Our Reference 303949

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959-2018

Property Details

Land Owner: Merrimu Views Pty. Ltd.

Address: Lot 50, PS839760X, Reef Lane, Jackass Flat

Municipality: City of Greater Bendigo

Date of Inspection: 22/05/2020

Notes

The property is part of stage 3 of an overall development under Planning Permits AM/904/2011 and DS/226/2010. As such this assessment is based on the continued development of the land in accordance with the permit.

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)

	Northeast	Southeast	Southwest	Northwest
Vegetation Classification	Excludable (In accordance with overall development under Planning Permits DS/226/2010 & AM/904/2011)	Excludable (In accordance with overall development under Planning Permits DS/226/2010 & AM/904/2011)	Excludable (In accordance with overall development under Planning Permits DS/226/2010 & AM/904/2011)	Excludable (In accordance with overall development under Planning Permits DS/226/2010 & AM/904/2011)

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

	Northeast	Southeast	Southwest	Northwest
Distance (m) to Classifiable Vegetation	>100 metres	>100 metres	>100 metres	>100 metres

Determine the effective slope of the land under the classified vegetation

	Northeast	Southeast	Southwest	Northwest
Slope under vegetation	Downslope 0-5°	Upslope	Upslope	Downslope 0-5°
NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°				

Vegetation – Excluded from assessment

	Northeast	Southeast	Southwest	Northwest
Exclusions Relevant paragraph descriptor from clause 2.2.3.2	☐ (a) ☐ (b) ☐ (c) ☐ (d) ☒ (e) ☒ (f)	☐ (a) ☐ (b) ☐ (c) ☐ (d) ☒ (e) ☒ (f)	☐ (a) ☐ (b) ☐ (c) ☐ (d) ☒ (e) ☒ (f)	☐ (a) ☐ (b) ☐ (c) ☐ (d) ☒ (e) ☒ (f)

BAL value for each side of the site

	Northeast	Southeast	Southwest	Northwest
BAL	12.5	12.5	12.5	12.5

Comments

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

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

Site Plan

Refer to Plan of Subdivision, prepared by Spiire, PS839760X Version 2 and Site Plan attached to this report.

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 **Plan of Subdivision – PS839760X**
Site Plan

RESIDENTIAL DEVELOPMENT
PLANNING PERMITS - DS/226/2010 & AM/904/2011

Golden Grove Estate
Stage 3
BAL Rating Site Plan

Co-ordinate Datum	Scale A3	0
MGA55	1 : 1000	Lengths are in metres

Date	22/05/2020	Sheet	1 of 1
Drawing No.	303949-ST3-BAL SITE	Version 1	
CAD Ref.	G:\30\303949\PLANNING\ACAD		
Drawn By	SP	Checked By	

REV	AMENDMENT	APPROVED	DATE

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

Aerial Imagery supplied by Nearmap
Flown Date: 06 /05_ / 2020

PLAN OF SUBDIVISION

EDITION 1

PS839760X

LOCATION OF LAND

PARISH: Sandhurst

TOWNSHIP:

SECTION: N

CROWN ALLOTMENT: 160C (Part), 160D (Part), 188H (Part)

CROWN PORTION:

TITLE REFERENCE: C/T VOL FOL

LAST PLAN REFERENCE: Lot C on PS810190B

POSTAL ADDRESS: Oakwood Avenue,
(at time of subdivision) Jackass Flat VIC 3556

MGA94 CO-ORDINATES: E: 257 250 ZONE: 55
(of approx centre of land in plan) N: 5 933 720

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	City of Greater Bendigo
RESERVE No 1	City of Greater Bendigo
RESERVE No 2	City of Greater Bendigo

NOTATIONS

DEPTH LIMITATION See Notations on Right

SURVEY:
This plan is based on survey

STAGING:
This is not a staged subdivision
Planning Permit No AM/904/2011/G
DS/226/2010

This survey has been connected to permanent marks No(s) 2010

In Proclaimed Survey Area No. 34

Notations

Depth Limitations:
15.24 metres below the surface applies to Crown Allotments 160C, 188H.
15 metres below the surface applies to Crown Allotment 160D.

Further Purpose of Plan:
Removal of parts of Easement E-8 set aside in PS810190B where now contained in Oakwood Avenue.

Grounds for Removal:
Consent of the relevant authorities under the powers of Section 6(1)(k)(iii) of the Subdivision Act 1988.

MCP ..... applies to Lots 47 to 51 (both inclusive) & Lots 58 to 84 (both inclusive) in this plan.

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	Pipelines or Ancillary Purposes	2·50	PS645161C - Section 136 Water Act 1989	Coliban Region Water Corporation
E-2	Pipelines or Ancillary Purposes	3	PS645161C - Section 136 Water Act 1989	Coliban Region Water Corporation
E-2	Drainage	3	PS645161C	City of Greater Bendigo
E-3 & E-4	Pipelines or Ancillary Purposes	See Diag	PS714248G - Section 136 Water Act 1989	Coliban Region Water Corporation
E-4	Drainage	See Diag	PS714248G	City of Greater Bendigo
E-5	Pipelines or Ancillary Purposes	See Diag	PS714242V - Section 136 Water Act 1989	Coliban Region Water Corporation
E-5	Drainage	See Diag	PS714242V	City of Greater Bendigo
E-6 & E-7	Pipelines or Ancillary Purposes	See Diag	PS810185T - Section 136 Water Act 1989	Coliban Region Water Corporation
E-7	Drainage	3	PS810185T	City of Greater Bendigo
E-8	Pipelines or Ancillary Purposes	2·50	This Plan - Section 136 Water Act 1989	Coliban Region Water Corporation

GOLDEN GROVE ESTATE - STAGE 3 (32 LOTS) AREA OF STAGE 2.962ha

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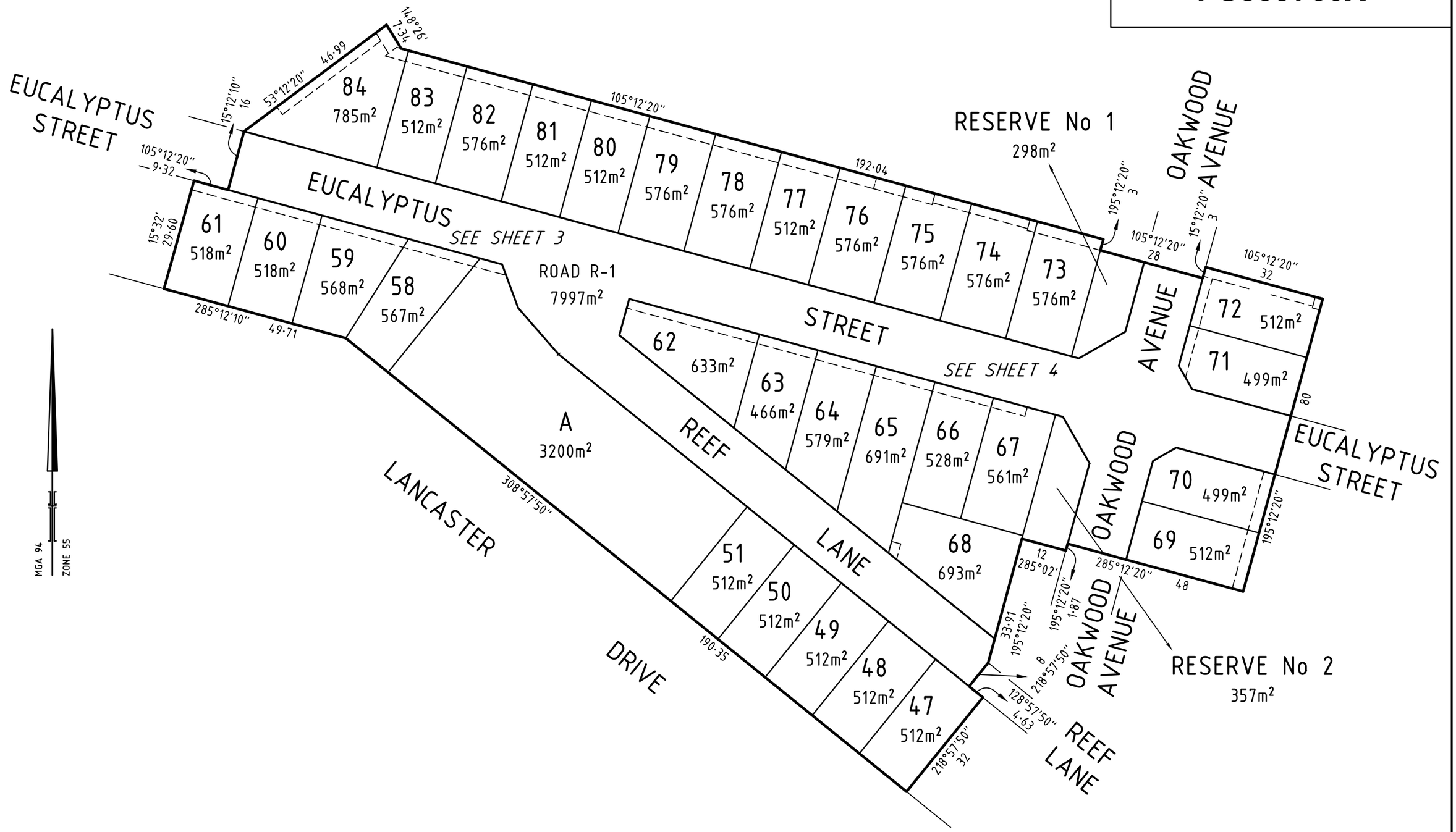
SURVEYORS FILE REF: 307310SV00

ORIGINAL SHEET SIZE: A3

Licensed Surveyor: Michael Meehan

Version: 2

PS839760X



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SCALE		ORIGINAL SHEET	
1: 1000	10 0 10 20 30 40 LENGTHS ARE IN METRES	SIZE: A3	SHEET 2

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Ref: 307310SV00
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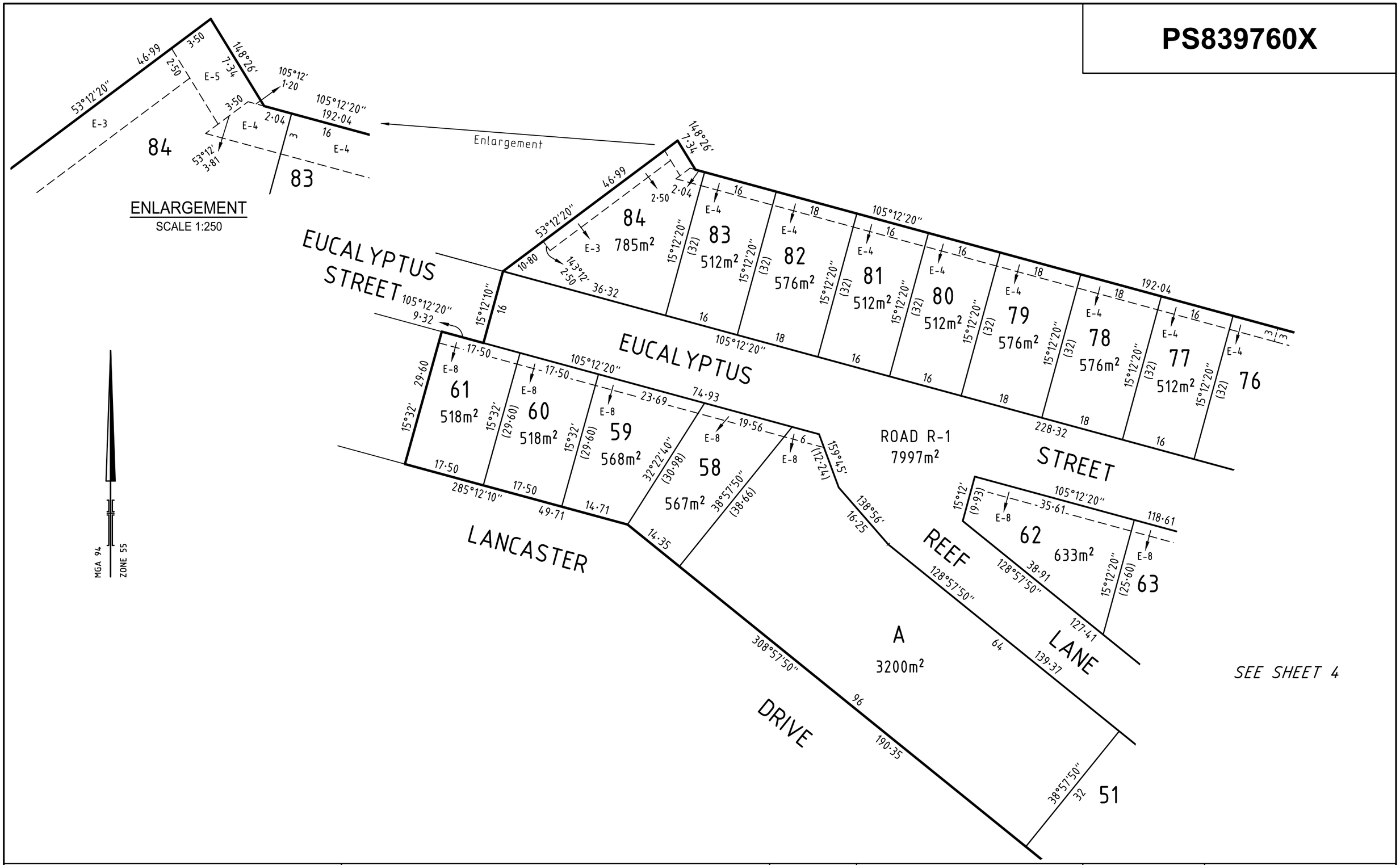

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SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3

Licensed Surveyor: Michael Meehan
Ref: 307310SV00
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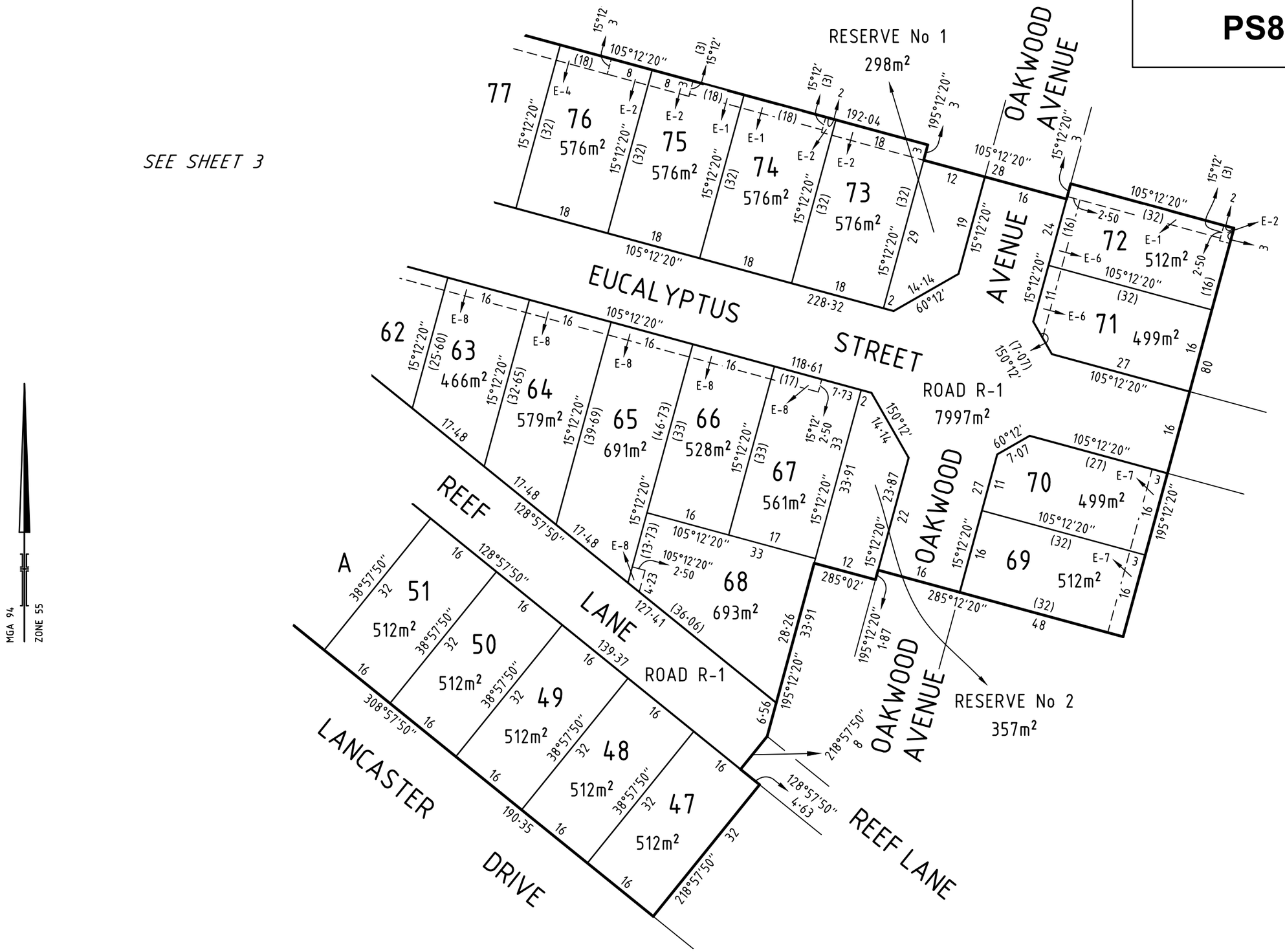

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SCALE 1: 750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 4

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