

Bushfire Attack Level Assessment – 2018 Update

Document date & version	04/04/2018 – Version 2.0
First Assessment – 20/11/2015	
Assessor	Andrew Stephens
FPAA Accreditation	BPAD Level 2 VIC – BPAD29900
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Second Assessment – 04/04/2018	
Assessor	Julian Drummond
Assessors Contact	E: juliand@practicalecology.com.au P: (03) 9484 1555

SITE DETAILS

Municipality	Greater Bendigo
Address	316–318 High Street, Kangaroo Flat
Applicant/Owner	KF Projects Pty Ltd c/o Andrea Smith Development Manager, Villawood Properties PO Box 1104, Bendigo Vic 3552 Email: andrea@villawoodproperties.com
Zoning	General Residential
Overlays	None
Bushfire Prone Area	Yes
Proposed development	Residential subdivision (Class 1A – Dwelling)
Date site visited	5/11/2015

AS3959 METHOD 1

Background:

The initial BAL Assessment Report created by Andrew Stephens in 2015 included two BAL Assessments in accordance with AS3959 Method 1 that responded to two separate scenarios. The first scenario was in accordance with the conditions at that time which included the presence of a patch of vegetation classified as Grassland vegetation as per AS3959–2009 to the west (see Figure 4). The second scenario was based on likely future site conditions, whereby a planned subdivision occurred to the west which converted the Grassland vegetation to ‘Low threat’.

The two options were provided in 2015 so the appropriate response could be made for the proposed lots within the study site regardless of when construction occurred.

2018 Update:

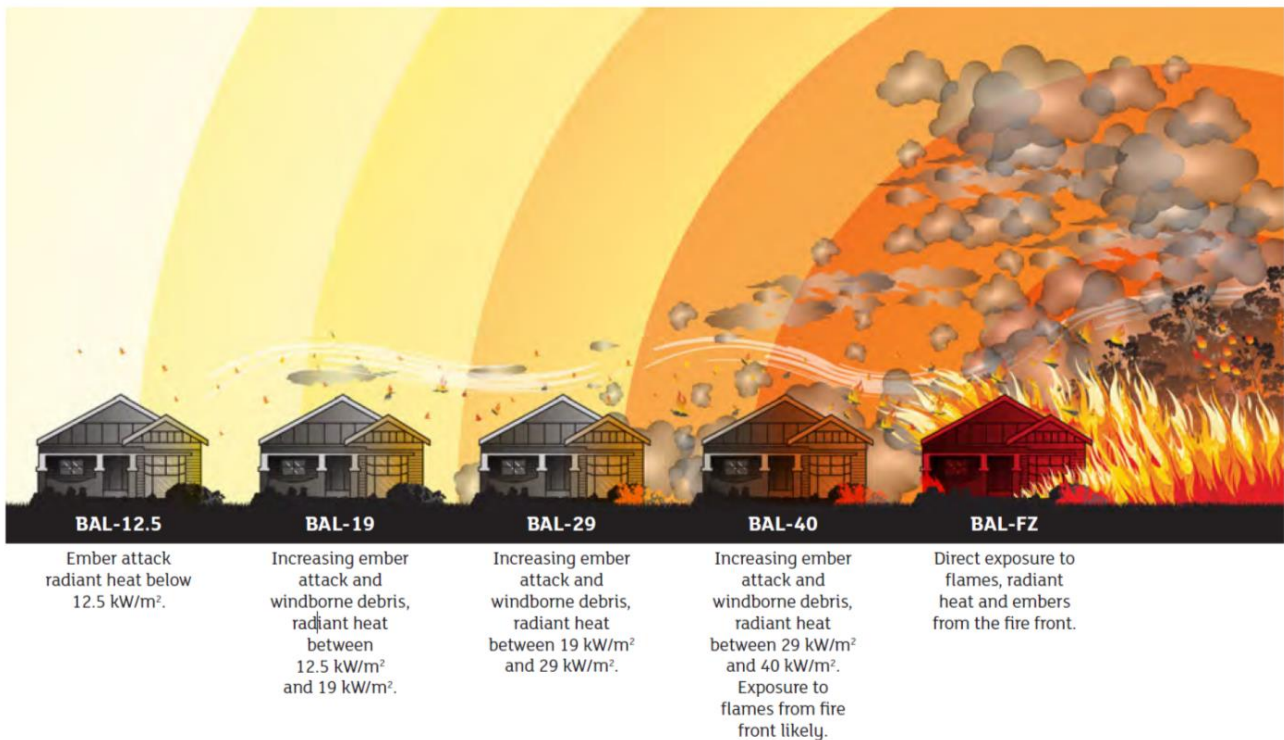
This 2018 update responds to a new subdivision plan (see below for the updated plans). Since the 2015 assessment; the subdivision on the adjacent site to the west has been completed and this area is considered Low Threat as per AS3959–2009. On this basis, the vegetation in all directions is now considered to be ‘Low Threat’ which accords with the second scenario provided in the 2015 assessment (as shown in Table 1, below). The assessment determines that BAL–12.5 construction standards are suitable for all proposed lots.

Table 1. BAL Assessment

Direction	North	West	South	East
Fire Danger Index	100	100	100	100
Vegetation type	Low threat	Low threat	Low threat	Low threat
Exclusions (from section 2.2.3.2 b, c, d, e or f)	e,f	e,f	e,f	e,f
Effective Slope (up/down)	n/a	n/a	n/a	n/a
Slope (degrees)	n/a	n/a	n/a	n/a
Distance to vegetation from site boundary (m)	n/a	n/a	n/a	n/a
BAL at boundary	12.5	12.5	12.5	12.5
Distance required for BAL 12.5 (m)	0	0	0	0
Distance required for BAL 19 (m)	n/a	n/a	n/a	n/a

NB: Assumes that vegetation within the proposed reserve in the northern portion of the subject site is managed in a low–fuel condition. Refer to attached photographs, Map 1. BAL Assessment and the site plan.

BAL for proposed dwellings	12.5
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Source: CFA 2012 *Planning for Bushfire Victoria*

STATEMENT

I have taken all reasonable steps to ensure that the information provided in this assessment is in accordance with *AS3959–2009 Construction of buildings in bushfire-prone areas*, 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 to improve the bushfire performance of buildings and the safety of occupants such as:

- a Personal Bushfire Plan to detail how you 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
- defensible space around building by managing vegetation and removing other fuel sources



Julian Drummond

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Photographs – taken during 2015 assessment



Figure 1. Woodland on site



Figure 2. Woodland on site and residential area to north-west of site in background



Figure 3. Residential property to the south



Figure 4. Grassland to the west (site has been recently developed and this area is now low threat).

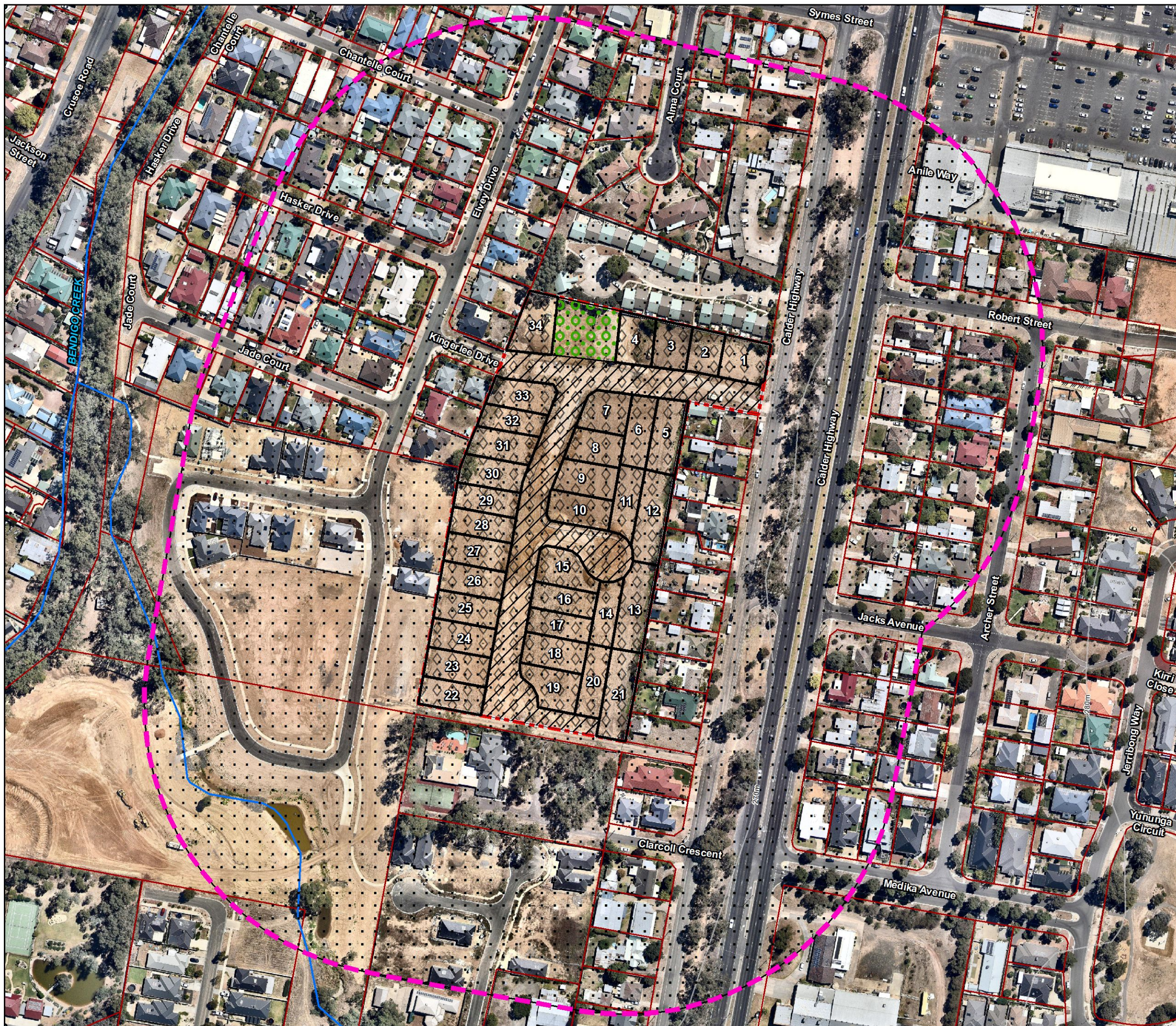


Figure 5. Site's eastern boundary borders residential allotments



Figure 6. Wetland on site and residential area to north to left and west in background

Map 1. BAL Assessment
 316-318 High Street, Kangaroo Flat



Legend

- Study area
- Assessment area (150m)
- Parcels
- Contours (10m)
- Watercourse

Proposed subdivision

- Lot
- Road
- Reserve

Classified vegetation (AS3959)

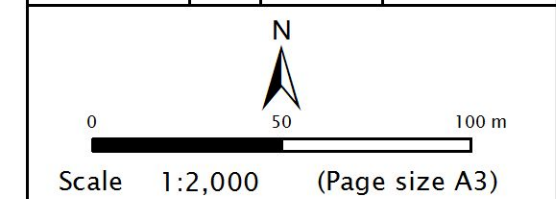
- Low threat vegetation

BAL Assessment

- BAL-12.5

Details
 Mapping by Julian Drummond, Rebecca Poole & Colin Broughton
 Data Source: Aerial photography courtesy of NearMap (March 2018)

Version	2	Date	5/04/2018
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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.

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PLAN OF SUBDIVISION

EDITION 1

PS 803069L

Location of Land

Parish: MANDURANG
Township: -----
Section: D
Crown Allotment: 74^B(PART), 74^D(PART) & 74^F(PART)
Crown Portion: -----
Title Reference: VOL.11586 FOL.752

Last Plan Reference: LOT 2 LP25337

Postal Address: 316 - 318 HIGH STREET
 (at time of subdivision) KANGAROO FLAT 3555

MGA Co-ordinates: E 253 630 Zone: 55
 (of approx. centre of land N 5 922 270 GDA 94
 in plan)

Council Name: CITY OF GREATER BENDIGO **Ref:**

Vesting of Roads and/or Reserves

Notations

Identifier	Council/Body/Person
ROAD R1	CITY OF GREATER BENDIGO
RESERVE No.1	CITY OF GREATER BENDIGO

Other purpose of plan:
 To remove all of the drainage easement shown as E-1 on Lot 2 on LP25337

Notations

Depth Limitation: 15.24 METRES BELOW THE SURFACE
 APPLIES TO ALL THE LAND IN THIS PLAN

Survey: This plan is based on survey
Staging: This is not a staged plan of subdivision
Planning Permit No. DS/100/2016

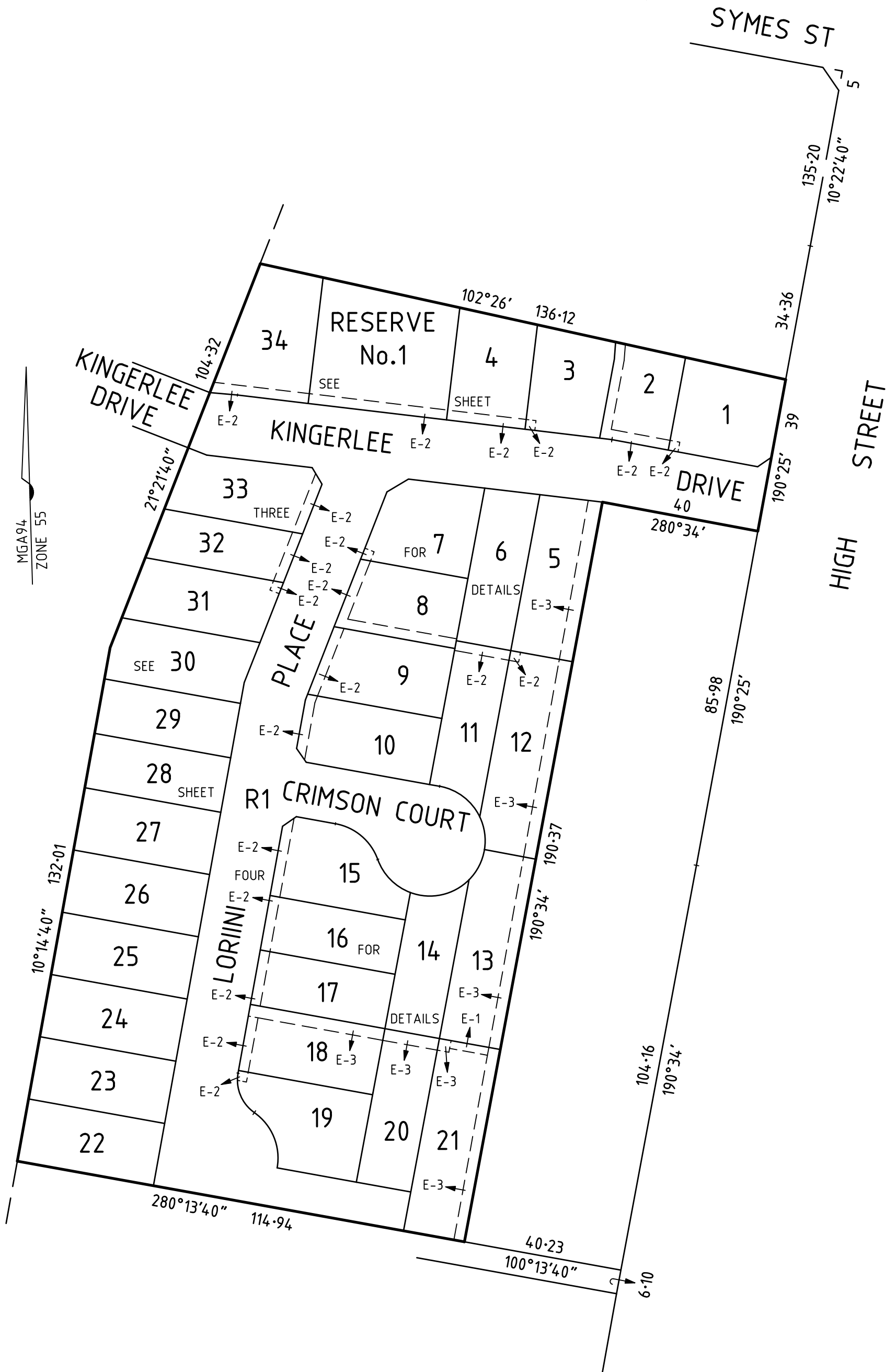
This survey has been connected to permanent mark(s): 6, 75, 88, 89 & 112
In Proclaimed Survey Area No. -----

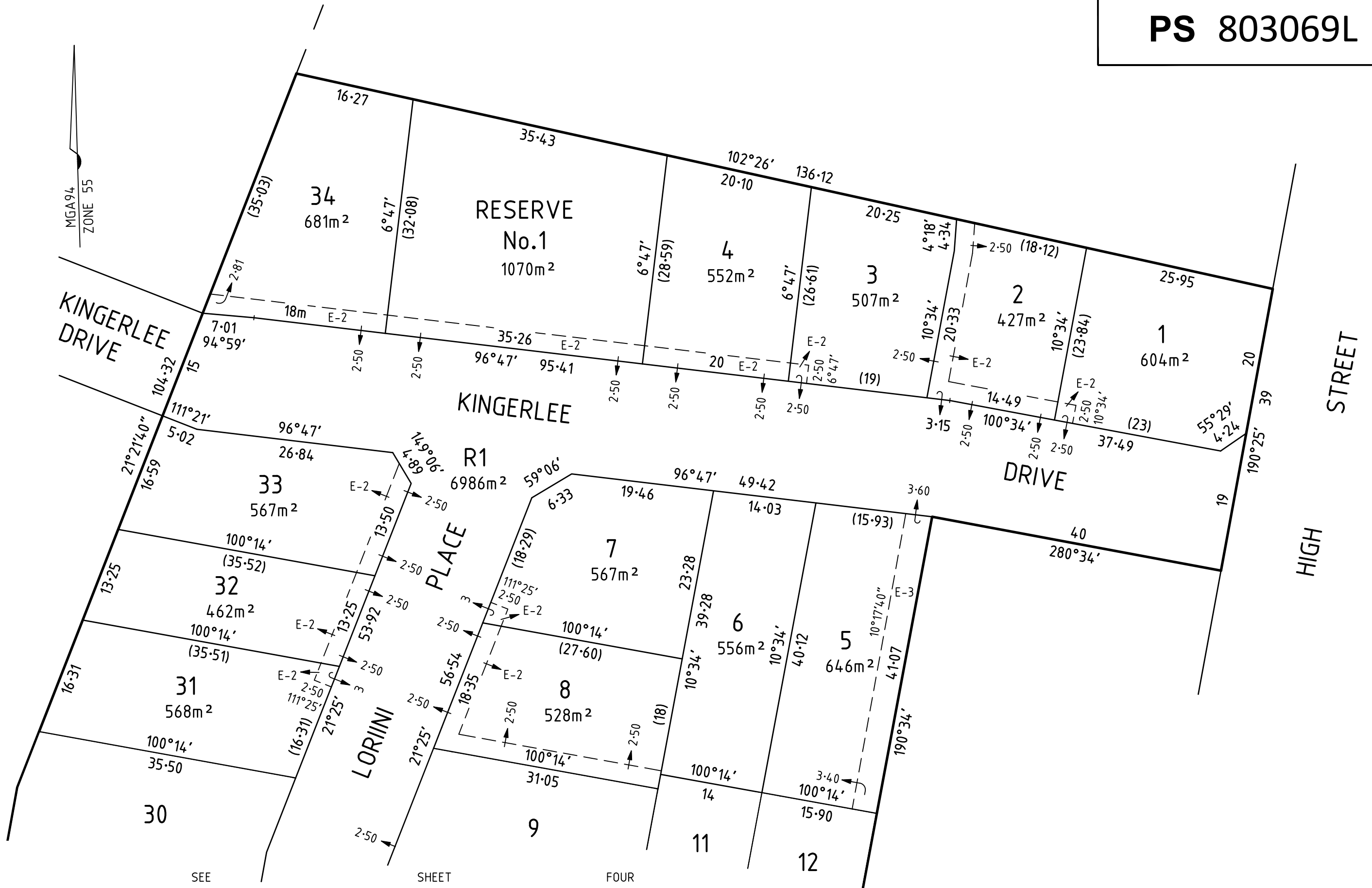
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Easement Information

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, E-3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-2, E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION





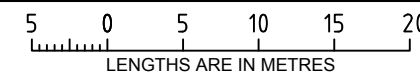
SEE

SHEET

FOUR

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SCALE
1:500



ORIGINAL SHEET SIZE
A3

SURVEYORS REF No.
1110601

VER
07

PLOTTED 18-09-2017 P.J.L.
Sheet 3

CHRISTOPHER SCOTT FRANKS

SEE SHEET THREE

