

Bushfire Attack Level Assessment Report

As per AS 3959 (2009) that incorporates amendment Nos 1, 2 and 3
Last updated: December 2014

317753



Property Details

Applicants Name:
xxxxxxxxxxxxxx

Contact Phone Number: (H): 03 8527 6300 (M):

Municipality: Hume Council LOT: XX

Address: No. 1 Fake Street
DOREEN

Type of building work

New Class 1a building	<input checked="" type="checkbox"/>
New Class 1b building	<input type="checkbox"/>
New Class 10a building	<input type="checkbox"/>
New Class 2 building	<input type="checkbox"/>
New Class 3 building	<input type="checkbox"/>
Alteration/Additions to an existing building	<input type="checkbox"/>

Description of building work: e.g. *single dwelling with attached garage*
Single Storey Dwelling And Garage

Note:

Class 1a: a single dwelling being— a detached house; or
one of a group of two or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or

Class 1b: a boarding house, guest house, hostel or the like— with a total area of all floors not exceeding 300 m² measured over the enclosing walls of the Class 1b; and in which not more than 12 persons would ordinarily be resident; or 4 or more single dwellings located on one allotment and used for short-term holiday accommodation, which are not located above or below another dwelling or another Class of building other than a private garage.

Class 10a: a non-habitable building being a private garage, carport, shed, or the like.

Class 2: a building containing 2 or more sole-occupancy units, each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including— a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or a residential part of a hotel or motel; or a residential part of a school; or accommodation for the aged, children or people with disabilities; or a residential part of a health-care building which accommodates members of staff; or a residential part of a detention centre.



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Bush Fire Attack Level

Step 1: Relevant fire danger index: (see clause 2.2.2)

FDI 50 (Alpine areas)

FDI 100 (Victoria general – excluding alpine areas)

Step 2: Assess the vegetation within 100m in all directions (tick relevant group & type) (see table 2.3)

Vegetation classification (see Table 2.3)	North		South		East		West	
Group A Forest and type	Tall open forest	<input type="checkbox"/>						
	Tall woodland	<input type="checkbox"/>						
	Open forest	<input type="checkbox"/>						
	Low open forest	<input type="checkbox"/>						
	Pine plantation	<input type="checkbox"/>						
Group B Woodland and type	Woodland	<input type="checkbox"/>						
	Open woodland	<input type="checkbox"/>						
	Low woodland	<input type="checkbox"/>						
	Low open woodland	<input type="checkbox"/>						
	Open shrubland	<input type="checkbox"/>						
Group C Shrubland and type	Closed heath	<input type="checkbox"/>						
	Open heath	<input type="checkbox"/>						
	Low shrubland	<input type="checkbox"/>						
Group D Scrub and type	Closed scrub	<input type="checkbox"/>						
	Open scrub	<input type="checkbox"/>						
Group E Mallee/mulga	Tall shrubland	<input type="checkbox"/>						
Group F Rainforest and type	Tall closed forest	<input type="checkbox"/>						
	Closed forest	<input type="checkbox"/>						
	Low closed forest	<input type="checkbox"/>						



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Group G Grassland	Low open shrubland	<input type="checkbox"/>						
	Hummock grassland	<input type="checkbox"/>						
	Closed tussock grassland	<input type="checkbox"/>						
	Tussock grassland	<input type="checkbox"/>						
	Open tussock	<input type="checkbox"/>						
	Sparse open tussock	<input type="checkbox"/>						
	Dense sown pasture	<input type="checkbox"/>						
	Sown pasture	<input type="checkbox"/>						
	Open herbfield	<input type="checkbox"/>						
	Sparse open herbfield	<input type="checkbox"/>						
	Tussock moorland	<input type="checkbox"/>						
Exclusions	North	South	East	West				
Insert relevant paragraph descriptor from clause 2.2.3.2.								
i.e. (b), (c), (d), (e) or (f)	f	f	f	f				

2.2.3.2 Exclusions - Low threat vegetation and non-vegetated areas

The Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of any of the following:

- (a) Vegetation of any type is more than 100m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- (d) Strips of vegetation less than 20 m in width regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- (e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- (f) Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial

Step 3: Distance of the site from classified vegetation (see clause 2.2.4)

Distance	North	South	East	West

Bushfire Attack Level Assessment Report

Step 4: Determine the effective slope of land under the classified vegetation

(see figure 2.2)

Effective slope	North	South	East	West
	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>	Upslope/0° <input type="checkbox"/>
Downslope				
	>0° to 5° <input type="checkbox"/>			
	>5° to 10° <input type="checkbox"/>			
	>10° to 15° <input type="checkbox"/>			
	>15° to 20° <input type="checkbox"/>			

Step 5—Determination of Bushfire Attack Level (BAL)

Select the relevant table from Tables 2.4.2 to 2.4.5 for FDI 50 or 100 as relevant.

Using the relevant table, determine the BAL for each of the vegetation classifications determined at Step 2, the distance from the site determined at Step 3 and the effective slope determined at Step 4.

Select the highest BAL obtained above.

Site assessment: Low

The BAL for this site is: BAL 12.5....

Date of assessment: 26/9/19

Assessors name: Ben Burton

Assessors contact number:

Home Mobile (03) 8527 6300 Work

Statement: * The minimum BAL rating for Victoria is 12.5. REF: Building Regulations 2018, Part 11, Regulation 157

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 and allotment on the date of this assessment.



Signed:

26/9/19

Date:

Bushfire Attack Level Assessment Report Disclaimer
The Bushfire Attack Level Assessment (BAL) in this report is calculated on site conditions and information provided to PSI Global at the date of assessment. Should site conditions or information change or become available following the date of assessment the BAL in the report may not be an accurate assessment of the bushfire risk. PSI Global neither makes nor provides any representation or warranty, express or implied, should the site conditions or information change or further information become available after the date of assessment. The assessment contained in this report is to be used as a guide only.
Properties falling within a Bushfire Management Overlay (BMO) or Wildfire Management Overlay (WMO) area will need to obtain further advice from their relevant Council and/or the Country Fire Authority (CFA) to more accurately ascertain what is required. Should a BMO/WMO assessment be required, it may return different requirements than those contained in this assessment, and allowances should be made for this contingency when planning a project. PSI Global does not accept any liability to any person for the information provided.



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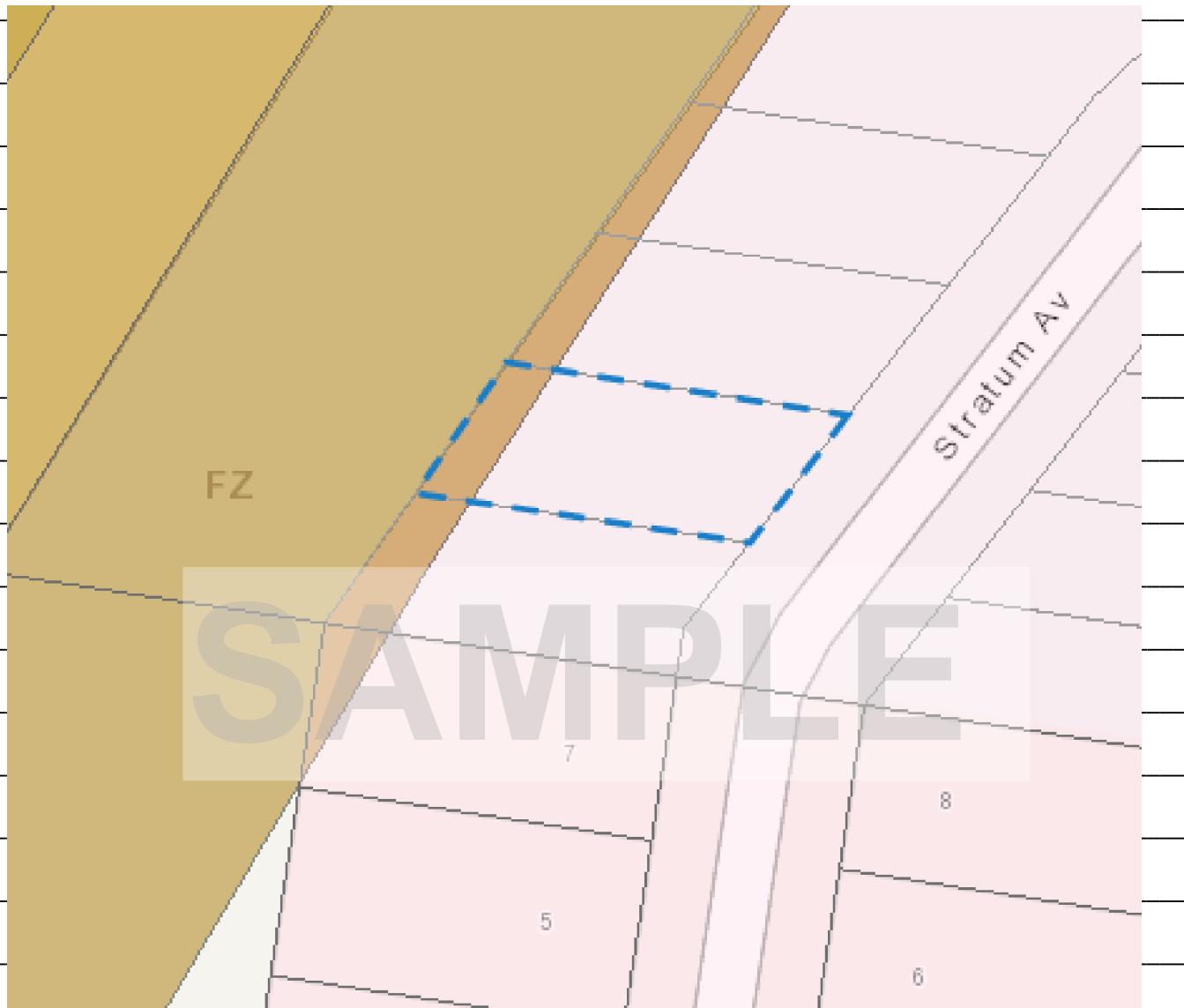
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Notes

Privately owned land has been treated as "maintained" (refer AS 3959, Clause 2.2.3.2.) Council policy for this municipality ensures that all privately owned is "maintained" and this maintenance requires that all grassland areas are maintained below 100mm.

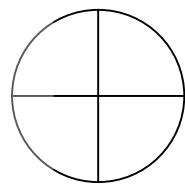


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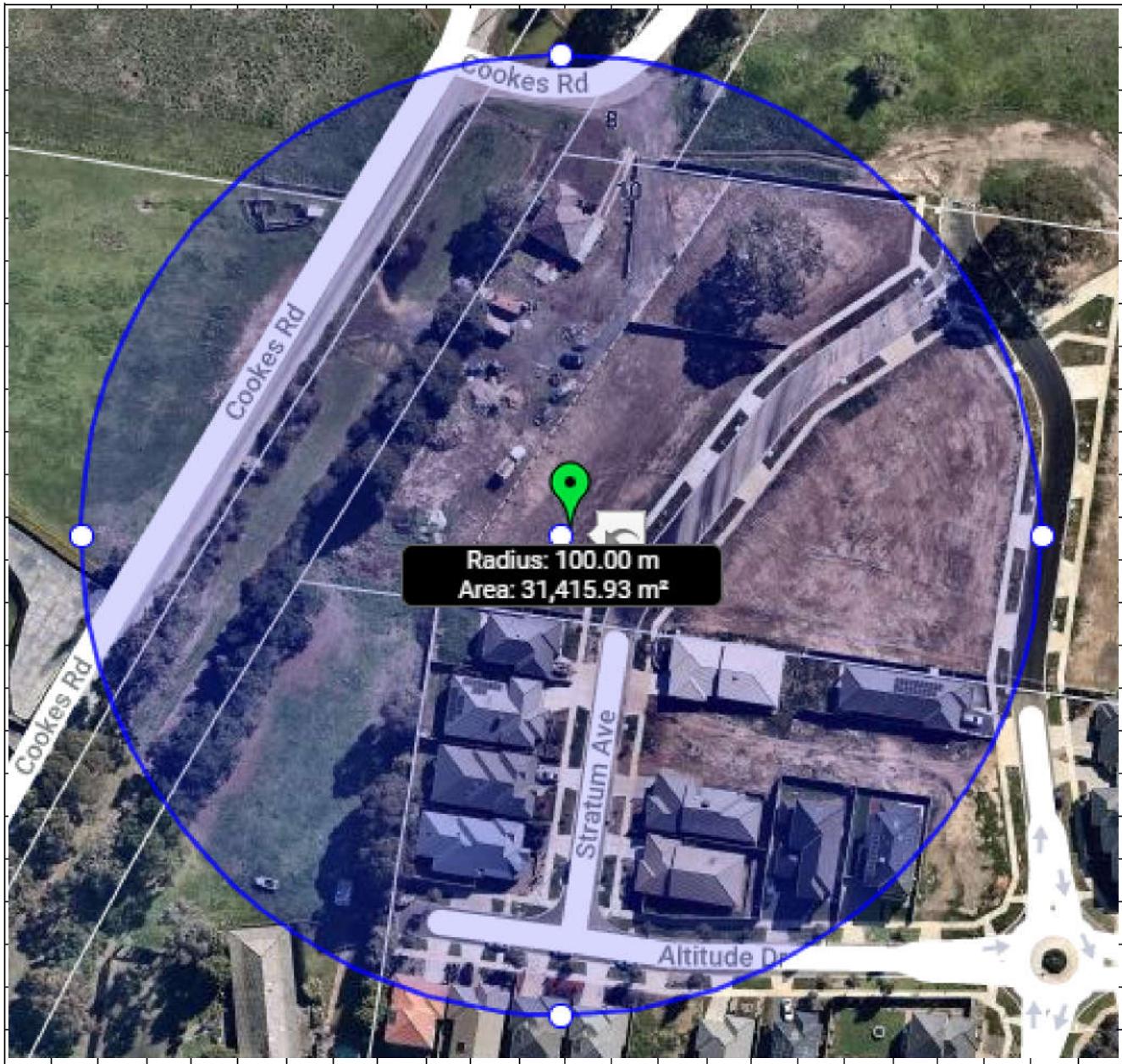
ATTACHMENT 1 – SITE PLAN

Show: - Allotment boundaries
- Proposed building/s
- Exclusions (as identified in Step 2)

- Front street
- Vegetation
- North Point



(Note: circle indicates roughly 100m radius from edges of building if building placed in centre of circle)



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