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2nd February 2026

Dear Andrea,

Bushfire Attack Level Assessment – Imagine Estates – Stage 21

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 21 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

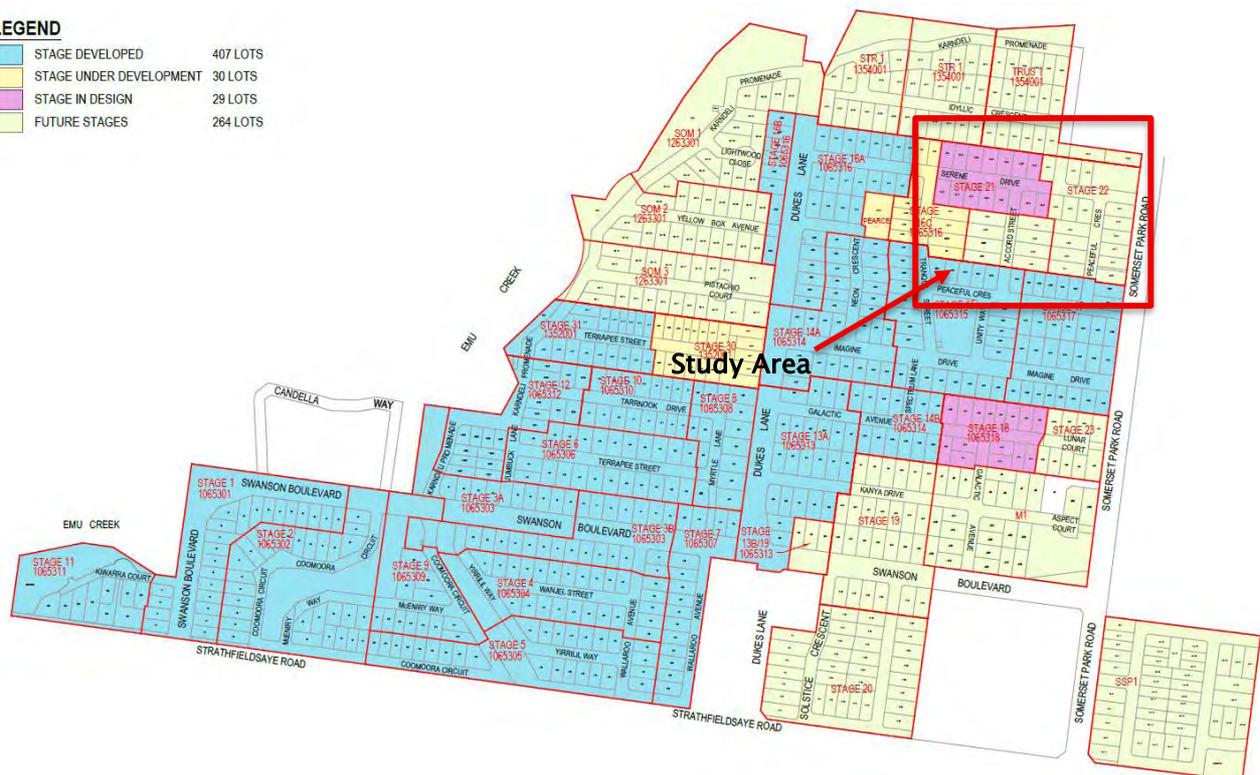


Figure 1. Proposed/existing stages of Imagine Estates

An overview of the Study Area is presented in Map 1. The property is approximately 3.77 ha and consists of a single vacant lot with some signage showing the existing lots but no other infrastructure has been installed at present. Stage 21 consists of 27 numbered residential lots with 2 larger lots (C and D) being set aside for future development (Stage 22), a single reserve in Lot 2117 and road reserves connecting to the existing road network from the surrounding residential areas.

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 (GRZ) 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	02/02/2026 - 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	418 Somerset Park Road, Strathfieldsaye, Victoria, 3551
Applicant	Villawood Properties
Zoning	General Residential Zone (GRZ)

Overlays	Development Plan Overlay – Schedule 26 (DPO26)
Bushfire Prone Area	Yes
Proposal	Subdivision (27 residential lots, a reserve, internal roads, and two larger lots across the remainder of the property which will be subdivided at a later date).

AS3959 METHOD 1

Patch	1	2	3	5
Direction	South-east	North-west	Grassland	All directions
Fire Danger Index	100	100	100	100
Vegetation type	Forest	Woodland	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)	Up	Down	Down	Upslope
Slope (degrees)	0–5°	0–5°	0–5°	0–5°
Defendable space for BAL-12.5 (m)	48	41	22	N/A
Defendable space for BAL-19 (m)	35	29	15	N/A
Defendable space for BAL-29 (m)	25	21	10	N/A
Defendable space for BAL-40 (m)	19	15	7	N/A
Distance from classified vegetation (m)*	<100	44.5	0	0
BAL rating (based on the separation from the nearest lot boundary)	BAL-12.5	BAL-12.5	Flame Zone ²	BAL-12.5

¹: 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 (Lots C and D on the plans)

²: The client has confirmed that that a slashed buffer will be created along this boundary to increase the separation and the property to the north will be developed over the next 2–4 years so setbacks from it are not required.

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 are consistent minor downslopes to the north towards the creekline which results in a 0–5° upslope to the south and 0–5° downslopes to the north. There is a large patch of unmanaged Forest within a property to the south-east opposite Somerset Park Road (see Figure 2) but the remaining areas contain managed orchards and crops which are considered to be Low Threat under AS3959–2018 (see Figure 3). Low Threat vegetation is also present along Somerset Park Road, onsite, to the south and west and on the managed property to the north-east (see Figure 4 and Figure 5).

The property to the north-west is currently not developed although it will eventually contain similar residential lots as observed to the south. There are small patches of trees which can be considered 0-5° Downslope Woodland as per AS3959-2018 (see Figure 6) but these are far enough away to not require setbacks. The 0-5° Downslope Grassland is adjacent to the boundary however (see Figure 7). The client has confirmed that a 22m slashed buffer will be established and maintained along this boundary to allow BAL-12.5 to be established with no setbacks and the property to the north-west will be developed over the next 2-4 years so this hazard is being addressed.

A summary of the BAL ratings, details on the required setbacks, and potential shielding options under AS3959-2018 is provided in the table below (Lots C and D have been excluded as they'll be subdivided at a later stage). The BAL ratings on Lots 2101-2111 are dependent on the proposed management to the north-west and the eventual management of this property. Whether or not this is acceptable or whether additional assurance is required will be left to the appropriate regulatory authorities.

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959-2018 applicable
2101	BAL-12.5	No	N/A
2102	BAL-12.5	No	N/A
2103	BAL-12.5	No	N/A
2104	BAL-12.5	No	N/A
2105	BAL-12.5	No	N/A
2106	BAL-12.5	No	N/A
2107	BAL-12.5	No	N/A
2108	BAL-12.5	No	N/A
2109	BAL-12.5	No	N/A
2110	BAL-12.5	No	N/A
2111	BAL-12.5	No	N/A
2112	BAL-12.5	No	N/A
2113	BAL-12.5	No	N/A
2114	BAL-12.5	No	N/A
2115	BAL-12.5	No	N/A
2116	BAL-12.5	No	N/A
2117	BAL-12.5	No	N/A
2118	BAL-12.5	No	N/A
2119	BAL-12.5	No	N/A
2120	BAL-12.5	No	N/A
2121	BAL-12.5	No	N/A
2122	BAL-12.5	No	N/A

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959-2018 applicable
2123	BAL-12.5	No	N/A
2124	BAL-12.5	No	N/A
2125	BAL-12.5	No	N/A
2126	BAL-12.5	No	N/A
2127	BAL-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

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



PHOTOGRAPHS



Figure 2. Upslope Forest to the south-east of the Study Area



Figure 3. Managed orchards to the east of the Study Area



Figure 4. Low Threat areas within the Study Area



Figure 5. Low Threat areas in the residential properties to the south



Figure 6. 0-5° Downslope Woodland to the north-west of the Study Area



Figure 7. 0-5° Downslope Grassland to the north of the Study Area

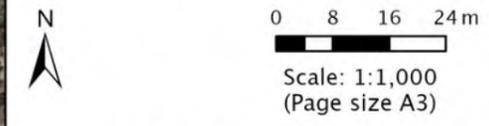
MAPS



Map 1. Study Area
Imagine Estates, Stage 21
Strathfieldsaye

- Legend**
- Study area
 - Parcel boundary
 - Contour (10m interval)

Details
 Mapping by: Julian Drummond
 Project code: STR 4064
 Date: 14/01/2026
 Aerial imagery: Nearmap (02/11/2025)
 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 21
Strathfieldsaye

Legend

-  Study area
-  Assessment area (100m)
-  Parcel boundary
-  Contour (10m interval)
-  Stream
-  Connector
-  Watercourse area (natural double sided stream)
-  Lake/dam
-  Calculated Slope from Contours

Classified Vegetation

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

Details

Mapping by: Julian Drummond
 Project code: STR 4064
 Date: 15/01/2026
 Aerial imagery: Nearmap (02/11/2025)
 Basemap data: Vicmap Basemap © State Government of Victoria



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Scale: 1:1,800
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Map 3. BAL Assessment – Setback Requirements

Imagine Estates, Stage 21
Strathfieldsaye

Legend

-  Study area
-  Assessment area (100m)
-  Parcel boundary
-  Contour (10m interval)
-  Stream
-  Connector
-  Watercourse area (natural double sided stream)
-  Lake/dam
- Classified Vegetation**
-  Upslope Forest
-  0-5° Downslope Woodland
-  0-5° Downslope Grassland
-  Low Threat
- Proposed layout**
-  Lot
-  Road
-  Reserve
- Defendable space setback requirements**
-  BAL-12.5
-  BAL-19
-  BAL-29
-  BAL-40

Details

Mapping by: Julian Drummond
 Project code: STR 4064
 Date: 21/01/2026
 Aerial imagery: Nearmap (02/11/2025)
 Basemap data: Vicmap Basemap © State Government of Victoria



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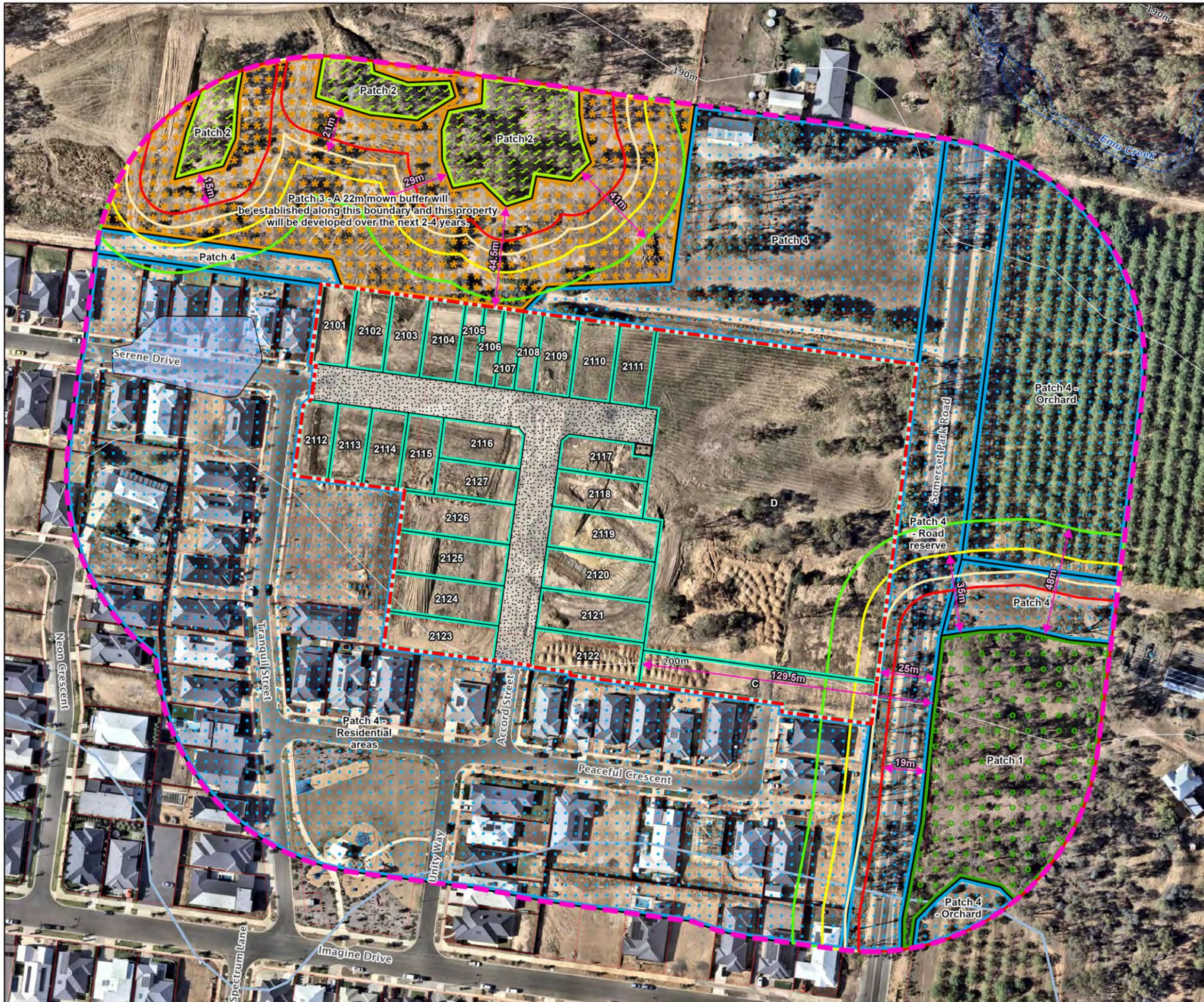
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SITE PLANS

LAST PLAN REFERENCE: TP276084L & LOTS A & B PS904153R

POSTAL ADDRESS: TRANQUIL STREET & 418 SOMERSET PARK ROAD
 (at time of subdivision) STRATHFIELDSAYE 3551
MGA CO-ORDINATES: E 265 970 ZONE: 55
 (approx centre of land in plan) N 5 923 850 MGA2020

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1 RESERVE NO.1	GREATER BENDIGO CITY COUNCIL POWERCOR AUSTRALIA LTD

NOTATIONS

Depth Limitation: Does Not Apply

Staging: This plan is not a staged subdivision

Planning Permit no. AM/459/2020/B & AM/188/2016/B

Survey: This plan is based on survey

WARNING:

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The pipelines or ancillary purposes easement E-2 in PS904153K and part of easement E-3 (pipelines or ancillary purposes easement & drainage easement) contained within Lot B PS904153K are to removed upon registration of this plan

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

IDENTIFIER	PURPOSE	WIDTH (m)	ORIGIN	LAND BENEFITTED/IN FAVOUR OF
E-1	DRAINAGE	2	THIS PLAN	CITY OF GREATER BENDIGO
E-2	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION



STAGE 21 IMAGINE ESTATE 27 LOTS

Tomkinson
 SURVEY ► ENGINEERING ► PLANNING ► PROJECT MANAGEMENT

HEAD OFFICE: 57 MYERS STREET BENDIGO PH 03 5445 8700
 ABN 11 103 336 358 WWW.TOMKINSON.COM



SURVEYOR'S FILE REF: 502301

LICENSED SURVEYOR:
 CHRISTOPHER SCOTT FRANKS

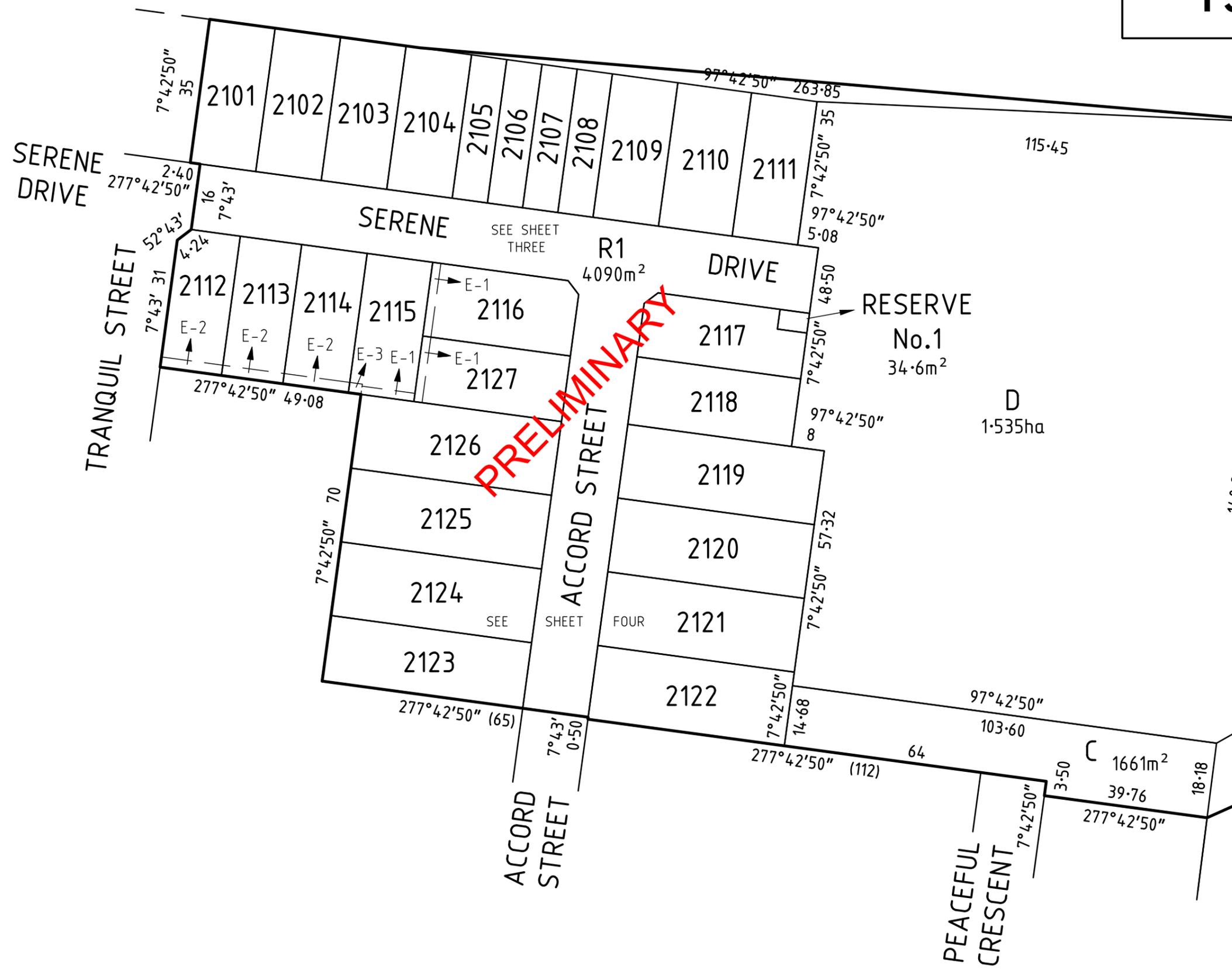
VERSION 04

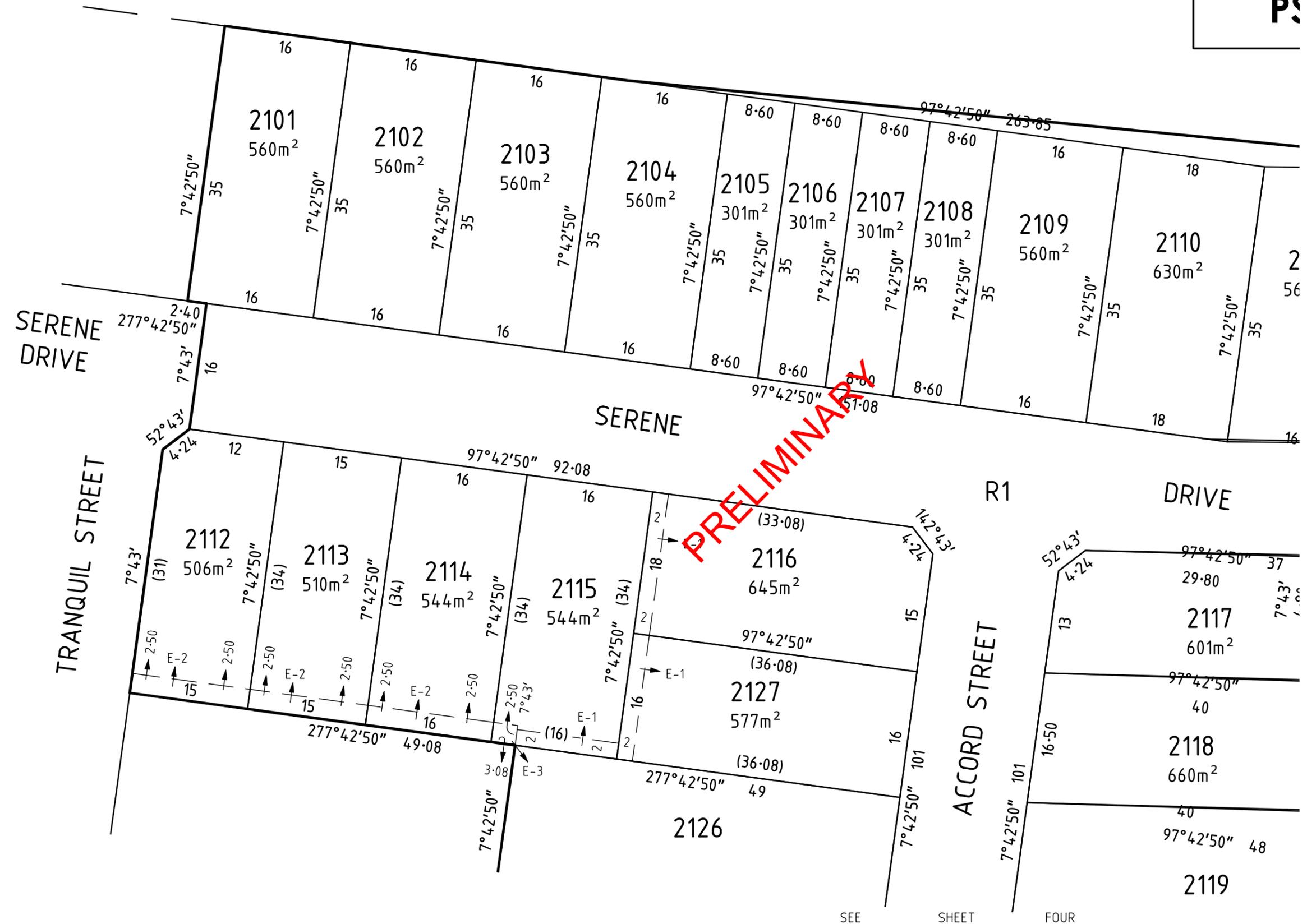
ORIGINAL SHEET
 SIZE: A3

SHEET 1 of 4 SHEETS

THIS PLAN IS UNREGISTERED AND MAY BE SUBJECT
 TO CHANGE

PLOTTED: 25-11-2025 P.J.L.





2113 2114

2115

2127

SEE SHEET THREE

PS

