

**Bushfire Attack Level Assessment
Stage 1 - New School
3 Nortons Lane Wantirna South**

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**ADVERTISED
PLAN**

July 2025

xwb consulting

Town Planning and Bushfire Consultants



1. Introduction

XWB Consulting has been engaged by MSM Architects to prepare a bushfire attack level assessment for stage 1 of a new school at 3 Nortons Lane Wantirna South.

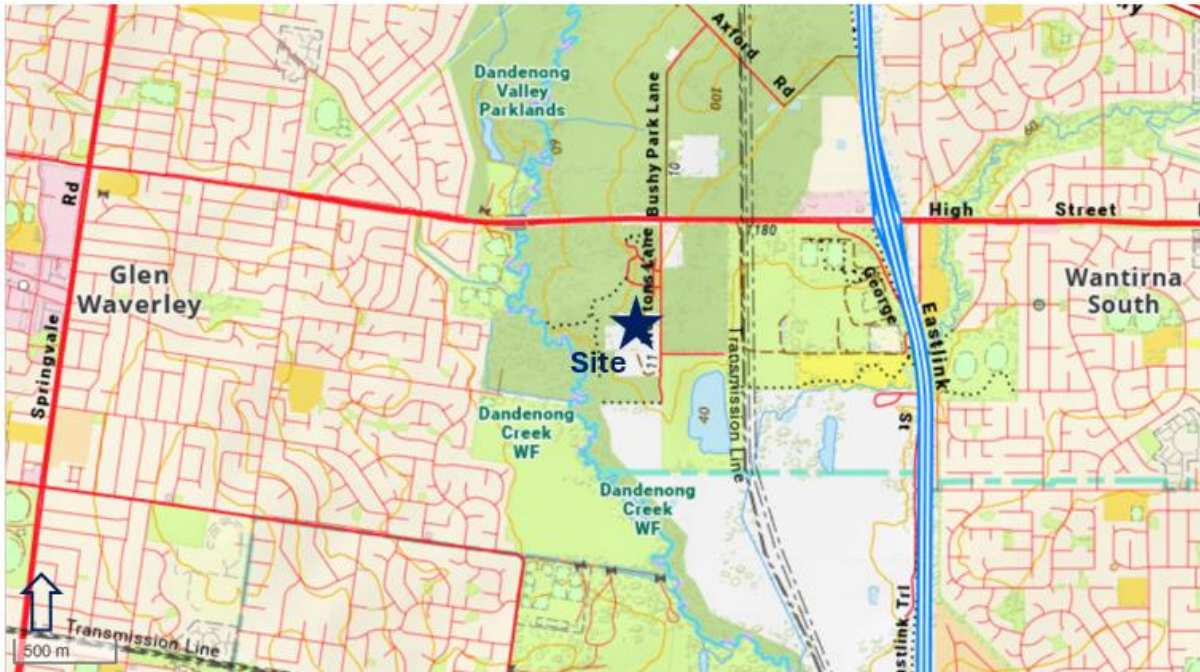
The site is not within a Bushfire Management Overlay under the Knox Planning Scheme but is within a Bushfire Prone Area under the Building Regulations 2018.

The bushfire attack level assessment report has been prepared by:

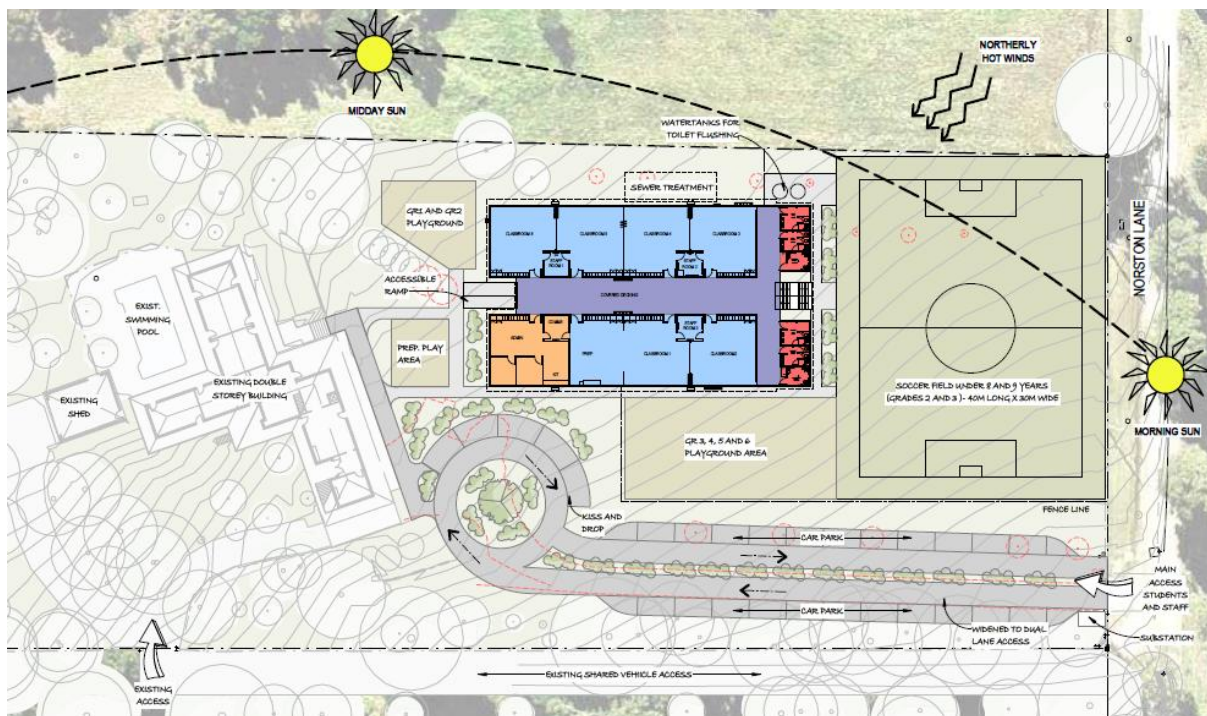
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2. Site and proposal

The site is located on the west side of Nortons Lane approximately 450m south of High Street Road. The site adjoins Nortons Park to the north and west which forms part of the Dandenong Valley Parklands as shown on the plan below:



It is proposed to use the site for the purpose of a school with Stage 1 comprising a school building, sports field, playgrounds and access as shown on the plan below:



3. Site Assessment

A site assessment has been undertaken in accordance with Method 1 set out in Section 2 of AS3959-2018 Construction of Buildings in Bushfire Prone Areas.

The land within 100m of the school building is shown on the plan below:



The land on the site as well as the property to the south west comprises an existing dwelling with managed gardens around the dwelling which would be classified as low threat vegetation under AS3959. To the west of the existing dwelling on the site are a number of pine trees within the rear garden of the dwelling. The trees pose a low risk given the managed understorey and it is understood that the trees will be removed to allow for future stages of the school.

The land to the south east and on the eastern side of Nortons Lane comprises open paddocks which would be classified as grassland vegetation under AS3959. The land to the east of Nortons Lane forms part of the Dandenong Valley Parklands, although it is not currently managed parkland. The land to the south and east is downslope from the school building with a slope of less than 5°.

To the north is Nortons Park which is managed parkland which forms part of the Dandenong Valley Parklands. To the north of the school building is a large carpark with a managed grass area between the carpark and site. To the north west are extensive open grassed areas including a fenced area used for a dinosaur exhibition at the time of the site inspection. There are some pockets of revegetation fringing the open grassed area, however the understorey vegetation in these areas is managed. The adjoining parkland in Nortons Park would be considered low threat vegetation given the managed fuel load negating the propensity of a fire to spread and develop in intensity.

Picture of the surrounding vegetation are attached to this report.

The site assessment is summarised in the table below:

Direction	Veg Classification	Distance from building	Slope	BAL rating
North	Low threat	n/a	n/a	12.5*
West	Low threat	n/a	n/a	12.5*
South	Low threat Grassland	n/a 43m	n/a Downslope <5°	12.5* 12.5
East	Low threat Grassland	n/a 50m	n/a Downslope <5°	12.5* 12.5

* Minimum BAL rating under the Building Regulations 2018

4. BAL Rating

The bushfire attack level for the proposed building is BAL12.5.

5. Declaration

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



Phil Walton
XWB Consulting
 29 July 2025



Looking east from the existing dwelling on the site



Pine trees in the garden west of the existing dwelling



Dwelling to the south west



Open paddocks to the south



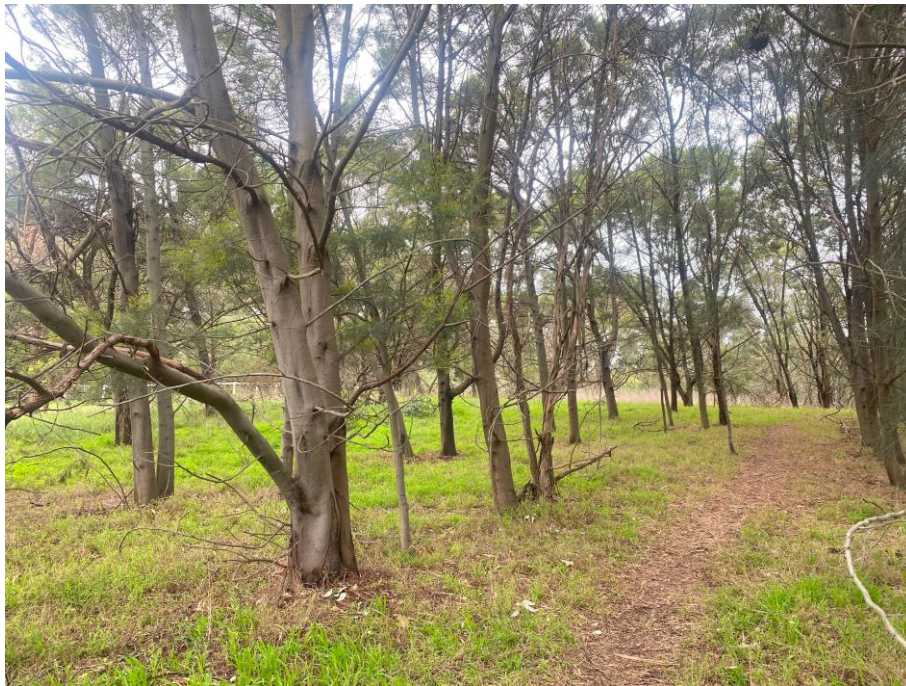
Nortons Park carpark



Managed parkland between carpark and the site where stage 1 building will be located



Open grass area to the north west



Revegetation close to the site (adjoining open grass area)



Managed fire break adjoining the site