



Municipal Building Surveyor

PO BOX 152, Portland VIC 3305

Ph: 03 5522 2216

E: building@glenelg.vic.gov.au

TRIM D/2012/00364

BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

(before starting your BAL assessment, you will need to obtain a copy of AS3959, 2009).

Property Details

Applicant's Name:

Contact Phone Number (H): (M):

Email:

Address:

Site Address:

Type of building work

New Class 1 building:

New Class 10a building: New Class 2 building: New Class 3 building:

Alteration/Additions to an existing building:

Description of building work: e.g. single dwelling with attached 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 300m² measured over the enclosing walls of class 1b building; and in which not more than 12 persons would ordinarily be resident, which is not located above or below another dwelling or another class of building other than a *private garage*.

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 class 1 or 2, which is a common place of long term or transient living for a number or unrelated persons, including:

- A boarding house, guest house, hostel, lodging-house or backpackers accommodation.
- Residential part of a hotel or motel
- Residential part of a school



Municipal Building Surveyor

PO BOX 152, Portland VIC 3305

Ph: 03 5522 2216

E: building@glenelg.vic.gov.au

- Accommodation for the aged, children or people with disabilities; or a residential part of a *health-car building* which accommodates members of staff
- or a residential part of a detention centre.

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

Bush Fire Attack Level (BAL)

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

Step 2: Assess the vegetation within 100m in all directions (tick relevant group)

Note 1. refer to AS3959 Table 2.3 and figures 2.3 & 2.4 A-G for description and classification of vegetation types.

Note 2. Refer to rule 2.2.3.2 for exclusions that may be applicable for low threat vegetation and non-vegetated areas.

Vegetation on classification (see table 2.)	North North-East	South South-West	East South-East	West North-West
Group A - Forest				
Group B – Woodland				
Group C – Shrub-land				
Group D – Scrub				
Group E – Mallee/ Mulga				
Group F – Rainforest				
Group G – Grassland				

Exclusions (where applicable)	Tick relevant paragraph descriptor from clause 2.2.3.2							
	(b)	(c)	(b)	(c)	(b)	(c)	(b)	(c)
	(d)	(e)	(d)	(e)	(d)	(e)	(d)	(e)
	(f)		(f)		(f)		(f)	

Step 3: Distance of the site from classified vegetation, measured horizontally: (see rule 2.2.4)

Distance from building to classified vegetation	Show distance in metres			



Municipal Building Surveyor

PO BOX 152, Portland VIC 3305

Ph: 03 5522 2216

E: building@glenelg.vic.gov.au

Step 4: Determine the effective slope of land under the classified vegetation: (see rule 2.2.5)

Effective slope	All upslopes and flat land			
Slope under the classified vegetation	Downslope degrees			
	>0 to 5	>0 to 5	>0 to 5	>0 to 5
	>5 to 10	>5 to 10	>5 to 10	>5 to 10
	>10 to 15	>10 to 15	>10 to 15	>10 to 15
	>15 to 20	>15 to 20	>15 to 20	>15 to 20

BAL value for each side of the site: Table 2.4.2				
---	--	--	--	--

Step 5: Determination of bushfire attack level (BAL).

Refer to table 2.4.2 for FDI 100

Using the relevant table determine the bushfire attack level (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 bushfire attack level (BAL) obtained above:

The BAL for this site is:	
Date of assessment:	
Assessors name:	
Assessors contact number:	
Statement:	
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.	
Signature:	
Date:	
Personal and or health information collected by Council is used for municipal purposes as specified in the <i>Local Government Act 1989</i> . The personal information will be used solely by Council for these purposes and or <u>directly related purposes</u> . Council may disclose this information to other organisations if required by legislation. The applicant understands that the personal and or health information provided is for the above purpose and that he or she may apply to Council for access to and/ or amendment of the information. Requests for access and or correction should be made to Council's Privacy Officer.	

ATTACHMENTS:

Site Plan: (attachment 1)

Photographs: (attachment 2)

EXPLANATION AND EXAMPLE:

The site plan may be an indicative plan and not to scale. However, the site plan should show all vegetation within 100m of the building and include accurate distances from external element of the building to the classified vegetation. It should also show all exclusions



Municipal Building Surveyor

PO BOX 152, Portland VIC 3305

Ph: 03 5522 2216

E: building@glenelg.vic.gov.au

considered under clause 2.2.3.2 and the distances (where relevant) between the excluded vegetation and other excluded vegetation or classified vegetation, and the distances to the building.

Example only:

Site Plan: (Attachment 1)

Show: -Allotment boundaries

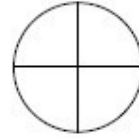
-Proposed building/s

-Exclusions as identified in Step 2

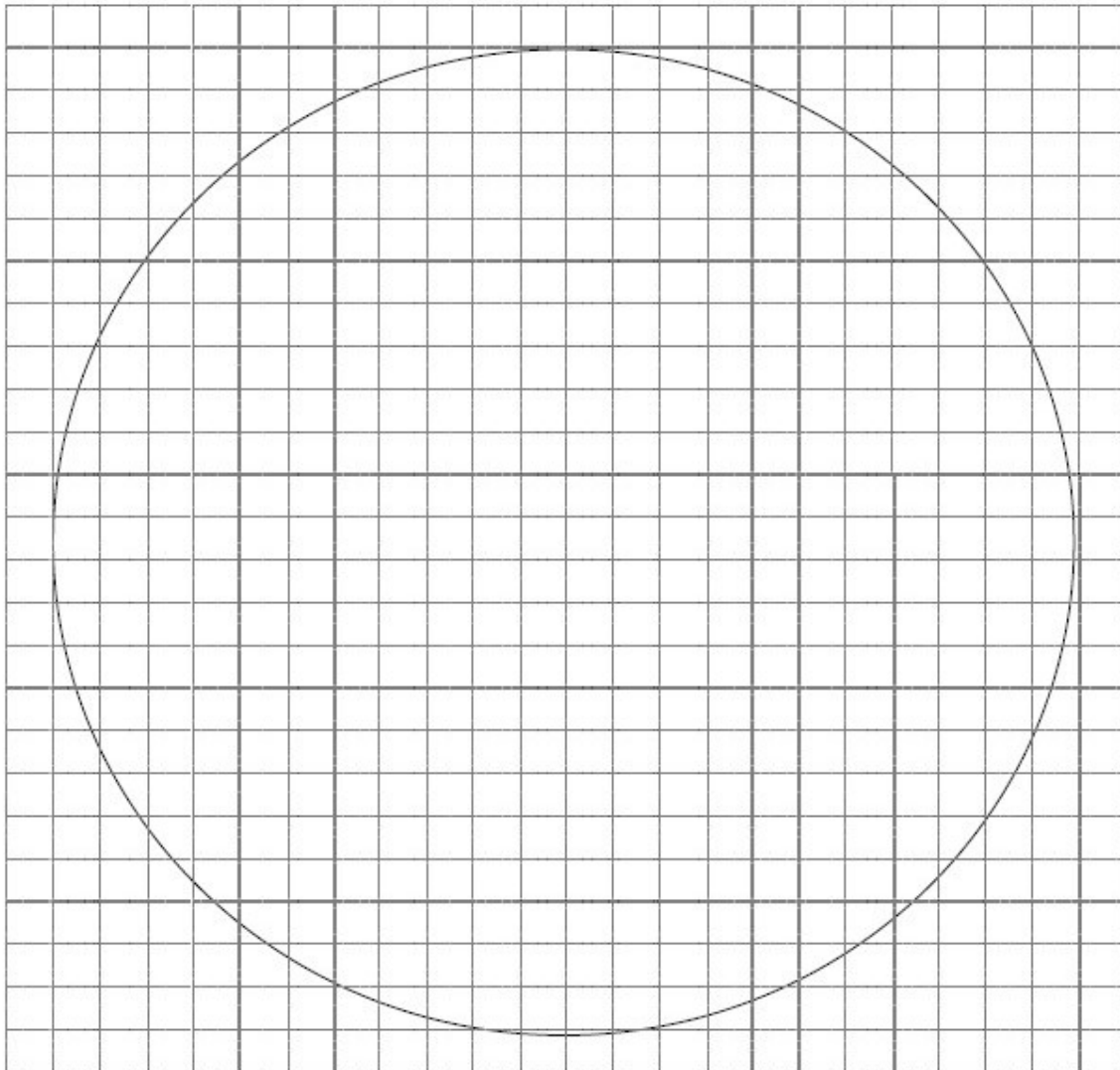
-Front street

-Vegetation

-North Point



(Note: The grid can be taken to represent 10m x 10m. The circle is 120m diameter and provides for 100m radius from edges of building/s (approximately))



Photographs: (Attachment 2) – Suitably labelled to identify direction of view.