

19th May 2021

Andrea Smith,
Development Manager, Villawood Properties
PO Box 1104, Bendigo VIC 3552
Email: andrea@villawoodproperties.com
Phone: (03) 5444 0002

Dear Andrea,

Bushfire Attack Level Assessment Imagine Estate, Strathfieldsaye: Stage 17

Practical Ecology has been commissioned to provide a Bushfire Attack Level Assessment for the residential subdivision of Stage 17 of Imagine Estate, Strathfieldsaye. It is understood a planning permit has been granted for the subdivision plan. An overview of the site is presented in Map 1.

The land is located within a Bushfire Prone Area under the Victorian *Building Regulations 2006*. 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 and is not covered by a Bushfire Management Overlay. Planning authorities may seek assurance that bushfire protection measures have been considered at the subdivision application stage.

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.

SUMMARY OF RESULTS

Document date & version	18/05/2022 – Version 0.1
Assessors	Daniel Casullo
Assessors Contact	Email: danielc@practicalecology.com.au Phone: (03) 9484 1555

Lot No	BAL (AS3959–2018)	Setback from boundary required
1701	12.5	N/A
1702	12.5	N/A
1703	12.5	N/A
1704	12.5	N/A
1705	12.5	N/A
1706	12.5	Yes – 4m from eastern boundary
1707	12.5	Yes – 4m from eastern boundary
1708	12.5	Yes – 4m from eastern boundary
1709	12.5	N/A
1710	12.5	N/A
1711	12.5	N/A
1712	12.5	N/A
1713	12.5	N/A
1714	12.5	N/A
1715	12.5	N/A
1716	12.5	N/A
1717	12.5	N/A
1718	12.5	N/A
1719	12.5	N/A
1720	12.5	N/A
1721	12.5	N/A
1722	12.5	N/A
1723	12.5	N/A
1724	12.5	N/A
1725	12.5	N/A
1726	12.5	N/A
1727	12.5	N/A
1728	12.5	N/A
1729	12.5	N/A

Bushfire Attack Level Assessment

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Assessor	Daniel Casullo
Assessors Contact	Email: danielc@practicalecology.com.au Phone: (03) 9484 1555

SITE DETAILS

Municipality	Greater Bendigo
Address	428–440 Somerset Road, Strathfieldsaye
Applicant	c/o Andrea Smith Development Manager, Villawood Properties PO Box 1104, Bendigo VIC 3552 andrea@villawoodproperties.com
Zoning	General Residential
Overlays	Development Plan Overlay – Schedule 26
Bushfire Prone Area	Yes
Proposal	Residential subdivision

AS3959 METHOD 1

The subject site contains a mixture of Woodland (see Figure 1) and Grassland (see Figure 3) with existing development situated amongst this vegetation. Woodland vegetation is also present to the east of the site beyond Somerset Park Road (see Figure 2). The vegetation patches are detailed in Table 1, and shown on Map 2.

Table 1. Bushfire hazard site assessment

Patch	Centre	North, East & South	East	East
Vegetation type	Woodland	Grassland	Woodland	Low Threat
Effective slope (up/down)	Flat	Flat	Flat	Flat
Effective slope (degrees)	0–1°	0–1°	0–1°	0–1°

The majority of this vegetation is proposed to be cleared during the development of Imagine Estate (Table 1, and shown on Map 3), and is therefore exempt from the BAL Assessment. These areas include vegetation within a proposed residential subdivision to the north, south and west of the site. These areas are covered by the Development Plan Overlay – Schedule 26 which provides additional assurance that they'll be managed as residential.

Considering these exemptions, the only vegetation that will require a response to is the Woodland vegetation east of Somerset Park Road. Map 3 details the required setback of a building within lots 1706–1708 to achieve a BAL–12.5 Construction Standard. Remaining lots within the proposed subdivision will not require any setback to adhere to a BAL–12.5 Construction standard.

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 us if you have any issues or queries,

Yours sincerely,

Daniel Casullo

Bushfire Consultant

Practical Ecology, PO Box 228 Preston, 3072 | www.practicalecology.com.au

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PHOTOGRAPHS



Figure 1. Looking West into the Woodland vegetation within the site



Figure 2. Looking east into Woodland vegetation to the east of the site.



Figure 3. Looking West into the Grassland vegetation to the south of the site



Figure 4. Looking east into the area of Low threat to the east of the site



Map 1. Subject Site

Imagine Estate – Stage 17

Legend

- Subject Site
- Parcels
- Contours (10m)
- Natural watercourse

Details

Mapping by: Ali Nia
 Date: 5/12/2022
 Version: 1
 Aerial photography from Nearmap (Mar. 2022).
 Data Source: Base layers courtesy of VicMap,
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N

 0 10 20m

Scale: 1:800 (Page size A3)

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.

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Map 2. BAL Assessment Vegetation

Imagine Estate – Stage 17



Legend

- Subject Site
- Assessment Area (100m)
- Parcels
- Contours (10m)
- Natural watercourse

Classified vegetation

- Grassland
- Low Threat
- Woodland

Details

Mapping by: Ali Nia
Date: 5/18/2022
Version: 1
Aerial photography from Nearmap (Mar. 2022).
Data Source: Base layers courtesy of VicMap,
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0 10 20 30m

Scale: 1:1,600

(Page size A3)

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Map 3. BAL Assessment Development

Imagine Estate – Stage 17



Legend

- Subject Site
- Assesment Area (100m)
- Parcels
- Contours (10m)
- Natural watercourse

Classified vegetation

- Grassland
- Low Threat
- Woodland

Developments

- Parcels
- Road Reserve

Defendable Space Assessment

- BAL-12.5 (33m)

Details

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