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Development Manager
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5th May 2025

Dear Andrea,

Bushfire Attack Level Assessment – Imagine Estates – Stage 18

Practical Ecology Pty Ltd was commissioned to provide a Bushfire Attack Level Assessment for the proposed subdivision in Strathfieldsaye. It is understood that this subdivision will form part of the larger Imagine Estates being established in this area with this property being Stage 18 of this development (see Figure 1).

LEGEND

STAGE DEVELOPED	407 LOTS
STAGE UNDER DEVELOPMENT	30 LOTS
STAGE IN DESIGN	29 LOTS
FUTURE STAGES	264 LOTS

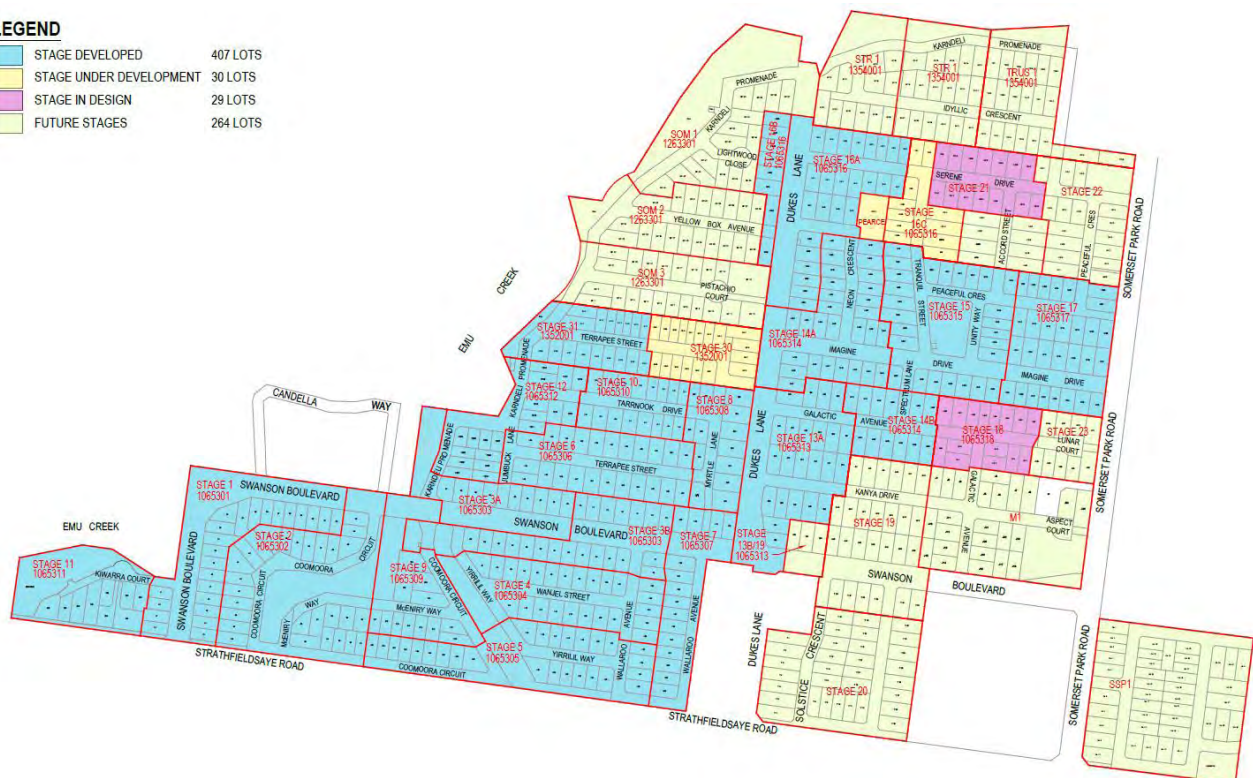


Figure 1. Proposed/existing stages of Imagine Estates

An overview of the Study Area is presented in 0. The property is approximately 1.93 ha and consists of a single vacant lot with some signage showing the existing lots but no other infrastructure has been installed at present.

A subdivision application has already been approved for this property with lots already present in public records. Stage 18 incorporates 15 lots with an internal road network established to existing lots to the west and future lots to the east and south. The eastern side will have lots placed as part of Stage 23 and the southern side as part of Stage M1 in the future.

The entire Study Area is located within a Bushfire Prone Area under the Victorian *Building Regulations 2018*. As such, the provisions within the Building Code of Australia (BCA) require residential development to be protected from the effects of bushfire. The deemed-to-satisfy solutions require an assessment of the Bushfire Attack Level (BAL) in accordance with *Australian Standards 3959-2018: Construction of buildings in bushfire-prone areas* (AS3959-2018). Dwellings must then be built to the relevant BAL as per the BCA.

Currently there are two deemed-to-satisfy methods of building construction to satisfy the BAL:

- AS3959-2018
- NASH Standard 'Steel Framed Construction in Bushfire Areas'

The land is zoned General Residential (GRZ1) and is not covered by a Bushfire Management Overlay. Planning Authorities may seek assurance that bushfire protection measures have been considered at the planning application stage. This report can be expanded on request if this is the case.

There are three potential methods of BAL assessment under the building and planning regulations:

- Method 1 of AS3959-2018
- Method 2 of AS3959-2018
- An Alternative Solution in accordance with the BCA for building permits or as approved by the Relevant Authority for planning permits.

Considering the nature of the development and the condition of the surrounding vegetation. Method 1 as per AS3959-2018 is considered suitable.

Bushfire Attack Level Assessment

Document date & version	05/05/2025 – Version 1.0
Assessor	Julian Drummond
BPAD Accreditation	BPAD 44709
Assessors Contact	Phone: (03) 9484 1555 Mobile: 0421 695 276 Email: juliand@practicalecology.com.au

SITE DETAILS

Municipality	City of Greater Bendigo
Address	Galactic Avenue, Strathfieldsaye (Lot B P 904143)
Applicant	Villawood Properties
Zoning	General Residential Zone (GRZ)
Overlays	Development Plan Overlay – Schedule 26 (DPO26)
Bushfire Prone Area	Yes
Proposal	Subdivision (15 residential lots and one service lot with the remainder of the property which will be subdivided at a later date)

AS3959 METHOD 1

Patch	1	2	3	4
Direction	East	South-east	South	North
Fire Danger Index	100	100	100	100
Vegetation type	Forest	Grassland	Grassland	Low Threat
Exclusions (from section 2.2.3.2b, c, d, e and/or f)	N/A	N/A	N/A	e & f
Slope (up/down)	Down	Down	Upslope/level	Upslope
Slope (degrees)	0–5°	0–5°	0–5°	0–5°
Defendable space for BAL-12.5 (m)	57	22	19	N/A
Defendable space for BAL-19 (m)	43	15	13	N/A
Defendable space for BAL-29 (m)	32	10	9	N/A
Defendable space for BAL-40 (m)	24	7	6	N/A
Distance from classified vegetation (m)*	84	126	0	0
BAL rating (based on the separation from the nearest lot boundary)	BAL-12.5	BAL-12.5	Flame Zone	BAL-12.5

* Distances have been measured from the edge of the proposed residential lots as opposed to the property boundary as a large section of the property is not being developed at this stage (Lot C on the plans)

SUMMARY AND RECOMMENDATIONS

The Classified Vegetation as per AS3959–2018 within 100m of the Study Area is displayed on Map 2 and the results of the BAL assessment are displayed on Map 3.

There is a small hilltop on the north–eastern side of the Study Area which results in downslopes of 0–5° to the north, east, south, and west. The highest risk vegetation present within 100m of the property boundary is the 0–5° Downslope Forest along Somerset Road (see Figure 2). The forest along the roadside is a thin strip but cannot be ruled exempt under AS3959–2018 due to another patch of juvenile Forest in the property to the east (see Figure 3).

The only other Classified Vegetation within 100m is Grassland on a paddock to the south–east and another property immediately to the south (see Figure 4). The remainder of the assessment contains Low Threat areas including the Study Area itself (see Figure 5), the residential areas to the north and west (see Figure 6 and Figure 7), and the Somerton Road reserve.

While the Upslope Grassland to the south is directly adjacent to Stage 18, and is a larger patch of Classified Vegetation, this area will soon be developed into similar residential lots based on the proposed layout in Figure 1 and the road network connecting to this property in the plans. Having higher BAL ratings on the adjacent properties and setbacks in lots is therefore a moot point. Therefore, while it is recommended that a fuel break be managed within the southern property until lot establishment eventuates, no setback or higher BAL ratings are required in response to this southern Grassland vegetation.

The eastern Forest is sufficiently separated from the proposed lots to allow for BAL–12.5 as per AS3959–2018. The proposed lots within Stage 23 (Lot C on the plans) may have issues with the adjacent Forest but this can be addressed as a part of future applications. See the table below for the BAL ratings and other details from this assessment.

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959–2018 applicable
1801	12.5	No	N/A
1802	12.5	No	N/A
1803	12.5	No	N/A
1804	12.5	No	N/A
1805	12.5	No	N/A
1806	12.5	No	N/A
1807	12.5	No	N/A
1808	12.5	No	N/A
1809	12.5	No	N/A
1810	12.5	No	N/A
1811	12.5	No	N/A
1812	12.5	No	N/A

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959–2018 applicable
1813	12.5	No	N/A
1814	12.5	No	N/A
1815	12.5	No	N/A

QUALIFICATIONS

We have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site on the date of this assessment. This assessment cannot guarantee safety during a bushfire event. There are additional measures that should be considered and implemented to improve the bushfire performance of buildings and the safety of occupants such as:

- a Personal Bushfire Plan for each household to detail how occupants will respond to an emergency event
- building design: e.g. minimise re-entrant corners, elevated floors, vulnerable elements
- access and egress for emergency services
- static water supply in case mains water is not available
- defensible space around building by managing vegetation and removing other fuel sources.

Please don't hesitate to contact me if you have any issues or queries,

Yours sincerely,



Julian Drummond

Senior Bushfire / Ecological Consultant

Ph: (03) 9484 1555 | Mobile: 0421 695 276 | E-mail: juliand@practicalecology.com.au

Web: www.practicalecology.com.au | Address: PO Box 228 | Preston Vic 3072



PHOTOGRAPHS



Figure 2. Downslope Forest along Somerton Road



Figure 3. Juvenile Forest within property to the east



Figure 4. Level Grassland in the property to the south



Figure 5. Low Threat managed terrain within the Study Area



Figure 6. Low Threat terrain within the residential areas to the north


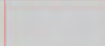


Figure 7. Low Threat terrain within the residential areas to the west

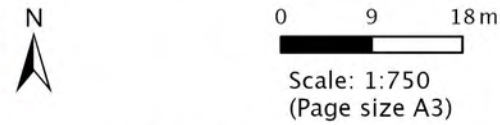
MAPS



Map 1. Study Area
Imagine Estates, Stage 18

- Legend**
-  Study area
 -  Parcel boundary

Details
Mapping by: Julian Drummond
Date: 14/04/2025
Aerial imagery: Nearmap (19/02/2025)
Basemap data: Vicmap Basemap © State Government of Victoria



GDA2020 MGA Zone 55


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Disclaimer
Practical Ecology bears no responsibility for the accuracy and completeness of this information and any decisions or actions taken on the basis of the map. While information appears accurate at publication, nature and circumstances are constantly changing.



Map 2. BAL Assessment - Classified Vegetation

Imagine Estates, Stage 18

Legend

- Study area
- Assessment area (100m)
- Parcel boundary
- Contour (10m interval)
- Stream
- Lake/dam
- Slope measurements

Classified vegetation

- 0-5° Downslope Forest
- Upslope Grassland
- Low Threat

Details

Mapping by: Julian Drummond
Date: 14/04/2025
Aerial imagery: Nearmap (19/02/2025)
Basemap data: Vicmap Basemap © State Government of Victoria



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


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
Map 3. BAL Assessment - Setback Requirements

Imagine Estates, Stage 18



Legend

-  Study area
-  Assessment area (100m)
-  Parcel boundary
-  Contour (10m interval)
-  Stream





Classified vegetation

-  0-5° Downslope Forest
-  Upslope Grassland
-  Low Threat

Proposed layout

-  Lot
-  Road reserve

BAL setback requirements (0-5° Downslope Forest)

-  BAL-12.5 (57m)
-  BAL-19 (43m)
-  BAL-29 (32m)
-  BAL-40 (24m)

Details

Mapping by: Julian Drummond
Date: 14/04/2025
Aerial imagery: Nearmap (19/02/2025)
Basemap data: Vicmap Basemap © State Government of Victoria



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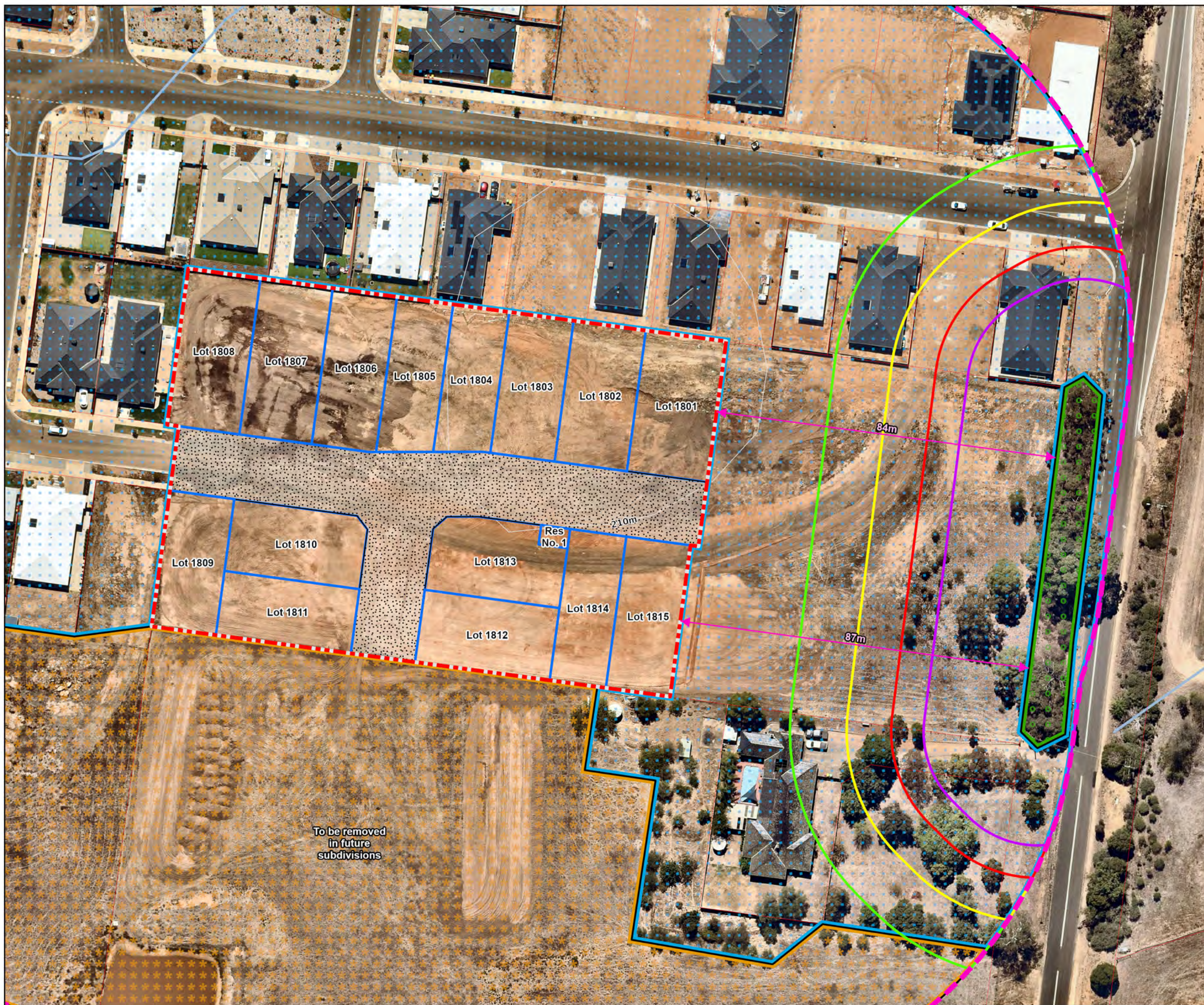
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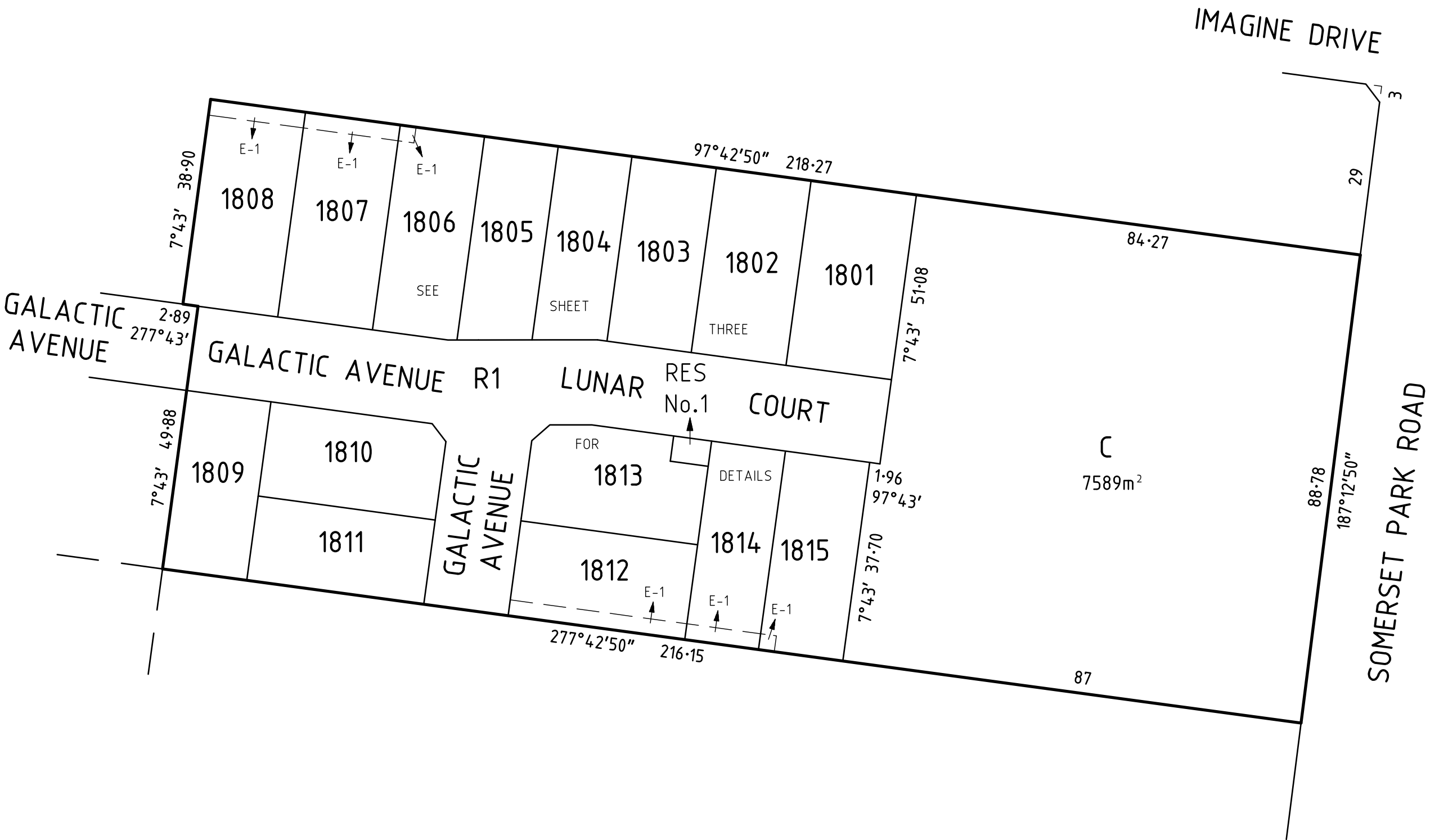


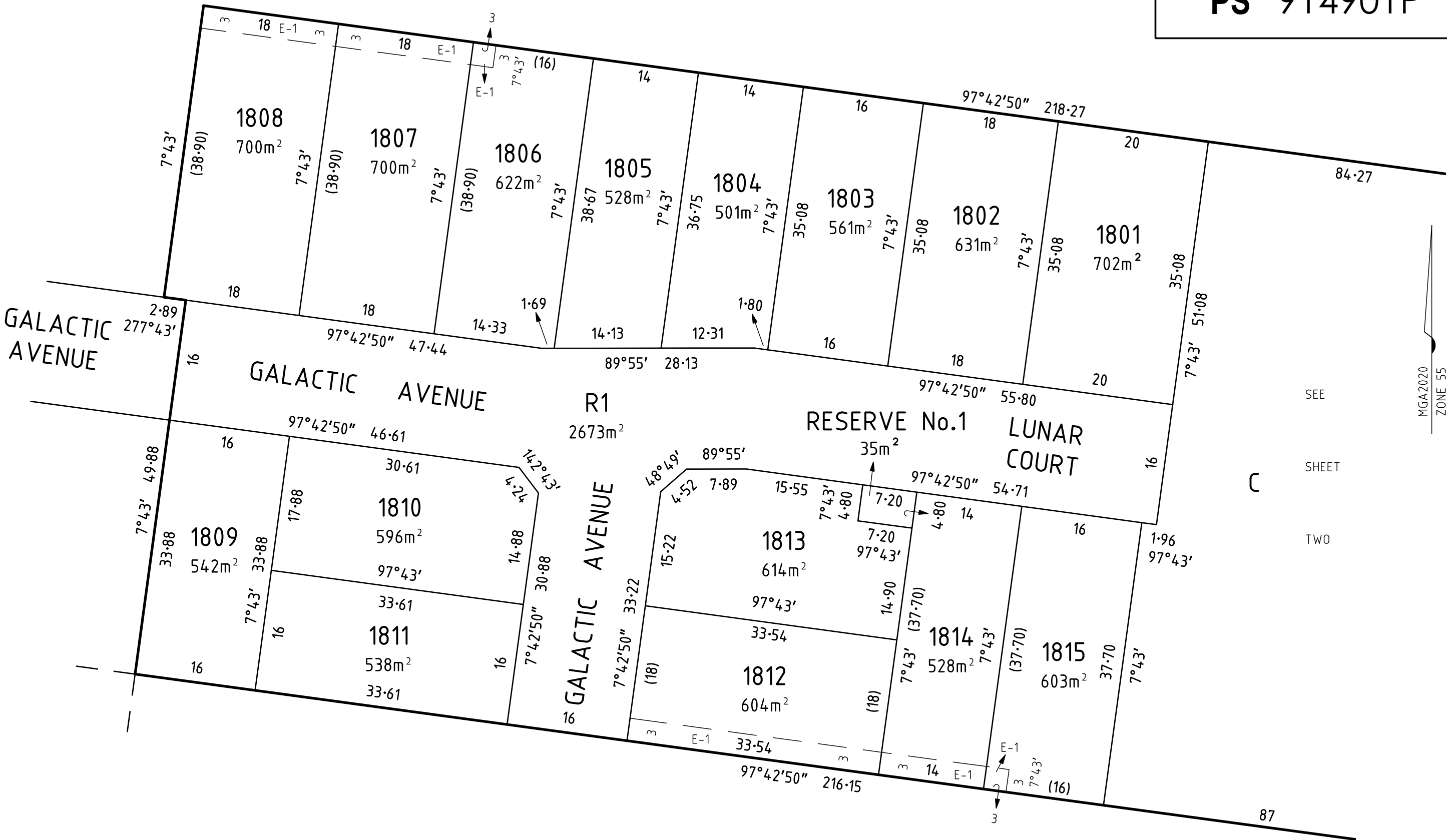
To be removed
in future
subdivisions

SITE PLANS

PLAN OF SUBDIVISION			EDITION 1		PS 914901P	
<div>Location of Land</div> <div>Parish: STRATHFIELDSAYE</div> <div>Township: STRATHFIELDSAYE</div> <div>Section: -----</div> <div>Crown Allotment: 42 (PART) & 43 (PART)</div> <div>Crown Portion: -----</div> <div>Title Reference: VOL.12529 FOL.998</div> <div>Last Plan Reference: LOT B PS904143N</div> <div>Postal Address: GALACTIC AVENUE (at time of subdivision) STRATHFIELDAYE 3551</div> <div>MGA Co-ordinates: (of approx. centre of land in plan)<div>E265 950Zone: 55 N5 923 550GDA 2020</div></div>			<div>Council Name: CITY OF GREATER BENDIGO</div> <div>Ref:</div>			
Vesting of Roads and/or Reserves			Notations			
Identifier	Council/Body/Person		NIL			
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO					
Notations						
<div>Depth Limitation: Does not apply</div> <div>Survey: This plan is based on survey</div> <div>Staging: This is not a staged plan of subdivision</div> <div>Planning Permit No. DS/188/2016</div> <div>This survey has been connected to permanent mark(s):</div> <div>In Proclaimed Survey Area No. -----</div>						
Easement Information						
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
E-1	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO		
E-1	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION		
<div>Tomkinson</div> <div>SURVEY ► ENGINEERING ► PLANNING ► PROJECT MANAGEMENT</div> <div>HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700 ABN 11 103 336 358 WWW.TOMKINSON.COM</div>		STAGE 18	SURVEYOR'S FILE REF: 1065318 VERSION 06 PLOTTED 05-02-2025 P.J.L.		ORIGINAL SHEET SIZE: A3	Sheet 1 of 3 Sheets
<div>COMPASS ASSURANCE</div> <div>ISO 9001 QUALITY</div>		CHRISTOPHER SCOTT FRANKS				

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