

ADVERTISED PLAN

Bushfire Attack Level Assessment Bacchus Marsh Grammar South Maddingley Road Maddingley



April 2024

xwb consulting
Town Planning and Bushfire Consultants

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1. Introduction

XWB Consulting has been engaged by Bacchus Marsh Grammar to prepare a bushfire attack level assessment for a new science building on the school campus in South Maddingley Road Maddingley.

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

The bushfire attack level assessment report has been prepared by:

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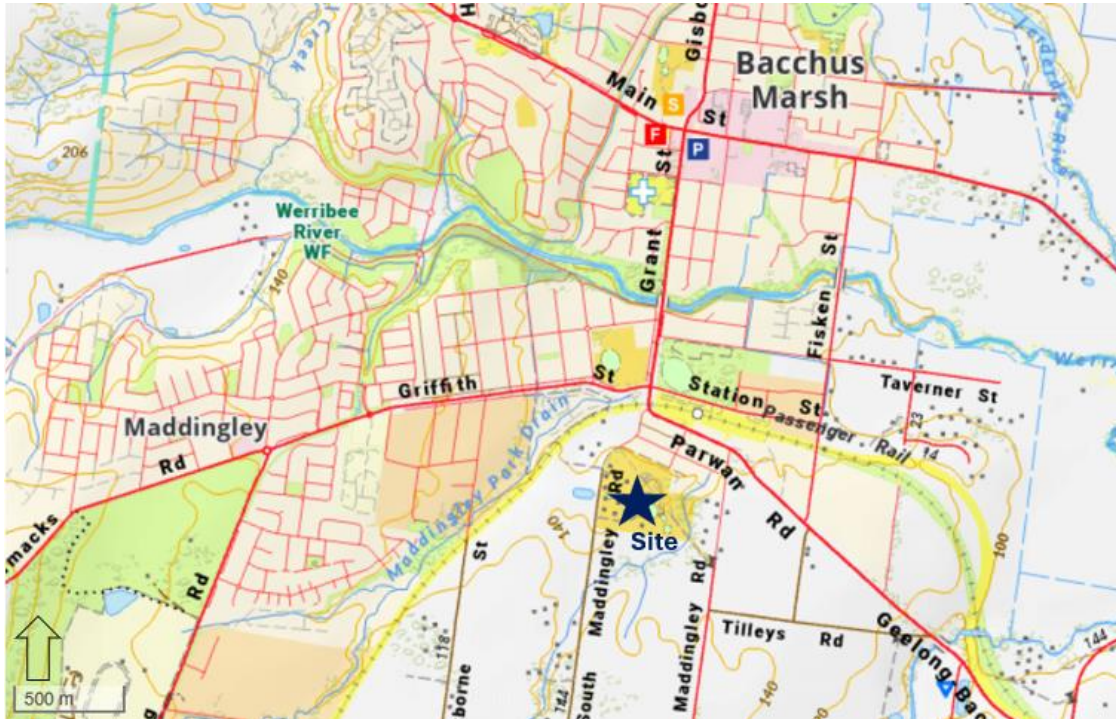
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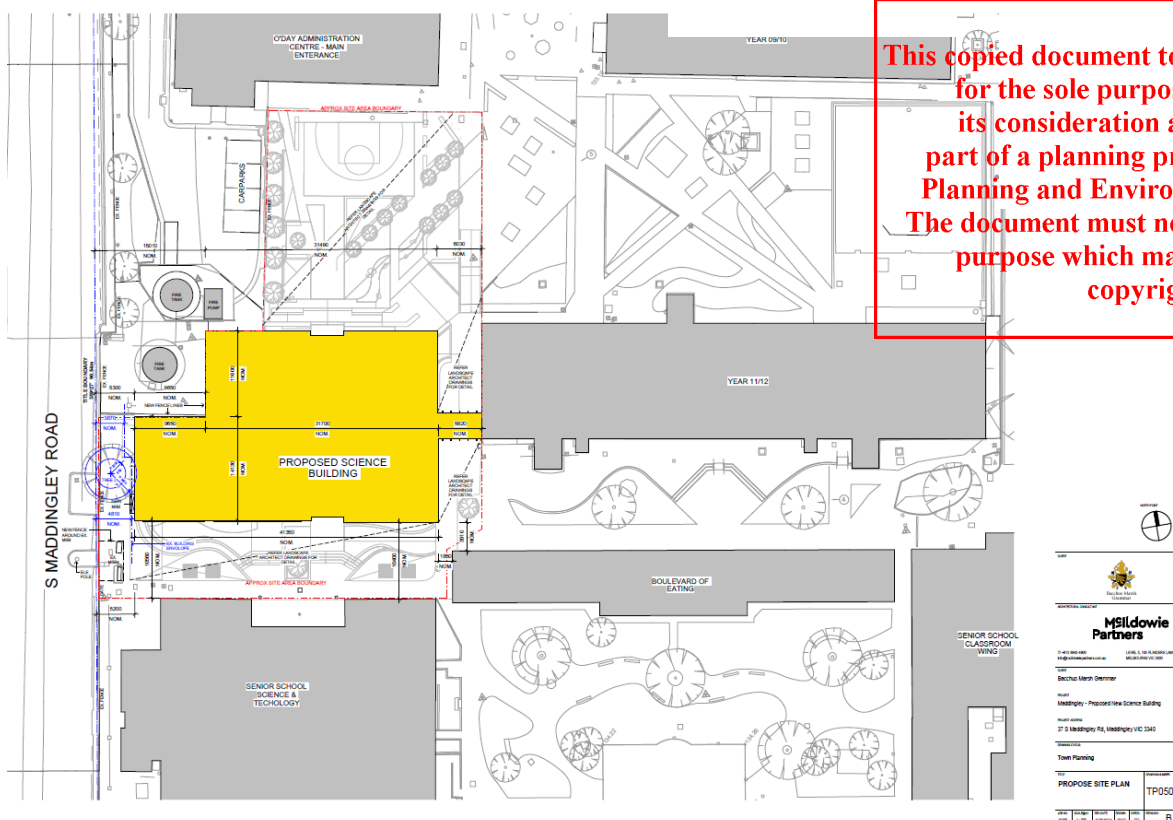
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2. Site and proposal

Bacchus Marsh Grammar is located on a large campus on the eastern side of South Maddingley Road on the southern edge of the Bacchus Marsh Township as shown on the plan below.



It is proposed to construct a new 3 level science building on the site as shown on the plan below:



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Site Assessment

The site assessment is 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 proposed building is shown on the plan below:



The areas within the school campus which comprise buildings, paved areas, managed gardens and car/bus parking would be classified as low threat vegetation under AS3959. Similarly the paved area along South Maddingley Road would be classified as low threat / exemption vegetation under AS3959. The land to the west of South Maddingley Road comprise open paddocks which would be classified as grassland under AS3959. The width of the paved area along south Maddingley Road is 14m and the proposed building is setback 5.2m from the property boundary at ground floor level. The site assessment is summarised in the table below:

Direction	Veg Classification	Distance to veg from building	Slope	BAL rating
North	Low threat	n/a	n/a	Low
West	Low threat Grassland	n/a 19m	n/a Flat	Low 12.5
South	Low threat	n/a	n/a	Low
East	Low threat	n/a	n/a	Low

3. BAL Rating

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

4. 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
17 April 2024

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