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493 HARGREAVES STREET, BENDIGO 3550

BUSHFIRE ATTACK LEVEL REPORT

Ref No: 23782 – Lots 64 to 70

SITE DETAILS

LOCATION: Lots 64 to 70 Hudson Street, Jackass Flat

DATE: 21st January, 2016

CLIENT: Arbor Estates

Type of Building Works

- [x] New Class 1 building
- [ ] New Class 10a building
- [ ] New Class 2 building
- [ ] New Class 3 building

Description of building work:
New Residence

Site classification
BAL- 12.5
This property is in a designated bushfire prone area; therefore a minimum of **BAL-12.5** must be achieved.

Site Information

1. **Relevant Fire Danger Index:** ☐ **FDI:** 50 ☑ **FDI:** 100

2. **Vegetation within 100m in all directions:**

Vegetation classification (see Table 2.3)	North-East	South-West	South-East	North-West
Group B - Woodland		✓		
Group D - Scrub		✓		
Group G - Grassland	✓	✓		
Exclusions (where applicable)	See below Exclusion descriptions			
	f		a	a

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

Distance to classified vegetation	Show distances in metres			
	N/A	72m	More than 100m	More than 100m

Effective slope of land under the classified vegetation

Effective slope	Upslope			
Slope under the classified vegetation	Upslope or 0°	Upslope or 0° ✓	Upslope or 0° ✓	Upslope or 0°
	Downslope			
	>0° to 5° ✓	>0° to 5°	>0° to 5°	>0° to 5° ✓
	>5° to 10°	>5° to 10°	>5° to 10°	>5° to 10°

BAL for each side of the site	**BAL-12.5**	**BAL-12.5**	**BAL-12.5**	**BAL-12.5**

Exclusions (where applicable)

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.

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 grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: 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).

3. **BAL – 12.5 Construction requirements:**

   a. **Sub floor supports:** No special construction requirements.
   b. **Floors:** No special construction requirements.
   c. **External walls:**
      Non-combustible material.

      Parts less than 400 mm above ground or decks etc to be of non-combustible material or 6 mm fibre cement clad or bushfire resistant/naturally fire resistant timber.

      All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed to prevent gaps greater than 3 mm. Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

   d. **External windows:**
      Protected by bushfire shutters or completely screened with steel, bronze or aluminium mesh or 4 mm Grade A safety glass or glass blocks within 400 mm of ground, deck etc. Operable portion metal screened with frame of metal or metal reinforced PVC-U or bushfire resisting timber

   e. **External doors:**
      Protected by bushfire shutter or screened with steel, bronze or aluminium mesh or glazed with 5 mm toughened glass, non-combustible or 35 mm solid timber for 400 mm above threshold, metal or bushfire resisting timber framed for 400 mm above ground, decking, etc, tight-fitting with weather strips at base.

   f. **Roofs:**
      Non-combustible covering. Roof/wall junction sealed. Openings fitted with non-combustible ember guards. Roof to be fully sarked

   g. **Verandas / decks etc**:
      Enclosed sub-floor space – no special requirement for materials except within 400 mm of ground. No special requirements for supports or framing. Decking to be non-combustible or bushfire resistant within 300 mm horizontally and 400 mm vertically from a glazed element

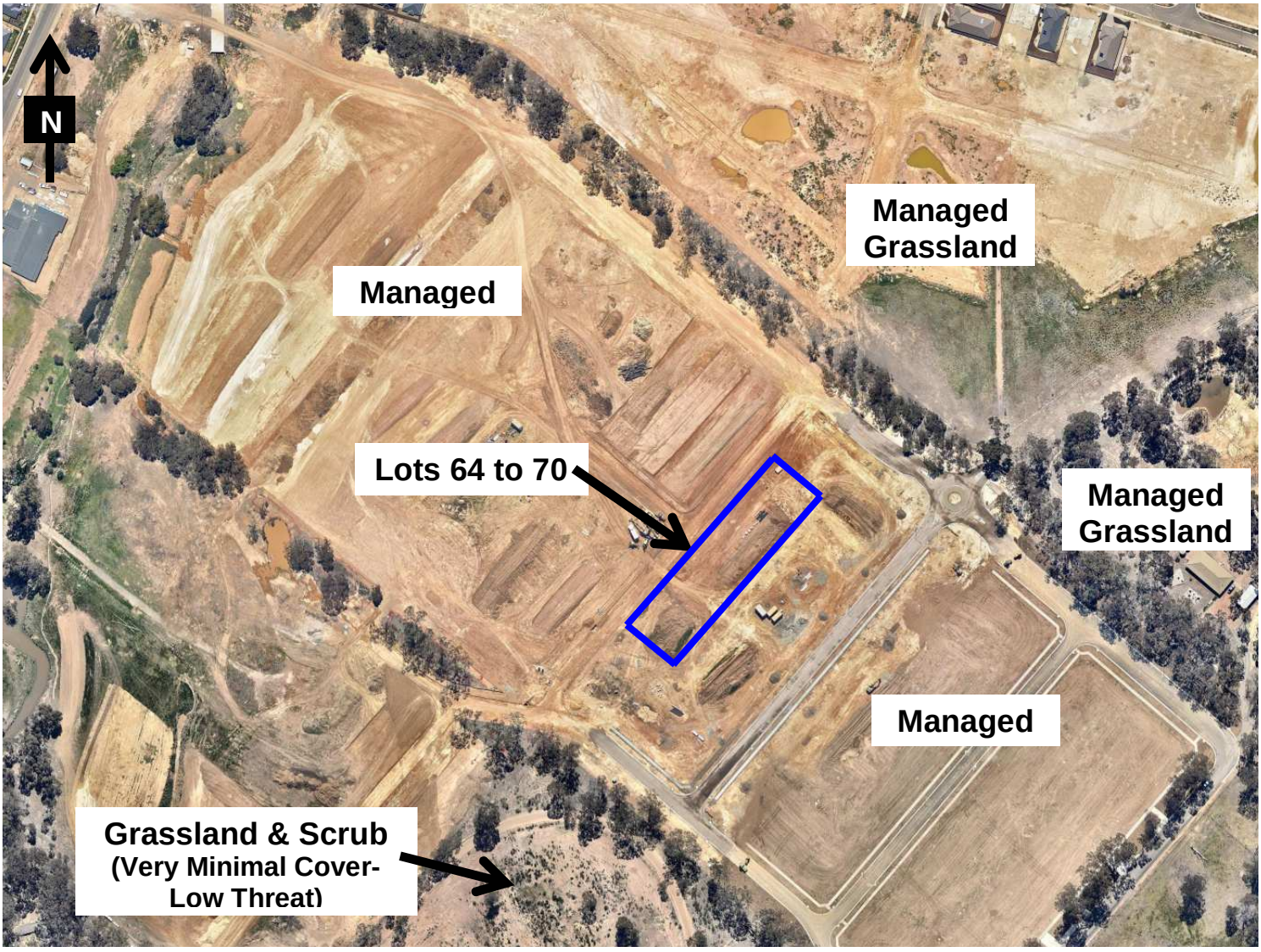
4. For more detailed options refer to Section 5 of AS3959-2009.

5. The bush rating supplied in this report complies with the requirements of AS3959-2009; however this rating does not imply that any building constructed on the site is immune to destruction by bushfire.

   Therefore the property owner should make their own assessment of construction requirements to protect any building on the site from bushfire damage wether by direct bushfire attack or by ember attack.

6. This report is for the use only of the party to whom it is addressed, and for the purposes for which it was prepared, and for no other purpose. No responsibility is accepted to any third party which may use, or rely on, the whole, or any part, of the content of this report. This report has been prepared on the basis of specific instructions and information provided by, or on behalf of, the party whom it is addressed, and for the use of that party in its particular circumstances, for its particular purpose. Its contents and conclusions may therefore be inappropriate for any third party in the context of that party's particular purpose or circumstances. Any third party should obtain its own independent report or other professional advice and in no way rely on this report.

Yours faithfully,
ALLIED DESIGN Consultants
per:



Typical Vegetation North-East

Typical Vegetation North-East

Typical Vegetation South-West

Typical Vegetation South-West

LANCASTER DRIVE
HUDSON STREET
BUXTON STREET
BROOKLANDS
91 640m²
90 640m²
73 636m²
74 640m²
75 640m²
100 640m²
101 640m²
76 640m²
77 635m²
63 635m²
62 640m²
61 640m²
60 640m²
59 635m²
64 640m²
58 640m²
65 640m²
57 640m²
66 640m²
56 640m²
67 640m²
55 640m²
68 640m²
54 640m²
69 640m²
53 640m²
70 640m²
52 640m²
71 636m²
72 640m²
49 640m²
50 640m²
51 635m²
102 640m²
78 640m²
79 640m²
80 636m²
81 640m²
82 640m²
83 640m²
84 640m²
85 598m²
86 636m²
87 648m²
88 648m²
89 648m²
166
188
Stage 1
Stage 2
Stage 3
Stage 4
Stage 5
Stage 6
Stage 7
Stage 8