

PROPERTY DETAILS

Address:

A. TYPE OF BUILDING / WORK

- ☐ New Building ☐ Extension / Alteration
- ☐ Class 1a – Single dwelling, alteration / extension to dwelling.
- ☐ Class 1b – Boarding house, guest house, hostel.
- ☐ Class 10a – Non habitable private garage, shed, carport, pergola, verandah.
- ☐ Class 2 – Building containing two or more sole occupancy units, each being a separate dwelling.
- ☐ Class 3 – Building which is common place for long term or transient living, for unrelated people.

Description of building work: (eg. Dwelling and attached garage, Pergola)

B. CLASS 10a EXEMPTION (AS3959-2009 3.2.3)

A class 10a building is exempt from the requirement to provide a BAL assessment when it is at least 6m away from a class 1, 2 or 3 building. Does this exemption apply to your proposal?

- ☐ Yes ☐ No

C. BAL LOW EXCLUSIONS (AS3959-2009 2.3.2.2)

Where vegetation complies with one of the following, the BAL can be considered BAL LOW. Where appropriate tick the relevant exclusion. (Evidence must be provided – see below)

- ☐ a) Vegetation of any type that 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, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.
- ☐ e) Unmanaged grassland.

Where one of these exclusions are applied, evidence must be provided to the satisfaction of the Relevant Building Surveyor in the form of one of the following;

- ☐ Photos (taken from the centre of the allotment showing all directions and clearly marked)
- ☐ Aerial photos (obtained from Council or other source, must be current)

D. ASSESSMENT

Where the BAL has been determined as BAL – LOW, you do not need to complete this assessment any further. If you are not using one of the above exclusions, please complete overleaf.

"I have taken all reasonable steps to ensure that the information provided is correct and reflects the conditions of the site on the date of assessment."

ASSESSMENT DATE

ASSESSORS NAME

SIGNATURE

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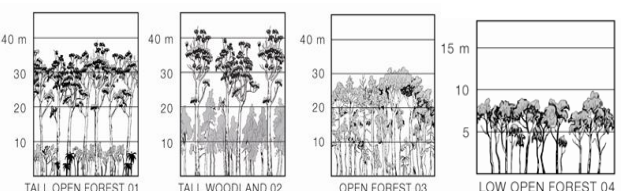
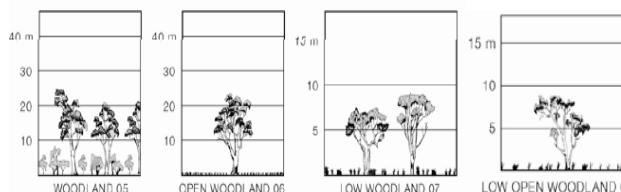
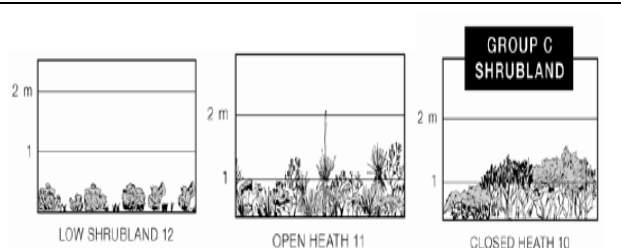
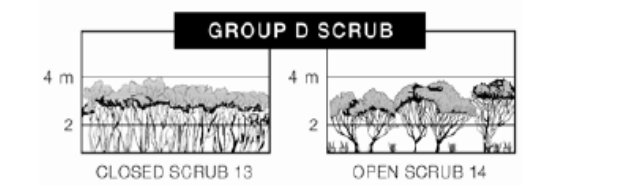
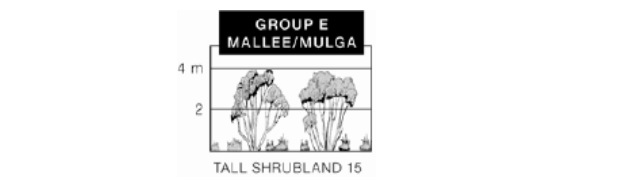
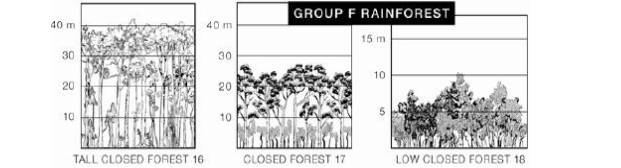
SCOPE

Where an exemption or exclusion cannot be applied, a simplified assessment must be undertaken in accordance with AS3959-2009 Construction of buildings in bushfire prone areas. This method is detailed below.

STEP 1.1 : ASSESS VEGETATION WITHIN 100m RADIUS OF BUILDING

Using the table below, identify any vegetation within 100m of the proposed building. Mark on the attached site plan;

- The location and type of vegetation.
- The distance from the vegetation to the proposed building.
- The distance between vegetation.
- The effective slope of the land.
- Determine if any of the vegetation has a BAL LOW exclusion in accordance with previous page Part C.

VEGETATION		DESCRIPTION	VISUAL IDENTIFICATION
Forest	Tall open forest Tall woodland Open forest Low open forest	Trees over 30m high; 30-70% foliage cover. Found in areas of high reliable rainfall. Typically dominated by eucalyptus.	
	Pine plantation	Trees 10-30m in height at maturity, generally comprising Pinus species or other softwood species, planted as a single species for the production of timber.	
Woodland	Woodland Open woodland	Trees 10-30m in high; 10-30% foliage cover dominated by eucalypts; understory low trees to tall shrubs typically dominated by Acacias, Callitris or Casuarina.	
	Low woodland Low open woodland Open shrubland	Low trees and shrubs 2-10m high, foliage cover less than 10%. Dominated by eucalypts and Acacias. Often have grassy understory or low shrubs. Acacias and Casuarina woodlands grade to Atriplex shrublands in the arid and semi arid zones.	
Shrubland	Closed heath Open heath	Found in wet areas affected by poor soil fertility or shallow soils. Shrubs 1-2m high often comprising Banksia, Acacia, Hakea and Grevillea. Wet heaths occur in sands adjoining dunes of the littoral zone. Montane heaths occur on shallow or waterlogged soils.	
	Low shrubland	Shrubs <2m high; greater than 30% foliage cover. Understoreys may contain grasses. Acacia and Casuarina often dominant in the arid and semi arid zones.	
Scrub	Closed scrub	Found in areas wet enough to support eucalypt trees, which are affected by poor soil fertility or shallow soils. >30% foliage cover. Dry heaths occur in rocky areas. Shrubs 1-2m high. Typical of coastal wetlands.	
	Open scrub	Trees greater than 2 m high, 10-30% foliage cover. Dominated by eucalypts or co dominant Melaleuca and Myoporum with a mixed understorey.	
Mallee / Mulga	Tall shrubland	Vegetation dominated by shrubs (especially eucalypts and Acacias) with a multi-stemmed habit; usually greater than 2 m in height <30% foliage cover. Understorey of widespread to dense low shrubs (Acacia) or sparse grasses.	
Rainforest	Tall closed forest Closed forest Low closed forest	Trees 10-40 m in height; >90% foliage cover; understorey may contain a large number of species with a variety of heights.	

STEP 2 : DETERMINATION OF BAL

Using the below table, determine the worst case BAL level for each directional sector. You will require the effective slope, distance to vegetation, and type of vegetation from the site plan.

Vegetation classification	Bushfire Attack Levels (BALs)				
	BAL – FZ	BAL – 40	BAL – 29	BAL – 19	BAL – 12.5
	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
A. Forest	<19	19–<25	25–<35	35–<48	48–<100
B. Woodland	<12	12–<16	16–<24	24–<33	33–<100
C. Shrubland	<10	10–<13	13–<19	19–<27	27–<100
D. Scrub	<7	7–<9	9–<13	13–<19	19–<100
E. Mallee/Mulga	<6	6–<8	8–<12	12–<17	17–<100
F. Rainforest	<8	8–<11	11–<16	16–<23	23–<100
	Downslope >0 to 5 degrees				
A. Forest	<24	24–<32	32–<43	43–<57	57–<100
B. Woodland	<15	15–<21	21–<29	29–<41	41–<100
C. Shrubland	<11	11–<15	15–<22	22–<31	31–<100
D. Scrub	<7	7–<10	10–<15	15–<22	22–<100
E. Mallee/Mulga	<7	7–<9	9–<13	13–<20	20–<100
F. Rainforest	<10	10–<14	14–<20	20–<29	29–<100
	Downslope >5 to 10 degrees				
A. Forest	<31	31–<39	39–<53	53–<69	69–<100
B. Woodland	<20	20–<26	26–<37	37–<50	50–<100
C. Shrubland	<12	12–<17	17–<24	24–<35	35–<100
D. Scrub	<8	8–<11	11–<17	17–<25	25–<100
E. Mallee/Mulga	<7	7–<10	10–<15	15–<23	23–<100
F. Rainforest	<13	13–<18	18–<26	26–<36	36–<100
	Downslope >10 to 15 degrees				
A. Forest	<39	39–<49	49–<64	64–<82	82–<100
B. Woodland	<25	25–<33	33–<45	45–<60	60–<100
C. Shrubland	<14	14–<19	19–<28	28–<39	39–<100
D. Scrub	<9	9–<13	13–<19	19–<28	28–<100
E. Mallee/Mulga	<8	8–<11	11–<18	18–<26	26–<100
F. Rainforest	<17	17–<23	23–<33	33–<45	45–<100
	Downslope >15 to 20 degrees				
A. Forest	<50	50–<61	61–<78	78–<98	98–<100
B. Woodland	<32	32–<41	41–<56	56–<73	73–<100
C. Shrubland	<15	15–<21	21–<31	31–<43	43–<100
D. Scrub	<10	10–<15	15–<22	22–<31	31–<100
E. Mallee/Mulga	<9	9–<13	13–<20	20–<29	29–<100
F. Rainforest	<22	22–<29	29–<42	42–<56	56–<100

STEP 3 : RECORD BAL FOR EACH SECTOR

Using the information from the site plan, determine the worst case BAL for each sector and record below.

SECTOR	NORTH	EAST	SOUTH	WEST
WORST CASE BAL				

STEP 4 : DETERMINE BAL FOR SITE

The BAL for the site is determined by the worst case BAL from each sector. Eg if the BAL for north is 12.5, and the BAL for west is 29, the BAL for the site is 29.

BUSHFIRE ATTACK LEVEL (BAL) =

You must now refer to AS3959 – 2009 and ensure your proposed building work complies with the construction requirements for the applicable Bushfire Attack Level. Ensure that your plans provide sufficient detail for the Relevant Building Surveyor to determine compliance.

STEP 5 : EVIDENCE

Evidence must be provided to support this assessment to the satisfaction of the Relevant Building Surveyor. This evidence must include;

☐ Site plan; and

At least one of the following;

☐ Photos (taken from the centre of the allotment showing all directions and clearly marked)

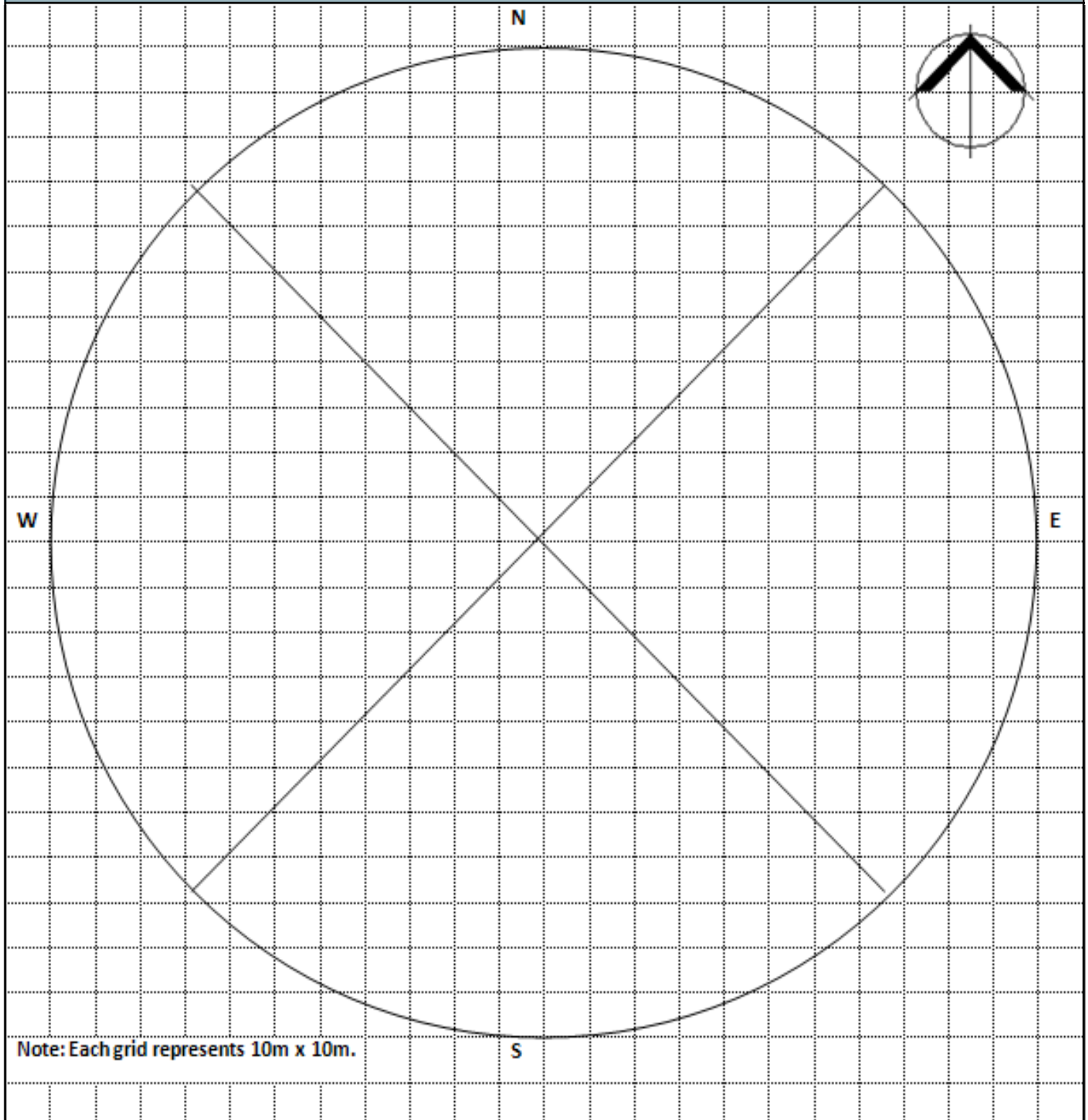
☐ Aerial photos (obtained from Council or other source, must be current)

STEP 6 : STATEMENT

"I have taken all reasonable steps to ensure that the information provided is correct and reflects the conditions of the site on the date of assessment."

DATE OF ASSESSMENT**NAME OF ASSESSOR****SIGNATURE****NOTES:**

STEP 1.2 : SITE PLAN



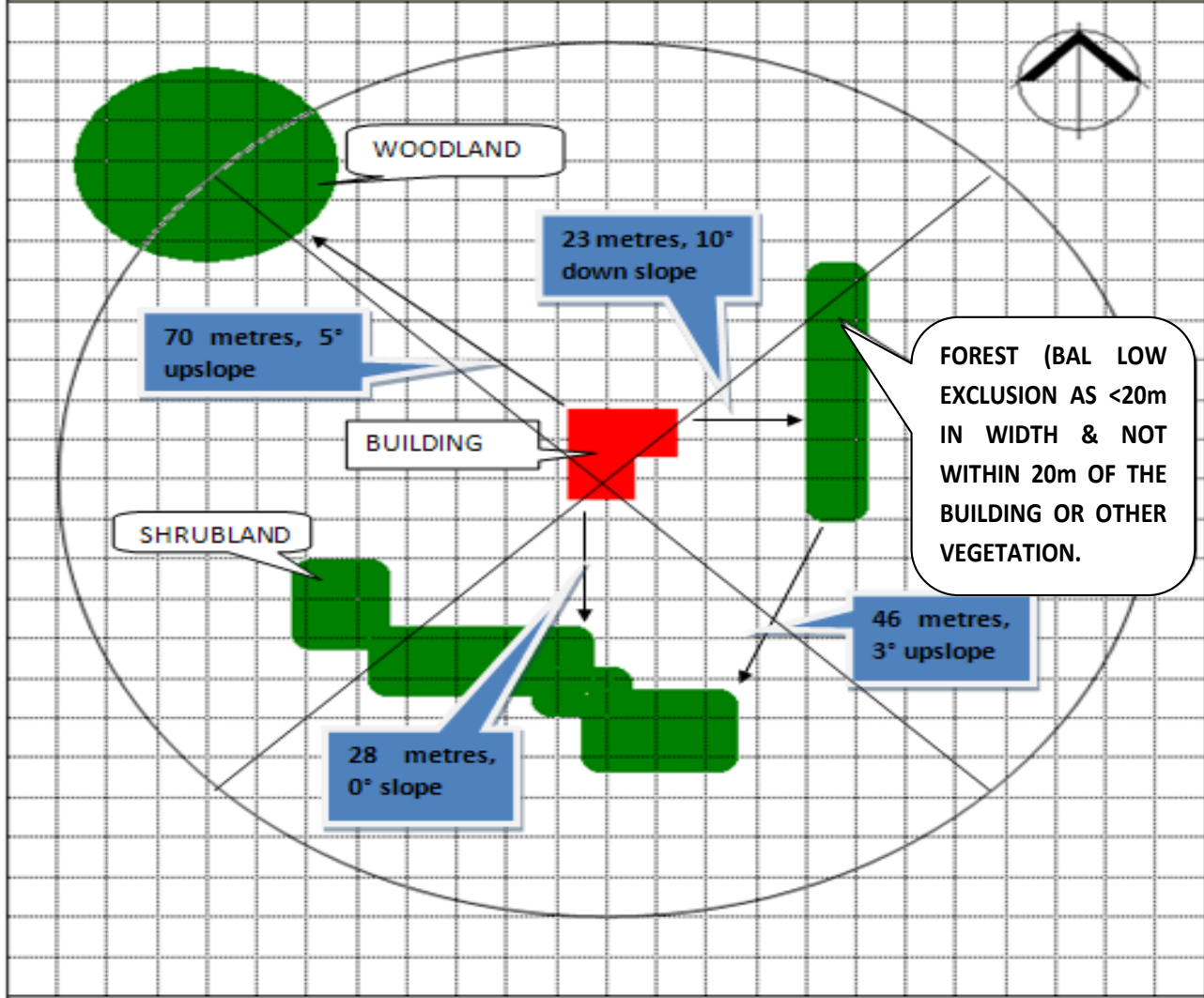
SEE EXAMPLE - LAST PAGE

Suitably Mark:

- ☐ Type of vegetation.
- ☐ Distance between building & vegetation.
- ☐ Distance between areas of vegetation.
- ☐ The effective slope of land.
- ☐ Any BAL LOW exclusions (see page 1 part C).

EXAMPLE

STEP 1.2 : SITE PLAN



STEP 2 : DETERMINATION OF BAL

Using the below table, determine the worst case BAL level for each directional sector. You will require the effective slope, distance to vegetation, and

South sector BAL determination = Slope (0°), Distance (28m), Classification (Shrubland.) Therefore BAL 12.5

Vegetation classification	Distance (m) of the site from the predominant vegetation class				
	All upslopes and flat land (0 degrees)				
	Distance (m) of the site from the predominant vegetation class				
A. Forest	<19	19-<25	25-<35	35-<48	48-<100
B. Woodland	<12	12-<16	16-<24	24-<35	33-<100
C. Shrubland	<10	10-<13	13-<19	19-<27	27-<100

STEP 3 : RECORD BAL FOR EACH SECTOR

Using the information from the site plan, determine the worst case BAL for each sector and record below.

SECTOR	NORTH	EAST	SOUTH	WEST
WORST CASE BAL	12.5	LOW	12.5	12.5

STEP 4 : DETERMINE BAL FOR SITE

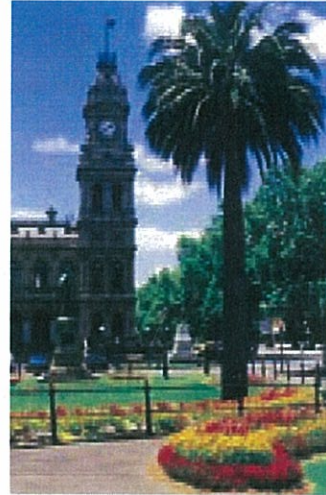
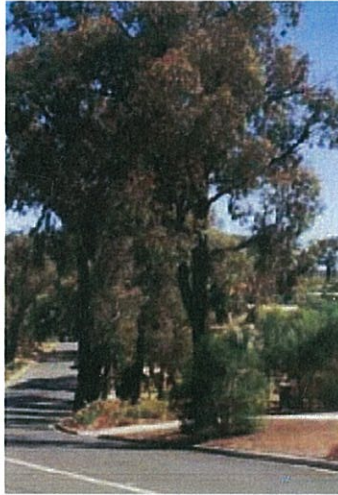
The BAL for the site is determined by the worst case BAL from each sector. Eg if the BAL for north is 12.5, and the BAL for west is 29, the BAL for the site is 29.

BUSHFIRE ATTACK LEVEL (BAL) = 12.5

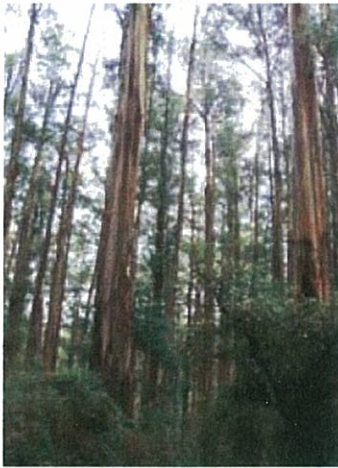
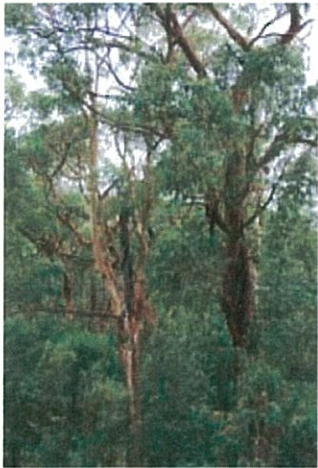
Determined from worst case BAL for each sector.

EXAMPLES OF VEGETATION (SOURCE BUILDING COMMISSION)

LOW THREAT



GROUP A- Forest



GROUP B- Woodland

