></div>		SURVEYORS FILE REF: 308327SV00		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4	
		Licensed Surveyor: James Philip Tyrrell Version: 2				



SHERWOOD ROAD

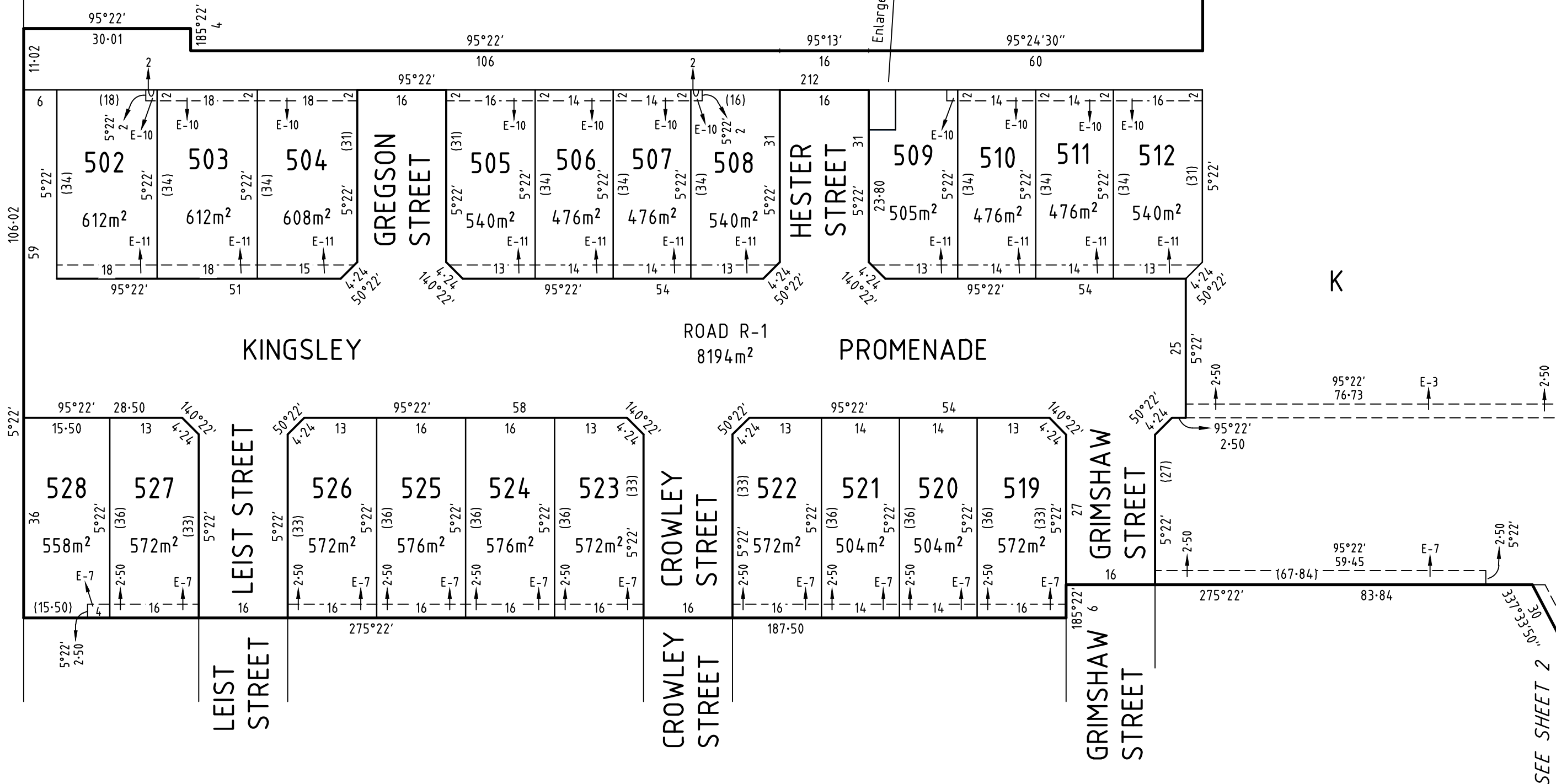
ENLARGEMENT

SCALE 1:250

PS845417C

SEE SHEET 2

SEE SHEET 2



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SCALE 1: 750

ORIGINAL SHEET SIZE: A3

SHEET 3

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Licensed Surveyor: James Philip Tyrrell
Version: 2

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 502-512 (both inclusive) & 519-528 (both inclusive) on this plan
Benefited Land: Lots 502-512 (both inclusive) & 519-528 (both inclusive) on this plan

Restriction:

The burdened land must not be used or developed other than in accordance with the provisions recorded in the Memorandum of Common Provisions with dealing number _____

Expiry Date:

This restriction will expire 10 years after the date of registration of this plan.

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Huntly Property Holdings Pty. Ltd.
Address: Lot 520, PS845417C, Kingsley Promenade, Bagshot
Municipality: City of Greater Bendigo
Date of Inspection: 17/06/2022

Notes

The property is part of stage 5 of an overall development plan under Planning Permits AM/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 these 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	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 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, PS845417C.

Conclusion

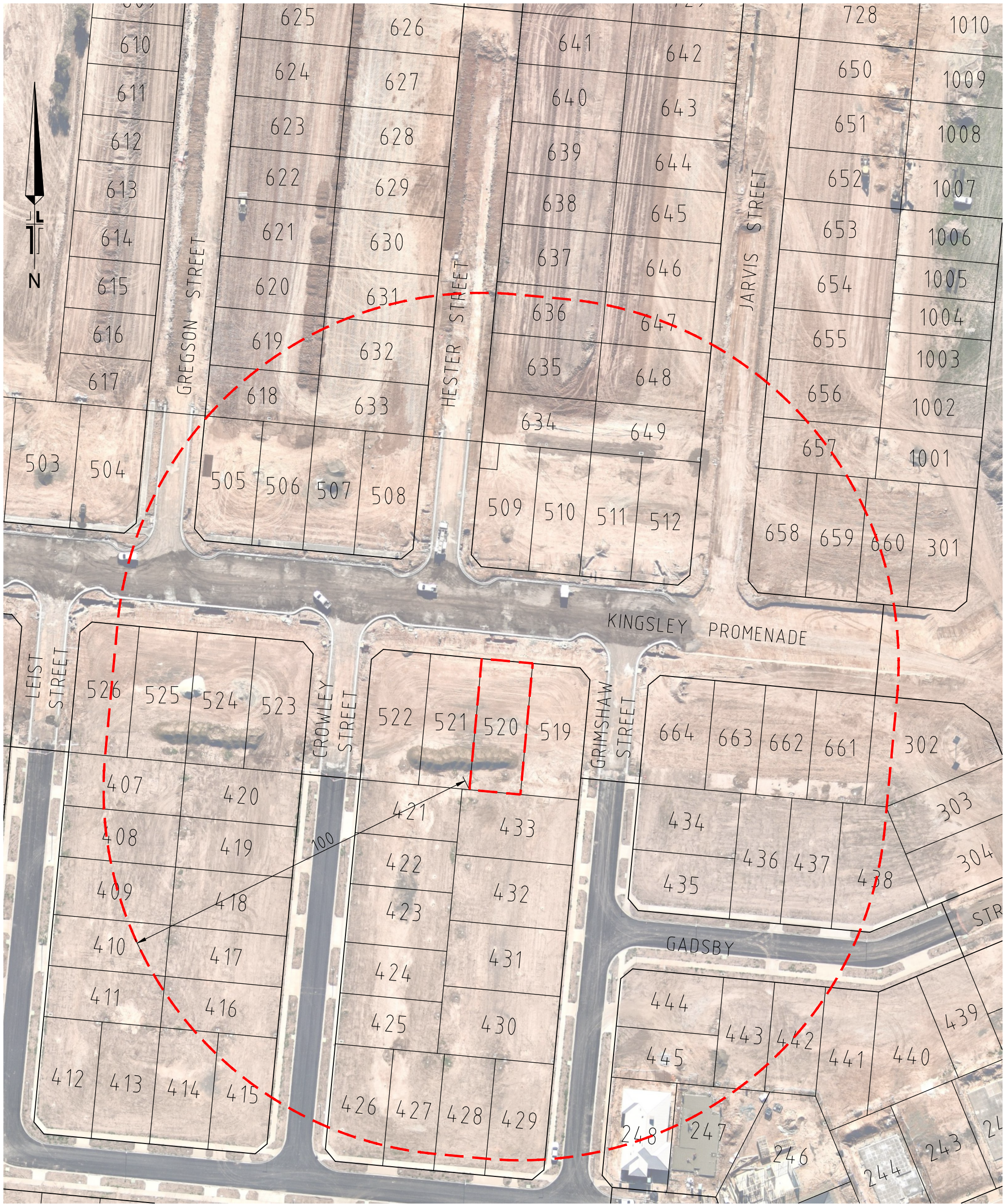
The site assessment has been conducted on the above-mentioned land, in accordance with AS3595-2018, to ascertain the Bushfire Attack Level (BAL) rating for the land.

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

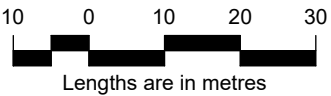
Enclosed **Site Plan**
Approved Plan of Subdivision – PS845417C



Huntly Property Holdings Pty. Ltd.
Lot 520 of PS845417C
BAL Rating Site Plan

Co-ordinate Datum
MGA55

Scale A3
1 : 1000




Aerial Imagery supplied by Nearmap
Flown Date: 20 / 05 / 2022

Date	17/06/2022	Sheet	1	of	1
Drawing No.	308327-BAL-STAGE 5	Version	1		
CAD Ref.	G:\30\308327\PLANNING\BAL REPORTS				
Drawn By	DT	Checked By	SP		
REV	AMENDMENT	APPROVED	DATE		

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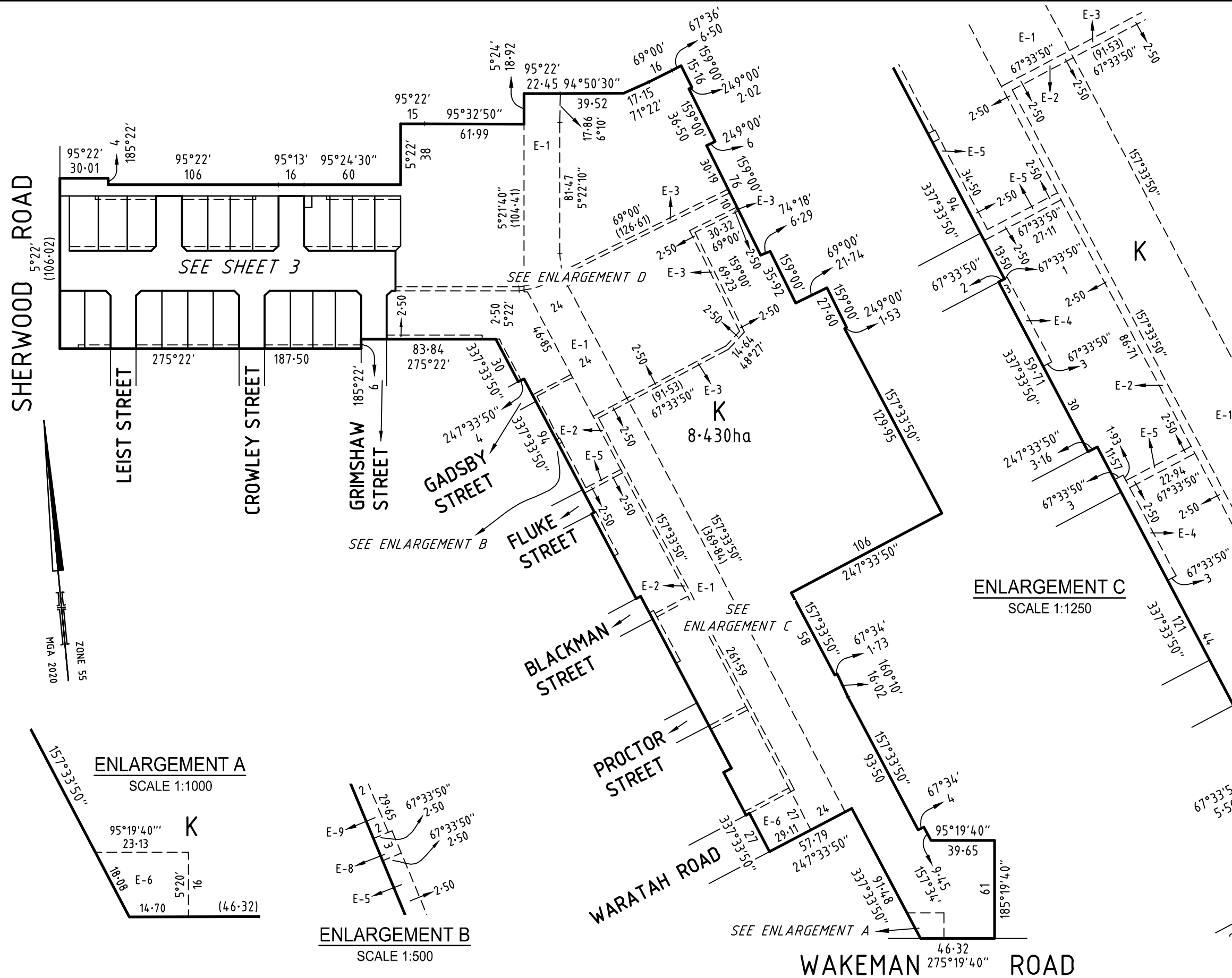
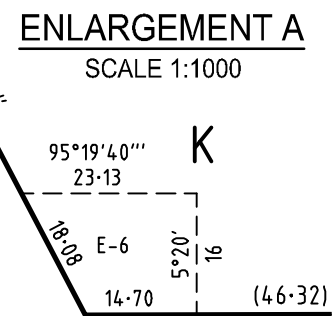
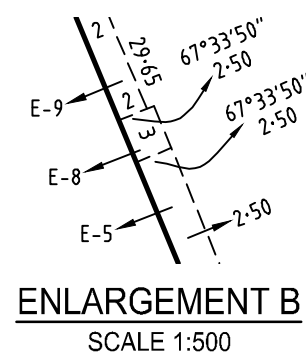
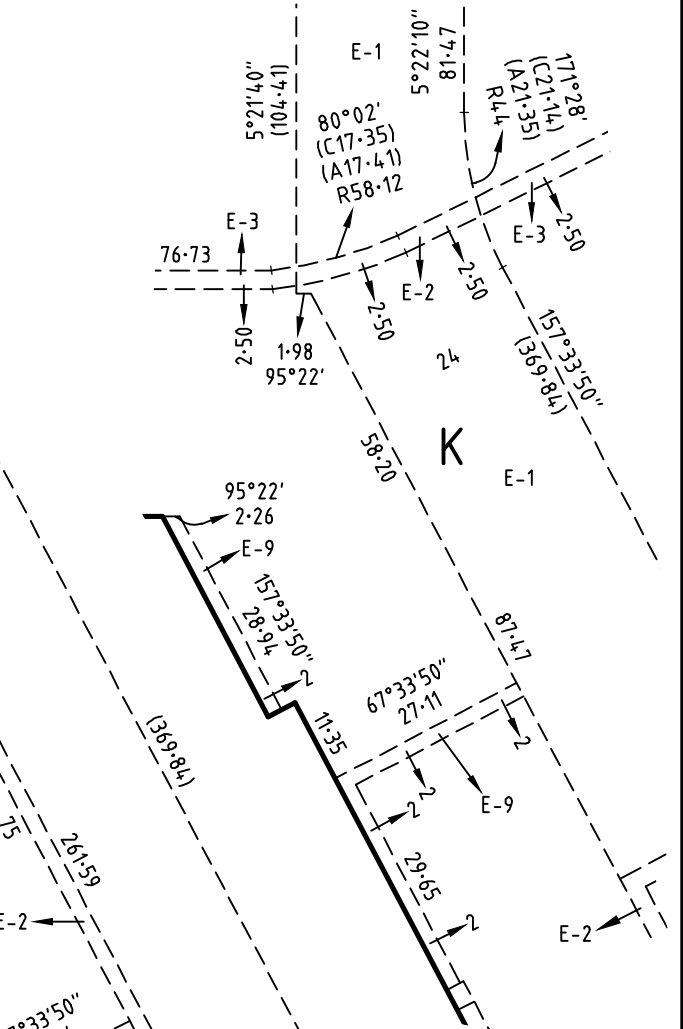
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PLAN OF SUBDIVISION			EDITION 1		PS845417C	
LOCATION OF LAND PARISH: BAGSHOT TOWNSHIP: SECTION: 12 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: TITLE REFERENCE: C/T LAST PLAN REFERENCE: LOT J ON PS845415G POSTAL ADDRESS: WARATAH ROAD (at time of subdivision) BAGSHOT 3551 MGA2020 CO-ORDINATES: E: 264 060 ZONE: 55 (of approx centre of land in plan) N: 5 939 540						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL / BODY / PERSON		<div>Lots 1-501 (both inclusive), Lots 513-518 (both inclusive) and Lots A-J (both inclusive) have been omitted from this plan.</div> <div>Creation of Restrictions applies to lots on this plan. See sheet 4 for details.</div> <div>Further purpose of plan: Removal of part of Easement shown E-1 on PS815341E where now contained in Kingsley Promenade. Removal of part of Easement shown E-5 on PS834199W where now contained in Kingsley Promenade. Removal of part of Easement shown E-8 on PS845415G where now contained in Grimshaw Street, Crowley Street and Leist Street.</div> <div>Grounds for Variation: By consent of the relevant authority under the powers of Section 6(1)(k)(iii) Subdivision Act 1988</div>		
ROAD R-1 RESERVE NO 1		CITY OF GREATER BENDIGO POWERCOR AUSTRALIA LIMITED				
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. AM/514/2017/A, DSD/568/2020 This survey has been connected to permanent marks No(s). 6, 17 & 19 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		
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		Licensed Surveyor: James Philip Tyrrell Version: 2				

PS845417C

ENLARGEMENT D

SCALE 1:1000



SURVEYOR'S FILE REF: 308327SV00

SCALE
1 : 2500

25 0 25 50 75 100

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

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SHERWOOD ROAD

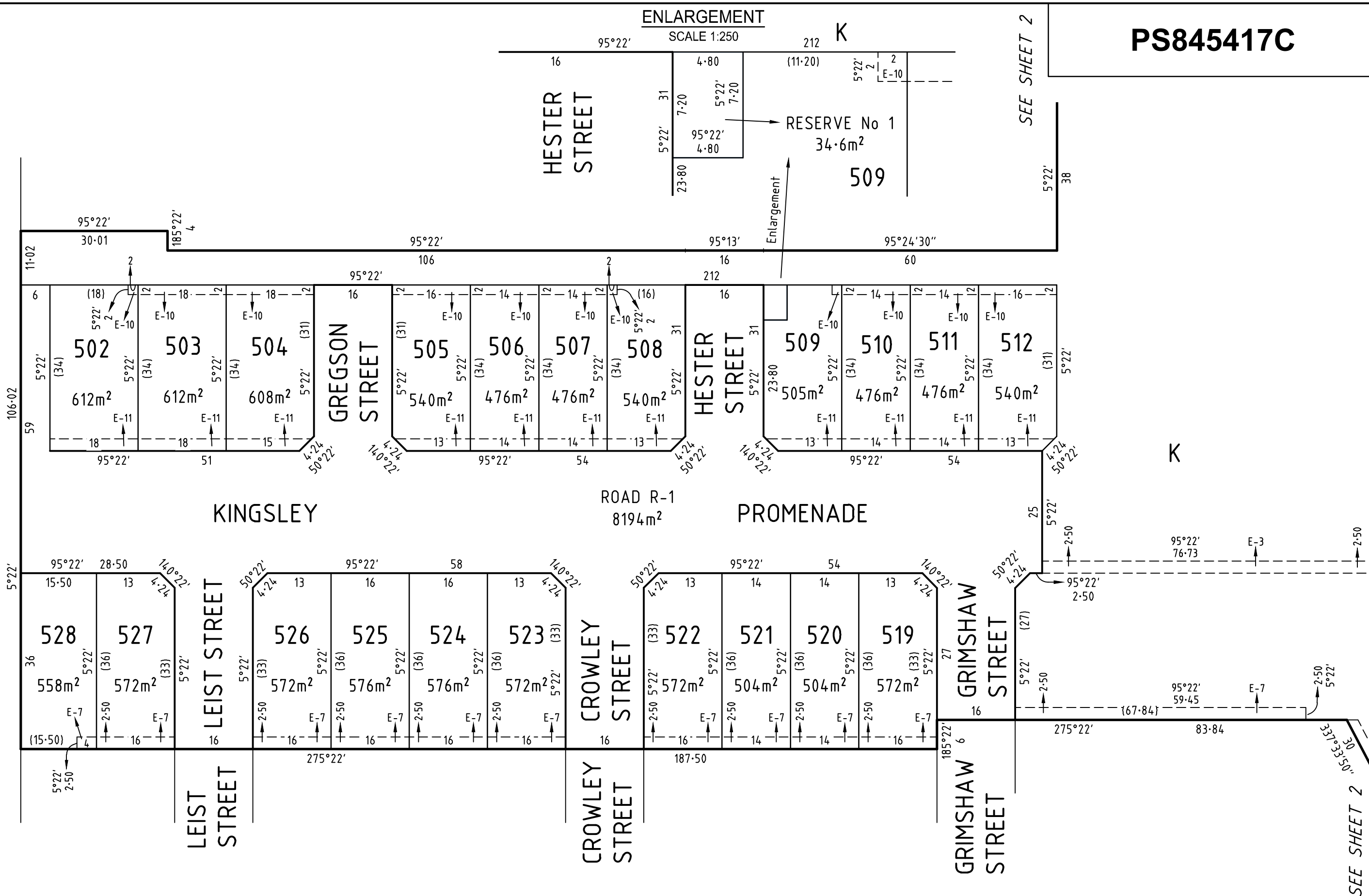
ENLARGEMENT

SCALE 1:250

PS845417C

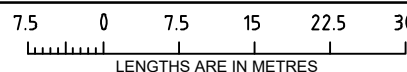
SEE SHEET 2

SEE SHEET 2



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SCALE 1: 750



ORIGINAL SHEET SIZE: A3

SHEET 3

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