

## Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959 (2009)

### Property Details

**Land Owner:** JLEJ Investments Pty. Ltd.  
**Address:** Lot 6 PS737185A, Kennewell Street, White Hills  
**Municipality:** City of Greater Bendigo  
**Date of Inspection:** 26/06/2017

### Notes

#### 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)

	Northwest	Northeast	Southeast	Southwest
<b>Vegetation Classification</b>	Excludable	Excludable	Excludable	Excludable

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

	Northwest	Northeast	Southeast	Southwest
<b>Distance (m) to Classifiable Vegetation</b>	NA	NA	NA	NA

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

	Northwest	Northeast	Southeast	Southwest
<b>Slope under vegetation</b>	Upslope/Flat	Downslope 0-5°,	Downslope 0-5°,	Downslope 0-5°,

NB: Identified slope – upslope/flat or Downslope 0-5°, 5°-10°, 10°-15°, 15°-20°

**Vegetation – Excluded from assessment**

	Northwest	Northeast	Southeast	Southwest
Exclusions	<input type="checkbox"/> (a) <input type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input checked="" type="checkbox"/> (b) <input type="checkbox"/> (c)	<input type="checkbox"/> (a) <input checked="" 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 type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input type="checkbox"/> (f)	<input type="checkbox"/> (d) <input checked="" type="checkbox"/> (e) <input type="checkbox"/> (f)

**BAL value for each side of the site**

	Northwest	Northeast	Southeast	Southwest
BAL	12.5	12.5	12.5	12.5

**Comments**

Please note this 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 surrounding land use or vegetation prior to the construction of a building may alter the outcome of any future assessment.

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 approved and ongoing urban development taking place surrounding the site.

Please note, at the time of writing Ministerial Amendment GC13 is currently under consideration to amend the Bushfire Management Overlay (BMO) mapping in this area. The amendment may affect this land in the future thereby making it necessary for additional assessment and approval in accordance with the BMO prior to the construction of a dwelling.

**Site Plan**

Refer to attached Plan of Subdivision, prepared by Hadden Farren, PS737185A Ver06.

**Conclusion**

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

The above assessment indicates the proposed building on the nominated allotment should be designed and constructed to the requirements of **BAL12.5** in accordance with the relevant standards of AS3595-2009.



Stephen Pole  
Senior Associate

# PLAN OF SUBDIVISION

UNDER SECTION 22 OF THE SUBDIVISION ACT 1988

EDITION 1

PS737185A

## LOCATION OF LAND

**PARISH:** SANDHURST  
**TOWNSHIP:** -  
**SECTION:** F<sup>17</sup>, AT BENDIGO  
**CROWN ALLOTMENT:** 3<sup>PT</sup>, 5<sup>PT</sup>, 1A<sup>PT</sup>  
**CROWN PORTION:** -  
**TITLE REFERENCE:** VOL. 10218 FOL. 723  
VOL. 10925 FOL. 233  
**LAST PLAN REFERENCE:** LOTS 1 & A ON PS335288F  
**POSTAL ADDRESS:** 73-77 KENNEWELL ST &  
(at time of subdivision) 171 ST KILLIAN STREET  
WHITE HILLS 3550  
**MGA94 CO-ORDINATES:** E: 259 220 ZONE: 55  
(of approx centre of land in plan) N: 5 932 820 GDA 94

Council Name: CITY OF GREATER BENDIGO

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1	CITY OF GREATER BENDIGO
ROAD R-2	CITY OF GREATER BENDIGO

### CREATION OF RESTRICTION

The following restriction is created upon registration of Plan of Subdivision PS737185A by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to be burdened: Lot 1 to 4 (both inclusive)  
Land to be benefited: Lots 1 to 7 (both inclusive)

### Description of Restriction:

Unless consent has been granted by the Responsible Authority, the registered proprietor or proprietors of the burdened land on the Plan of Subdivision shall not, outside the building envelope shown on sheet 4 of this plan:

- i) build or allow to be built any building
- ii) remove any vegetation

## NOTATIONS

DEPTH LIMITATION: 15.24m

### SURVEY:

This plan is based on survey.

### STAGING:

This is not a staged subdivision.  
Planning Permit No. AM/111/2015/A

This survey has been connected to permanent marks No(s).  
SANDHURST PM 494 & PM 927

In Proclaimed Survey Area No. 34

## 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	SEWERAGE	SEE PLAN	PS335288F	COLIBAN REGION WATER CORPORATION
E-1, E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2, E-3, E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER BENDIGO
E-4	PIPELINES OR ANCILLARY PURPOSE	2.50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION



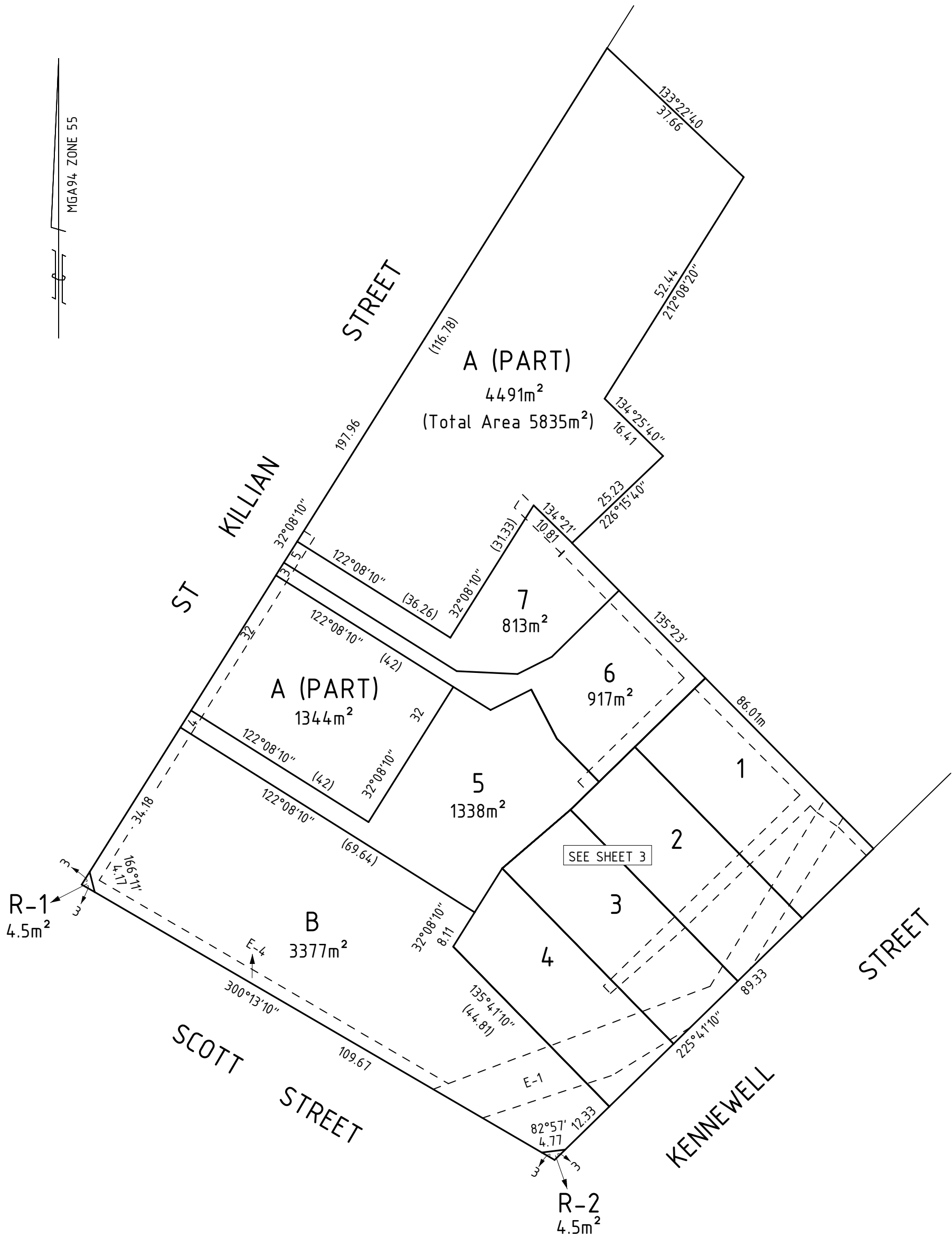
188 Breen Street  
Golden Square 3555  
Phone 03 544 18074  
Fax 03 544 43608  
info@haddenfarren.com.au

SURVEYORS FILE REF: 1102 VERSION: 06

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 4

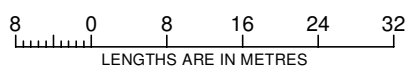
LICENSED SURVEYOR: PETER J. FARREN



188 Breen Street  
 Golden Square 3555  
 Phone 03 544 18074  
 Fax 03 544 43608  
 info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE  
 1:800



ORIGINAL SHEET  
 SIZE: A3

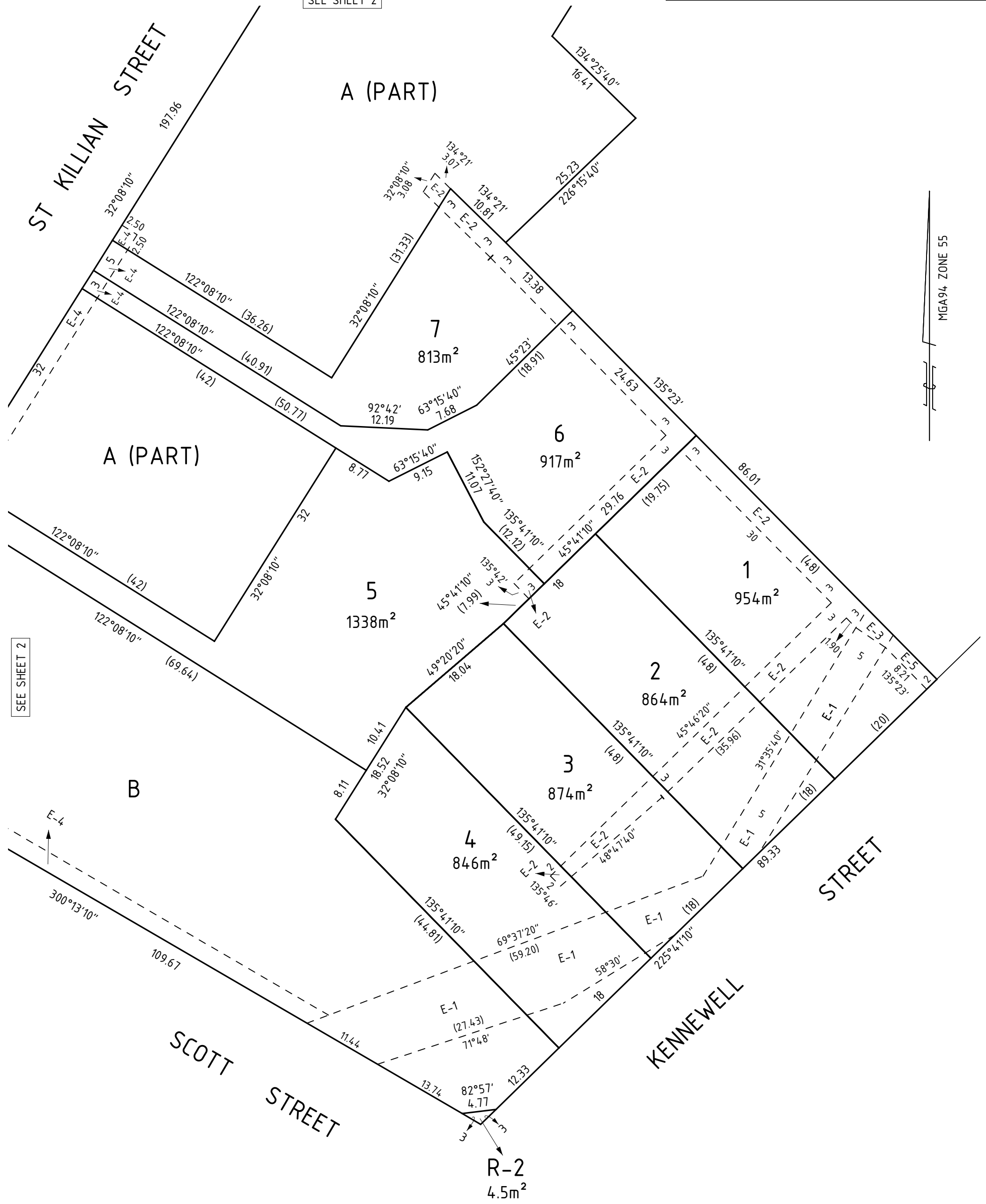
SHEET 2

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 06

REF: 1102

SEE SHEET 2



MG94 ZONE 55

SEE SHEET 2

**HADDEN FARREN**  
LAND SURVEYORS

188 Breen Street  
Golden Square 3555  
Phone 03 544 18074  
Fax 03 544 43608  
info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:500

5 0 5 10 15 20  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: PETER J. FARREN

VERSION: 06 REF: 1102

ORIGINAL SHEET SIZE: A3

SHEET 3

BUILDING ENVELOPE PLAN

 BUILDING ENVELOPE

MGA94 ZONE 55  