

Andrea Smith,
Development Manager
Villawood Properties
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5th August 2026

Dear Andrea,

Bushfire Attack Level Assessment – Imagine Estates – Stage 22

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 22 of this development (see Figure 1).

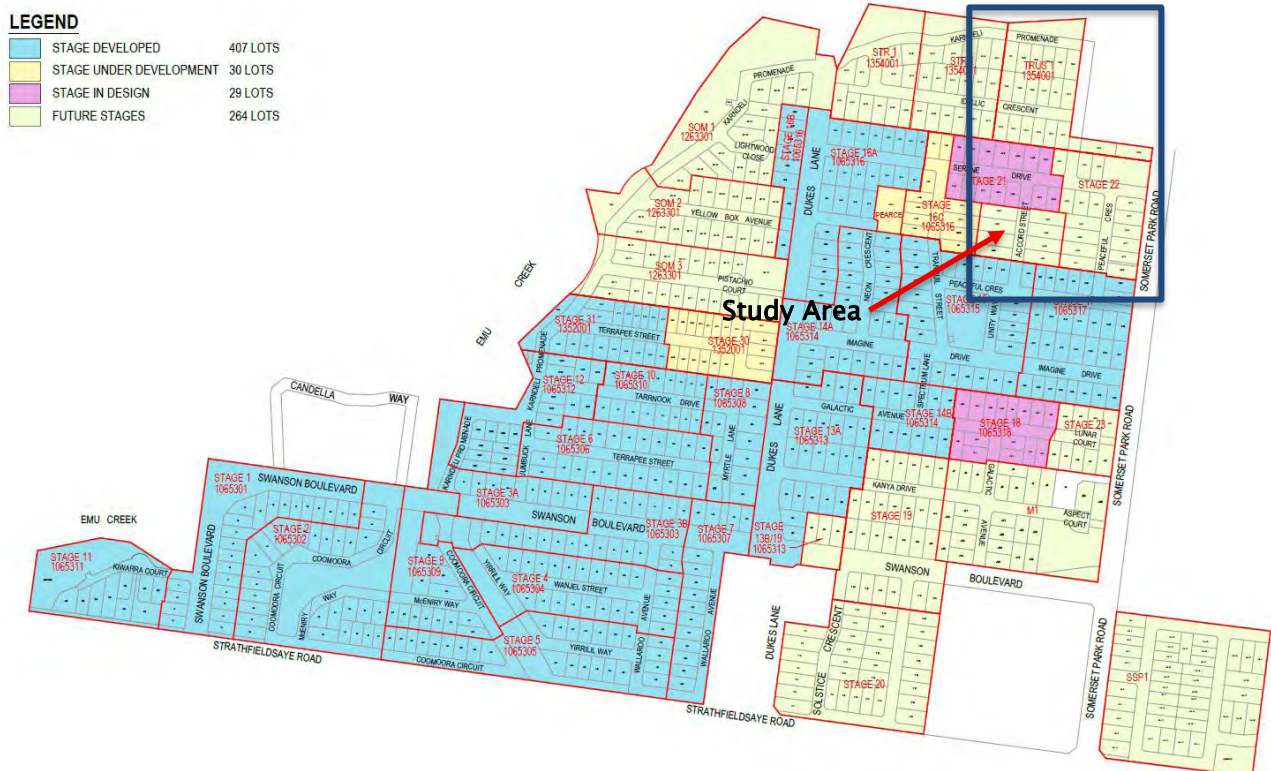


Figure 1. Proposed/existing stages of Imagine Estates

An overview of the Study Area is presented in Map 1. The property is approximately 3.57 ha and consists of vegetated properties with some preliminary development and construction storage/refuse scattered throughout. Stage 22 consists of 21 numbered residential lots with a larger lot (Lot A) being set aside for future development (TRUS 1), a single reserve in Lot 2208 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	05/08/2026 – 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	• 410 Somerset Park Road, Strathfieldsaye, Victoria, 3551 • 418 Somerset Park Road, Strathfieldsaye, Victoria, 3551
Applicant	Villawood Properties

Zoning	General Residential Zone (GRZ)
Overlays	• Development Plan Overlay – Schedule 26 (DPO26) • Environmental Significance Overlay – Schedule 1 (ESO1) • Land Subject to Inundation Overlay – Schedule 1 (LSIO1) and Schedule 2 (LSIO2)
Bushfire Prone Area	Yes
Proposal	Subdivision (22 residential lots, a reserve, internal roads, and a larger lot across the remainder of the property which will be subdivided at a later date).

AS3959 METHOD 1

Patch	1	2	3	4	5
Direction	North and south-east	North-west	North-west	North	All directions
Fire Danger Index	100	100	100	100	100
Vegetation type	Forest	Woodland	Grassland	Grassland	Low Threat
Exclusions (from section 2.2.3.2b, c, d, e and/or f)	N/A	N/A	N/A	N/A	e & f
Slope (up/down)	Up	Down	Down	Up	Up and down
Slope (degrees)	0–5°	0–5°	0–5°	0–5°	0–5°
Defendable space for BAL-12.5 (m)	48	41	22	19	N/A
Defendable space for BAL-19 (m)	35	29	15	13	N/A
Defendable space for BAL-29 (m)	25	21	10	9	N/A
Defendable space for BAL-40 (m)	19	15	7	6	N/A

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 minor downslope to the north of the Study Area towards Emu Creek which results in most of the vegetation to the north of the Study Area being on a 0–5° Downslope while the vegetation along the creekline itself can be considered level or Upslope as is it where the slopes terminate and proceed upslope further to the north. The vegetation along Emu Creek is Upslope Forest as per AS3959–2018 (see Figure 2) and there is similar Upslope Forest in a property to the south-east along Somerset Road (see Figure 3).

The area to the north-west of the Study Area has some signs of construction present but has not been completely cleared. As a result, there are a couple of patches of 0–5° Downslope Woodland as per AS3959–2018 within 0–5° Downslope Grassland as per AS3959–2018 (see Figure 4 and Figure 5). There was also Upslope Grassland as per AS3959–2018 further to the north of Emu Creek within the adjacent paddocks. The remainder of the assessment area including the vacant lots, developed areas to the south and the farmland to the east is classified as per Low Threat as per AS3959–2018 (see Figure 6, Figure 7, Figure 8, Figure 9, Figure 10, and Figure 11).

The BAL requirements are provided in the assessment above and the setbacks required are presented on Map 3. This assessment assumes that all onsite vegetation will be managed so the setback requirements have been determined from vegetation patches offsite. The proximity to the Upslope Forest to the south-east means Lots 2209–2211 require BAL–19 construction standards and setbacks along the eastern boundary and Lot 2208 requires setbacks from the south-eastern boundary to achieve BAL–12.5. The remaining residential lots can be built to BAL–12.5 with no setbacks being required (see the table below for the full summary).

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959–2018 applicable
2201	BAL–12.5	N/A	N/A
2202	BAL–12.5	N/A	N/A
2203	BAL–12.5	N/A	N/A
2204	BAL–12.5	N/A	N/A
2205	BAL–12.5	N/A	N/A
2206	BAL–12.5	N/A	N/A
2207	BAL–12.5	N/A	N/A
2208	BAL–12.5	Yes – south-western boundary	N/A
2209	BAL–19	Yes – eastern boundary	Yes – BAL–12.5 can potentially be placed along the western aspect
2210	BAL–19	Yes – eastern boundary	Yes – BAL–12.5 can potentially be placed along the western aspect
2211	BAL–19	Yes – eastern boundary	Yes – BAL–12.5 can potentially be placed along the western aspect
2212	BAL–12.5	N/A	N/A
2213	BAL–12.5	N/A	N/A
2214	BAL–12.5	N/A	N/A
2215	BAL–12.5	N/A	N/A
2216	BAL–12.5	N/A	N/A
2217	BAL–12.5	N/A	N/A
2218	BAL–12.5	N/A	N/A

Lot	BAL rating required	Setbacks required	Shielding as per Section 3.5 of AS3959–2018 applicable
2219	BAL-12.5	N/A	N/A
2221	BAL-12.5	N/A	N/A
2222	BAL-12.5	N/A	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. Upslope Forest to the north of the Study Area



Figure 3. Upslope Forest to the south-east of the Study Area



Figure 4. 0-5° Downslope Woodland to the north-west of the Study Area



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

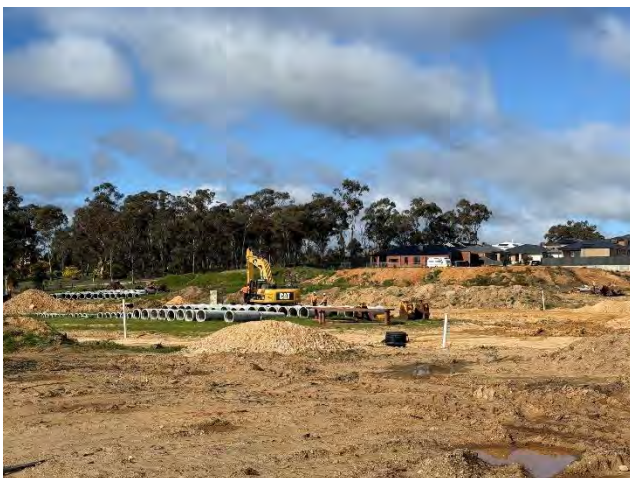


Figure 6. Low Threat areas on the southern side of the Study Area



Figure 7. Low Threat areas on the northern side of the Study Area



Figure 8. Managed orchards to the east of the Study Area



Figure 9. Low Threat areas along Somerset Road reserve



Figure 10. Low Threat areas in the residential properties to the south



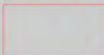
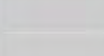
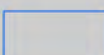
Figure 11. Low Threat areas within the vacant lots to the south-west

MAPS



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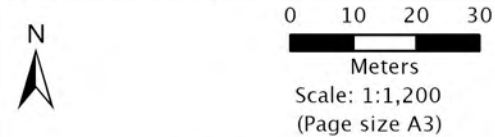
Legend

-  Study area
-  Parcel boundary
-  Contour (10m interval)
-  Connector
-  Watercourse area (natural double sided stream)

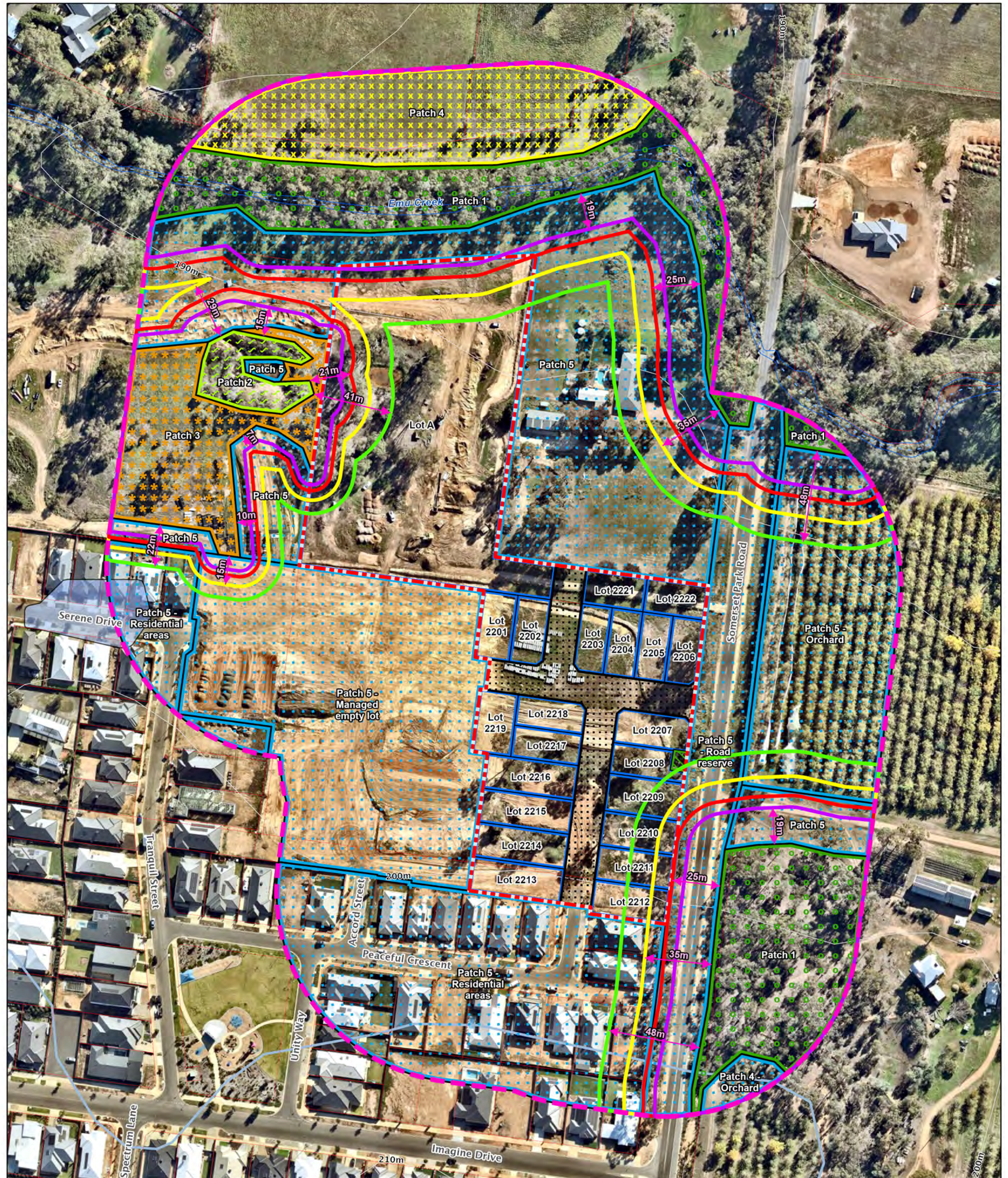
Map 1. Study Area

Imagine Estates – Stage 22
Strathfieldsaye

Details
Project code: 04153 STR
Mapping by: Julian Drummond
Date: 13/07/2026
Aerial imagery: Nearmap (27/04/2026)
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.

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

Upslope Grassland

Low Threat

Proposed developments

Proposed lot

Proposed reserve

Road reserve

BAL setback requirements

BAL-12.5

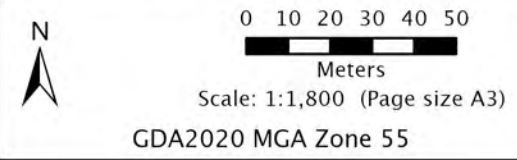
BAL-19

BAL-29

BAL-40

Map 3. BAL Assessment – Proposed Developments Imagine Estates – Stage 22, Strathfieldsaye

Details
Project code: 04153 STR
Mapping by: Julian Drummond
Date: 13/07/2026
Aerial imagery: Nearmap (27/04/2026)
Basemap data: Vicmap Basemap © State Government of Victoria



SITE PLANS

LAST PLAN REFERENCE: LOT C PS932402G & TP457634	
POSTAL ADDRESS: SOMERSET PARK ROAD (at time of subdivision) STRATHFIELDSAYE 3551	
MGA CO-ORDINATES: E 266 000 ZONE: 55 (approx centre of land in plan) N 5 923 890 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/D, AM/819/2022/A & AM/188/2016/B	
Survey: This plan is based on survey	
Lot identifier 2220 has been omitted from this plan	
Area of Plan of Subdivision: 3.582ha	
WARNING: This document is a copy of an unregistered plan. It is preliminary in nature and remains so until it is ultimately registered at Land Victoria and titles have been amended or issued. Until that time changes may be made to this document without any notification. Tomkinson Group accepts no liability for any loss or damage arising from the use of this plan without you first having confirmed in writing, from Tomkinson, the currency and suitability of this document for your particular intended use.	

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, E-2	DRAINAGE	SEE DIAGRAM	THIS PLAN	CITY OF GREATER BENDIGO
E-2	PIPELINES OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION



Image Estate Stage22 21 LOTS

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SURVEYOR'S FILE REF: 503150

LICENSED SURVEYOR:
CHRISTOPHER SCOTT FRANKS

VERSION 05

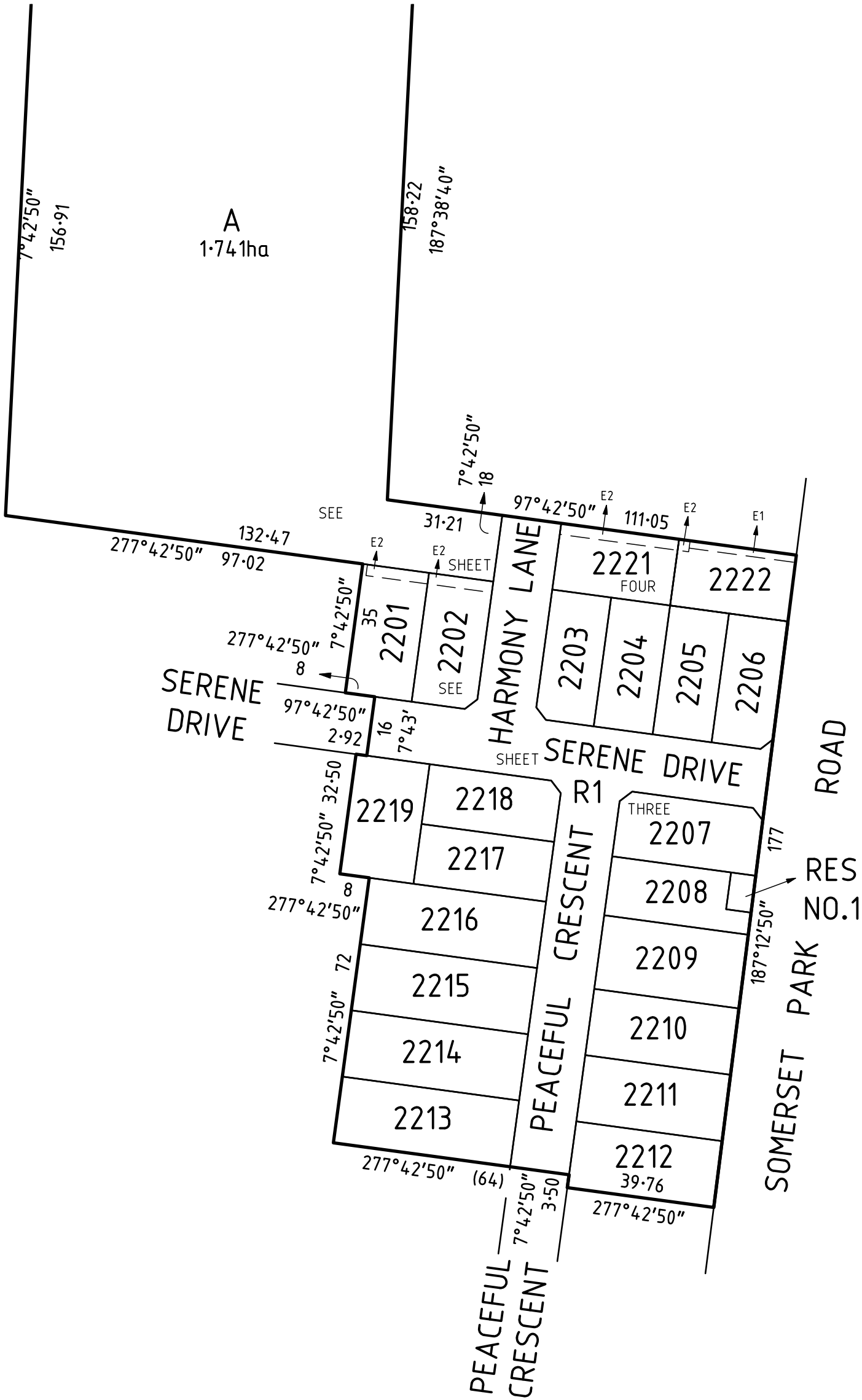
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SIZE: A3

SHEET 1 of 4 SHEETS

THIS PLAN IS UNREGISTERED AND MAY BE SUBJECT
TO CHANGE

PLOTTED: 18-06-2026 P.J.L.

MGA2020
ZONE 55

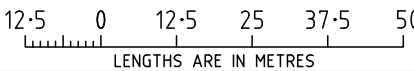


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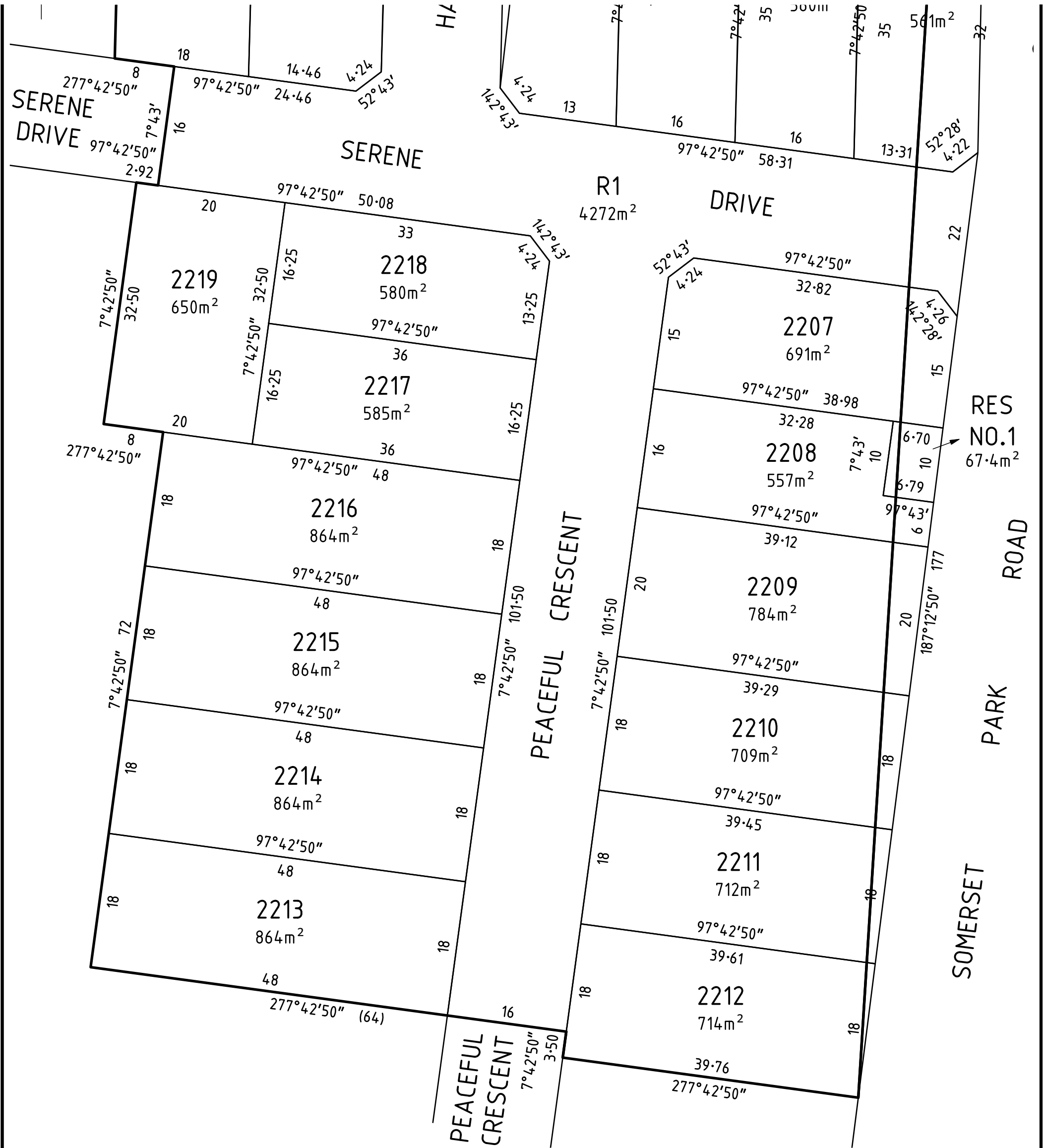
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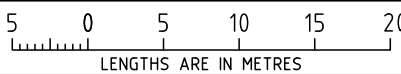


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Sheet 3

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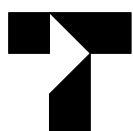
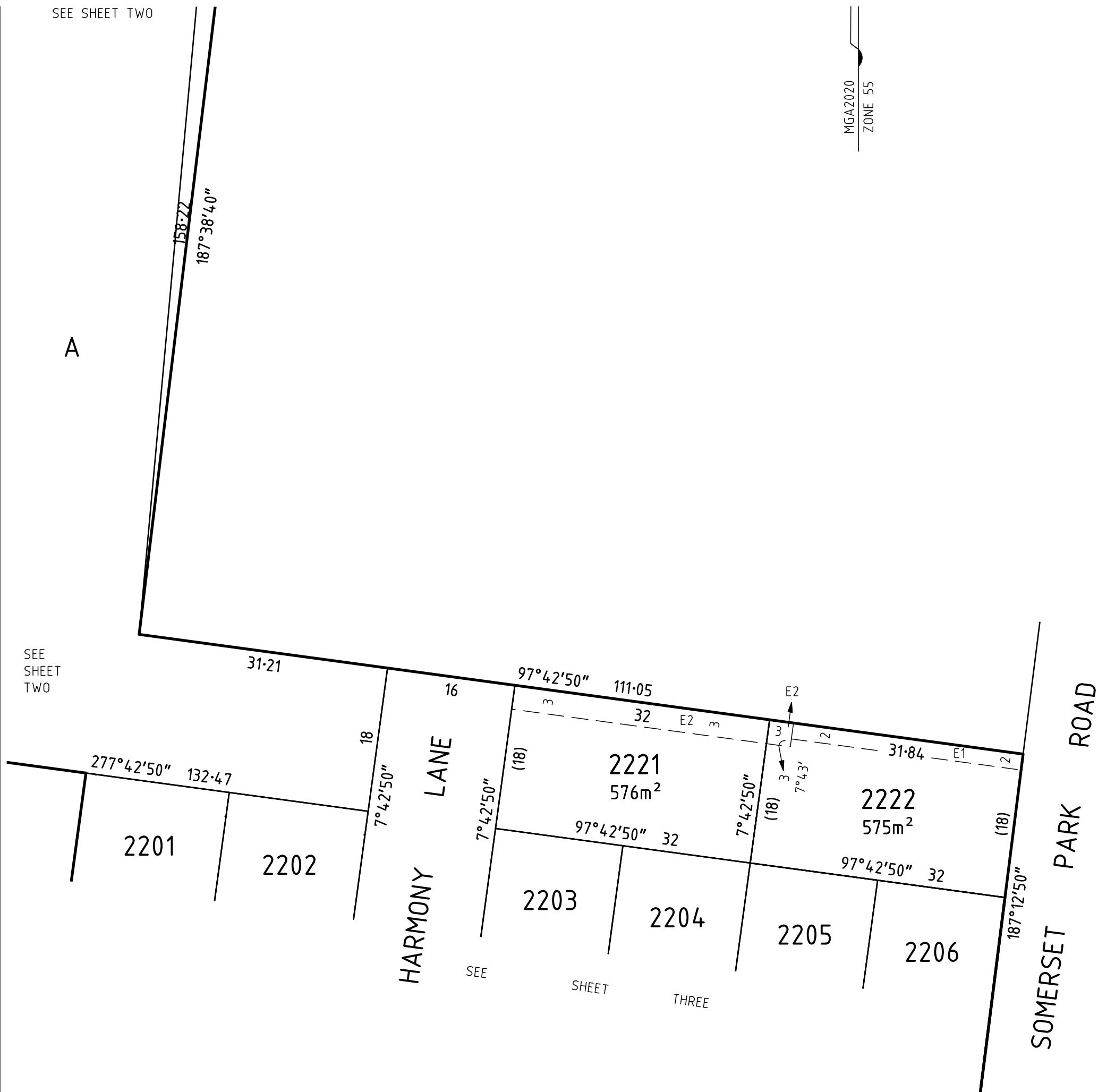
CHRISTOPHER SCOTT FRANKS

SEE SHEET TWO

A

SEE
SHEET
TWO

MG A2020
 ZONE 55



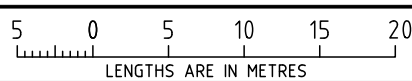
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