

Bushfire Attack Level Assessment Report

In accordance with the requirements of AS3959 (2009)

Property Details

Land Owner: JLEJ Investments Pty. Ltd.
Address: Lot 10 PS806821Q, Scott 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
Vegetation Classification	Excludable	Excludable	Excludable	Excludable

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

	Northwest	Northeast	Southeast	Southwest
Distance (m) to Classifiable Vegetation	NA	NA	NA	NA

Determine the effective slope of the land under the classified vegetation

	Northwest	Northeast	Southeast	Southwest
Slope under vegetation	Upslope	Upslope	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 type="checkbox"/> (b) <input type="checkbox"/> (c)	<input 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 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

PS806821Q

LOCATION OF LAND

PARISH: SANDHURST (AT BENDIGO)

TOWNSHIP: -

SECTION: F¹⁷

CROWN ALLOTMENT: 3^{PT}, 5^{PT}, 1A^{PT}

CROWN PORTION: -

TITLE REFERENCE: VOL. FOL.

LAST PLAN REFERENCE: LOT A & B ON PS737185A

POSTAL ADDRESS: 69 KENNEWELL STREET &
(at time of subdivision) 163 ST KILLIAN STREET
WHITE HILLS 3550

MGA94 CO-ORDINATES: E: 259 200 ZONE: 55
(of approx centre of land in plan) N: 5 932 840 GDA 94

Council Name: CITY OF GREATER BENDIGO

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

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	SEWERAGE	SEE PLAN	PS335288F	COLIBAN REGION WATER CORPORATION
E-1, E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE PLAN	PS737185A - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	SEE PLAN	PS737185A	CITY OF GREATER BENDIGO

 **HADDEN FARREN**
LAND SURVEYORS
188 Breen Street
Golden Square 3555
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Fax 03 544 43608
info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

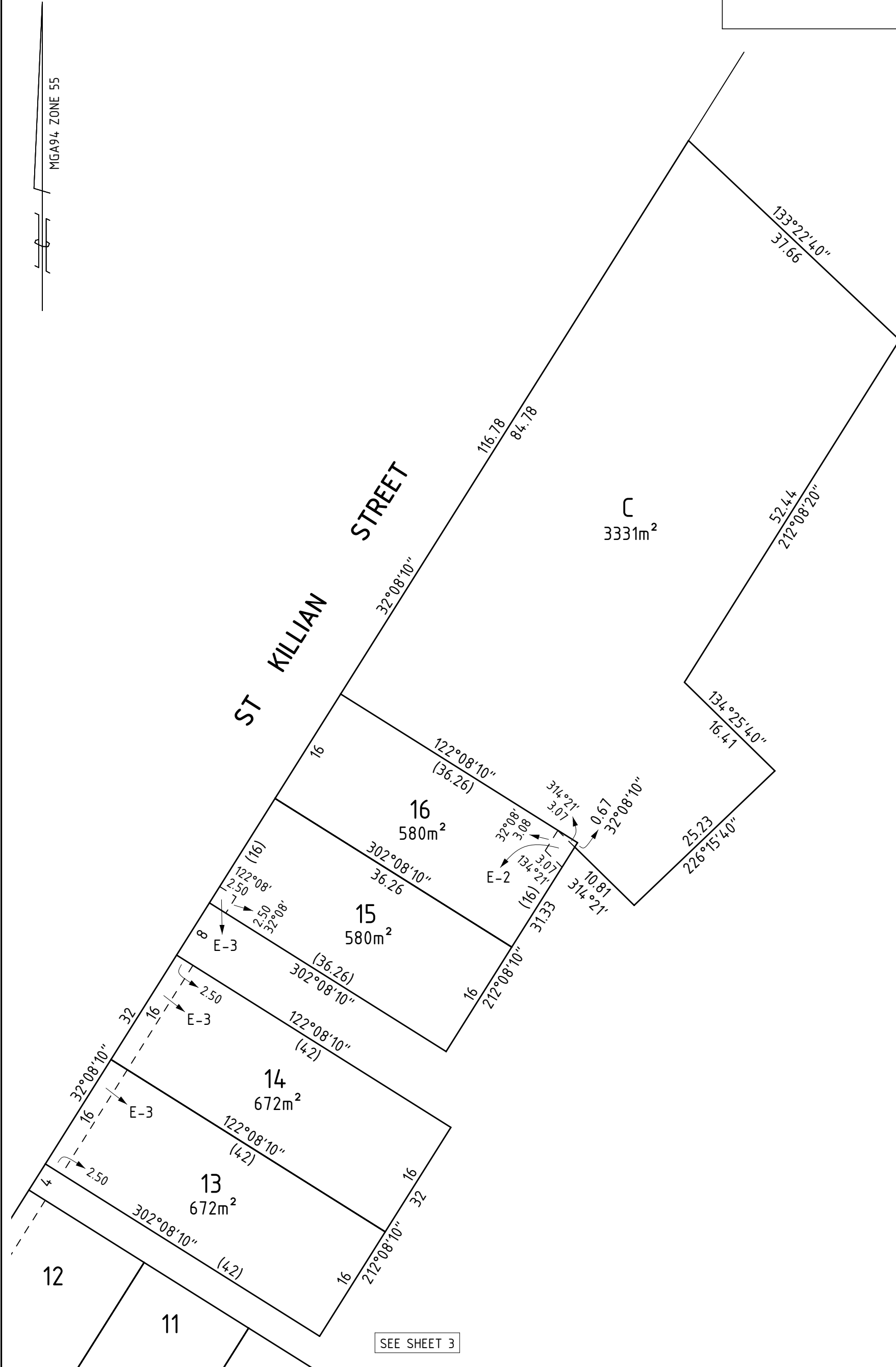
SURVEYORS FILE REF: 1501 VERSION: 02

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 3

LICENSED SURVEYOR: PETER J. FARREN

MGA94 ZONE 55



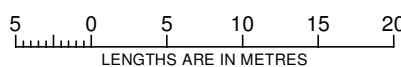
SEE SHEET 3



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LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE
1:500



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SIZE: A3

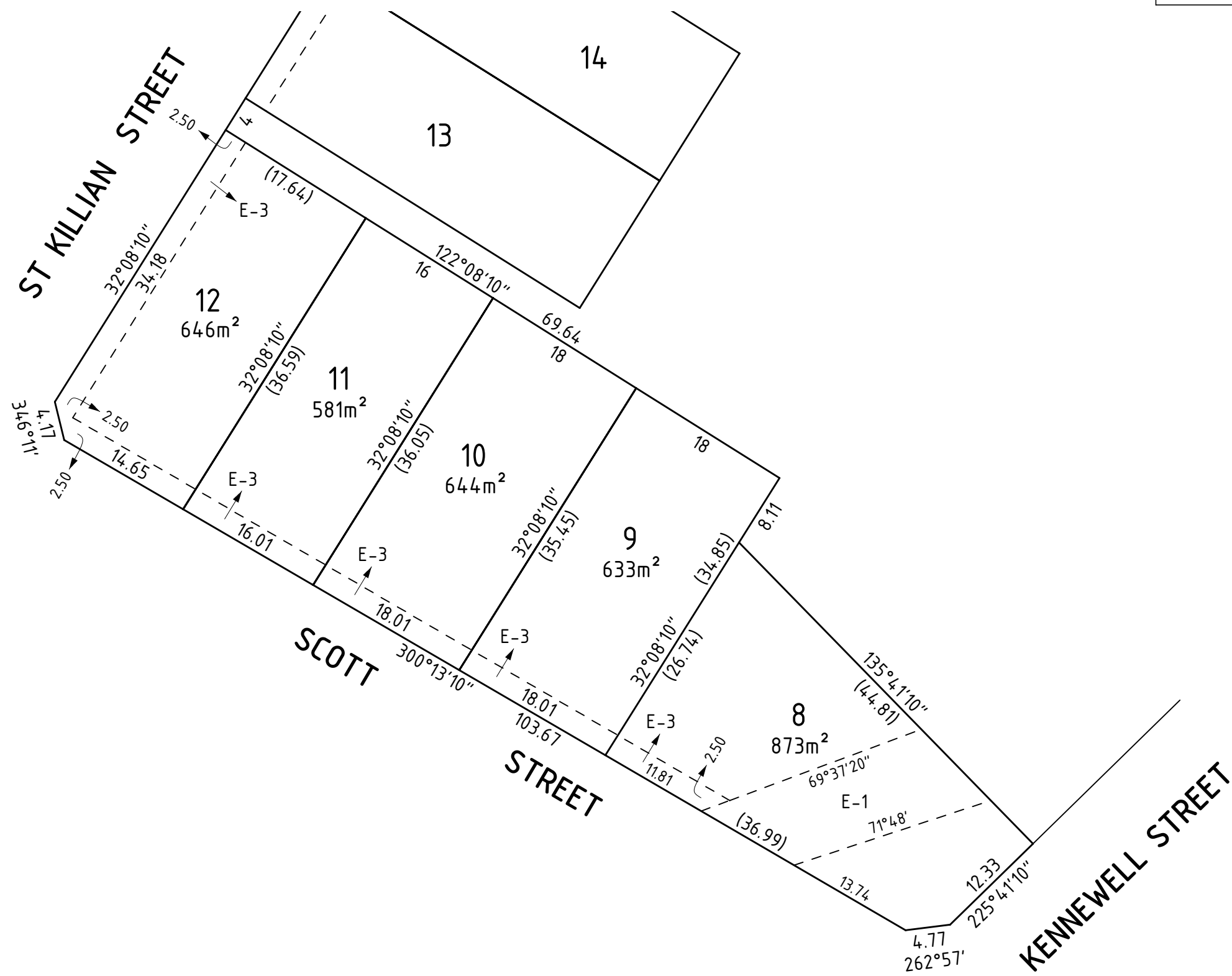
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LICENSED SURVEYOR: PETER J. FARREN

VERSION: 02

REF: 1501

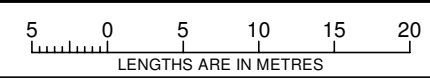
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