

Bendigo is often referred to as the 'City in the Forest' and we choose to live in this region for a range of reasons including family, friends, work and environment. The environment brings with it a beautiful setting for settlement but can be prone to bush and grass fires.

Viewpoint has prepared a management plan to assist residents in understanding the requirements of living in such a beautifully forested area.

WHAT IS A BAL RATING?

BAL stands for 'Bushfire Attack Level' and are put in place to ensure the protection of homes and their occupants. BAL ratings are the result of expert analysis and take into account the topography, vegetation type and spread and the distance from a proposed dwelling to any vegetation.

The BAL rating system consists of 5 different exposure classes, 2 of which apply in Viewpoint. These classes range from the lowest to medium risk of the system :

- BAL-12.5** – LOW RISK
- BAL-19** – MODERATE RISK

WHAT THIS MEANS FOR YOU

If your allotment is rated with a BAL, the construction of your home must comply with the requirements set out in the Bushfire Management Statement.

This is by no means a negative thing and your builder will have all of the information and resources needed to satisfy the requirements of the BAL rating applied to your allotment.

FOR FURTHER INFORMATION: Please refer to the Bushfire management plan which can be obtained from the sales agent.

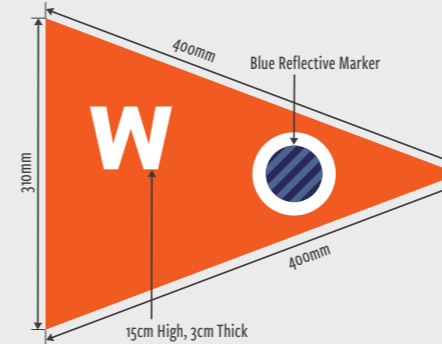


WHY DO I NEED A WATER TANK?

In order to assist with fire fighting in the event of a bush or grass fire, a water tank will be required to be installed on some allotments with a reserve capacity between 2,500 and 5,000 litres. This allocated amount is to be solely dedicated for fire fighting purposes.



WATER SUPPLY IDENTIFICATION



WHAT THIS MEANS FOR YOU

According to the lot plan to the right, you may be required to have a water tank installed at your property.

FOR FURTHER INFORMATION: Please refer to the Bushfire management plan which can be obtained from the sales agent. Lots with a 10,000L water tank specified have additional requirements which can also be found on the Bushfire Management Plan.

TANK REQUIREMENTS

