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11 September 2013 Report No: 30/13

RE: Site Assessment - Bushfire Attack Level

Owner	Greg Hunt
Address Assessed	10 (Lot 2 PS620330) Clay Gully Court, Maiden Gully 3551
Municipal Council	City of Greater Bendigo
Date Assessed	10th September 2013

As requested, I have conducted a site assessment in accordance with the Building Regulations 2006 and AS3959-2009 ascertain the Bushfire Attack Level (BAL) to determine the level of construction required under AS3959.

Building Regulation 811 (3) requires that for any site within a designated **Bushfire Prone Area**, where the Bushfire Attack Level for the site is determined as LOW the building must be constructed to a standard applicable to a minimum of BAL 12.5.

Determination of Bushfire Attack Level (BAL)

The Assessed or Required BAL for this site is: **BAL** - 12.5

Required Level of Construction: AS3959 – 2009 Section 3 & 5

Is allotment within a Bushfire Management Overlay: No (Refer Notes)

Is the site within a designated Bushfire Prone Area: Yes

Relevant Fire Danger Index: FDI 100

Assessment of Surrounding Vegetation (Located within 100 metres, in all directions)

Aspect	North	South	East	West
Vegetation Classification	Woodland	Exempt	Exempt	Woodland

Exclusions (where applicable)	Select relevant paragraph descriptor from clause 2.2.3.2.			
	☐ a ☐ b ☐ c ☐ d ☒ e ☒ f	☒ a ☐ b ☐ c ☐ d ☒ e ☒ f	☐ a ☐ b ☐ c ☐ d ☒ e ☒ f	☐ a ☐ b ☐ c ☐ d ☒ e ☒ f

Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distances in metres			
	83m	N/A	N/A	44m

The effective slope of land under the classified vegetation is assessed as

Effective slope	Upslope			
	☒ Upslope/0°	☒ Upslope/0°	☒ Upslope/0°	☐ Upslope/0°
	Downslope			
Slope under the classified vegetation	☐ >0 to 5	☐ >0 to 5	☐ >0 to 5	☒ >0 to 5
	☐ >5 to 10	☐ >5 to 10	☐ >5 to 10	☐ >5 to 10
	☐ >10 to 15	☐ >10 to 15	☐ >10 to 15	☐ >10 to 15
	☐ >15 to 20	☐ >15 to 20	☐ >15 to 20	☐ >15 to 20

BAL value for each side of the site	12.5	LOW	LOW	12.5

Please Note:

This allotment is not currently within a Bushfire Management Overlay (BMO) under the Greater Bendigo Planning Scheme, however draft maps being circulated indicate that the BMO may be extended into this area in the near future, timing of such change is not known at this stage.

In the event that the BMO is exnteded a planning permit will be required for the construction of a dwelling, the application for which must be submitted in accordance with Clause 52.47 of the planning scheme. The BAL as indicated in this report may vary under the BMO criteria.

This BAL assessment is based upon Planning and Building controls in effect at the date of assessment, prospective purchasers and/or builders should confirm that these controls have not adversely changed prior to purchasing an allotment or designing a building for construction based upon this assessment.

Statement:

I have taken all reasonable steps including an on site inspection, to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Signed:

South View



West View



Aerial view and Locality Plan – Not to Scale



PHOTOS

North View: subject lot in the foreground

