

SD 2085

Bridge Street SISTERS BEACH

Proposal: Subdivision (2 into 58 lots)

Discretionary Matter: Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1), Subdivision 12.4.8 (P2), Suitability of a site or lot for use or development 13.4.1 (P1), Dwelling Density 13.4.2 (P1), Subdivision 13.4.7 (P2), Reticulation of an electricity supply 13.4.8 (P1), Subdivision 26.4.4 (P1), Residential use 29.3.4 (P1), Subdivision 29.4.4 (P1), Development in proximity to a water body E10.6.1 (P1)

**REPRESENTATIONS CLOSE ON:
Tuesday 28 January 2020**

Please Note:

All documents contained herewith are for public viewing only and must not be removed from the Council offices.

9362976

| Documents Enclosed | Mon | Tue | Wed | Thu | Fri | Mon | Tue | Wed | Thu | Fri | Mon | Tue | Wed |
|----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Application Form | | | | | | | | | | | | | |
| Site Notice | | | | | | | | | | | | | |
| Location Map | | | | | | | | | | | | | |
| Titles | | | | | | | | | | | | | |
| Bushfire Report | | | | | | | | | | | | | |
| Supporting Planning Report | | | | | | | | | | | | | |
| Proposal Plans | | | | | | | | | | | | | |



**PLANNING PERMIT APPLICATION
APPLICATION FOR PLANNING APPROVAL UNDER SECTION 51,
LAND USE PLANNING & APPROVALS ACT 1993**

| | |
|---|--|
| PERMITTED APPLICATION - Assessment and determination of a permit application under <i>S58 Land Use Planning and Approvals Act 1993</i> | \$250.00 plus \$1.15 per \$1,000 of value for use or development |
| DISCRETIONARY APPLICATION -- Assessment and determination of a permit application under <i>S57 Land Use Planning and Approvals Act 1993</i> | \$350.00 plus \$1.50 per \$1,000 of value for use or development + advertising fee |
| Level 2 "Environmental Activity – Additional charge to permit application | \$460.00 + advertising fee by quote |
| Advertising fee will be reimbursed if no advertising is required | |
| Please refer to www.warwyn.tas.gov.au (Council Services – Planning Services – Planning Fees) for-all other fees | |

Is a hard copy of planning permit and endorsed documents required? Yes No ...**x**.....

1. Value of work (inc GST) \$...**550,000**.....Contract PriceEstimate ...**x**.....

2. Development Address ...**47 Bridge Street, Sisters Creek**.....

3. Full Name of Applicant(s) ...**Micheal Wells (EnviroPlan)**.....

Contact Details: Address: ...**PO Box 546, Somerset TAS 7322**.....

Email Address ...**admin@enviropianaustralia.com.au**.....

Telephone – Day ...**6411 1931**..... Mobile

For requests in hardcopy format all correspondence in relation to this application, will be sent to the postal address, otherwise all correspondence will be forwarded to the email address)

4. Would you like the contact address recorded above to be applied for all future Council correspondence? (**including rates/animal control etc**)? Yes...**x**..... No.....

5. **WHERE THE APPLICANT IS NOT THE OWNER**
In accordance with Section 52 of the *Land Use Planning and Approvals Act 1993* if the applicant for the permit is not the owner of the land in respect of which the permit is required, the applicant must include in the application for the permit, a declaration that the applicant has notified the owner of the intention to make the application.

In the event that the property is owned or managed by the Crown or Council, this application is to be signed by the relevant Crown Minister responsible, or General Manager of the Council, and accompanied by written permission of the Minister/General Manager to the making of this application.
Name of Property Owner (see authorisation below)

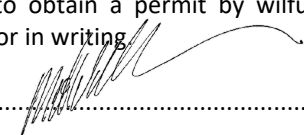
Full Name **Phil & Sally Irby** Telephone – Home **6445 1361**

Address **47 Irby Boulevard, Sisters Beach** Telephone Work/Business

Applicant's Notification to Owner
I **Micheal Wells (EnviroPlan)**
Full Name of Applicant(s)

of **71a Bass Highway, Somerset TAS 7322**
Applicant's Address

Declare that I/we have notified the owner(s) of the property(ies) of the intention to make this application.
I/We understand that in accordance with Section 52(2) of the *Land Use Planning and Approvals Act 1993* a person must not obtain or attempt to obtain a permit by wilfully making, or causing to be made, any false representation or declaration either orally or in writing.

Applicant's Signature(s)  **7/10/2019**

6. Proposed Development (Fully describe intended use of land or premises)

58 Lot Subdivision

.....

.....

.....

.....

7. Supporting Information if necessary to explain special features of the proposal.

(Attach separate sheet if required)

See Planning Report

.....

.....

.....

To include –

a. One Copy (electronic copy if available) of any plan(s) and/or specification(s) for the proposed development, showing where applicable:

- i. Sufficient information to demonstrate compliance with all applicable standards, purpose statements in applicable zones and codes, any relevant local area objectives or desired future character statements;
- ii. a full description of the proposed use or development;
- iii. a full description of the manner in which the use or development will operate;
- iv. a site analysis and site plan at an acceptable scale;
- v. a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200;
- vi. a plan of the proposed landscaping;
- vii. car parking facilities and capacity;
- viii. area of clearing of trees and bushland;
- ix. size, position, colour, illumination, fixing or support and other design details of advertising sign(s).

b. A full copy of your title shall also accompany the application.

Title Certificate Title Plan Schedule of Easements

c. Relevant engineering pre-lodgement approvals

Access Stormwater

8. Present use of site and/or buildings – full description

Agriculture

.....

.....

| 9. Car Parking | Floor Area | Site Area |
|--------------------------|-------------------------------|---------------------|
| Existing on site | Existing m ² |m ² |
| Total no. proposed | Proposed m ² | |
| | Totalm ² | |

Questions 10 to 13 relate to Commercial and Industrial Uses and Developments only

10. What days and hours of operation are proposed?

Monday to Friday: From a.m. to p.m.
 Saturday: From a.m. to p.m.
 Sunday: From a.m. to p.m.

11. Number of Employees?

Existing

Proposed

12. Vehicles visiting or delivering to or from the site?

| Type | No. | Trips per day |
|-------|-----|---------------|
| | | |
| | | |

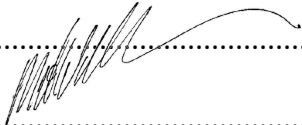
13. What type of machinery is to be installed or used?

| Type | No. |
|-------|-----|
| | |
| | |

DECLARATION BY APPLICANT (mandatory)

I declare that the information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with the development application may be made available to the public. I understand that the Council may make such copies of the information and materials as in its opinion are necessary to facilitate a thorough consideration of the Permit Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application for the purposes of assessment of that application. I indemnify the Waratah-Wynyard Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

I/We hereby acknowledge that Section 20(a) of the *Local Government Act 1993* provides the power for persons authorised by the General Manager to enter land without notice in relation to an application by the owner or occupier for a licence, permit or other approval given by the council.

Signature(s)
 (all applicants to sign) 

Date **7/10/2019**

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for the following development:-

No.: SD 2085 /2019
LOCATION: Bridge Street SISTERS BEACH
APPLICANT: EnviroPlan (Micheal Wells)
ZONING: Low Density Residential, Rural Living, Rural
Resource, Environmental Management
USE CLASS: Residential
PROPOSAL: Subdivision (2 into 58 lots)

DISCRETIONARY MATTER: Suitability of a site or lot for use or development 12.4.1 (P1), Dwelling density 12.4.2 (P1), Subdivision 12.4.8 (P2), Suitability of a site or lot for use or development 13.4.1 (P1), Dwelling Density 13.4.2 (P1), Subdivision 13.4.7 (P2), Reticulation of an electricity supply 13.4.8 (P1), Subdivision 26.4.4 (P1), Residential use 29.3.4 (P1), Subdivision 29.4.4 (P1), Development in proximity to a water body E10.6.1 (P1)

The application and associated plans and documents will be available for inspection during normal office hours for a period of 14 days from the date of this notice at the Council Office, Saunders Street, Wynyard or can be viewed on the Council website www.warwyn.tas.gov.au.

Any person who wishes to make representations in accordance with the *Land Use Planning and Approvals Act 1993*, must do so during the 14-day period.

Representations in writing will be received by the General Manager, PO Box 168, Wynyard, 7325, email council@warwyn.tas.gov.au by **Tuesday 27 January 2020**.

Dated 11 January 2020.

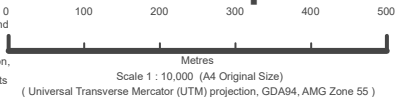
Shane Crawford
GENERAL MANAGER



Location Map

This publication has been produced by the Waratah Wynyard Council and is based on cadastral data provided with the permission of the Department of Primary Industries & Water © The State of Tasmania.

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SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 131367 | FOLIO 1 |
| EDITION 2 | DATE OF ISSUE 11-Mar-2016 |

SEARCH DATE : 03-Oct-2019

SEARCH TIME : 08.55 AM

DESCRIPTION OF LAND

Parish of DALLAS, Land District of WELLINGTON
 Lot 1 on Plan 131367
 Derivation : Part of Lot 32618 Gtd to L G Irby and Part of Lot 6013 Gtd to J Alexander the Elder
 Prior CT 130944/1

SCHEDULE 1

A612478 TRANSFER to PHILLIP ANTHONY KENELM IRBY Registered
 26-Nov-1993 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP9194 BENEFITING EASEMENT: Right of Drainage over the drainage easement marked B.C. on Plan No. 131367
 SP9194 BURDENING EASEMENT: Right of Drainage [appurtenant to Lots 29 to 37 on SP4717 & Lot 38 on SP3721) over the Drainage Easement marked A.B. on Plan No. 131367
 D137091 BENEFITING EASEMENT: an electricity Infrastructure easement over the land marked Electricity Infrastructure Easement 3.00 Wide on Plan 131367 Registered 11-Mar-2016 at 12.02 PM
 SP 3330 FENCING PROVISION in Schedule of Easements
 E36029 LEASE to NBN CO LIMITED of a leasehold estate for the term of 10 years from 30-Aug-2013 (of that part of the said land within described as Lot 1 on Annexure B on the plan attached said lease) Registered 11-Mar-2016 at noon
 E36030 LEASE to NBN CO LIMITED of a leasehold estate for the term of 10 years from 30-Aug-2023 (of that part of the said land within described as Lot 1 on Annexure B on the plan attached said lease) Registered 11-Mar-2016 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

| | |
|------------------|------------------------------|
| VOLUME 168041 | FOLIO 1 |
| EDITION 2 | DATE OF ISSUE 18-Dec-2018 |

SEARCH DATE : 03-Oct-2019

SEARCH TIME : 08.54 AM

DESCRIPTION OF LAND

Parish of DALLAS Land District of WELLINGTON
 Lot 1 on Sealed Plan 168041
 Derivation : Part of Lot 6013, 253 Acres Gtd. to J Alexander
 and Part of 309A-1R-23P Gtd. to L.G. Irby.
 Prior CT 151114/1

SCHEDULE 1

C452309 TRANSFER to PHILLIP ANTHONY KENELM IRBY Registered
 19-Jun-2003 at noon

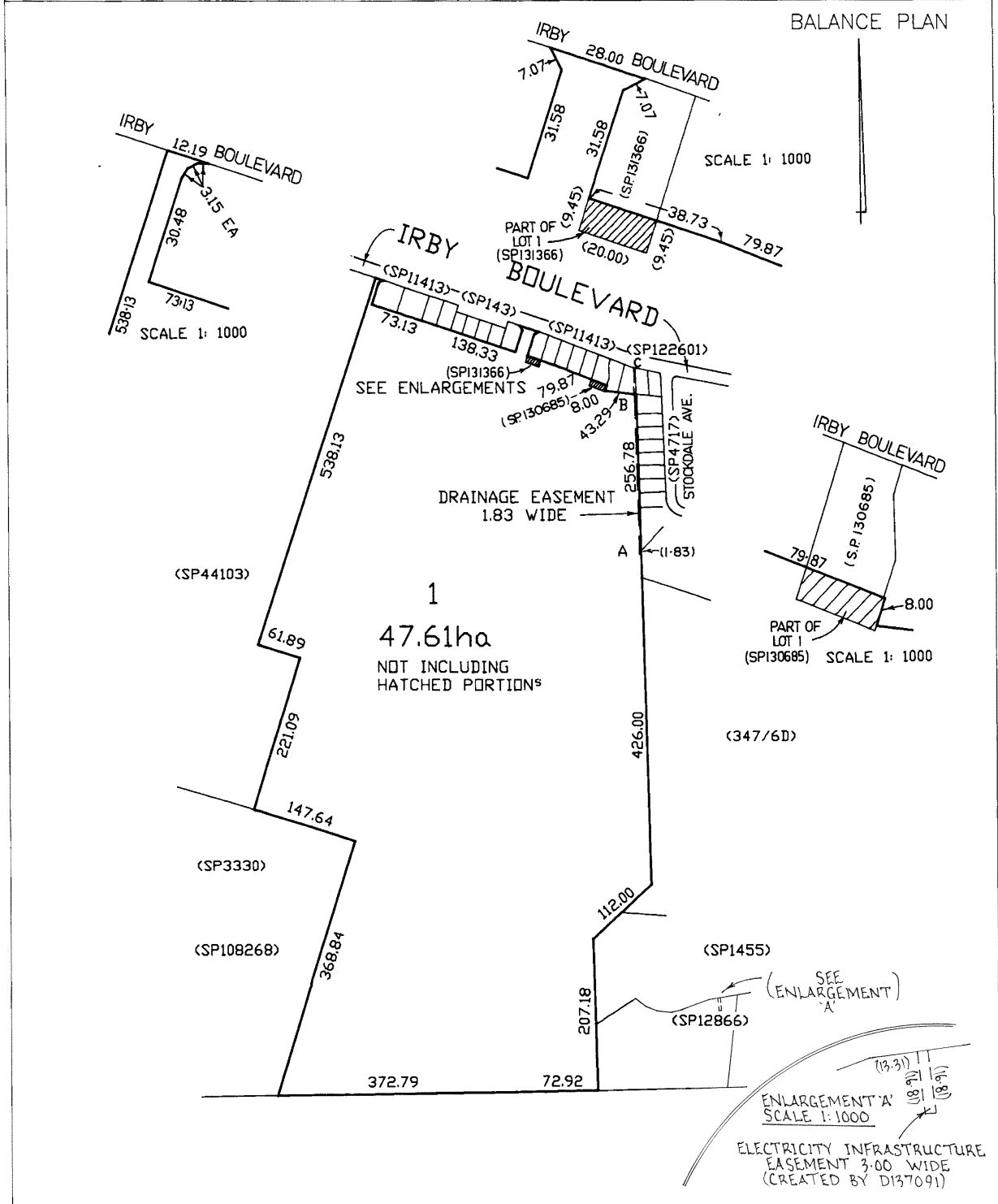
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP168041 EASEMENTS in Schedule of Easements
 C751744 BENEFITING EASEMENT: a service easement over the land
 marked Service Easement 2.50 wide on Sealed Plan
 168041 Registered 12-Dec-2018 at noon
 SP168041 FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

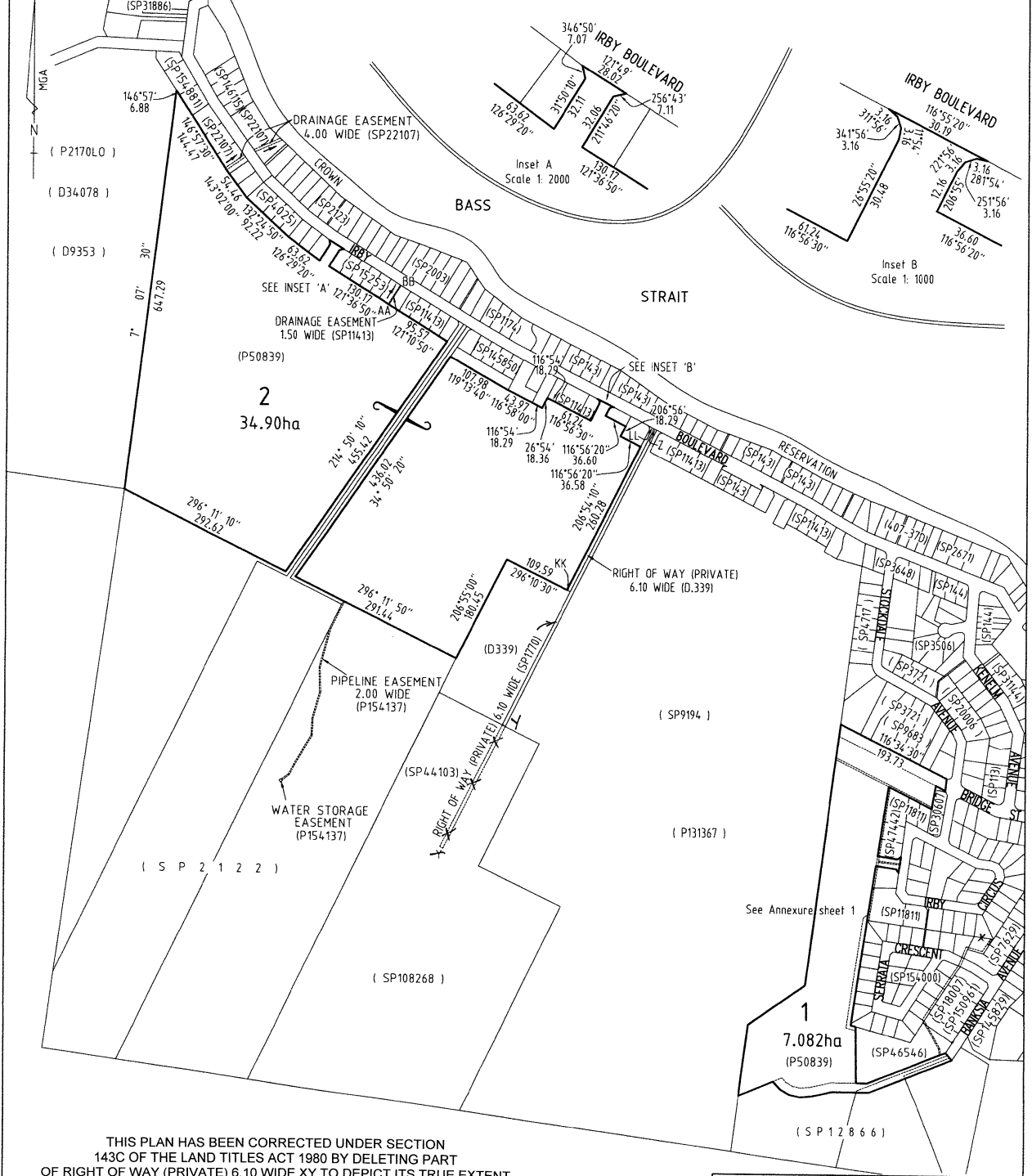
No unregistered dealings or other notations

| | | |
|--|---|---|
| OWNER P.A.K. IRBY | PLAN OF TITLE | REGISTERED NUMBER |
| FOLIO REFERENCE C.T.130944/1 -C.T.108269/1 | LOCATION | P131367 |
| GRANTEE PART LOT 32618 GTD TO (253 AC) L.G. IRBY, PART OF LOT 6013 A JOHN ALEXANDER THE ELDER | FIRST SURVEY PLAN No. SP9194 COMPILED BY L.C. MACKENZIE SCALE 1: 5000 LENGTHS IN METRES | APPROVED 22 FEB 1999 <i>Mackenzie</i> Recorder of Titles |
| MAPSHEET MUNICIPAL CODE No. (3646-15) 127 | LAST UP!!! No. 1732 6606949 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
| | LAST PLAN No. P130944, SP9194 | |



| | | |
|---|---|--|
| OWNER Phillip Anthony Kenelm Irby FOLIO REFERENCE F/R 151114-1 GRANTEE Part of lot 6013, 253 acres, John Alexander the Elder Pur. Part of lot 32618, 309a-1r-23p, Llewellyn George Irby Pur. | NEW PLAN OF SURVEY BY SURVEYOR PAUL PLUNKETT of MICHELL HODGETTS & ASSOC. P/L Po-Box 712 DEVONPORT, 7310 LOCATION LAND DISTRICT OF WELLINGTON PARISH OF DALLAS SCALE 1: 6000 LENGTHS IN METRES | Registered Number SP168041 APPROVED EFFECTIVE FROM 15 OCT 2015 <i>Alice Kawa</i> Recorder of Titles |
|---|---|--|

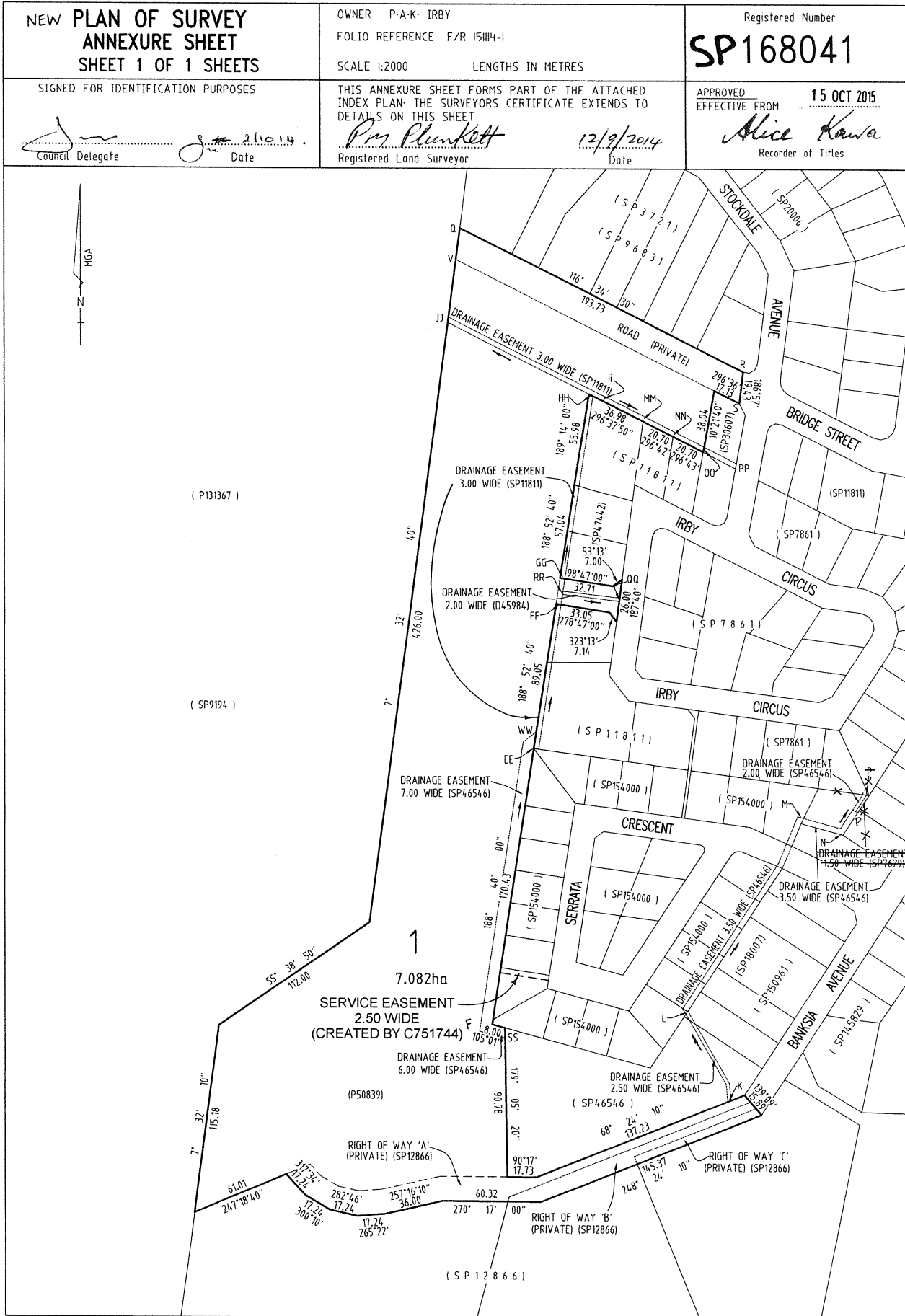
| | | | |
|---|--------------|-----------------------|---|
| MAPSHEET MUNICIPAL CODE No. 127 (3646 & 3647) | LAST UPI No. | LAST PLAN No. P151114 | ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN |
|---|--------------|-----------------------|---|



THIS PLAN HAS BEEN CORRECTED UNDER SECTION 143C OF THE LAND TITLES ACT 1980 BY DELETING PART OF RIGHT OF WAY (PRIVATE) 6.10 WIDE XY TO DEPICT ITS TRUE EXTENT

Alice Kawa
Recorder of Titles
26 MAR 18
Date

[Signature]
COUNCIL DELEGATE
26/01/18
DATE



| | |
|--|---------------------------------------|
| SCHEDULE OF EASEMENTS | Registered Number SP 168041 |
| NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED. | |

PAGE 1 OF 3 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 is together with a right of drainage over the land marked-

- 1. DRAINAGE EASEMENT 2.50 WIDE (SP46546) "KL" on the plan
- 2. DRAINAGE EASEMENT 3.50 WIDE (SP46546) "LMNP" on the plan
- 3. DRAINAGE EASEMENT 2.00 WIDE (SP46546) on the plan
- 4. DRAINAGE EASEMENT 3.00 WIDE (SP11811) "EE-FF" & "GG-HH" on the plan
- 5. DRAINAGE EASEMENT 3.00 WIDE (SP11811) "OO-PP" on the plan

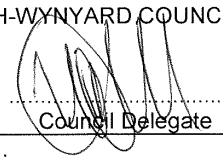
Lot 1 is subject to such rights of way and rights of carriageway (appurtenant to such of the land shown shaded on Plan 42650 as have been granted the rights as set forth in the respective Certificates of Title to such lands) over the land marked ROAD (PRIVATE) "QRSV" passing through such lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 3 on Sealed Plan 12866) over the land marked RIGHT OF WAY (PRIVATE) "A" (SP12866) passing through that lot on the plan

Lot 1 is subject to a right of carriageway (appurtenant to lot 2 on Sealed Plan 12866) over the land marked RIGHT OF WAY (PRIVATE) "B" (SP12866) passing through that lot on the plan



(USE ANNEXURE PAGES FOR CONTINUATION)

| | |
|---|--|
| SUBDIVIDER: P A K IRBY FOLIO REF: 151114/1 SOLICITOR: KAY & RUDDLE | PLAN SEALED BY: WARATAH-WYNYARD COUNCIL DATE: 6/10/15 SD 1925 REF NO. |
|  Council Delegate | |
| NOTE: The Council Delegate must sign the Certificate for the purposes of identification. | |

| | |
|--|---|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP168041</p> |
| <p>SUBDIVIDER: P A K IRBY FOLIO REFERENCE: 151114/1</p> | |

Lot 1 is subject to a right of carriageway (appurtenant to lot 1 on Sealed Plan 12866) over the land marked RIGHT OF WAY (PRIVATE) "C" (SP12866) passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 4 on Sealed Plan 11811) over the land marked DRAINAGE EASEMENT 3.00 WIDE "NN-OO" passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 5 on Sealed Plan 11811) over the land marked DRAINAGE EASEMENT 3.00 WIDE "MM-OO" passing through that lot on the plan

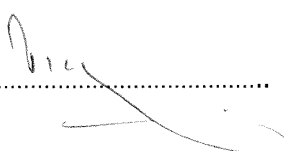
Lot 1 is subject to a right of drainage (appurtenant to lot 6 on Sealed Plan 11811) over the land marked DRAINAGE EASEMENT 3.00 WIDE "ii-JJ" & "ii-OO" passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 11 on Sealed Plan 11811) over the land marked DRAINAGE EASEMENT 3.00 WIDE "FF-GG" & "ii-JJ" passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lot 1 on Sealed Plan 7861) over the land marked DRAINAGE EASEMENT 2.00 WIDE (D45984) "QQ-RR" passing through that lot on the plan

Lot 1 is subject to a right of drainage (appurtenant to lots 6 & 7 on Sealed Plan 46546) over the land marked DRAINAGE EASEMENT 6.00 WIDE (SP46546) "SS-F" & DRAINAGE EASEMENT 7.00 WIDE (SP46546) "F-WW" passing through that lot on the plan

Lot 2 is together with a right of drainage over the land marked DRAINAGE EASEMENT 1.50 WIDE (SP11413) "AA-BB" & DRAINAGE EASEMENT 4.00 WIDE (SP22107) on the plan

P A Irby: 

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

| | |
|--|---|
| <p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 3 PAGES</p> | <p>Registered Number</p> <p>SP168041</p> |
| <p>SUBDIVIDER: P A K IRBY FOLIO REFERENCE: 151114/1</p> | |

Lot 2 on the Plan is together with a right of carriageway over the Right of Way (Private) 6.10 wide (SP1770) marked YZ on the Plan.

Lot 2 on the Plan is together with a right of way over the Right of Way (Private) 6.10 wide (D339) marked KK-LL on the Plan more fully defined in A400906.


Lot 2 is together with a pipeline easement and water storage easement created by and more fully set forth in Transfer No C751583 over the land marked PIPELINE EASEMENT 2.00 WIDE (P154137) & WATER STORAGE EASEMENT (P154137) on the plan

FENCING PROVISION

In respect to the lots on the plan the vendor (Phillip Anthony Kenelm Irby) shall not be required to fence

Signed by the said PHILLIP ANTHONY KENELM IRBY being the)
registered proprietor of Folio 151114/1 in the presence of-)



Witness: 

Full Name: **Colleen Ingles**
Address: **30 Cattley St., Burnie TAS
LAW CLERK**

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



Bushfire Risk

Assessment Report & Certificates

for

Phil & Sally Irby

47 Bridge Street

Date of Plan

7/10/2019

EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: **BFP-128**

ABN: 28 650 042 436

71a Bass Highway, Somerset

PO Box 546 Somerset, TAS 7322

Email: admin@enviroplanaustralia.com.au

Consultant Details



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: **BFP-128**

Scope of Assessors Accreditation

Micheal Wells (BFP-128) is accredited by the Chief Officer of the Tasmania Fire Service under Section 60B of the *Fire Service Act 1979* for the following Scope of Works:

1. *Certify a Bushfire Attack Level Assessment for **Building Work***
- 3A. *Certify Acceptable Solutions for **Buildings or Extensions***
- 3B. *Certify Acceptable Solutions for **Small Subdivisions** (less than 10 Lots or a single stage)*
- 3C. *Certify Acceptable Solutions for **Large Subdivisions** (10 lots or more or in multiple stages)*

Disclaimer

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Bushfires in Tasmania are an unpredictable natural phenomenon and preparing a Bushfire Hazard Management Plan increases your chances of defending your property and assists in the protection the people whom frequent it. This Fire Hazard Management Plan in no way guarantees immunity from a bushfire in or around your property or the effects thereof.

Any measures implemented based on the advice from *EnviroPlan Australia*, is offered as potential methods of reducing your properties risk of fire damage only and is not to be relied upon as a total solution. It in no way guarantees that any or all buildings on site will survive the effects of a bushfire nor does it guarantee the safety and security of any individuals whom frequent the property.

In the event that any advice or other services rendered by *EnviroPlan Australia* constitutes a supply of services to a consumer under the Trade Practices Act 1974 (as amended), then *EnviroPlan Australia's* liability for any breach of any conditions or warranties implied under the Act shall not be excluded but will be limited to the cost of having the advice or services supplied again.

Nothing in this Disclaimer affects any rights or remedies to which you may be entitled under the Trade Practices Act 1974 (as amended).

Each paragraph of this disclaimer shall be deemed to be separate and severable from each other. If any paragraph is found to be illegal, prohibited or unenforceable, then this shall not invalidate any other paragraphs.

Document Status

| Revision No | Author | Signature | Date |
|-------------|----------|---|-----------|
| 1 | M. Wells |  | 7/10/2019 |



BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Waratah-Wynyard Interim Planning Scheme 2013

Street address:

47 Bridge Street, Sisters Beach, Tasmania 7321

Certificate of Title / PID:

CT: / 168041/1, 131367/1, PID: 9362976

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

Proposed Subdivision

Code Clauses:

E1.4 Exempt Development

E1.5.2 Hazardous Use

E1.5.1 Vulnerable Use

E1.6.1 Subdivision

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

3. Documents relied upon

Documents, Plans and/or Specifications

Title: Proposed Subdivision

Author: EnviroPlan

Date: 10/2/2019 **Version:** A0.1 -A0.96

Bushfire Hazard Report

Title: 47 Bridge Street

Author: Micheal Wells

Date: 7/10/2019 **Version:** 1

Bushfire Hazard Management Plan

Title: Bushfire Hazard Management Plan

Author: Micheal Wells

Date: 7/10/2019 **Version:** 1

Other Documents

Title:

Author:

Date: **Version:**

4. Nature of Certificate

| | | | |
|-------------------------------------|---|--|--|
| <input checked="" type="checkbox"/> | E1.6 – Development standards for subdivision | | |
| | E1.6.1 Subdivision: Provision of hazard management areas | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.1 P1 | Hazard Management Areas are sufficient to achieve tolerable risk | |
| <input type="checkbox"/> | E1.6.1 A1 (a) | Insufficient increase in risk | |
| <input checked="" type="checkbox"/> | E1.6.1 A1 (b) | Provides BAL 19 for all lots | Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells |
| <input type="checkbox"/> | E1.6.1 A1 (c) | Consent for Part 5 Agreement | |

| | | | |
|-------------------------------------|--|---|--|
| | E1.6.2 Subdivision: Public and fire fighting access | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.2 P1 | Access is sufficient to mitigate risk | |
| <input type="checkbox"/> | E1.6.2 A1 (a) | Insufficient increase in risk | |
| <input checked="" type="checkbox"/> | E1.6.2 A1 (b) | Access complies with Tables E1, E2 & E3 | Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells |

| | | | |
|-------------------------------------|---|--|--|
| | E1.6.3 Subdivision: Provision of water supply for fire fighting purposes | | |
| | Assessment Criteria | Compliance Requirement | Reference to Applicable Document(s) |
| <input type="checkbox"/> | E1.6.3 A1 (a) | Insufficient increase in risk | |
| <input type="checkbox"/> | E1.6.3 A1 (b) | Reticulated water supply complies with Table E4 | |
| <input type="checkbox"/> | E1.6.3 A1 (c) | Water supply consistent with the objective | |
| <input type="checkbox"/> | E1.6.3 A2 (a) | Insufficient increase in risk | |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (b) | Static water supply complies with Table E5 | Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells |
| <input checked="" type="checkbox"/> | E1.6.3 A2 (c) | Static water supply is consistent with the objective | Report: Bushfire Hazard Management Report Section: Section 4 - Drawings / Specifications Author: Micheal Wells |

5. Bushfire Hazard Practitioner³

| | | | |
|--------------------------|------------------|-----------------------|----------------------------------|
| Name: | Micheal Wells | Phone No: | (03) 6411 1931 |
| Address: | 71a Bass Highway | Fax No: | |
| | PO Box 546 | Email Address: | admin@enviropianaustralia.com.au |
| | Somerset TAS | | 7322 |
| Accreditation No: | BFP – 128 | Scope: | 1, 3A, 3B & 3C |

6. Certification

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.

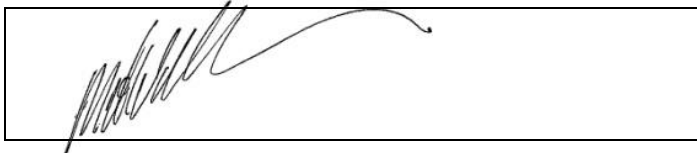
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.

Signed:
certifier



Date:

7/10/2019

Certificate No:

219002 – 5

³ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of Fire Service Act 1979. The list of practitioners and scope of work is found at www.fire.tas.gov.au.



The Land – Site

Title & Description

Phone Contact: 6445 1361
Land Owners: Phil & Sally Irby
Owners Agent: EnviroPlan
Property Location: 47 Bridge Street, Sisters Beach Tasmania 7321
Property ID: 9362976
Certificate of Title: CT: - 168041/1, 131367/1
Lot Size: 54.69 ha (546900 m²)
Council: Waratah-Wynyard Council
Class of Building:
Type of Building:
Description of Work: Proposed Subdivision
Referenced Documents:

| <i>Drawn By</i> | <i>Plan No</i> | <i>Revision No</i> | <i>Date</i> |
|-----------------|----------------|--------------------|-------------|
| EnviroPlan | A0.1 -A0.9 | 6 | 7/10/2019 |

Aerial Image of Site



Figure 1 – Location of land 47 Bridge Street, Sisters Beach

The 54.69 ha (546900 m²) property fronts onto Bridge Street and is located on the western side of the road.

Existing Use and Development

The current use of land is residential with associated outbuildings located on the property.

Site Analysis

Topography

The land falls from North to South.

The average slope of the land is an average of 3° over a 300m run.

Access

The existing site access to the subject land is off Bridge Street via an unformed crossover. New roads are proposed by the proposal which will upgrade all connections to the existing road network.

In order to be compliant – all site accesses must be in accordance with AS/NZ 2890.1 - *Parking Facilities - Off-Street Car Parking* and in particular *Section 3 Access Facilities to Off-Street Parking Areas and Queuing Areas*.

Road Class Descriptions & Conclusion:

(AADT = Annual Average Daily Traffic Volume)

4A: Main Road (>150 AADT)

- All weather road predominately two lane and unsealed; can be sealed if economically justified;
- Operating speed of 50-80 km/h according to terrain; and
- Minimum carriage width of 7m.

4B: Minor Road (150-50 AADT)

- All weather two lane road formed and gravelled or single lane sealed road with gravel shoulders;
- Operating speed of 30-70 km/h according to terrain; and
- Minimum carriage width of 5.5m

4C: Minor Road (50 – 10 AADT)

- Substantially a single lane two way dry weather formed (natural materials) track/road;
- Operating speed of 20-40 km/h according to terrain; and
- Minimum carriage width of 4m.

The RTA Guidelines (Guide to Traffic Generating Developments) average daily residential dwelling rates for vehicle movements at **9.0** / dwelling with a weekday hourly rate of **0.85** / dwelling.

The road corridor width is 18 m with a formed construction of 8 m (including shoulders) supporting the 4b road construction.

The road is constructed to Municipal Standards for public access and is constructed to accommodate large vehicle volumes for safe vehicular passage. The road can easily

accommodate the increase in AADT placed by the proposal and does not pose a detriment to the safe access/egress for occupants, fire or other emergency personnel.

Water Services

The following best describes to available services to the site and any mitigation measures required by the development:

- Reticulated water services are not located within the vicinity of the site and therefore bulk on-site water storage facilities are required for this proposal in accordance with the Schedule 1 of this Plan.
- Bulk on-site water storage facilities required for firefighting purposes should be suitably sized to ensure 10,000 litres of water is stored as a dedicated firefighting supply and held in reserve. Potable supplies must be in addition to this requirement.

Surrounding Property Use

- Lands to the north are residential uses;
- East is are residential uses;
- South is bushland; and
- West is agricultural uses.

TasVeg Overlay

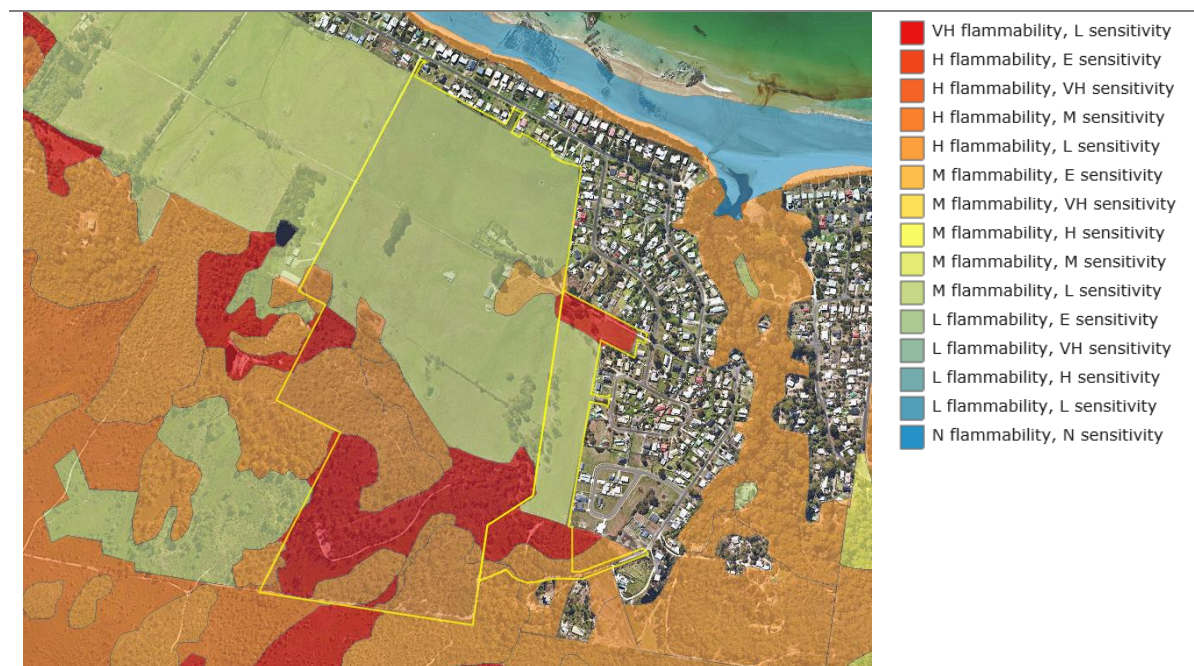


Figure 2 – TasVEG 3.0 Fire Attributes of land 47 Bridge Street, Sisters Beach (source: www.theLIST.tas.gov.au)

The ‘TasVEG Fire Attributes’ layer defines the surrounding vegetation as being:

| Vegetation Group | Fire Sensitivity / Flammability |
|---|--|
| Agricultural, Urban and Exotic Vegetation | M Flammability, L Sensitivity |
| Non Eucalypt Forest and Woodland | H Flammability, L Sensitivity |
| Scrub, Heathland and Coastal Complexes | VH Flammability, L Sensitivity |

The following vegetation table best describes the flora contained within the bushfire exposure:

Grassland & Forest

Generalised Description of the types of vegetation:

| | |
|----------------------------------|---|
| Forest: | <i>Open tree canopy dominated by eucalypt species (typically >10m in height) with crowns that touch or overlap. Canopy allows most sunlight to penetrate supporting growth of a prominent understorey layer varying between hard-leaved shrubs to luxuriant soft leaved shrubs, ferns and herbs.</i> |
| Woodland: | <i>Dominated by an open to sparse layer of eucalypts with the crowns rarely touching. Typically 15-35m high (may be shorter at sub-alpine altitudes). Diverse ground cover of grasses and herbs. Shrubs are sparsely distributed. Usually found on flat to undulating ground.</i> |
| Tall Heath (Scrub): | <i>Shrubby vegetation greater than 2 metres tall. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semi arid locations. Includes Hawkesbury Sandstone vegetation with scattered over-storey trees and predominantly healthy understorey and coastal heath. May include some mallee eucalypts in coastal locations.</i> |
| Short Heath (Open Shrub): | <i>Shrubby vegetation less than 2 metres in height. Often more open in canopy. Principal plant species include banksias, spider flowers, wattles, legumes, eucalypts, tea-trees, paper barks, she oaks, grass trees, cord rushes and sedges. Grasses are scarce. Not found in arid and semiarid locations.</i> |
| Rainforest: | <i>Closed and continuous complex tree canopy composed of relatively soft, horizontally-held leaves. Generally lacking in eucalypts. Understorey typically includes ferns and herbs. Vines often present in canopy or understorey. Occur mainly in areas that are reliably moist, mostly free of fire and have soils of moderate to high fertility. Typically coastal and escarpment locations.</i> |
| Grassland: | <i>Dominated by perennial grasses and the presence of broad-leaved herbs on flat topography. Lack of woody plants. Plants include grasses, daisies, legumes, geraniums, saltbushes and Copperburrs.</i> |
| Managed Land: | <i>Non-vegetated or reduced vegetation areas such as: actively grazed pastures, maintained urban yards, maintained lawns, crops, orchards, vineyards, commercial nurseries, playing fields, golf course fairways, cleared parks, non-vegetated areas, formed roads and footpaths including cleared verges, waterways, etc.</i> |

Proposal

The developer/s, Phil & Sally Irby seeks to construct a Proposed Subdivision.

The proposal is a 58 lot subdivision of land for residential purposes.

Intended Purpose of Plan

The plan is intended to satisfy the provisions of the Code E1 of the Planning Scheme.

Purpose for Future Buildings on New Allotments

The purpose of this bushfire assessment report is to identify the Bushfire Attack Level (BAL) in accordance with AS 3959-2009 Construction of Buildings in Bushfire Prone Areas, and Guidelines for Development in Bushfire Prone Areas of Tasmania 2005.

The BAL will enable the appropriate construction method and applicable construction requirements for the proposed building works to be designed in accordance with AS 3959-2009, Part 3.7.4, 3.7.4.1 and 3.7.4.2 of the National Construction Code Amendment 2013, Building Act 2016, including transitional Arrangements Building Regulations 2014 (Part 1A) and National Construction Code 2016 and the Guidelines for Development in Bushfire Prone Areas of Tasmania.

General Information - Fire Danger Index:

The Fire Danger Index (FDI) is a measure of the probability of a bushfire starting, its rate of spread, intensity and the difficulty of extinguishment according to combinations of temperature, relative humidity, wind speed and available fuels, all of which is influenced by daily rainfall events and the time elapsed between such rainfall events.



The **FDI** in Tasmania is **50**.

Applicable Standard to which the plan relates

E1.6.1 Subdivision – Provision of Hazard Management Areas

The proposal provides for sufficient separation from building areas and bushfire-prone vegetation which reduces heat transfer and ember attack and provides protection for all lots contained within the proposal.

| | |
|--|--|
| <p>Objective <i>Subdivision provides for hazard management areas that:</i></p> <ul style="list-style-type: none"> a) <i>facilitate an integrated approach between subdivision and subsequent building on a lot;</i> b) <i>provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i> c) <i>provide protection for lots at any stage of a staged subdivision.</i> | |
| <p>Acceptable Solutions</p> <p>A1</p> <ul style="list-style-type: none"> (a) <i>TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision;</i> or (b) <i>The proposed plan of subdivision:</i> <ul style="list-style-type: none"> i. <i>shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivisions;</i> ii. <i>shows the building area for each lot;</i> iii. <i>shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> iv. <i>is accompanied by a bushfire hazard management plan for each individual lot, certified by the TFS or accredited person, showing hazard management areas greater than the separation distances required for BAL 19 in Table 2.4.4 of Australian Standard AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas; and</i> (c) <i>If hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</i> | <p>Performance Criteria</p> <p>P1</p> <p><i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i></p> <ul style="list-style-type: none"> (a) <i>the dimensions of hazard management areas;</i> (b) <i>a bushfire risk assessment of each lot at any stage of staged subdivision;</i> (c) <i>the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</i> (d) <i>the topography, including site slope;</i> (e) <i>any other potential forms of fuel and ignition sources;</i> (f) <i>separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development</i> (g) <i>an instrument that will facilitate management of fuels located on land external to the subdivision; and</i> (h) <i>any advice from the TFS.</i> |
| <p>Performance:</p> | <p>Acceptable Solution Satisfied</p> |
| <p>Discussion: Complies with A1 (b) above.</p> | |

E1.6.2 Subdivision: Public and Fire Fighting Access

| | |
|--|---|
| <p>Objective Access roads to, and the layout of roads, tracks and trails, in a subdivision:</p> <ul style="list-style-type: none"> (a) allow safe access and egress for residents, firefighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points. | |
| Acceptable Solutions | Performance Criteria |
| <p>A1</p> <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting; or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas is included in a bushfire hazard management plan that: <ul style="list-style-type: none"> i. Demonstrates proposed roads will comply with Table E1, proposed private accesses will comply with Table E2 and proposed fire trails will comply with Table E3; and ii. Is certified by the TFS or an accredited person. | <p>P1</p> <p>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires having regard to:</p> <ul style="list-style-type: none"> (a) appropriate design measures, including: <ul style="list-style-type: none"> i. two way traffic; ii. all weather surfaces; iii. height and width of any vegetation clearances; iv. load capacity; v. provision of passing bays; vi. traffic control devices; vii. geometry, alignment and slope of roads, tracks and trails; viii. use of through roads to provide for connectivity; ix. limits on the length of cul-de-sacs and dead-end roads; x. provision of turning areas; xi. provision for parking areas; xii. perimeter access; and xiii. fire trails; (b) the provision of access to: <ul style="list-style-type: none"> i. bushfire-prone vegetation to permit the undertaking of hazard management works; and ii. fire fighting water supplies; and (c) any advice from the TFS. |
| Performance: | Acceptable Solution Satisfied |
| <p>Discussion: Complies with A1(b) above and Table E1 & E2.</p> | |

Table E1 – Standards for Roads

| Element | Requirement |
|---------|--|
| Roads | <p>Unless the development standards in the zone require a higher standard, the following apply:</p> <ul style="list-style-type: none"> a) Two-wheel drive, all-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width is 7 metres for a through road, or 5.5 metres for a dead-end or cul-de-sac road; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 2 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; h) Curves have a minimum inner radius of 10 metres; i) Dead-end or cul-de-sac roads are not more than 200 metres in length unless the carriageway is 7 metres in width; j) Dead-end or cul-de-sac roads have a turning circle with a minimum 12 metres outer radius; and k) Carriageways less than 7 metres wide have 'No Parking' zones on one side, indicated by a road sign that complies with AS1743-2001 Road signs-Specifications. |

Table E2 – Standards for Property Access

| Element | Requirement |
|--|--|
| A Property access length is less than 30 metres; or access is not required for a fire appliance to access a water connection point | <i>There are no specified design and construction requirements.</i> |
| B Property access length is 30 metres or greater; or access for a fire appliance to a water connection point. | <i>The following design and construction requirements apply to property access:</i> <ul style="list-style-type: none"> a) All-weather construction; b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4 metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3 degrees (1:20 or 5%); g) Dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres; i) Maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: <ul style="list-style-type: none"> i. A turning circle with a minimum inner radius of 10 metres; or ii. A property access encircling the building; or iii. A hammerhead 'T' or 'Y' turning head 4 metres wide and 8 metres long |
| C Property access length is 200 metres or greater. | <i>The following design and construction requirements apply to property access:</i> <ul style="list-style-type: none"> a) The Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres. |
| D Property access length is greater than 30 metres, and access is provided to 3 or more properties. | <i>The following design and construction requirements apply to property access:</i> <ul style="list-style-type: none"> a) Complies with Requirements for B above; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres. |

E1.6.1.3 Subdivision – Provision of Water Supply for Fire Fighting Purposes

| Objective | |
|--|--------------------------------------|
| Adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas | |
| Acceptable Solutions | Performance Criteria |
| A1 In areas serviced with reticulated water by the water corporation: <ul style="list-style-type: none"> (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table E4; or; or | P1 No Performance Criteria |

| | |
|--|--------------------------------------|
| (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. | |
| Performance: | Not Applicable |
| Discussion: The proposal is not in a reticulated area and therefore the provision is not applicable. | |
| Acceptable Solutions | Performance Criteria |
| A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes; or (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that static water supply, dedicated to fire fighting, will be provided and located compliant with Table E5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire. | P2 No Performance Criteria |
| Performance: | Acceptable Solution Satisfied |
| Discussion: Complies with A2(b) and Table E5 | |

Table E5 – Static Water Supply for Fire Fighting

| Element | Requirement |
|---|--|
| A Distance between building area to be protected and water supply | The following requirements apply: a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water connection point and the furthest part of the building area. |
| B Static Water Supplies | A static water supply: a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: i. Metal; ii. Non-combustible material; or iii. Fibre-cement a minimum of 6mm thickness. |
| C Fittings, pipework and accessories (including | Fittings and pipework associated with a water connection point for a static water supply must: a) Have a minimum nominal internal diameter of 50mm; b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; c) Be metal or lagged by non-combustible materials if above ground; |

| | |
|--|---|
| stands and tank supports) | <ul style="list-style-type: none"> d) Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1-2003 Plumbing and Drainage, Part 1 Water Services Clause 5.23); e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; f) Ensure the coupling is accessible and available for connection at all times; g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> i. Visible; ii. Accessible to allow connection by firefighting equipment; iii. At a working height of 450 – 600mm above ground level; and iv. Protected from possible damage, including damage by vehicles. |
| D Signage for static water connections | <p>The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must:</p> <ul style="list-style-type: none"> a) Comply with water tank signage requirements within Australian Standard AS 2304-2011 Water storage tanks for fire protection systems; or b) Comply with the Tasmania Fire Service Water Supply Guideline published by the Tasmania Fire Service. |
| E Hardstand | <p>A hardstand area for fire appliances must be:</p> <ul style="list-style-type: none"> a) No more than 3 metres from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); b) No closer than 6 metres from the building area to be protected c) With a minimum width of 3 metres constructed to the same standard as the carriageway; and d) Connected to the property access by a carriageway equivalent to the standard of the property access. |



EnviroPlan Australia
Micheal Wells
Bushfire Accreditation No: **BFP-128**

Bushfire Attack Level (BAL) Assessment

Property Address: 47 Bridge Street, Sisters Beach, Tasmania 7321
Municipality: Waratah-Wynyard
Date of Assessment: 7/10/2019

Type of Work

Building Class Adopted: Not Applicable
Proposal Description: Proposed Subdivision

Fire Danger Index

FDI Adopted: **50**

Vegetation Type

Classification Adopted: **Grassland & Forest**

Vegetation type adopted by relevant stage

| Stage No | Total Lots | Adopted Vegetation |
|----------|------------|--------------------|
| 1 | 14 | Forest & Grassland |
| 2 | 11 | Grassland |
| 3 | 13 | Grassland |
| 4 | 9 | Grassland |
| 5 | 3 | Grassland |
| 6 | 8 | Forest & Grassland |



Stage 1 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|--|
| 1 | 14 | YES | BAL-12.5 | |
| | 15 | YES | BAL-12.5 | |
| | 16 | YES | BAL-12.5 | Reduced to BAL LOW at the completion of Stage 2 |
| | 17 | YES | BAL-12.5 | Reduced to BAL LOW at the completion of Stage 2 |
| | 18 | YES | BAL-12.5 | Reduced to BAL LOW at the completion of Stage 2 |
| | 21 | YES | BAL-12.5 | Reduced to BAL LOW at the completion of Stage 3 |
| | 22 | YES | BAL-12.5 | Reduced to BAL LOW at the completion of Stage 3 |
| | 23 | YES | BAL-12.5 | |
| | 24 | YES | BAL-12.5 | |
| | 36 | YES | BAL-12.5 | |
| | 37 | YES | BAL-12.5 | |
| | 38 | YES | BAL-12.5 | |
| | 39 | YES | BAL-12.5 | |
| | 54 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment
BAL Determination Sheet - Lot 14



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 24 | 16 | 3 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 15



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 24 | 16 | 3 | 38 |

Closest Exposure: 24 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 16



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 24 | 16 | 3 | 59 |

Closest Exposure: 24 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 17



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 44 | 16 | 3 | 79 |

Closest Exposure: 44 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 18



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|---|----|
| | N | S | E | W |
| | 23 | 3 | 3 | 70 |

Closest Exposure: 23 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 21



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 16 | 22 | 9 | 78 |

Closest Exposure: 22 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 22



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 22 | 28 | 59 |

Closest Exposure: 22 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 23



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 16 | 22 | 3 | 38 |

Closest Exposure: 22 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet - Lot 24



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 16 | 22 | 3 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL - LOW, BAL - 12.5, BAL - 19, BAL - 29, BAL - 40 & BAL - FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 36



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 34 | 47 | 9 | 62 |

Closest Exposure: 34 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|---|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input checked="" type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 37



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 72 | 35 | 3 | 92 |

Closest Exposure: 35 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|---|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input checked="" type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 38



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 32 | 32 | 8 | 32 |

Closest Exposure: 32 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|---|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input checked="" type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 39



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 32 | 89 | 15 | 46 |

Closest Exposure: 32 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|---|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input checked="" type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 54



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

Stage 2 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|----------------------|
| 2 | 4 | NO | BAL-LOW | |
| | 5 | NO | BAL-LOW | |
| | 6 | YES | BAL-12.5 | |
| | 7 | YES | BAL-12.5 | |
| | 8 | YES | BAL-12.5 | |
| | 9 | NO | BAL-LOW | |
| | 10 | YES | BAL-12.5 | |
| | 11 | YES | BAL-12.5 | |
| | 12 | NO | BAL-LOW | |
| | 13 | YES | BAL-12.5 | |
| | 42 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment
BAL Determination Sheet – Lot 4



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|---|-----|
| | N | S | E | W |
| | 18 | 3 | 3 | 130 |

Closest Exposure: 130 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 5



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|---|-----|
| | N | S | E | W |
| | 18 | 5 | 3 | 108 |

Closest Exposure: 108 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 6



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 18 | 16 | 3 | 42 |

Closest Exposure: 42 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment

BAL Determination Sheet – Lot 7



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 18 | 16 | 3 | 22 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 8



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|----|
| | N | S | E | W |
| | 18 | 15 | 3 | 50 |

Closest Exposure: 15 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 9



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 8 | 6 | 12 | 70 |

Closest Exposure: 70 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 10



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 18 | 16 | 16 | 40 |

Closest Exposure: 40 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 11



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|---|----|
| | N | S | E | W |
| | 16 | 4 | 3 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 12



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 5 | 7 | 14 | 65 |

Closest Exposure: 65 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 13



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 6 | 7 | 22 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment

BAL Determination Sheet – Lot 42



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: 1, 3A, 3B & 3C
 Parent Title - PID: **9362976** CT: 131367/1 & 168041/1

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

Stage 3 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|----------------------|
| 3 | 19 | NO | BAL-LOW | |
| | 20 | NO | BAL-LOW | |
| | 25 | YES | BAL-12.5 | |
| | 26 | YES | BAL-12.5 | |
| | 27 | YES | BAL-12.5 | |
| | 28 | YES | BAL-12.5 | |
| | 29 | YES | BAL-12.5 | |
| | 30 | YES | BAL-12.5 | |
| | 31 | YES | BAL-12.5 | |
| | 32 | YES | BAL-12.5 | |
| | 33 | YES | BAL-12.5 | |
| | 34 | YES | BAL-12.5 | |
| | 35 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment
BAL Determination Sheet – Lot 19



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 5 | 6 | 16 | 60 |

Closest Exposure: 60 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 20



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 5 | 6 | 16 | 60 |

Closest Exposure: 60 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment

BAL Determination Sheet – Lot 25



EnviroPlan Australia

Micheal Wells

Bushfire Accreditation No: BFP-128

Scope of Accreditation: 1, 3A, 3B & 3C

Parent Title - PID: 9362976 CT: 131367/1 & 168041/1

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|---------------------------------------|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 26



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 3 | 80 | 14 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Note 1: Site BAL is adopted from the highest BAL rating on any single exposure.

Note 2: BAL – LOW, BAL – 12.5, BAL – 19, BAL – 29, BAL – 40 & BAL – FZ (Flame Zone)

BAL Assessment
BAL Determination Sheet – Lot 27



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 3 | 65 | 14 | 18 |

Closest Exposure: 18 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 28



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 89 |

Closest Exposure: 89 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 29



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 74 |

Closest Exposure: 74 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 30



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 44 |

Closest Exposure: 44 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 31



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 80 |

Closest Exposure: 80 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 32



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 77 |

Closest Exposure: 77 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 33



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 42 |

Closest Exposure: 42 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 34



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|---|----|----|
| | N | S | E | W |
| | 3 | 3 | 14 | 45 |

Closest Exposure: 45 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 35



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 12 | 11 | 14 | 87 |

Closest Exposure: 87 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 36



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 32 | 69 | 61 | 81 |

Closest Exposure: 69 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 37



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|-----|
| | N | S | E | W |
| | 33 | 35 | 18 | 125 |

Closest Exposure: 35 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment

BAL Determination Sheet – Lot 38



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: 1, 3A, 3B & 3C
 Parent Title - PID: **9362976** CT: 131367/1 & 168041/1

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 27 | 32 | 13 | 32 |

Closest Exposure: 32 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|---------------------------------------|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: **BAL - 12.5**

BAL Assessment
BAL Determination Sheet – Lot 39



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 46 | 88 | 11 | 46 |

Closest Exposure: 46 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Stage 4 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|----------------------|
| 4 | 45 | YES | BAL-12.5 | |
| | 46 | YES | BAL-12.5 | |
| | 47 | YES | BAL-12.5 | |
| | 48 | YES | BAL-12.5 | |
| | 49 | YES | BAL-12.5 | |
| | 50 | YES | BAL-12.5 | |
| | 21 | YES | BAL-12.5 | |
| | 52 | YES | BAL-12.5 | |
| | 53 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment

BAL Determination Sheet – Lot 45



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|---------------------------------------|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 46



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 47



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 48



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 49



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 50



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 51



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 52



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment

BAL Determination Sheet – Lot 53



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: 1, 3A, 3B & 3C
 Parent Title - PID: **9362976** CT: 131367/1 & 168041/1

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Stage 5 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|----------------------|
| 5 | 55 | YES | BAL-12.5 | |
| | 56 | YES | BAL-12.5 | |
| | 57 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment

BAL Determination Sheet – Lot 55



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: 1, 3A, 3B & 3C
 Parent Title - PID: **9362976** CT: 131367/1 & 168041/1

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 56



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 57



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

Stage 6 BAL Rating per lot created

The land must be managed in accordance with the hazard management areas of this plan and the BAL ratings of each lot shown in the table below are applicable:

| Stage No | Lot No | Bushfire Prone | Assessed BAL | Conditional Variance |
|----------|--------|----------------|--------------|----------------------|
| 6 | 1 | NO | BAL-LOW | |
| | 2 | NO | BAL-LOW | |
| | 3 | NO | BAL-LOW | |
| | 40 | YES | BAL-12.5 | |
| | 41 | YES | BAL-12.5 | |
| | 43 | YES | BAL-12.5 | |
| | 44 | YES | BAL-12.5 | |
| | 58 | YES | BAL-12.5 | |

The assigned BAL applies to the entirety of the lot created not to the building envelope described by the planning scheme. This ensures that the BAL assigned will translate to future Discretionary applications if desired by the future land owners. The assigned BAL also takes into account the HMA distance to achieve the relevant decision.

Note: if a lot features a 'Conditional Variance' to the assessed Bushfire Attack Level (BAL), it places a restriction or obligation on that lot to perform to the requirements of the Conditional Variance. This is required for some lots that are on the fringe of the exposure level (i.e. BAL-19 or BAL-29) where the placement of a building can increase or decrease the assessed BAL. In addition, in the event of a Staged Subdivision; the construction and completion of a new stage can reduce the BAL.

BAL Assessment
BAL Determination Sheet – Lot 1



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|---|
| | N | S | E | W |
| | 8 | 21 | 3 | 3 |

Closest Exposure: 3 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

BAL Assessment
BAL Determination Sheet – Lot 2



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|---|
| | N | S | E | W |
| | 8 | 21 | 3 | 3 |

Closest Exposure: 3 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

BAL Assessment
BAL Determination Sheet – Lot 3



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|---|---|
| | N | S | E | W |
| | 8 | 21 | 3 | 3 |

Closest Exposure: 3 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | LOW | LOW | LOW | LOW |

Site BAL Assessment

BAL classification adopted for site is: BAL - LOW

BAL Assessment

BAL Determination Sheet – Lot 40



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 42 | 32 | 50 | 32 |

Closest Exposure: 32 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|---------------------------------------|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: **BAL - 12.5**

BAL Assessment
BAL Determination Sheet – Lot 41



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 34 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | LOW | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 43



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 44



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5

BAL Assessment
BAL Determination Sheet – Lot 58



EnviroPlan Australia
Micheal Wells

Bushfire Accreditation No: **BFP-128**
 Scope of Accreditation: **1, 3A, 3B & 3C**
 Parent Title - PID: **9362976** CT: **131367/1 & 168041/1**

Classification for each side of the Site

| Vegetation Class | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> | Exclusions (where applicable) |
|------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-------------------------------------|
| Group A - Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group B - Woodland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group C - Shrubland | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group D - Scrub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group E - Mallee/Mulga | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group F - Rainforest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Group G (FDI 50) - Grassland | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Group H – Managed Land | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Vegetation Proximity

| Distance classified vegetation to | Show distance in metres | | | |
|-----------------------------------|-------------------------|----|----|----|
| | N | S | E | W |
| | 16 | 16 | 16 | 16 |

Closest Exposure: 16 metres

Note: If there is no classification vegetation within 100m of the site then the BAL is LOW for that part of the site.

Land Slope

| | N <input checked="" type="checkbox"/> | S <input checked="" type="checkbox"/> | E <input checked="" type="checkbox"/> | W <input checked="" type="checkbox"/> |
|--|--|--|--|--|
| Slope under the classified vegetation | Upslope | | | |
| | Upslope/0° <input type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> | Upslope/0° <input checked="" type="checkbox"/> |
| Slope under the classified vegetation | Downslope | | | |
| | >0 to 5° <input checked="" type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> | >0 to 5° <input type="checkbox"/> |
| | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> | >5 to 10° <input type="checkbox"/> |
| | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> | >10 to 15° <input type="checkbox"/> |
| | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> | >15 to 20° <input type="checkbox"/> |
| BAL value for each side of site | 12.5 | 12.5 | 12.5 | 12.5 |

Site BAL Assessment

BAL classification adopted for site is: BAL - 12.5



Bushfire Hazard Management Plan

Note: Specifications must be read in conjunction with the Bushfire Hazard Management Plan that accompanies this Bushfire Risk Report



Application for Planning Permit
PROPOSED SUBDIVISION
In the
**LOW DENSITY RESIDENTIAL, RURAL RESOURCE,
& ENVIRONMENTAL MANAGEMENT ZONES**
47 Bridge Street, Sisters Beach

Supporting Documentation
September 2019

CONSULTANT DETAILS



Mr. Micheal Wells GradDipUrbRegPlan.BEnvDes

Town Planner, Bushfire Assessor, Building Designer, Fire Engineer (IFE)

Bushfire Accreditation No: BFP-128

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Document Status

| Revision No | Author | Signature | Date |
|-------------|----------|--|----------------|
| 6 | M. Wells |  | September 2019 |

Engagement & Invoicing Directions

EnviroPlan Australia (*the Agent*) has been engaged by Phil & Sally Irby (the *Permit Holder*) to prepare documentation for a planning permit for a Proposed Subdivision located on land known as 47 Bridge Street, Sisters Beach. Any Permit issued is affixed to land and not an individual.

The services rendered by *the Agent* are strictly limited to the preparation of documentation in order to obtain planning permissions only. *The Agent* is not to be considered as the "permit holder" as part of any permit condition issued by any Authority and is not responsible for any costs incurred through a *Permit Holder* enacting a permit condition.

In such circumstances where the primary *Permit Holder* named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs and invoices incurred by enacting any permit issued that is affixed to the land.

Under **no circumstances** is EnviroPlan Australia (*the Agent*) to be invoiced as 'the responsible party for payment' for any invoice issued by the Planning Authority or TasWater (including any other referral agency) either as part of this primary planning application or at any stage thereafter.

All invoicing is to be addressed to the following:

The Land – Site

Title & Description

The Certificate of Title for the subject site is C/T's:131367/1 & 168041/1, PID: 9362976. A copy of the title is provided as Annexure A.

The street address is 47 Bridge Street, Sisters Beach and Phil & Sally Irby are the owners.



Figure 1 – Location of land 47 Bridge Street, Sisters Beach

The 54.69 ha property fronts onto Bridge Street and is located on southern side of Irby Boulevard.

Existing Use and Development

The current use of land is agricultural. Currently there is a dwelling and associated sheds located on the property.

Site Analysis

Topography

The site falls from south to north and is relatively plateaued from the central area of the site to the north.

Drainage

Stormwater is disposed of through on site tanks with an overflow that is distributed throughout a soakage area within the allotment. Sewerage is disposed of through to the TasWater sewer network within the area.

Land Capability

The land is within a delineated area of the Land Capability Survey Tasmania by RM Morton and CJ Grose; Department of Primary Industry and Fisheries: Tasmania 1997. The soil classification of the subject site is Class 5 & 6.



Figure 2 – Land Capability of site – source: www.thelist.tas.gov.au

Access

Access to the subject land is off Bridge Street via a formed urban crossover.

Reticulated Services

Sewerage reticulation from TasWater infrastructure is available to the subject site. Water and stormwater mains are not located within the vicinity to the site.

Surrounding Property Use

- North of the site is Irby Boulevard;
- East is residential uses;
- South is residential uses and bushland; and
- West is vacant residential land.

Lands Limitations

Minor limitations have been identified within the subject site. There low risk land slide potentials to the in the habitable areas of the site and medium risk to areas that are not within proximity to any works. Therefore the proposal is exempted under E6.4.4 (j) as it is a subdivision of land in a low landslide hazard area.



Figure 3 – Landslide Layer, 47 Bridge Street, Sisters Beach – source: www.thelist.tas.gov.au

Proposal

The applicants, Phil & Sally Irby are seeking to construct a Proposed Subdivision under the Waratah-Wynyard Interim Planning Scheme 2013.

The proposal is a 58 lot subdivision of land over 4 zones.

1. Low Density Residential;
2. Rural Living;
3. Environmental Management; and
4. Rural Resource.

A copy of the proposal plans is included as Annexure C.

The applicant is applying to the Council, as the Planning Authority, to utilise its discretion and approve the development in accordance with the provisions of Section 57 of the Land Use Planning and Approvals Act 1993.

Planning Scheme Provisions

The applicable planning instrument is the *Waratah-Wynyard Interim Planning Scheme 2013* and the subject land is zoned as Low Density Residential.

The relevant sections of the Planning Scheme are listed below for discussion. The relevant issue and item identifier is provided and states whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each relevant section. Issues that address the Performance Criteria are listed as “Discretionary” and discussion is put forward to the relevant points.

The clauses that are not applicable to the proposal have not been discussed.

The applicable Scheme standards for development in the Low Density Residential Zone are described in the following relevant sections of the *Waratah-Wynyard Interim Planning Scheme 2013*:

- 12.1.1 Zone Purpose Statements
- 12.1.2 Local Area Objectives
- 12.1.3 Desired Future Character Statements
- 12.2 Use Table
- 12.3 Use Standards

- 12.4.1 Suitability of a site or a lot on a plan of subdivision for use or development
- 12.4.2 Dwelling Density
- 12.4.7 Setback of development for sensitive use
- 12.4.8 Subdivision
- 12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision.

Part E Codes

- E1 Bushfire-Prone Areas Code
- E3 Clearing and Conversion of Vegetation Code
- E9 Traffic Generating Use and Parking Code
- E10 Water and Waterways Code

Part F Special Area Plans

- There are no specific area plans in relation to the *Waratah -Wynyard Interim Planning Scheme 2013*

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1

To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2

To provide for non-residential uses that are compatible with residential amenity.

12.1.2 Local Area Objectives

- a) *Land is available for residential use in urban and semi-urban settings;*
- b) *Low density residential areas make efficient use of land and optimise available infrastructure provision through a balance between infill and redevelopment of established residential areas and by incremental release of new land;*
- c) *The type, scale, and intensity of use or development are consistent with the level of permanent constraint on residential use at suburban densities.*
- d) *New or intensified use or development is restricted if the limit of a known constraint on residential use is uncertain;*
- e) *Low density residential areas provide equivalent opportunity for single dwelling and multiple dwelling developments and for shared and supported accommodation through private, public, and social investment.*
- f) *Low density residential areas enable opportunity for convenient access to basic level services and facilities for education, health care, retail, social, and recreation purposes;*
- g) *Low density residential areas provide small-scale employment opportunities in home occupation and home based business.*
- h) *The amenity and character of low density residential areas is commensurate with the location of housing and support activity within a shared urban or semi-urban living space, and is to take into account –*
 - a. *the likely impact on residential use from the occurrence and operation of non-housing activity;*
 - i. *suitable of a site for intended use;*
 - ii. *possible absence in provision or capacity of community services, transport infrastructure and utilities;*
 - iii. *restriction imposed by an environmental constraint;*
 - iv. *the level of risk from exposure to a natural hazard; and*
 - v. *the effect of location and configuration of buildings within a site on -*
 - a. *apparent bulk and scale of buildings and structures;*
 - b. *opportunity for on-site provision of private open space and facilities for parking of vehicles;*

- c. *opportunity for access to daylight and sunlight;*
- d. *visual and acoustic privacy between adjacent dwellings; and*
- e. *consistency of the streetscape; and*
- f. *the relationship between new sensitive use and the use of land in an adjoining zone*

12.1.3 Desired Future Character Statements

Use or development in a low density residential area is to provide –

- a) *sites that are typically larger than suburban lots, although size is dependent on availability of utilities and land capability;*
- b) *choice and diversity in the design, construction, and affordability of buildings;*
- c) *housing as a predominant but not exclusive form of development;*
- d) *buildings that are typically of one or two storeys;*
- e) *a streetscape in which buildings are setback consistently from the frontage;*
- f) *buildings that are set apart from adjacent buildings to –*
 - i. *reduce apparent bulk and scale;*
 - ii. *enable each an opportunity for access to sunlight; and*
 - iii. *assist visual and acoustic privacy of adjoining residents;*
- g) *site coverage that retains unbuilt area for recreation, service activity, vehicle parking, and on-site disposal of sewage or stormwater; and*
- h) *an ordered pattern of lots and an internal road network*

For the purposes of this section – lots 1-39 are within the Low Density Residential zone and address the following:

12.2 Use Table

The proposal is for a residential use.

12.3 Use Standards

Not applicable to this application

12.4 Development Standards

12.4.1 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- a) *provide a suitable development area for the intended use;*
- b) *provide access from a road; and*
- c) *make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater*

Performance Criteria P1

A site or each lot on a plan of subdivision must

- a) *be of sufficient area for the intended use or development without likely constraint or interference for –*
 - i. *erection of a building if required by the intended use;*
 - ii. *access to the site;*
 - iii. *use or development of adjacent land;*
 - iv. *a utility; and*
 - v. *any easement or lawful entitlement for access to other land; and*

- b) *If a new residential lot, be orientated to maximise opportunity for solar access to a building area*

Discussion

Lots 2, 3, 10, 11, 21 and 22 are under the 800m² requirement and rely on the performance criteria.

Each lot is of sufficient area for the intended residential use of the land where the proposal plans identify the lot sizes where as demonstrated on the submission plans; the sites are not constrained and enable the erection of a building required for a residential use with sufficient access to each site. The lot sizes do not interfere or constrain use or development of adjacent land or utility services nor access to other land complying with P1(a).

Each lot is orientated to maximise its ability of solar ingress in to the lot where possible due to built forms and existing conditions remaining consistent with P1(b).

Acceptable Solutions A2

A site or each lot on a subdivision plan must have a separate access from a road –

- a) across a frontage over which no other land has a right of access; and*
- b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- c) by a right of way connecting to a road –*
 - i. over land not required as the means of access to any other land; and*
 - ii. not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*
- d) with a width of frontage and any access strip or right of way of not less than –*
 - i. 3.6m for single dwelling development; or*
 - ii. 6.0m for multiple dwelling development or development for a non-residential use; and*
- e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.*

Discussion

Each lot has a frontage over which no other land has a right of access to and internal lots have an access strip that is not required as a means of access to other land. Each frontage is greater than 3.6m as demonstrated on the submission plans and the road authority has received an application for approvals that satisfactory arrangements can be provided for vehicular access between the road and the frontage.

Acceptable Solutions A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- a) provided in accordance with the Water and Sewerage Industry Act 2008; or*
- b) from a rechargeable drinking water system [R4] with a storage capacity of not less than 10,000 litres if–*
 - i. there is not a reticulated water supply; and*
 - ii. development is for –*
 - a. a single dwelling; or*
 - b. a use with an equivalent population of not more than 10 people per day*

Discussion

Water reticulation is not available to the subject area. Therefore each site is capable of providing a rechargeable drinking water supply / bulk water supply which is also required under the bushfire areas provisions satisfying A3(b)

Acceptable Solutions A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –

- a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or*
- b) by on-site disposal if –*
 - i. sewage or liquid trade waste cannot be drained to a reticulated sewer system; and*
 - ii. the development -*
 - a. is for a single dwelling; or*
 - b. provides for an equivalent population of not more than 10 people per day; or*
 - c. creates a total sewage and waste water flow of not more than 1,000l per day; and*
 - iii. the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

Discussion

Each lot (lots 1 – 39) are connected to the a sewer reticulation system as demonstrated on the submission plans complying with A4(a).

Acceptable Solutions A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or*
- b) if stormwater cannot be drained to a stormwater system –*
 - i. for discharge to a natural drainage line, water body, or watercourse; or*
 - ii. for disposal within the site if –*
 - a. the site has an area of not less than 5000m²;*
 - b. the disposal area is not within any defined building area;*
 - c. the disposal area is not within any area required for the disposal of sewage;*
 - d. the disposal area is not within any access strip; and*
 - e. not more than 50% of the site is impervious surface; and*
 - iii. the development is for a single dwelling*

Discussion

All lots (1 to 39) front onto new roads all of which abut a drainage channel to the west. It is intended that this drain be formalised in conjunction with the new road infrastructure and provide a discharge point to the natural drainage line complying with A5(b)(i).

12.4.2 Dwelling density

Objective:

Residential dwelling density is to –

- a) make efficient use of land for housing;*
- b) optimise utilities and community services; and*

- c) *be consistent with any constraint on suitability of the land for residential use*

Performance Criteria P1

The number of dwellings on a site must be consistent with the capability of the land for residential use in terms of –

- a) *a suitable building area;*
- b) *access from a road;*
- c) *provision of a water supply;*
- d) *disposal of sewage;*
- e) *disposal of stormwater; and*
- f) *a tolerable level of risk from a natural hazard*

Discussion

Each allotment (lots 1-39) are provided with a suitable building area and access to a road as demonstrated on the submission plans. Each lot requires on site water storages and use with on-site soakage of overflow. Each site is connected to a sewerage discharge point and there is a tolerable level of risk to a natural hazard as demonstrated in the bushfire report complying with P1 above.

12.4.7 Setback of development for sensitive use

Objective:

Development for a sensitive use is to –

- a) *minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for a residential purpose; and*
- b) *minimise unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport*

Acceptable Solutions A1

A building containing a sensitive use must be contained within a building envelope determined by –

- a) *the setback distance from the zone boundary as shown on the Table to this clause; and*
- b) *projecting upward and away from the zone boundary at an angle of 45° above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary*

Discussion

Not applicable – the proposal is a residential subdivision and does not contain any buildings as part of this proposal.

Acceptable Solutions A2

Development for a sensitive use must be not less than 50m from –

- a) *a major road identified in the Table to this clause;*
- b) *a railway;*
- c) *land designated in the planning scheme for future road or rail purposes; or*
- d) *a proclaimed wharf area*

Discussion

The proposed development is for a sensitive use and is not located less than 50m from the Bass Highway, a railway or future road and a proclaimed wharf complying with A2 above.

12.4.8 Subdivision

Objective:

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Low Density Residential zone

Acceptable Solutions A1

Each new lot on a plan of subdivision must be –

- a) intended for residential use;*
- b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority*

Discussion

Each lot (1-39) is intended for a residential use complying with A1(a).

Performance Criteria P2

- a) A lot must have a frontage to a road; or*
- b) An internal lot on a plan of subdivision must be –*
 - i. reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by –*
 - a. slope, shape, orientation and topography of land;*
 - b. an established pattern of lots and development;*
 - c. connection to the road network;*
 - d. connection to available or planned utilities;*
 - e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or*
 - f. exposure to an unacceptable level of risk from a natural hazard; and*
 - ii. without likely impact on the amenity of adjacent land*

Discussion

Each lot of the proposal has a frontage to a road complying with P2(a). Internal lots shown on the submission plans (within the low density residential zone) are required because of restrictions imposed by the zone layout as well as existing utility services and built forms. Each lot provides a connection to the road network and available utility services and does not place an undue impact on the amenity of adjacent land remaining consistent with P2 above.

12.4.9 Reticulation of an electricity supply to new lots on a plan of subdivision

Objective:

Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area

Acceptable Solutions A1

Electricity reticulation and site connections must be installed underground

Discussion

The proposal seeks to install underground electricity within the area of the low density residential zone complying with A1 above.

For the purposes of this section – lots 42-58 are within the Rural Living zone and address the following:

13.0 Rural Living Zone

- 13.1 Zone Purpose
- 13.1.1 Zone Purpose Statements
- 13.1.2 Local Area Objectives
- 13.1.3 Desired Future Character Statements

13.2 Use Table

13.3 Use Standards

- 13.3.1 Discretionary permit use
- 13.3.2 Impact of use

13.4 Development Standards

- 13.4.1 Suitability of a site or lot for use or development
- 13.4.2 Dwelling density
- 13.4.6 Setback of development for sensitive use
- 13.4.7 Subdivision
- 13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision

13.0 Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1

To provide for residential use or development on large lots in a rural setting where services are limited.

13.1.1.2

To provide for compatible use and development that does not adversely impact on residential amenity.

13.1.2 Local Area Objectives

The proposal is not inconsistent with the Local Area Objectives where:

13.1.2.1

- a) Use and development retains a rural setting*
- b) Rural living areas make efficient use of land and optimise available infrastructure through a balance between infill and redevelopment of established rural living areas and release of new land*
- c) The type, scale and intensity of use or development is consistent with the capacity of infrastructure services, land capability, the level of risk from exposure to natural hazards, and the protection of land significant for primary production;*
- d) Rural living areas provide opportunity for housing in single and multiple dwellings for individual, shared, and supported accommodation through private, public, and social investment;*

- e) *Rural living areas enable small-scale employment opportunities in home occupation and home based-business;*
- f) *New or intensified use or development is restricted if the limit of a constraint on residential use is unknown or uncertain.*
- g) *Rural living areas have no priority purpose for primary industry use*
- h) *The amenity and character of residential use is commensurate with the location of housing and support activity within a rural setting and is to take into account –*
 - i. *likely compromise as a result of factors arising from –*
 - a. *occupational and operational practices of primary industry and other use on adjacent rural land;*
 - b. *possible absence or under-provision of transport infrastructure and utilities;*
 - c. *possible absence of facilities for convenience retail, education, entertainment, health and social support, and for sports and recreation;*
 - d. *likelihood for exposure to a natural hazard; and*
 - e. *relative remoteness from an urban centre*
 - j) *the effect of location and configuration of buildings within a site on –*
 - a. *apparent bulk and scale of buildings and structures within the rural setting;*
 - b. *opportunity for on-site provision of private open space and facilities for parking of vehicles;*
 - c. *opportunity for access to daylight and sunlight;*
 - d. *visual and acoustic privacy between adjacent dwellings; and*
 - e. *consistency of the streetscape*

13.1.3 Desired Future Character Statements

The proposal is consistent with the applicable Desired Future Character Statement/s where:

13.1.3.1

- a) *occur as discrete, contiguous, and ordered clusters of dwellings and associated buildings embedded in a rural setting;*
- b) *provide sites that are larger than suburban lots, although size is dependent on availability of utilities, land capability, and retention of a rural setting;*
- c) *provide housing as a predominant but not exclusive use;*
- d) *provide choice and diversity in the type and form of buildings for housing and non-housing development;*
- e) *provide buildings that are typically of one or two storeys;*
- f) *provide a landscape in which buildings are set well apart from buildings on adjacent sites and from the frontage road;*
- g) *have very low site coverage and sufficient unbuilt area to accommodate any requirement for on-site disposal or sewage or stormwater; and*
- h) *may be self-sufficient with respect to water supply and arrangements for the treatment and disposal of sewage and stormwater*

13.2 Use Table

The proposal is defined by the planning scheme as “residential”.

13.3 Use Standards

Not applicable to this application.

13.4 Development Standards

13.4.1 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- a) provide a suitable development area for the intended use;*
- b) provide access from a road; and*
- c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater*

Performance Criteria P1

A site or each lot on a plan of subdivision must –

- a) if intended for residential use be of sufficient size to be consistent with clauses 13.1.1, 13.1.2 and 13.1.3 having regard to –*
 - i. the number, size and distribution of existing and approved lots on land in the vicinity;*
 - ii. the pattern, intensity and character of established use and development on other lots in the vicinity;*
 - iii. the capacity of any available or planned utilities; and*
 - iv. capability of the land to accommodate residential use; and*
- b) be of sufficient size for the intended use having regard to the effect of one or more of the following as are relevant to the size of a site or lot –*
 - i. topography of the land and land in the vicinity;*
 - ii. natural drainage of the land and land in the vicinity;*
 - iii. the desirability of protecting native vegetation, landscape features, natural and cultural values;*
 - iv. provision for management of exposure to natural hazards;*
 - v. provision of an accessible building area;*
 - vi. compliance to the acceptable solution criteria in any applicable standard for location and separation of a building;*
 - vii. arrangements for the convenient provision of roads and access to the land;*
 - viii. arrangements for the provision of a water supply and for the drainage and disposal of sewage and stormwater;*
 - ix. any restriction or requirement of a lawful easement or statutory interest in the land; and*
 - x. Opportunity for solar access to a building area.*

Discussion:

All lots within the rural living zone are sized above the 1ha requirement with the exception of lot 55 which is 9798m². All other allotments (42-54, 56-58) meet the Acceptable Solutions criteria.

Lot 55 is intended for a residential use and is consistent with the zone purpose statements, local area objectives and desired future character statements and has regard to the distribution and size of the lots within the vicinity as it is just shy of the 1ha lot size requirement and it responds to awkward boundaries to the north remaining consistent with P1(a)(i) & (ii). It has regard for the capacity of available utilities and is capable of accommodating a residential use as demonstrate on the submission plans complying with P1(a)(iii) & (iv).

The site is of sufficient size and has regard for the topography of the land and the natural drainage of the land in the vicinity. It provides an accessible building area and has a convenient arrangement for access to the road as well as providing for the opportunity of solar access to the building area complying with P1(b).

Acceptable Solutions A2

A site or each lot on a subdivision plan must have a separate access from a road –

- a) across a frontage over which no other land has a right of access; and*
- b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- c) by a right of way connecting to a road –
 - i. over land not required as the means of access to any other land; and*
 - ii. not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and**
- d) with a width of frontage and any access strip or right of way of not less than 6.0m; and*
- e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.*

Discussion

Each lot has a frontage over which no other land has a right of access to and internal lots have an access strip that is not required as a means of access to other land. Each frontage is greater than 3.6m as demonstrated on the submission plans and the road authority has received an application for approvals that satisfactory arrangements can be provided for vehicular access between the road and the frontage.

Acceptable Solutions A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- a) from a connection to a water supply provided in accordance with the Water and Sewerage Industry Act 2008; or*
- b) from a rechargeable drinking water system R6 with a storage capacity of not less than 10,000 litres if–
 - i. there is not a reticulated water supply; and*
 - ii. development is for –
 - a. a single dwelling; or*
 - b. a use with an equivalent population of not more than 10 people per day***

Discussion

Water reticulation is not available to the subject area. Therefore each site is capable of providing a rechargeable drinking water supply / bulk water supply which is also required under the bushfire areas provisions satisfying A3(b)

Acceptable Solutions A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and trade waste –

- a) to a reticulated sewer system provided in accordance with the Water and Sewerage Industry Act 2008; or*
- b) by on-site disposal if –
 - i. sewage or trade waste cannot be drained to a reticulated sewer system; and*
 - ii. the development –
 - a. is for a single dwelling; or*
 - b. provides for an equivalent population of not more than 10 people per day; or*
 - c. creates a total sewage and waste water flow of not more than 1,000l per day; and***

- iii. *the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS 1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

Discussion

Each lot (lots 42-58) are intend on utilising on site waste water systems for a single dwelling that are to be constructed in accordance with AS/NZS 1547:2012 complying with A4(b)(ii)(a).

Acceptable Solutions A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater

–

- a) *for discharge to a stormwater system provided in accordance with the Urban Drainage Act 2013; or*
- b) *if stormwater cannot be drained to a stormwater system –*
 - i. *for discharge to a natural drainage line, water body, or watercourse; or*
 - ii. *for disposal within the site if –*
 - a. *the site has an area of not less than 5000m²;*
 - b. *the disposal area is not within any defined building area;*
 - c. *the disposal area is not within any area required for the disposal of sewage;*
 - d. *the disposal area is not within any access strip; and*
 - e. *not more than 50% of the site is impervious surface; and*
 - iii. *the development is for a single dwelling*

Discussion:

Each site if the proposal (lots 42-58) are intended on disposing of stormwater within site and are suitably size above 5000m² complying with A5(b). The disposal areas will be via separate application when a building is proposed on the relevant allotment.

13.4.2 Dwelling density

Objective:

Residential dwelling density [R7] is to –

- a) *make efficient use of land for housing;*
- b) *optimise utilities and community services; and*
- c) *be consistent with any constraint on suitability of the land for residential use*

Performance Criteria P1

The number of dwellings on a lot or site must be consistent with:

- a) *clauses 13.1.1, 13.1.2 and 13.1.3 having regard to –*
 - i. *the size of any existing or approved lot or site on land in the vicinity; and*
 - ii. *the pattern, intensity and character of established use and development on other lots in the vicinity; and*
- b) *the capability of the land for residential use having regard to the effect of one or more of the following as are relevant to the size of a site or lot –*
 - i. *topography;*
 - ii. *natural drainage;*
 - iii. *the desirability of protecting native vegetation, landscape features, natural and cultural values;*
 - iv. *provision for management of exposure to natural hazards;*
 - v. *provision for access to the building area;*

- vi. *compliance to the acceptable solution criteria in any applicable standard for location and separation of a building in relation to a frontage, side or rear boundary or zone boundary and from adjacent buildings;*
- vii. *arrangements for the convenient provision of roads and access to the land;*
- viii. *arrangements for the provision of a water supply and for the drainage and disposal of sewage and stormwater;*
- ix. *any restriction or requirement of a lawful easement or statutory interest in the land; and*
- x. *opportunity for solar access to each building.*

Discussion:

All lots within the rural living zone are sized above the 1ha requirement with the exception of lot 55 which is 9798m². All other allotments (42-54, 56-58) meet the Acceptable Solutions criteria.

Lot 55 is intended for a residential use and is consistent with the zone purpose statements, local area objectives and desired future character statements and has regard to the distribution and size of the lots within the vicinity as it is just shy of the 1ha lot size requirement and it responds to awkward boundaries to the north remaining consistent with P1(a)(i) & (ii). It has regard for the capacity of available utilities and is capable of accommodating a residential use as demonstrate on the submission plans complying with P1(a)(iii) & (iv).

The site is of sufficient size and has regard for the topography of the land and the natural drainage of the land in the vicinity. It provides an accessible building area and has a convenient arrangement for access to the road as well as providing for the opportunity of solar access to the building area complying with P1(b).

13.4.6 Setback of development for sensitive use

Objective:

Development for a sensitive use is to -

- a) *minimise likelihood for conflict, interference, and constraint between the sensitive use and the use or development of land in a zone that is not for a residential purpose; and*
- b) *minimise unreasonable impact on amenity of the sensitive use through exposure to emission of noise, fumes, light and vibration from road, rail, or marine transport*

Acceptable Solutions A1

A building containing a sensitive use must be contained within a building envelope determined by –

- a) *the setback distance from the zone boundary as shown on the Table to this clause; and*
- b) *projecting upward and away from the zone boundary at an angle of 45o above the horizontal from a wall height of 3.0m at the setback distance from the zone boundary*

Discussion:

Not applicable – the proposal does not contain a building.

Acceptable Solutions A2

Development for a sensitive use must be not less than 50m from –

- a) *a major road identified in the Table to this clause;*
- b) *a railway;*
- c) *land designated in the planning scheme for future road or rail purposes; or*
- d) *a proclaimed wharf area*

Discussion

The proposed development is for a sensitive use and is not located less than 50m from the Bass Highway, a railway or future road and a proclaimed wharf complying with A2 above.

13.4.7 Subdivision**Objective:**

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of the Rural Living zone

Acceptable Solutions A1

Each new lot on a plan of subdivision must be –

- a) intended for residential use;*
- b) a lot required for public use by the State government, a Council, a Statutory authority or a corporation all the shares of which are held by or on behalf of the State, a Council or by a statutory authority*

Discussion

Each lot (42-58) is intended for a residential use complying with A1(a).

Performance Criteria P2

- a) An internal lot on a plan of subdivision must be –*
 - i. reasonably required for the efficient use of land as a result of a restriction on the layout of lots with a frontage imposed by –*
 - a. slope, shape, orientation and topography of land;*
 - b. an established pattern of lots and development;*
 - c. connection to the road network;*
 - d. connection to available or planned utilities;*
 - e. a requirement to protect ecological, scientific, historic, cultural or aesthetic values, including vegetation or a water course; or*
 - f. exposure to an unacceptable level of risk from a natural hazard; and*
 - ii. without likely impact on the amenity of adjacent land*

Discussion

Internal lots shown on the submission plans (within the rural living zone) are required because of restrictions imposed by the zone layout as well as existing utility services and built forms. Each lot provides a connection to the road network and available utility services and does not place an undue impact on the amenity of adjacent land remaining consistent with P2 above.

13.4.8 Reticulation of an electricity supply to new lots on a plan of subdivision**Objective:**

Distribution and connection of reticulated electricity supply to new lots on a plan of subdivision is to be without visual intrusion on the streetscape or landscape qualities of the residential area

Performance Criteria P1

It must be impractical, unreasonable, or unnecessary to install electricity reticulation and site connections underground

Discussion:

Each lot (42-58) are proposed to utilise the existing overhead infrastructure that is seen along Irby Boulevard. It is impractical and unreasonable to provide underground reticulation to such large allotments.

For the purposes of this section – lots 40 & 41 are within the Environmental Management zone and address the following:

29.0 Environmental Management Zone

- 29.1.1 Zone Purpose Statements
- 29.1.2 Local Area Objectives
- 29.1.3 Desired Future Character Statements

29.2 Use Table

29.3 Use Standards

- 29.3.1 Use in a statutory conservation reserve

29.4 Development Standards

- 29.4.1 Development in a statutory conservation area
- 29.4.2 Suitability of a site or lot for use or development
- 29.4.3 Location and configuration of development
- 29.4.4 Subdivision

Part F Special Area Plans

- There are no specific area plans in relation to the *Waratah Wynyard Interim Planning Scheme 2013*

29.0 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

29.1.1.1-To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2-To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.2 Local Area Objectives

Environmental management land is protected, conserved and managed to –

- sustain biodiversity and ecological process;*
- retain habitat value for native vegetation communities and fauna species;*
- protect significant geological features, natural landforms, and aesthetic or scenic landscape, including within the coastline and waterways;*
- protect places of special cultural value or heritage importance;*
- retain capacity of naturally occurring or renewable resources for productive economic use;*
- support recreation and tourism use;*
- minimise against intrusion and impact of conflicting use such as settlement and intensive primary production; and*
- Restrict new use or development on land with a high level of risk from exposure to a natural hazard.*

29.1.3 Desired Future Character Statements

- Use or development –*

- (i) *is in accordance with any conservation management requirement applying for the land in accordance with a law of or an agreement enforceable by the Commonwealth of Australia;*
- (ii) *is in accordance with any reserve management plan applying for the land;*
- (iii) *is in accordance with a municipal management plan for protection or conservation applying for the land and incorporated as a document forming part of this planning scheme; or*
- (iv) *is in accordance with best practice management principles for protection and conservation of an area of significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard; or*
- (b) *Use or development on land of significant ecological, scientific, cultural, or aesthetic value –*
 - (i) *is required to enhance conservation and protection; or*
 - (ii) *may involve an activity dependent on access to land of significant ecological, scientific, cultural, or aesthetic value;*
 - (iii) *involves minimal clearing and conversion of native vegetation and modification of natural topography; and*
 - (iv) *is typically self-sufficient with respect to provision for a water supply and for drainage and disposal of sewage and stormwater*

29.2 Use Table

29.3 Use Standards

29.4 Development Standards

29.4.2 Suitability of a site or lot for use or development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- (a) *provide a suitable development area for the intended use;*
- (b) *provide access from a road; and*
- (c) *make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater*

Acceptable Solutions A1

A site or each lot on a plan of subdivision must –

- (a) *have an area of not less than 1000m² excluding any access strip; and*
- (b) *if intended for a building, have a building area -*
 - (i) *of not more than 2000m² or 20% of the area of the site, whichever is the greater;*
 - (ii) *clear of any applicable setback from a frontage, side or rear boundary;*
 - (iii) *clear of any applicable setback from a zone boundary;*
 - (iv) *clear of any registered easement;*
 - (v) *clear of any registered right of way benefitting other land;*
 - (vi) *clear of any restriction imposed by a utility;*
 - (vii) *not including an access strip; and*
 - (viii) *accessible from a frontage or access strip*

Discussion:

Lots 40 & 41 contain the Environmental Management zone. Each lot is greater than 1000m² and no buildings are proposed within the Environmental Management zone area by this application.

Acceptable Solutions A2

A site or each lot on a subdivision plan must have a separate access from a road –

- (a) across a frontage over which no other land has a right of access; and*
- (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or*
- (c) by a right of way connecting to a road –*
 - (i) over land not required as the means of access to any other land; and*
 - (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and*
- (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and*
- (e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on the subdivision plan.*

Discussion:

Lots 40 & 41 have an access over the frontage which no other land has a right of access over and the frontage is greater than 6m as demonstrated on the submission plans. The road authority has received an application for consent where the proposal plans demonstrate that adequate arrangements can be provided for the proposal.

Acceptable Solutions A3

A site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- (a) provided in accordance with the Water and Sewerage Industry Act 2008; or*
- (b) from a rechargeable drinking water system with a storage capacity of not less than 10,000 litres if–*
 - (i) there is not a reticulated water supply; and*
 - (ii) development is for –*
 - a. a single dwelling; or*
 - b. a use with an equivalent population of not more than 10 people per day*

Discussion:

Each lot (lots 40 & 41) are capable of providing a rechargeable water supply which is also required by the bushfire plan if a habitable building is proposed by separate application.

Acceptable Solutions A4

A site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –

- (a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or*
- (b) by on-site disposal if –*
 - (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and*
 - (ii) the development -*
 - a. is for a single dwelling; or*
 - b. provides for an equivalent population of not more than 10 people per day; or*
 - c. creates a total sewage and waste water flow of not more than 1,000l per day;*
 - and*
 - (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

Discussion:

Each lot (lots 40 & 41) are capable of providing an on site waste water system for a single dwelling if a habitable building is proposed by separate application.

Acceptable Solutions A5

A site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- (a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or*
- (b) if storm water cannot be drained to a stormwater system –*
 - (i) for discharge to a natural drainage line, water body, or watercourse; or*
 - (ii) for disposal within the site if –*
 - a. the site has an area of not less than 5000m²;*
 - b. the disposal area is not within any defined building area;*
 - c. the disposal area is not within any area required for the disposal of sewage;*
 - d. the disposal area is not within any access strip; and*
 - e. not more than 50% of the site is impervious surface; and*
 - (iii) the development is for a single dwelling*

Discussion:

Each lot (lots 40 & 41) are capable of providing a disposal area for a single dwelling if a habitable building is proposed by separate application.

29.4.4 Subdivision**Objective:**

The division and consolidation of estates and interests in land is to create lots that are consistent with the purpose of Environmental management zone

Performance Criteria P1

- (a) A plan of subdivision to reconfigure land must –*
 - (i) be required to restructure, re-size, or reconfigure land for natural and cultural value management; and*
 - (ii) not create a new lot;*
- (b) A plan of subdivision to create a new lot must –*
 - (i) be required for a purpose permissible in the zone;*
 - (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;*
 - (iii) retained the balance area for ecological, scientific, cultural or aesthetic purposes;*
 - (iv) minimise unnecessary and permanent loss of land for existing and potential ecological, scientific, cultural or aesthetic purposes; and*
 - (v) minimise constraint or interference to existing and potential ecological, scientific, cultural or aesthetic purposes on the site and adjacent land in the zone; or*
- (c) A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use, including a residential use, must –*
 - (i) not be land containing a residential use approved by a permit granted under the Land Use Planning and Approvals Act 1993 as a required part of a permitted use;*
 - (ii) incorporate the excised area into an existing ecological, scientific, cultural or aesthetic purposes lot by amalgamation in a manner acceptable to the Recorder of Titles;*
 - (iii) minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential ecological, scientific, cultural or aesthetic purposes; and*

(iv) retain a lot with a size and shape to–

- a. accommodate the lawful existing use or development in accordance with the applicable standards for that use; or*
- b. not further increase any non-compliance for use or development on the existing lot*

Discussion:

The proposed subdivision of lots 40 & 41 intends to retain the land in its natural state for 'natural and cultural values management' in order to protect the habitat where no habitable buildings are intended to be located within this zone. The plan of subdivision does create a new lot in this area and it is sized to accommodate the nominated use retaining this area for ecological uses complying with P1(b) above.

For the purposes of this section – lot 41 is within the Rural Resource zone and addresses the following:

26.0 Rural Resource Zone

- 26.1.1 Zone Purpose Statements
- 26.1.2 Local Area Objectives
- 26.1.3 Desired Future Character Statements
- 26.2 Use Table
- 26.3 Use Standards
- 26.4.2 Suitability of a site or a lot for use or development
- 26.4.4 Subdivision

Part F Special Area Plans

- There are no specific area plans in relation to the Waratah -Wynyard Interim Planning Scheme 2013

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1

To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2

To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.2 Local Area Objectives

- a) *The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;*
- b) *Air, land and water resources are of importance for current and potential primary industry and other permitted use;*
- c) *Air, land and water resources are protected against –*
 - i. *permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and*
 - ii. *use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;*
- d) *Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels of intensity;*
- e) *All agricultural land is a valuable resource to be protected for sustainable agricultural production;*
- f) *Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;*
- g) *Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry*
- h) *Residential use and development on rural land is appropriate only if –*
 - i. *required by a primary industry or a resource based activity; or*

- ii. *without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes*

26.1.3 Desired Future Character Statements

Use or development on rural land –

- a) *may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –*
 - i. *expansive areas for agriculture and forestry;*
 - ii. *mining and extraction sites;*
 - iii. *utility and transport sites and extended corridors; and*
 - iv. *service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency*
- b) *may be interspersed with –*
 - i. *small-scale residential settlement nodes;*
 - ii. *places of ecological, scientific, cultural, or aesthetic value; and*
 - iii. *pockets of remnant native vegetation*
- c) *will seek to minimise disturbance to –*
 - i. *physical terrain;*
 - ii. *natural biodiversity and ecological systems;*
 - iii. *scenic attributes; and*
 - iv. *rural residential and visitor amenity;*
- d) *may involve sites of varying size –*
 - i. *in accordance with the type, scale and intensity of primary industry; and*
 - ii. *to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;*
- e) *is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems*

26.2 Use Table

The proposal is for development not a new use. The land is currently used for grazing and the proposal retains this use.

26.3 Use Standards

26.4.1 Suitability of a Site or a Lot on a Plan of Subdivision for Use or Development

Objective:

The minimum properties of a site and of each lot on a plan of subdivision are to –

- a) *provide for suitable development area for the intended use;*
- b) *provide access from a road; and*
- c) *make adequate provision for a water supply and for the drainage and disposal of sewerage and stormwater*

Acceptable Solution – A1

A site or each lot on a plan of subdivision must –

- a) *unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and*
- b) *if intended for a building, contain a building area –*
 - i. *of not more than 2000m² or 20% of the area of the site, whichever is the greater;*
 - ii. *clear of any applicable setback from a frontage, side or rear boundary;*
 - iii. *clear of any applicable setback from a zone boundary;*
 - iv. *clear of any registered easement;*

- v. clear of any registered right of way benefiting other land
- vi. clear of any restriction imposed by a utility;
- vii. not including an access strip;
- viii. accessible from a frontage or access strip

Discussion:

The subject land provides a lot size greater than minimum 1ha and is for an agricultural use satisfying A1(a).

Acceptable Solution - A2

A site or each lot on a subdivision plan must have a separate access from a road –

- a) across a frontage over which no other land has a right of access; and
- b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or
- c) by a right of way connecting to a road –
 - i. over land not required as the means of access to any other land; and
 - ii. not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and
- d) with a width of frontage and any access strip or right of way of not less than 6.0m; and
- e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.

Discussion:

Lot 41 has an access over the frontage which no other land has a right of access over and the frontage is greater than 6m as demonstrated on the submission plans. The road authority has received an application for consent where the proposal plans demonstrate that adequate arrangements can be provided for the proposal.

Acceptable Solution - A3

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply –

- a) provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) from a rechargeable drinking water system R31 with a storage capacity of not less than 10,000 litres if–
 - i. there is not a reticulated water supply; and
 - ii. development is for –
 - a. a single dwelling; or
 - b. a use with an equivalent population of not more than 10 people per day

Discussion:

The proposal is for an agricultural use.

Acceptable Solution - A4

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste –

- a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or
- b) by on-site disposal if –

- i. *sewage or liquid trade waste cannot be drained to a reticulated sewer system; and*
- ii. *the development –*
 - a. *is for a single dwelling; or.*
 - b. *provides for an equivalent population of not more than 10 people per day; or*
- iii. *the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip*

Discussion:

The proposal is for an agricultural use.

Acceptable Solution - A5

Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater –

- a) *to a stormwater system provided in accordance with the Urban Drainage Act 2013; or*
- b) *if stormwater cannot be drained to a stormwater system –*
 - i. *for discharge to a natural drainage line, water body, or watercourse; or*
 - ii. *for disposal within the site if –*
 - a. *the site has an area of not less than 5000m²;*
 - b. *the disposal area is not within any defined building area;*
 - c. *the disposal area is not within any area required for the disposal of sewage;*
 - d. *the disposal area is not within any access strip; and*
 - e. *not more than 50% of the site is impervious surface*

Discussion:

The proposal is for an agricultural use.

26.4.4 Subdivision

Objective:

The division and consolidation of estates and interests in rural resource land is to create lots that are consistent with the purpose of the Rural Resource zone

Performance Criteria – P1

- a) *A plan of subdivision to reconfigure land must –*
 - i. *be required to restructure, re-size, or reconfigure land for primary industry use; and*
 - ii. *not create an additional lot;*
- b) *A plan of subdivision to create a new lot must –*
 - i. *be required for a purpose permissible in the zone;*
 - ii. *be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;*
 - iii. *retain the balance area for primary industry use;*
 - iv. *minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;*
 - v. *minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and*

- vi. *minimise unnecessary and permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; or*
- c) *A plan of subdivision to reduce the area of an existing lot on a sealed plan containing a lawful use must –*
 - i. *not be land containing a residential use approved by a permit granted under the Land Use Planning and Approvals Act 1993 as a required part of a permitted use;*
 - ii. *incorporate the excised area into an existing primary industry lot by amalgamation in a manner acceptable to the Recorder of Titles R32;*
 - iii. *minimise likelihood for the existing use on the reduced area lot to further constrain or interfere with use of the balance area or adjacent land for an existing or potential primary industry use; and*
 - iv. *retain a lot with a size and shape that –*
 - a. *can accommodate the lawful existing use or development in accordance with the applicable standards for that use; or*
 - b. *does not further increase any non-compliance for use or development on the existing lot*

Discussion:

The proposed subdivision creates a new allotment for the rural living zone and intends on retaining the existing use for grazing which is a permissible use within the zone satisfying P1(b)(i).

The proposal sizes and configures the allotment to utilise the existing zone layout retaining the balance area (environmental management zone) for ecological purposes complying with P1(b)(ii).

The proposal minimises any loss of rural resource land as it maximises the available land as part of this submission complying with P1(b)(iii) and therefore minimises unnecessary loss of land complying with P1(b)(iv). The proposal does not interfere or constrain adjacent land complying with P1(b)(v).

Part E Codes

E1 Bushfire-Prone Areas Code

The proposal is a subdivision and is therefore subject to the provisions of the Code. A bushfire hazard management plan from an accredited person is featured as an annexure to this report.

E2 Airport Management Code – Not Applicable

The proposal is not located within the areas defined within the Air Navigation Services – Aircraft Operations Surfaces on planning scheme maps and is therefore not applicable to the code.

E3 Clearing and Conversion of Vegetation Code

The proposal does not seek to modify any existing native vegetation communities, habitats or areas of vegetation and therefore this Code is not applicable to this application.

E3.6.1 Protection of a threatened native vegetation community or native vegetation providing habitat for a threatened species

Objective:

The clearing and conversion of native vegetation is to minimise likely adverse impact on biodiversity, ecological process, and habitat value.

Acceptable Solution – A1

- a) *Vegetation must not be any of the following*
 - i. *a threatened native vegetation community;*
 - ii. *contain threatened flora or be threatened fauna habitat; or*
 - iii. *be within 30m of a water body, watercourse, wetland, or coastal shoreline; or*
- b) *the removal or destruction of any rare or threatened species or rare or threatened communities protected under state or commonwealth legislation must not occur unless authorised by the appropriate agency*

Discussion:

The proposal clears vegetation in the Low Density Residential area for the purposes of bushfire mitigation. This vegetation is not listed as threatened native vegetation complying with A1(a)(i). It does not contain threatened flora or fauna and is not within 30m of a water course. It is also not within an area that is under State or Commonwealth legislation and is therefore consistent with A1 above.

E3.6.2 Clearing of vegetation on land of scenic or landscape value

Objective:

The clearing and conversion of vegetation is to minimise likely adverse impact on scenic or landscape value –

- a) *on land in the Environmental Living zone, Environmental Management zone, Open Space zone, and Rural Living zone; or*
- b) *on land identified on the planning scheme map as significant for scenic or landscape value*

Performance Criteria – P1

- a) *Clearing and conversion of vegetation must –*
 - i. *be necessary to deliver an overriding social, economic or environmental benefit to the community; or*
 - ii. *be justified by exceptional circumstances; and*
 - iii. *there is no suitable alternative site; or*
- b) *be consistent with the objectives and outcomes for any scenic or landscape management plan incorporated as a document forming part of this planning scheme; and*
- c) *the extent of clearing and conversion must –*

- i. retain a sufficient intensity and distribution of vegetation to screen cleared and converted areas;
- ii. not impact on the visual qualities of a shoreline, skyline, ridge, or other prominent landform feature;
- iii. not be exposed to view from a road, public place, or settlement area; and
- iv. include measures to minimise likely adverse impact for scenic or landscape value

Discussion:

Whilst lot 40 demonstrates a building envelope on the subject land however no clearing or building is proposed by this application. The Scheme requires that the bushfire areas code demonstrate that a lot is “capable” of achieving a BAL 19 rating (or less). For the purposes of demonstration lot 40 has been included to demonstrate capability however no clearing is proposed by this application. All future development of this site will require to meet the provision if clearing is proposed. Therefore this provision is not applicable to this application.

E3.6.3 Clearing of vegetation on land susceptible to landslide

Objective:

The clearing and conversion of vegetation on land in a landslide hazard area to which Code E6 – Hazard Management applies under this planning scheme is to minimise risk for activating a landslide.

Acceptable Solution – A1

The site must be within an area –

- a) exposed to a low level of likely risk from landslide; and
- b) a landslide hazard risk assessment as defined in E6^{L1} must indicate clearing of native vegetation –
 - i. can achieve and maintain a tolerable level of risk; or
 - ii. there is an insufficient increase in the level of risk to warrant any specific hazard reduction or protection measures; or
 - iii. any condition or requirement for specific hazard reduction or protection measures

Discussion:

Not applicable – no clearing is proposed by this application.

E4 Change in Ground Level Code – Not Applicable

The proposal does not alter any ground levels to existing or natural ground levels and therefore this Code is not applicable to this application.

E5 Local Heritage Code – Not Applicable

The proposal does not contain any heritage issues and therefore this Code is not applicable to this application.

E6 Hazard Management Code – Not Applicable

The proposal site contains low risk areas within proposed building areas of the sites. All medium land risk areas are away from these areas and therefore the areas of risk are low risk. Therefore the proposal is exempted under E6.4.4 (j) as it is a subdivision of land in a low landslide hazard area.

E7 Sign Code – Not Applicable

The proposal does not contain any signage as part of the application and therefore this Code is not applicable to this application.

E8 Telecommunication Code – Not Applicable

The proposal is for a residential dwelling and does not contain any telecommunications infrastructure and therefore this Code is not applicable to this application.

E9 Traffic Generating Use and Parking Code

E9.5 Use Standards

E9.5.1 Provision for parking

Objective:

Provision is to be made for convenient, accessible, and usable vehicle parking to satisfy requirements for use or development without impact for use or development of other land or for the safety and operation of any road

Acceptable Solution – A1

Provision for parking must be –

- a) *the minimum number of on-site vehicle parking spaces must be in accordance with the applicable standard for the use class as shown in the Table to this Code;*

Discussion:

Each allotment provides sufficient area to accommodate the car parking requirements of the Code

E9.5.2 Provision for loading and unloading vehicles

Objective:

Provision is made for conveniently located and accessible areas for the loading and unloading of goods and materials and for the pick-up and set-down of passengers from vehicles

Acceptable Solution – A1

There must be provision within a site for –

- a) *on-site loading area in accordance with the requirement in the Table to this Code; and*
- b) *passenger vehicle pick-up and set-down facilities for business, commercial, educational and retail use at the rate of 1 space for every 50 parking spaces*

Discussion:

Each allotment provides sufficient area to accommodate the on site loading requirements of the Code

E9.6.1 Design of vehicle parking and loading areas

Objective:

Vehicle circulation, loading, and parking areas–

- a) *protect the efficient operation and safety of the road from which access is provided;*
- b) *promote efficiency, convenience, safety, and security for vehicles and users; and*
- c) *provide an appropriate layout and adequate dimension to accommodate passenger or freight vehicle associated with use of the site*

Acceptable Solution – A1.1

All development must provide for the collection, drainage and disposal of stormwater; and

Acceptable Solution – A1.2

Other than for development for a single dwelling in the General Residential, Low Density Residential, Urban Mixed Use and Village zones, the layout of vehicle parking area, loading area, circulation aisle and manoeuvring area must –

- a) *Be in accordance with AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;*
- b) *Be in accordance with AS/NZS2890.2 (2002) Parking Facilities - Off Street Commercial Vehicles;*
- c) *Be in accordance with AS/NZS 2890.3 1993) Parking Facilities – Bicycle Parking Facilities;*
- d) *Be in accordance with AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;*
- e) *Each parking space must be separately accessed from the internal circulation aisle within the site;*
- f) *Provide for the forward movement and passing of all vehicles within the site other than if entering or leaving a loading or parking space; and*
- g) *Be formed and constructed with compacted sub-base and an all-weather surface.*

Discussion:

The development demonstrates that it collects, drains and disposes of stormwater over the allotments via appropriate means complying with A1.1.

All allotments within the rural living, rural resource and environmental management areas contain sufficient space to accommodate the requirements of parking and manoeuvrability on the site complying with A1.2 above.

Acceptable Solution – A2

Design and construction of an access strip and vehicle circulation, movement and standing areas for use or development on land within the Rural Living, Environmental Living, Open Space, Village, or Environmental Management zones must be in accordance with the principles and requirements for in the current edition of Unsealed Roads Manual – Guideline for Good Practice ARRB

Discussion:

Each lot within the rural living, environmental management and rural resource zone is intended on providing an access in compliance with the unsealed roads manual (Chapters 1 – 11) as appropriate.

E10 Water and Waterways Code**E10.6.1 Development in proximity to a water body, watercourse or wetland****Objective:**

Development within 30m of or located in, over, on or under a water body, water course or wetland is to have minimum impact on –

- a) *the ecological, economic, recreational, cultural significance, water quality, and physical characteristic of a water body, watercourse or wetland;*
- b) *the hydraulic capacity and quality of a water body, watercourse or wetland for ecological viability, water supply, flood mitigation, and filtration of pollutants, nutrients and sediments;*
- c) *function and capacity of a water body, watercourse or wetland for recreation activity; and*
- d) *aesthetic features of a water body, watercourse or wetland in the landscape*

Performance Criteria – P1

Development must –

- a) *minimise risk to the function and values of a water body watercourse or wetland^{R37}, including for –*
 - i. *hydraulic performance;*
 - ii. *economic value;*
 - iii. *water based activity;*
 - iv. *disturbance and change in natural ground level;*
 - v. *control of sediment and contaminants;*
 - vi. *public access and use;*
 - vii. *aesthetic or scenic quality;*
 - viii. *water quality management arrangements for stormwater and sewage disposal;*
 - ix. *modification of a natural drainage channel;*
 - x. *biodiversity and ecological function;*
 - xi. *level of likely risk from exposure to natural hazards of flooding and inundation; and*
 - xii. *community risk and public safety; and*
- b) *be consistent with any advice or decision of a relevant entity administering or enforcing compliance with an applicable protection and conservation regulation for –*
 - i. *impact of the development on the objectives and outcomes for protection of the water body, watercourse or wetland; and*
 - ii. *any condition or requirement for protection of the water body, water course or wetland*

E10.6.1 Regard is to be had to the level of compliance to the methodologies and recommendations of the current edition of Wetlands and Waterways Works Manual DPIPWE 2003

Discussion:

The development proposes to formalise existing drainage channels over the site which seek to control water from road surfaces and residential development. This is to be done by engineering responses in consultation with the authority and therefore is compliant to the provision.

E10.6.2 Development in a shoreline area

Objective:

Coastal waters and the shoreline area [R38] are protected against likely impact of development within 30m of or located in, over, on or under the coastal waters or shoreline area on economic, ecological, scenic, cultural, and recreation values, and for processes of the coast while facilitating use dependent for operational efficiency on a coastal location.

Performance Criteria – P1

Development must –

- a) *be required to locate in, over, on or under the shoreline, sea or tidal waters for operational efficiency;*
- b) *avoid unreasonably or unnecessarily impact on existing or potential access by the public to shoreline land or waters;*
- c) *minimise impact on scenic quality of the sea-shore area;*
- d) *minimise impact on amenity or aesthetic appearance of the sea-shore area as a result of –*
 - i. *nature and operational characteristics of the development;*
 - ii. *location;*
 - iii. *bulk, size, and overall built form of any building or work;*
 - iv. *overshadowing; or*
 - v. *obstruction of views from a public place; and*
- e) *minimise immediate or cumulative adverse effect for –*
 - i. *tidal, wave, current, or sediment movement processes;*
 - ii. *coastal landforms, seabed, and other geomorphic features, including sand dunes and mobile landforms;*
 - iii. *vulnerability to erosion and recession;*
 - iv. *natural cycles of deposition and erosion;*
 - v. *conservation of biodiversity and marine habitat, including during critical lifecycle stages of individual and migratory species;*
 - vi. *drainage from a water course, wetland, ground water, flood, stormwater, or tidal water;*
 - vii. *coastal water quality;*
 - viii. *likely interference or constraint on use of public areas;*
 - ix. *any scientific, architectural, aesthetic, historic or special cultural value;*
 - x. *exposure to or increased risk from a natural hazard, including sea level rise, storm surge, or inundation as a result of climate change;*
 - xi. *coastal protection and rehabilitation works required to address erosion, instability, regression, or inundation;*
 - xii. *collection, treatment, and disposal of waste, including bilge waters and excavated or dredged sediment;*
 - xiii. *economic activity dependent for operational efficiency on a sea-shore location;*
 - xiv. *public safety and emergency services;*
 - xv. *marine navigation and communication systems;*
 - xvi. *safety of recreational boating; and*
 - xvii. *be consistent with the current edition of Tasmanian Coastal Works Manual DPIPWE 2011.*

Discussion:

Not applicable to this application.

Conclusion

This supporting documentation demonstrates that the proposal of a Proposed Subdivision supports and furthers the Planning Scheme aims and objectives, relevant Clauses and Schedules as set out for development within the Low Density Zone.

Where the proposal does not comply with the Acceptable Solution (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied and there is not an unreasonable loss of amenity as a consequence of this proposal. Therefore Council are requested to exercise its Discretionary powers in relation to this development.

With the above in mind, a planning permit for a Proposed Subdivision at 47 Bridge Street, Sisters Beach is respectfully sought from the Planning Authority.



List of Annexures

Annexure A – Title Documents

Annexure B – Proposal Plans

Annexure C – Bushfire Plan



EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Bass Highway, Somerset
Phone: 03 6411 1931
Email: admin@enviroplanaustralia.com.au



Scale @ A3
1: 3500



NOTE: NBN marked in green dashed line - 3m easement over sewer and NBN

CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

PROJECT NO.
219002

Drawn By
Michael Wells

SD
01

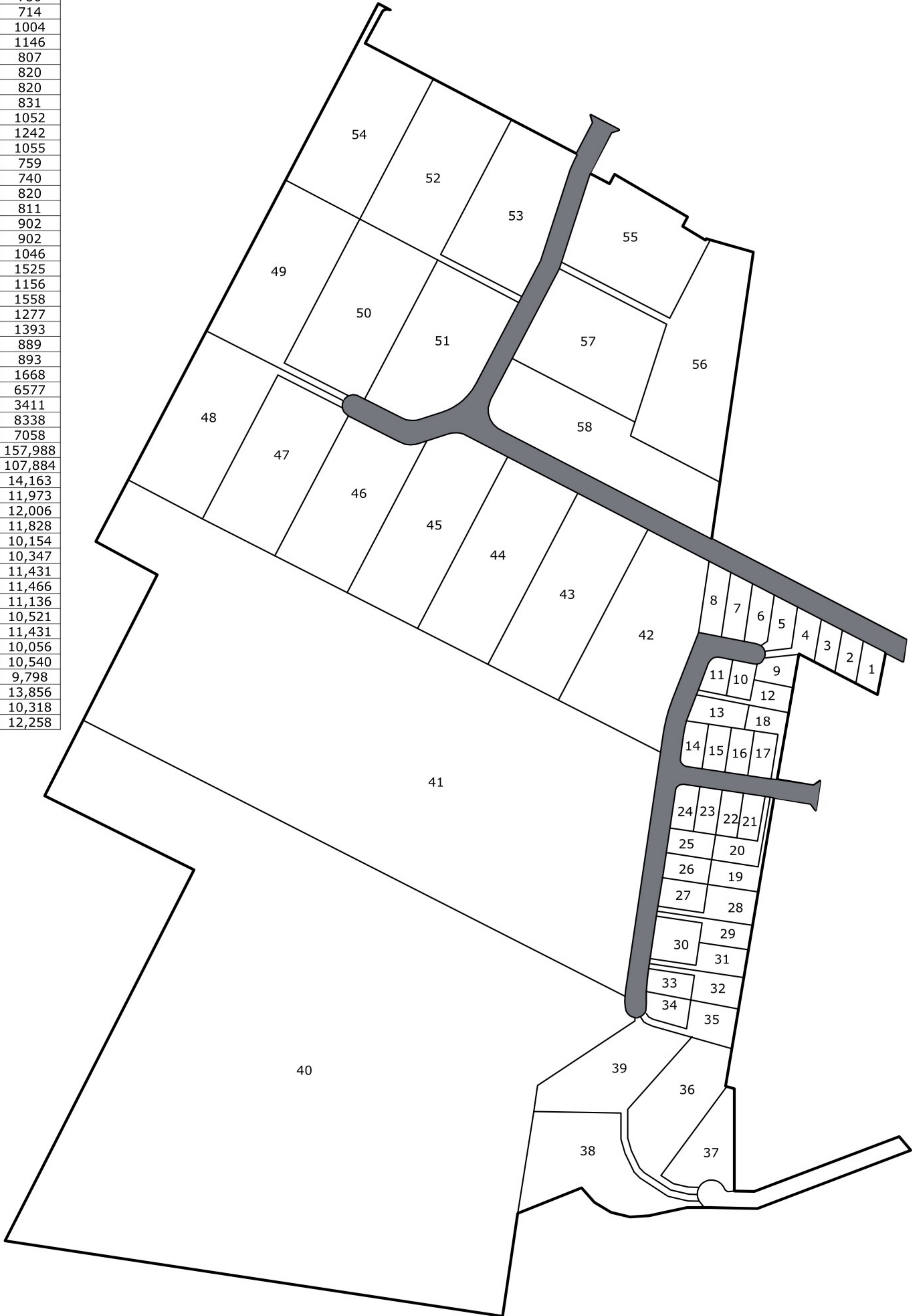


EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Bass Highway, Somerset
Phone: 03 6411 1931
Email: admin@enviroplanaustralia.com.au



Scale @ A3
1: 3500

| No | Size (m2) |
|----|-----------|
| 1 | 824 |
| 2 | 764 |
| 3 | 764 |
| 4 | 1024 |
| 5 | 959 |
| 6 | 989 |
| 7 | 1124 |
| 8 | 1246 |
| 9 | 845 |
| 10 | 730 |
| 11 | 714 |
| 12 | 1004 |
| 13 | 1146 |
| 14 | 807 |
| 15 | 820 |
| 16 | 820 |
| 17 | 831 |
| 18 | 1052 |
| 19 | 1242 |
| 20 | 1055 |
| 21 | 759 |
| 22 | 740 |
| 23 | 820 |
| 24 | 811 |
| 25 | 902 |
| 26 | 902 |
| 27 | 1046 |
| 28 | 1525 |
| 29 | 1156 |
| 30 | 1558 |
| 31 | 1277 |
| 32 | 1393 |
| 33 | 889 |
| 34 | 893 |
| 35 | 1668 |
| 36 | 6577 |
| 37 | 3411 |
| 38 | 8338 |
| 39 | 7058 |
| 40 | 157,988 |
| 41 | 107,884 |
| 42 | 14,163 |
| 43 | 11,973 |
| 44 | 12,006 |
| 45 | 11,828 |
| 46 | 10,154 |
| 47 | 10,347 |
| 48 | 11,431 |
| 49 | 11,466 |
| 50 | 11,136 |
| 51 | 10,521 |
| 52 | 11,431 |
| 53 | 10,056 |
| 54 | 10,540 |
| 55 | 9,798 |
| 56 | 13,856 |
| 57 | 10,318 |
| 58 | 12,258 |



CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

PROJECT NO.
219002

Drawn By
Michael Wells

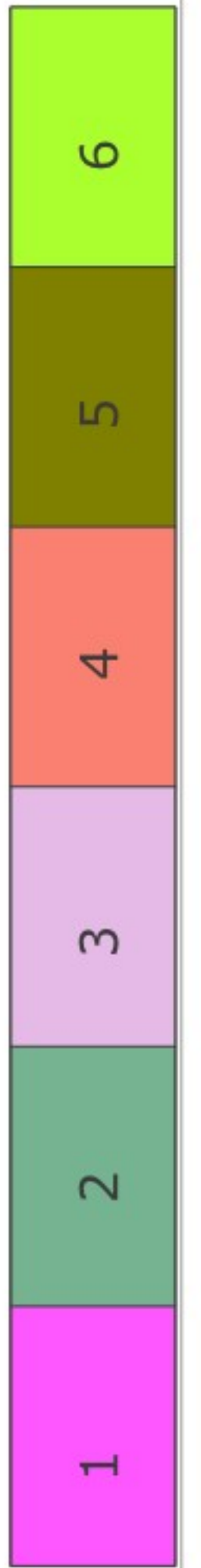
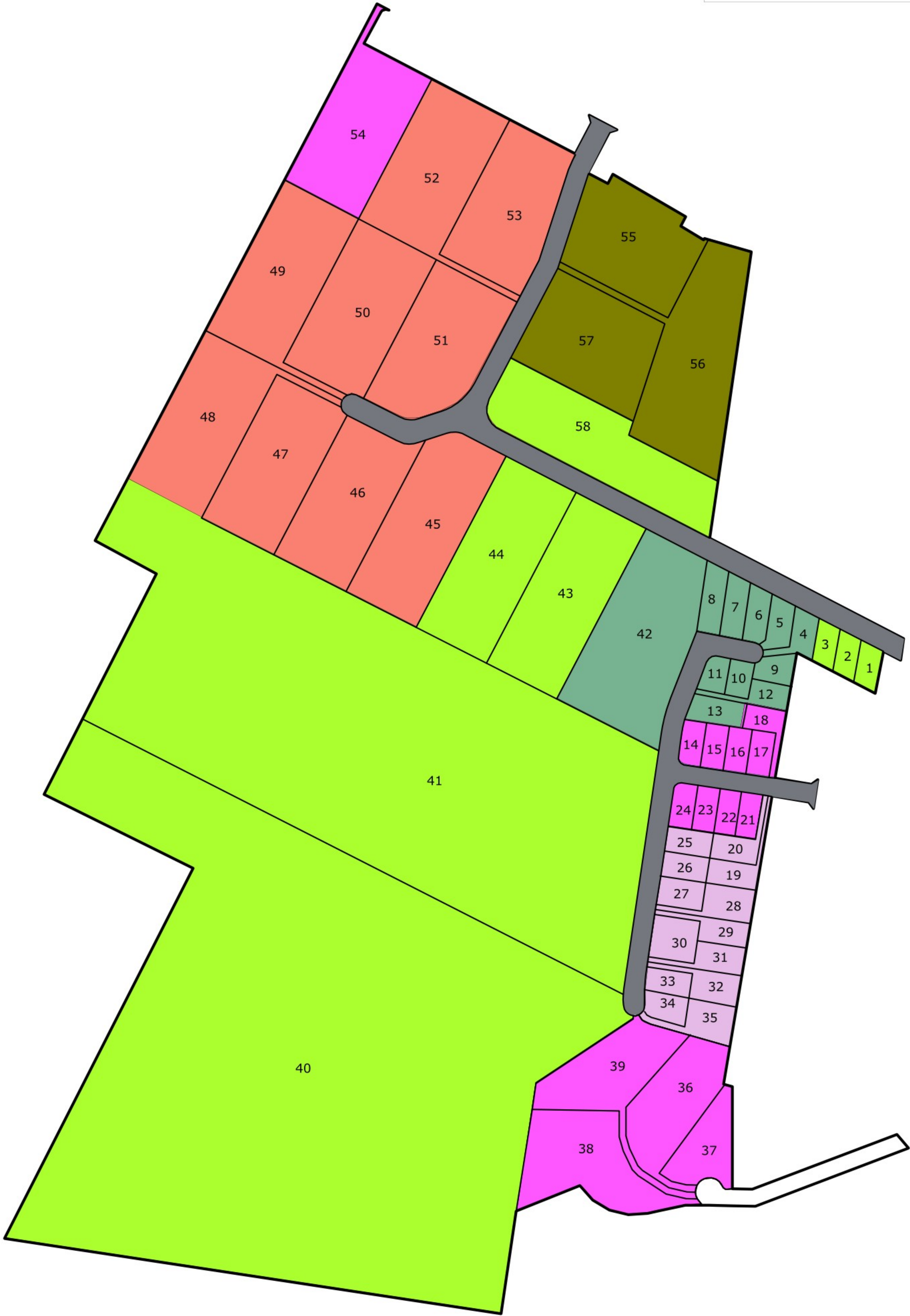
SD
02



EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Baas Highway, Somerset
Phone: 03 6411 1931
Email: admin@enviroplanaustralia.com.au



Scale @ A3
1: 3500



Staging

CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

PROJECT NO.
219002

Drawn By
Michael Wells

SD
03



EnviroPlan
PO Box 546, Somerset TAS 7322
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Scale @ A3
1: 3500



CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

PROJECT NO.
219002
Envelopes
10m x 15m

Drawn By
Michael Wells

SD
04



EnviroPlan
 PO Box 546, Somerset TAS 7322
 Office: 71a Bass Highway, Somerset
 Phone: 03 6411 1931
 Email: admin@enviroplanaustralia.com.au



Scale @ A3
 1: 1200



CLIENT
 P & S Irby
 47 Bridge Street, Sisters
 Beach

PROJECT NO.
 219002
 Zone
 Low Density Residential

Drawn By
Michael Wells

SD
 05



EnviroPlan
 PO Box 546, Somerset TAS 7322
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 Email: admin@enviroplanaustralia.com.au



Scale @ A3
 1: 1200



CLIENT
 P & S Irby
 47 Bridge Street, Sisters
 Beach

PROJECT NO.
 219002
 Zone
 Low Density Residential

Drawn By
Michael Wells

SD
 06



EnviroPlan
PO Box 546, Somerset TAS 7322
Office: 71a Baas Highway, Somerset
Phone: 03 6411 1931
Email: admin@enviroplanaustralia.com.au



Scale @ A3
1: 2500



CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

PROJECT NO.
219002
Zone
Rural Living

Drawn By
Michael Wells

SD
07



EnviroPlan
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Scale @ A3
1: 2500



CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

Zone
Environmental
Management &
Rural Resource

Drawn By
Michael Wells

SD
08



CLIENT
P & S Irby
47 Bridge Street, Sisters
Beach

Contours
500mm

Drawn By
Michael Wells

SD
09

**Remainder of Subdivision
See Page Bo.2**

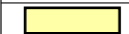

CLASSIFICATION
This development has BAL 12.5 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 & 2018 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

SPECIFICATIONS ON PAGE Bo.3 TO BE FOLLOWED
The Specifications featured on page Bo.3 of this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

| Lot No | Assigned BAL |
|--------|--------------|
| 1 | BAL - LOW |
| 2 | BAL - LOW |
| 3 | BAL - LOW |
| 4 | BAL - LOW |
| 5 | BAL - LOW |
| 6 | BAL - 12.5 |
| 7 | BAL - 12.5 |
| 8 | BAL - 12.5 |
| 9 | BAL - LOW |
| 10 | BAL - 12.5 |
| 11 | BAL - 12.5 |
| 12 | BAL - LOW |
| 13 | BAL - 12.5 |
| 14 | BAL - 12.5 |
| 15 | BAL - 12.5 |
| 16 | BAL - 12.5 |
| 17 | BAL - 12.5 |
| 18 | BAL - 12.5 |
| 19 | BAL - LOW |
| 20 | BAL - LOW |
| 21 | BAL - 12.5 |
| 22 | BAL - 12.5 |
| 23 | BAL - 12.5 |
| 24 | BAL - 12.5 |
| 25 | BAL - 12.5 |
| 26 | BAL - 12.5 |
| 27 | BAL - 12.5 |
| 28 | BAL - 12.5 |
| 29 | BAL - 12.5 |
| 30 | BAL - 12.5 |
| 31 | BAL - 12.5 |
| 32 | BAL - 12.5 |
| 33 | BAL - 12.5 |
| 34 | BAL - 12.5 |
| 35 | BAL - 12.5 |
| 36 | BAL - 12.5 |
| 37 | BAL - 12.5 |
| 38 | BAL - 12.5 |
| 39 | BAL - 12.5 |
| 40 | BAL - 12.5 |
| 41 | BAL - 12.5 |
| 42 | BAL - 12.5 |

Hazard Management Area (marked yellow). Separation distances as shown. Maintain HMA in a minimum fuel condition at all times with regular maintenance from September through to March each calendar year.

NOTE: TB = To Boundary As Shown

| LEGEND | |
|---|-------------------|
|  | HMA |
|  | Existing Building |

Certified Plan
**BAL-As
Shown**

Micheal Wells
Micheal Wells
Scope: 1, 3A, 3B & 3C
BFP-128



GENERAL
This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

CLIENT
P & S Irby

PROJECT
47 Bridge Street, Sisters Beach
Document Set ID: 1061192
Version: 1, Version Date: 10/01/2020

PID:
9362976

CT:
168041/1 & 131367/1

DRAWN BY
M Wells

ISSUE
7/10/2019

SCALE @ A3
1: 2500

DESIGNERS DESCRIPTION:
EnviroPlan

DESIGNERS REFERENCE NUMBERS:
SD01-09

DESCRIPTION
Bushfire Hazard Management Plan

Bo.1



71a Bass Highway, Somerset TAS 7322
 PO Box 546, Somerset
 E: admin@enviroplanaustralia.com.au
 P: 6411 1931

CLASSIFICATION

This development has BAL 12.5 separation distances determined in accordance with Method 1 of Section 2.2 of AS3959.2009 & 2018 Construction of Buildings in Bushfire-Prone Areas. Separation distances between the building area and the Classified Vegetation are appropriate and in accordance with the requirements of Table 4.4(d)(1b) of the Directors Determination for Building in Bushfire-Prone Areas.

SPECIFICATIONS ON PAGE Bo.3 TO BE FOLLOWED

The Specifications featured on page Bo.3 of this Plan form the basis of how to construct, manage and maintain the property in accordance with this Plan.

| Lot No | Assigned BAL |
|--------|--------------|
| 43 | BAL - 12.5 |
| 44 | BAL - 12.5 |
| 45 | BAL - 12.5 |
| 46 | BAL - 12.5 |
| 47 | BAL - 12.5 |
| 48 | BAL - 12.5 |
| 49 | BAL - 12.5 |
| 50 | BAL - 12.5 |
| 51 | BAL - 12.5 |
| 52 | BAL - 12.5 |
| 53 | BAL - 12.5 |
| 54 | BAL - 12.5 |
| 55 | BAL - 12.5 |
| 56 | BAL - 12.5 |
| 57 | BAL - 12.5 |
| 58 | BAL - 12.5 |



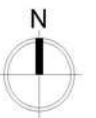
NOTE: TB = To Boundary

Remainder of Subdivision
See Page Bo.1

| LEGEND | |
|--------|-------------------|
| | HMA |
| | Building Area |
| | Existing Building |

Certified Plan
**BAL-As
 Shown**

Micheal Wells
 Micheal Wells
 Scope: 1, 3A, 3B & 3C
 BFP-128



GENERAL
 This plan is to be read in conjunction with the bushfire risk assessment report. Ensure that all contractors and consultants are provided with a full copy of this plan. All services are to be located on site by contractors prior to commencement of works. Notify the Council Authorities and Bushfire Risk Assessor if any variation in Building Layout or Classified Vegetation occurs.

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PROJECT
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DRAWN BY
 M Wells

ISSUE
 7/10/2019

SCALE @ A3
 1: 2500

DESIGNERS DESCRIPTION:
 EnviroPlan

DESIGNERS REFERENCE NUMBERS:
 SD01-09

DESCRIPTION
 Bushfire Hazard Management Plan

Bo.2

NON-RETICULATED AREAS SPECIFICATIONS

GENERAL REQUIREMENTS

| | |
|------|--|
| 1.0 | General |
| 1.1 | A Hazard Management Area (HMA) must be established around the habitable structure/s to be protected in accordance with the distances specified on B0.1 of this Plan; |
| 1.2 | Lawns within the HMA must be well maintained during the fire season from September through to March and kept as "short cropped"; |
| 1.3 | Paths and driveways must be constructed or non-combustible materials; |
| 1.4 | Dams, uncovered water storages, orchards, vegetable gardens, waste water systems and tanks etc. must be located on the fire prone side of the proposed habitable structure; |
| 1.5 | Only fire retardant plants of the low flammability type (fire resisting garden plants - TFS) should be planted within the HMA; |
| 1.6 | No vegetation must be able to fall onto the proposed structure; |
| 1.7 | The owner/s must maintain tree crowns within the HMA to have a horizontal separation of 5 meters from each crown; |
| 1.8 | Trees of significant establishment should be retained so as to create a screen to protect from radiant heat transfer and ember protection; |
| 1.9 | The HMA must be located within the property boundaries. |
| 1.10 | It is the responsibility of the land owner to maintain the landscaping in accordance with the Bushfire Hazard Management Plan. |
| 1.11 | All paths and pedestrian areas within 1 meter of any habitable structure on the subject site must be constructed of non-combustible materials (i.e. stone, paving, concrete, pebbles etc); |
| 1.12 | Vegetation along pathways should be of a low flammability type and in accordance with the Tasmania Fire Service's brochure - Fire Retardant Garden Plants. Plants that produce a lot of debris should be avoided. Trees and shrubs that retain dead material in branches, or which shed long strips of bark, or rough fibrous bark, or large quantities of leaves should be avoided; |
| 1.13 | Vines on walls or tree canopies over roofed areas should be avoided |
| 1.14 | Timber, woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided; |
| 1.15 | Total shrub cover should be kept to a maximum of 20% of the available area; |
| 1.16 | Clear space from any habitable structures of at least 4 times the mature height of any shrubs planted; |
| 1.17 | Shrubs must not be planted in cluster forms or clumps; |
| 1.18 | Remove ground level fuels and trim the bottom of tree canopies to at least a height of 2m off ground level; |
| 1.19 | Minimise ground level fuels wherever possible; |

WATER

| | |
|-----|--|
| 2.0 | Static Water Supply - Distance to Building Area |
| 2.1 | A static water connection point must be located within 90 metres of the building area; |
| 2.2 | The distance between the static water connection point and the furthest part of the building area must be measured as a hose lay |

| | |
|-----|--|
| 3.0 | Static Water Supplies |
| 3.1 | The water tank supply required by this development may have a remotely located offtake connected to the static water supply; |
| 3.2 | The water supply can be used for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; |
| 3.3 | The static water supply must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems - domestic supply is in addition to this amount; |
| 3.4 | The water storage tank must be metal, concrete or lagged by non-combustible materials if above ground; |
| 3.5 | If the tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009 & 2018, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by Metal, Non-combustible Material; or Fibre-cement a minimum of 6mm thickness. |

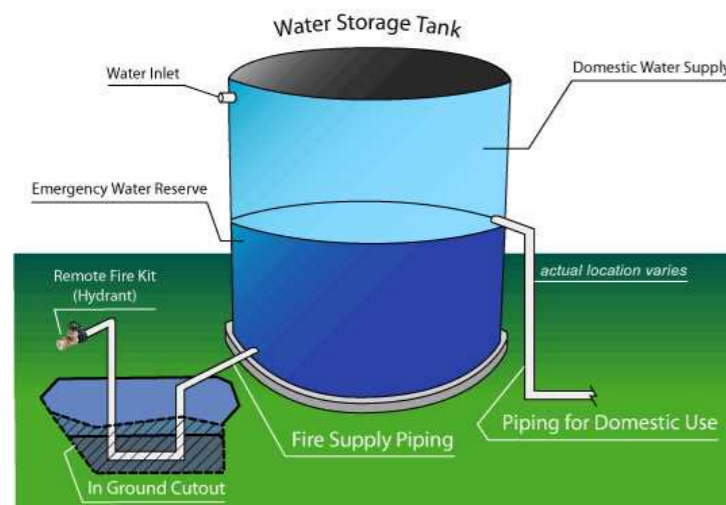
| | |
|--|---|
| 4.0 | Tank Fittings, Pipework and Accessories |
| All fittings and pipework associated with a water connection point must: | |
| 4.1 | Have a minimum nominal internal diameter of 50mm; |
| 4.2 | Be fitted with a valve with a minimum nominal internal diameter of 50mm; |
| 4.3 | Be metal or lagged by non-combustible materials if above ground; |
| 4.4 | Where buried, have a minimum depth of 300mm (compliant with AS/NZS 3500.1 2003 Clause 5.23) |
| 4.5 | Provide a DIN or NEN standard forged Storz 65mm coupling fitted with a suction washer for connection to firefighting equipment; |
| 4.6 | Ensure the coupling is accessible and available for connection at all times; |
| 4.7 | Ensure the coupling is fitted with a blank cap and securing chain (min 220mm length) |
| 4.8 | Ensure underground tanks have an opening at the top of not less than 250mm diameter. |
| 4.9 | Where remote off-take is installed; ensure the off-take is in a position that is visible and accessible to allow connection by firefighting equipment and is at a working height of 450mm - 600mm above ground level and protected from possible damage including damage by vehicles. |

| | |
|---|--|
| 5.0 | Signage for Static Connections |
| The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: | |
| 5.1 | Water tank signage requirements within AS2304 2011 Water Storage Tanks for Fire Protection Systems; or |
| 5.2 | Be marked with the letter "W" contained within a circle with the letter in upper case and not less than 100mm in height; and |
| 5.3 | Be a fade -resistant material with white reflective lettering and circle on a red background; and |
| 5.4 | Be located within 1 meter of the water connection point in a situation which will not impede access or operation; and |
| 5.5 | Be not less than 400mm above the ground. |

| | |
|--|--|
| 6.0 | Hard Stand Areas for Static Water Supplies |
| A hard stand area for fire appliance must be provided: | |
| 6.1 | No more than 3 meters from the water connection point measured as a hose-lay (including the minimum water level in dams, swimming pools and the like); and |
| 6.2 | No closer than 6 meters from the building area to be protected; and |
| 6.3 | With a minimum width of 3 meters constructed to the same standard as the carriageway; and |
| 6.4 | Connected to the property access by a carriageway equivalent to the standard of the property access. |

ACCESS

| | |
|-----|--|
| 7.0 | Property Access Exceeding 30 meters to Building Area |
| 7.1 | The property access must be constructed to an all-weather construction with a load capacity of at least 20 tonnes including any bridges or culverts if applicable; |
| 7.2 | The carriageway from the access to the building area must be a minimum of 4 meters wide with a vertical clearance of 4 meters; |
| 7.3 | The carriageway must have a minimum horizontal vegetation clearance of 0.5 meters; |
| 7.4 | The carriageway must contain a cross-fall of less than 3 degrees (1:20 or 5%) and dips of less than 7 degrees (1:8 or 12.5%) from an entry and exit angle; |
| 7.5 | All curves on the carriageway must contain a minimum inner radius of 10 meters; |
| 7.6 | The carriageway must have cross falls of less than 3 degrees (1:20 or 5%) and a maximum grade of 15 degrees (1:3.5 or 28%) for sealed roads and / or 10 degrees (1:5.5 or 18%) for unsealed roads; |
| 7.7 | All terminations of carriageways must be provided with a turning area for fire appliances by either a turning circle with a minimum radius of 10 meters; a property access encircling the habitable building or a hammerhead 'T' or 'Y' turning head 4 meters wide and 8 meters long |

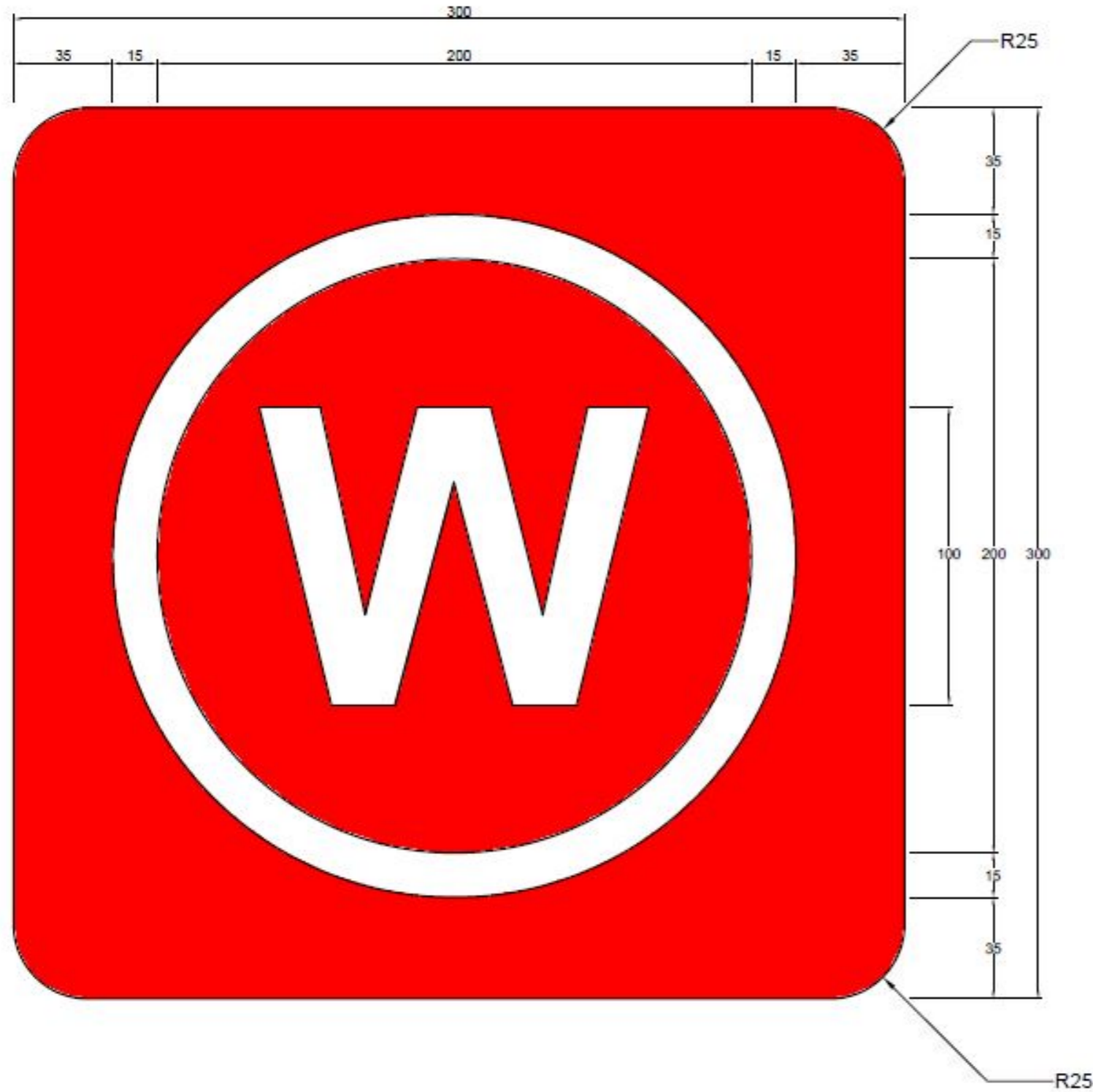


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| | | | | |
|--|----------------------------|---------------------|-----------------------|---|
| CLIENT P & S Irby | PID: 9362976 | DRAWN BY M Wells | SCALE @ A3 1: 2500 | DESIGNERS DESCRIPTION: EnviroPlan |
| PROJECT 47 Bridge Street, Sisters Beach Document Set ID: 1061192 Version: 1, Version Date: 10/01/2020 | CT: 168041/1 & 131367/1 | ISSUE 7/10/2019 | | DESIGNERS REFERENCE NUMBERS: SD01-09 |

DESCRIPTION
Bushfire Hazard Management Plan

B0.3

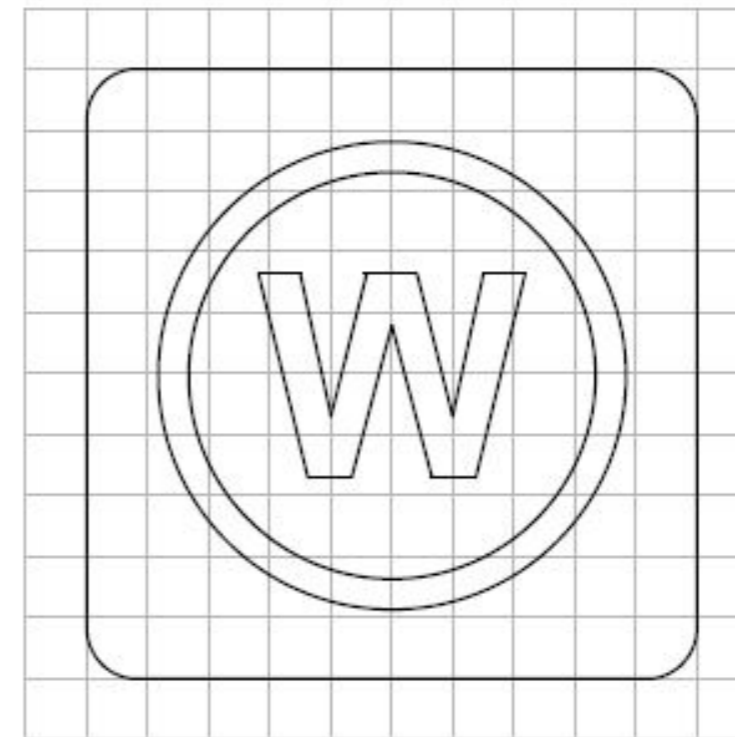


OVERALL SIGN DIMENSIONS (mm): 300 x 300, +/- 5
 SURFACE AREA OF SIGN (sq m) : 0.0895

LEGEND COLOUR: WHITE (N14) IN ACCORDANCE WITH AS2700,
 WITH A RETROREFLECTIVE SURFACE FINISH
 BACKGROUND COLOUR: SIGNAL RED (R13) IN ACCORDANCE WITH AS2700

FOR SIGN FIXING AND LOCATION REQUIREMENTS, REFER TO
 TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES

FOR LEGEND SPECIFICATIONS AND MANUFACTURING DETAIL
 REFER TO TASMANIA FIRE SERVICE WATER SUPPLY SIGNAGE GUIDELINES



GRID MODULE X = 30mm Y= 30mm



Tasmania Fire Service