



WESTVIC BUSHFIRE CONSULTANT

Assessor:

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ABN: 94 526 494 804

Bushfire Attack Level Assessment Report

(As per AS 3959–2018)

Property Details

Applicants Name: John doe

Contact Phone Number: 0123456789

Municipality: City of Ballarat

Lot: 194

Address: 123 Example Street, Ballarat Vic 3350

Type of Building Work:

- New Class 1a building ☒
- New Class 1b 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

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.

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.

Bush Fire Attack Level (BAL)

Step 1: Relevant fire danger index

(Refer to clause 2.2.2)

FDI 50 ☐ Victorian alpine area

FDI 100 ☒ Victoria general – excluding alpine area

Step 2: Assess the vegetation types within 100m in all directions

Tick relevant group & type of vegetation

(Refer to table 2.3)

| Vegetation classification | North | South | East | West |
|--------------------------------|---|--|---|--|
| Group A Forest | <input type="checkbox"/> 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"/> Tall open forest <input type="checkbox"/> Tall woodland <input checked="" type="checkbox"/> Open forest <input type="checkbox"/> Low open forest <input type="checkbox"/> Pine plantation | <input type="checkbox"/> 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"/> Tall open forest <input type="checkbox"/> Tall woodland <input checked="" type="checkbox"/> Open forest <input type="checkbox"/> Low open forest <input type="checkbox"/> Pine plantation |
| Group B Woodland | <input checked="" type="checkbox"/> Woodland <input type="checkbox"/> Low woodland | <input type="checkbox"/> Woodland <input type="checkbox"/> Low woodland | <input checked="" type="checkbox"/> Woodland <input type="checkbox"/> Low woodland | <input type="checkbox"/> Woodland <input type="checkbox"/> Low woodland |
| Group C Shrub-land | <input type="checkbox"/> Closed (low) heath <input type="checkbox"/> Open heath <input type="checkbox"/> Low shrub-land | <input type="checkbox"/> Closed (low) heath <input type="checkbox"/> Open heath <input type="checkbox"/> Low shrub-land | <input type="checkbox"/> Closed (low) heath <input type="checkbox"/> Open heath <input type="checkbox"/> Low shrub-land | <input type="checkbox"/> Closed (low) heath <input type="checkbox"/> Open heath <input type="checkbox"/> Low shrub-land |
| Group D Scrub | <input type="checkbox"/> Closed scrub (Tall Heaths) <input type="checkbox"/> Open scrub | <input type="checkbox"/> Closed scrub (Tall Heaths) <input type="checkbox"/> Open scrub | <input type="checkbox"/> Closed scrub (Tall Heaths) <input type="checkbox"/> Open scrub | <input type="checkbox"/> Closed scrub (Tall Heaths) <input type="checkbox"/> Open scrub |
| Group E Mallee/Mulga | <input type="checkbox"/> Tall shrubland | <input type="checkbox"/> Tall shrubland | <input type="checkbox"/> Tall shrubland | <input type="checkbox"/> Tall shrubland |
| Group F Rainforest | <input type="checkbox"/> Tall closed forest <input type="checkbox"/> Closed forest <input type="checkbox"/> Low closed forest | <input type="checkbox"/> Tall closed forest <input type="checkbox"/> Closed forest <input type="checkbox"/> Low closed forest | <input type="checkbox"/> Tall closed forest <input type="checkbox"/> Closed forest <input type="checkbox"/> Low closed forest | <input type="checkbox"/> Tall closed forest <input type="checkbox"/> Closed forest <input type="checkbox"/> Low closed forest |

Bushfire Attack Level Assessment

| | | | | |
|-----------------------------|---|--|---|---|
| Group G Grassland | <input type="checkbox"/> Open woodland <input type="checkbox"/> Low open woodland <input type="checkbox"/> Open shrubland <input type="checkbox"/> Low open shrubland <input type="checkbox"/> Hummock grassland <input type="checkbox"/> Closed tussock grassland <input type="checkbox"/> Tussock grassland | <input type="checkbox"/> Open woodland <input checked="" type="checkbox"/> Low open woodland <input type="checkbox"/> Open shrubland <input type="checkbox"/> Low open shrubland <input type="checkbox"/> Hummock grassland <input type="checkbox"/> Closed tussock grassland <input type="checkbox"/> Tussock grassland | <input type="checkbox"/> Open woodland <input type="checkbox"/> Low open woodland <input type="checkbox"/> Open shrubland <input type="checkbox"/> Low open shrubland <input type="checkbox"/> Hummock grassland <input type="checkbox"/> Closed tussock grassland <input type="checkbox"/> Tussock grassland | <input type="checkbox"/> Open woodland <input type="checkbox"/> Low open woodland <input type="checkbox"/> Open shrubland <input type="checkbox"/> 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"/> 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"/> 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"/> 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 |
| Group H Tussock Moorland | <input type="checkbox"/> Tussock Moorland | <input type="checkbox"/> Tussock Moorland | <input type="checkbox"/> Tussock Moorland | <input type="checkbox"/> Tussock Moorland |
| Exclusions | North | South | East | West |
| Insert relevant paragraph descriptor from clause 2.2.3.2. i.e.(b), (c), (d), (e) or (f) | No exclusions | No exclusions | No exclusions | No exclusions |
| | | | | |
| | | | | |
| | | | | |

Step 3: Distance of the site from classified vegetation

(Refer to clause 2.2.4)

| Distance from each vegetation type | North | South | East | West |
|------------------------------------|-------|-------|------|------|
| | 50m | 10m | 20m | 20m |
| | | 70m | | |
| | | | | |
| | | | | |

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

(Refer to Figure 2.3)

| Effective slopes | North | South | East | West |
|---------------------------------------|--|--|---|---|
| Slope under the classified vegetation | <input checked="" type="checkbox"/> Upslope/0° | <input type="checkbox"/> Upslope/0° | <input type="checkbox"/> Upslope/0° | <input type="checkbox"/> Upslope/0° |
| | Downslope | | | |
| | <input type="checkbox"/> >0° to 5° | <input type="checkbox"/> >0° to 5° | <input checked="" type="checkbox"/> >0° to 5° | <input checked="" type="checkbox"/> >0° to 5° |
| | <input type="checkbox"/> >5° to 10° | <input checked="" type="checkbox"/> >5° to 10° | <input type="checkbox"/> >5° to 10° | <input type="checkbox"/> >5° to 10° |
| | <input type="checkbox"/> >10° to 15° | <input type="checkbox"/> >10° to 15° | <input type="checkbox"/> >10° to 15° | <input type="checkbox"/> >10° to 15° |
| | <input type="checkbox"/> >15° to 20° | <input type="checkbox"/> >15° to 20° | <input type="checkbox"/> >15° to 20° | <input type="checkbox"/> >15° to 20° |

Step 5—Determination of the BAL

Select the relevant table from Tables 2.4 or 2.6 for FDI 50 or FDI 100 as relevant for Victoria.

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.

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m 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 vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

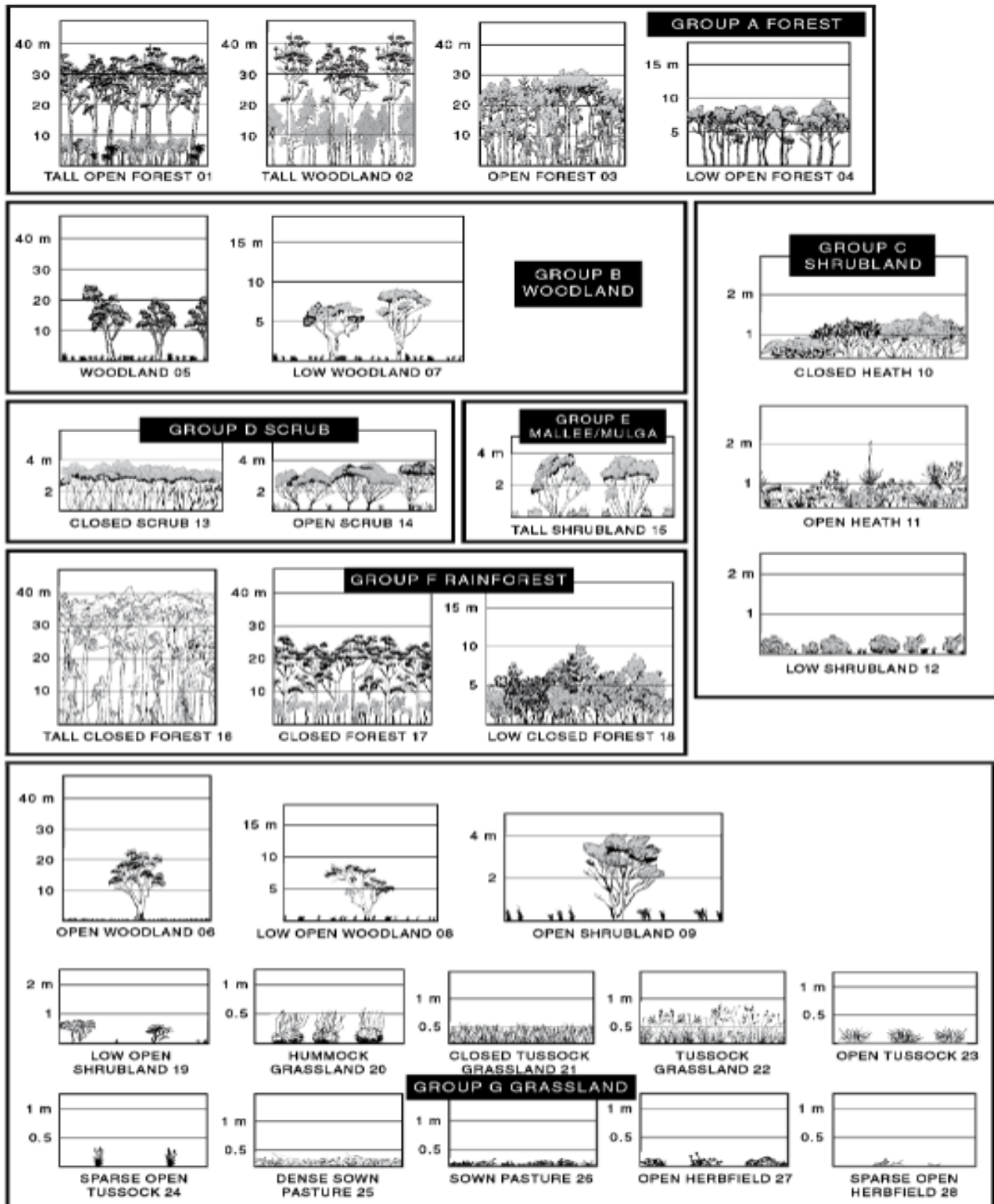


TABLE 2.4
DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL)—FDI 100 (1090 K)

| Vegetation classification | 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 | <7 | 7—<9 | 9—<13 | 13—<19 | 19—<100 |
| D. Scrub | <10 | 10—<13 | 13—<19 | 19—<27 | 27—<100 |
| E. Mallee/Mulga | <6 | 6—<8 | 8—<12 | 12—<17 | 17—<100 |
| F. Rainforest | <8 | 8—<11 | 11—<16 | 16—<23 | 23—<100 |
| G. Grassland | <6 | 6—<9 | 9—<13 | 13—<19 | 19—50 |
| 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 | <7 | 7—<10 | 10—<15 | 15—<22 | 22—<100 |
| D. Scrub | <11 | 11—<15 | 15—<22 | 22—<31 | 31—<100 |
| E. Mallee/Mulga | <7 | 7—<9 | 9—<13 | 13—<20 | 20—<100 |
| F. Rainforest | <10 | 10—<14 | 14—<20 | 20—<29 | 29—<100 |
| G. Grassland | <7 | 7—<10 | 10—<15 | 15—<22 | 22—<50 |
| 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 | <8 | 8—<11 | 11—<17 | 17—<25 | 25—<100 |
| D. Scrub | <12 | 12—<17 | 17—<24 | 24—<35 | 35—<100 |
| E. Mallee/Mulga | <7 | 7—<10 | 10—<15 | 15—<23 | 23—<100 |
| F. Rainforest | <13 | 13—<18 | 18—<26 | 26—<36 | 36—<100 |
| G. Grassland | <8 | 8—<11 | 11—<17 | 17—<25 | 25—<50 |
| 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 | <9 | 9—<13 | 13—<19 | 19—<28 | 28—<100 |
| D. Scrub | <14 | 14—<19 | 19—<28 | 28—<39 | 39—<100 |
| E. Mallee/Mulga | <8 | 8—<11 | 11—<18 | 18—<26 | 26—<100 |
| F. Rainforest | <17 | 17—<23 | 23—<33 | 33—<45 | 45—<100 |
| G. Grassland | <9 | 9—<13 | 13—<20 | 20—<28 | 28—<50 |
| 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 | <10 | 10—<15 | 15—<22 | 22—<31 | 31—<100 |
| D. Scrub | <15 | 15—<21 | 21—<31 | 31—<43 | 43—<100 |
| E. Mallee/Mulga | <9 | 9—<13 | 13—<20 | 20—<29 | 29—<100 |
| F. Rainforest | <22 | 22—<29 | 29—<42 | 42—<56 | 56—<100 |
| G. Grassland | <11 | 11—<15 | 15—<23 | 23—<32 | 32—<50 |

Select the highest BAL obtained above.

The BAL for this site is:

BAL FZ

Date of Assessment: 12/11/2025

Assessors Name: Krystal Scott-McGrath

Assessors contact number:

Mobile: 0458168706

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.

Signed 

Date:

12/11/2025

ATTACHMENTS

Site plan (Attachment 1)

North aspect vegetation and east aspect vegetation (Attachment 2)

South aspect vegetation and west aspect vegetation (Attachment 3)

Notes

The topography and surrounding vegetation within a 100-metre radius of the site have been assessed as follows:

- North: Woodland vegetation is located approximately 52 metres from the site on an upslope.
- South: Low open woodland transitioning to open forest occurs within 10 to 70 metres, situated on a downslope of approximately 5–10 degrees. This vegetation was identified as the most influential and was therefore used in determining the Bushfire Attack Level (BAL) rating.
- East: Woodland vegetation is present approximately 20 metres from the site on a downslope of 0–5 degrees.
- West: Open forest vegetation is located approximately 20 metres from the site on a downslope of 0–5 degrees.

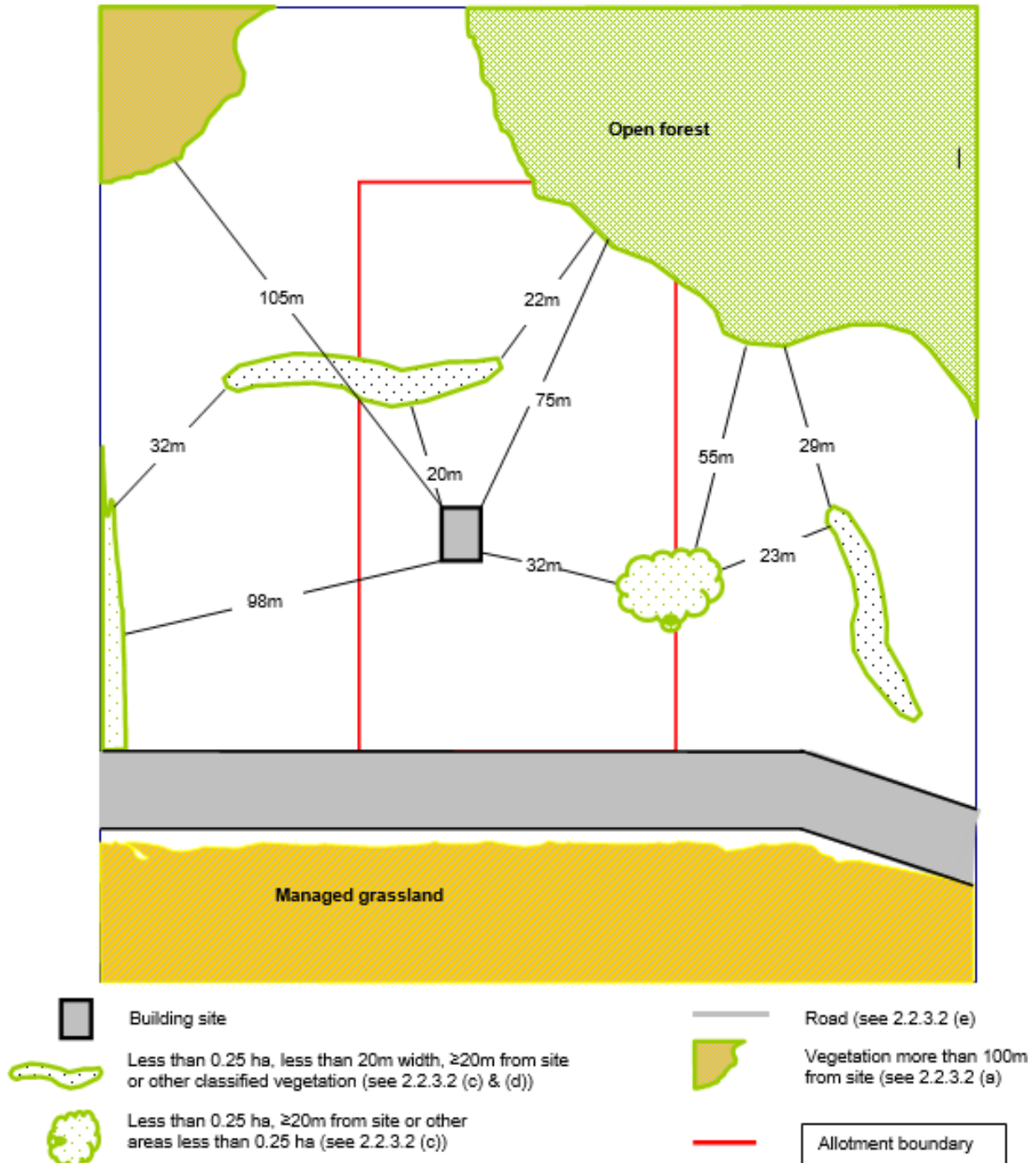
In accordance with *AS 3959:2018 Clause 2.2.3.2 – Exclusions: Low Threat Vegetation and Non-Vegetated Areas*, the site and its surroundings within a 100-metre radius were reviewed to determine whether any vegetation could be excluded from the BAL assessment. Based on the existing topography, vegetation types, and separation distances, it is determined that no exclusions apply. Accordingly, all vegetation within the 100-metre assessment area has been included in the BAL determination.

SITE PLAN

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 the external element of the building to the classified vegetation. It should also show all exclusions 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:



ATTACHMENT 1- Site Plan

Show:

- Allotment boundaries
- Front street
- North Point
- Proposed building/s
- Vegetation
- Exclusions as identified in Step 2

Note: The circle below indicates roughly 100m radius from edges of building if building is placed in centre 4 squares of the circle.



A= Forest, Open Forest

B= Woodland, woodland

G= Grassland, Low Open Forest

ATTACHMENT 2 – North and East aspect vegetation (Photos)

North



East

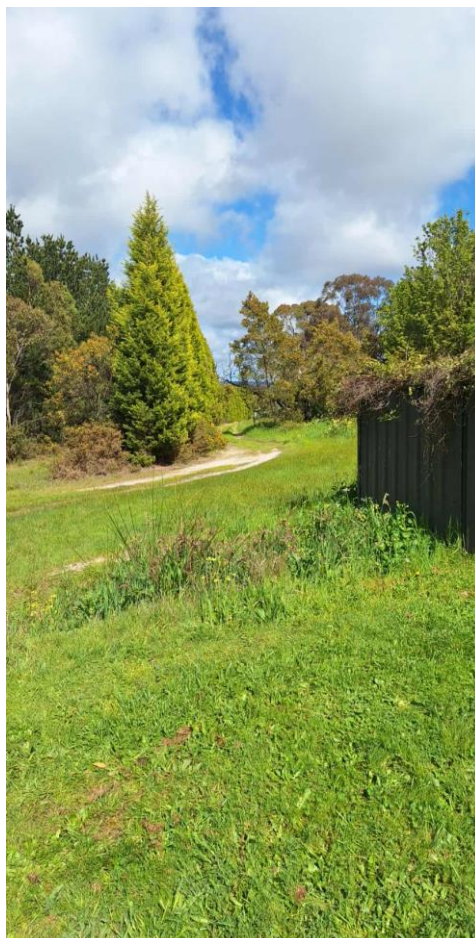


ATTACHMENT 3– South and West aspect vegetation (Photos)

South



West

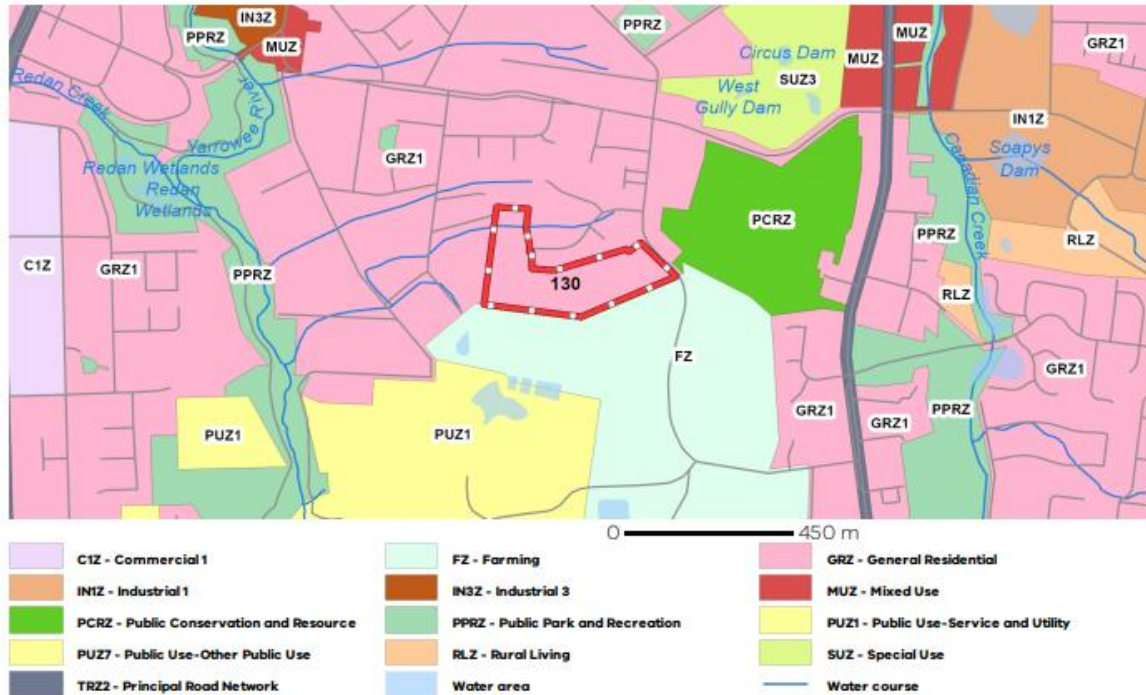


Vic Plan information

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Government and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.

