

BUSHFIRE ATTACK LEVEL REPORT

Ref No: 24406 – Lots 197 to 201

SITE DETAILS

LOCATION: Lots 197 to 201 - Discover Marong
Hills Road, Malone Park Road & Salvarezza Road, Marong

DATE: 11th January, 2017

CLIENT: Arbor Estates

Type of Building Works

- 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- 19

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	South	East	West
Group B - Woodland				✓
Group G - Grassland	✓	✓	✓	✓
Exclusions (where applicable)	See below Exclusion descriptions			
	f	f	f	

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

Distance to classified vegetation	Show distances in metres			
	N/A	N/A	N/A	30m

Effective slope of land under the classified vegetation

Effective slope	Upslope			
	Upslope or 0°	Upslope or 0° ✓	Upslope or 0° ✓	Upslope or 0°
Slope under the classified vegetation	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°
	>10° to 15°	>10° to 15°	>10° to 15°	>10° to 15°

BAL for each side of the site	BAL-12.5	BAL-12.5	BAL-12.5	BAL-19
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Exclusions (where applicable)

- Vegetation of any type that is more than 100 m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other.
- 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.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- 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 – 19 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, 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 shutter, completely screened with steel, bronze or aluminium mesh or 5 mm toughened glass or glass blocks within 400 mm of ground, deck etc. Openable 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

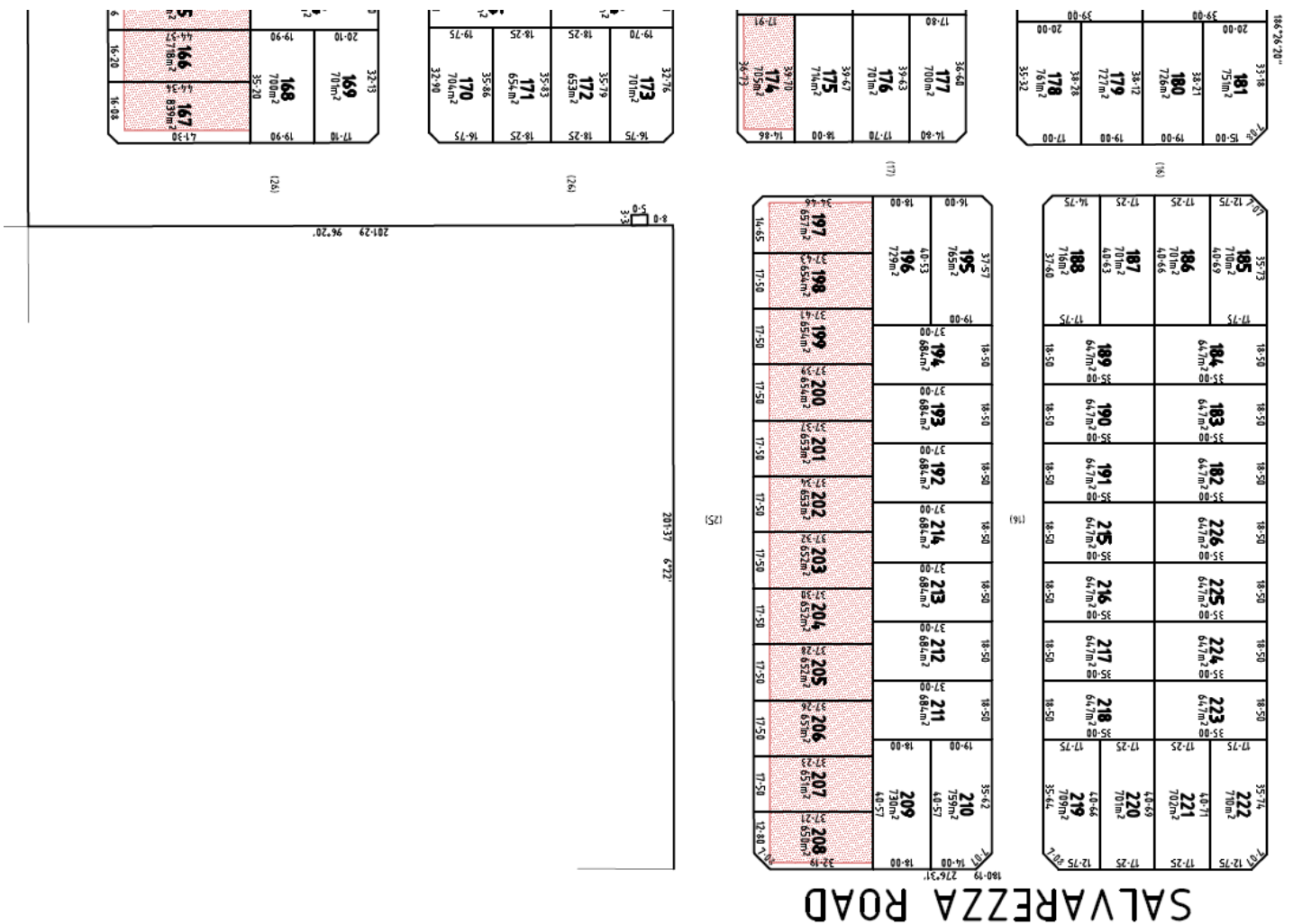
- 4. For more detailed options refer to Section 5 of AS3959-2009.
- 5. The bush rating supplied in this report complies with the requirements of AS3959-2009; however this rating does not imply that any building constructed on the site is immune to destruction by bushfire.

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

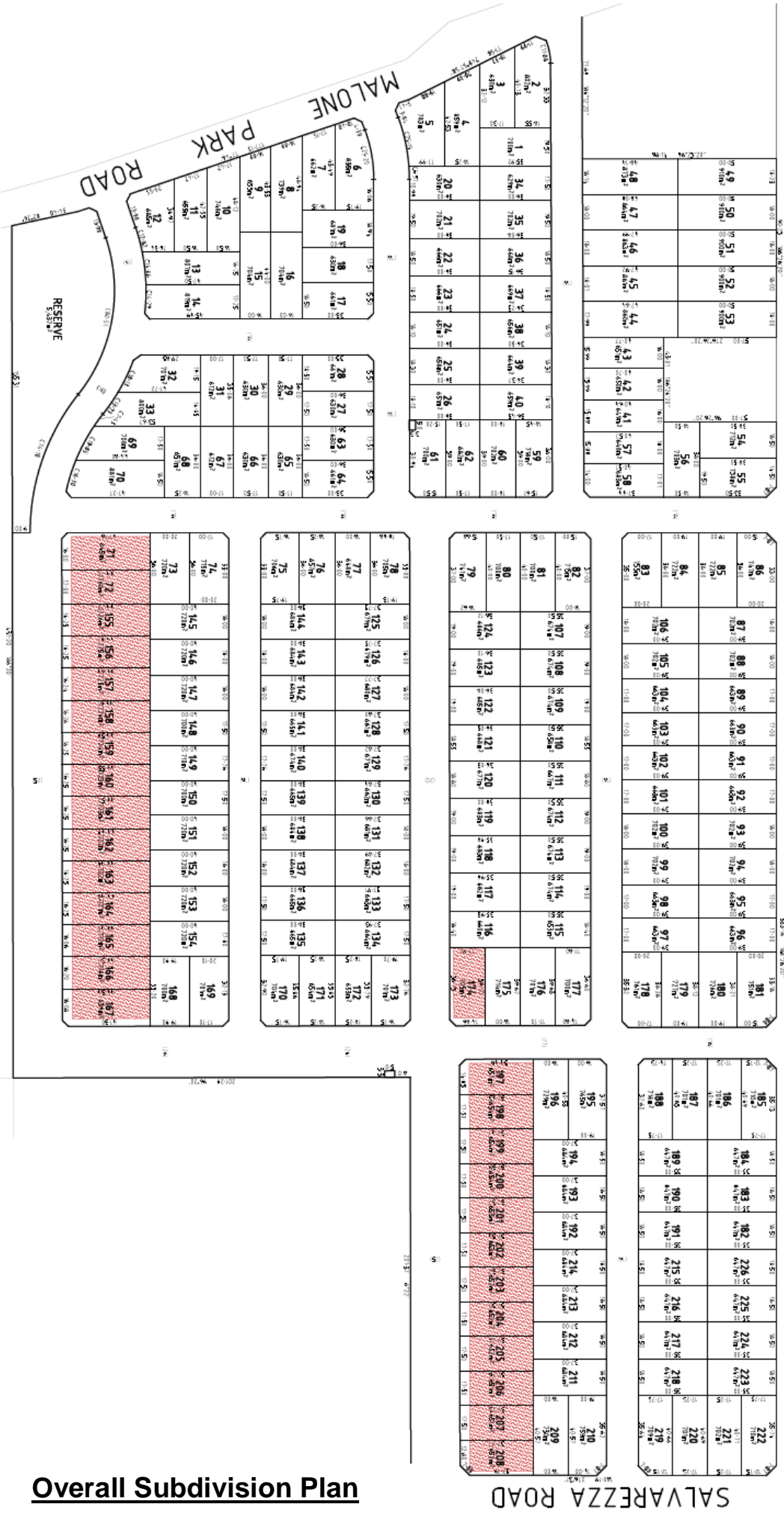
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Yours faithfully,
 ALLIED DESIGN Consultants

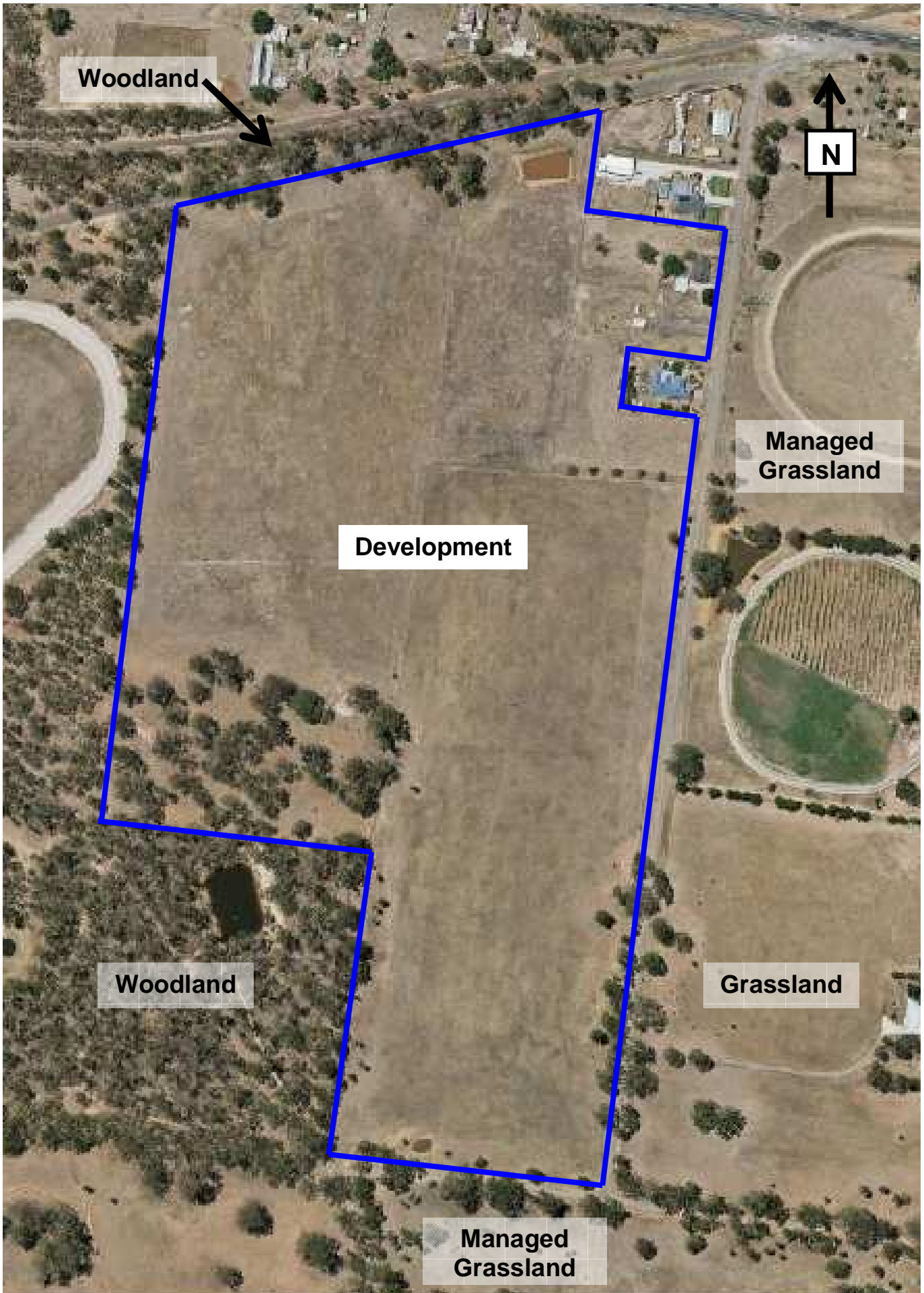
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Subdivision Plan



Overall Subdivision Plan



Aerial Photo