



BAL - Bushfire Attack Level Assessment

2 Faye Rd Bellmere

Lot 3 on RP217242

Moreton Bay City Council, Qld

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026/WAR/4929

Date: 27 July 2026



Prepared by:

Wollemi Eco-Logical

PO BOX 123

WAMURAN QLD 4512

Project Reference: 26059

Version / Date: **19 February 2026**

Author: **Scott Edwards**

Prepared for:

Joey Hogan



Proviso

This report has been prepared for the sole use of Joey Hogan for the purposes for which it is provided. No part of this report, its attachments or appendices may be reproduced or distributed to third parties, not connected with the delivery of the purpose, by or on behalf of the client, without the express written consent of Wollemi Eco-Logical.

DISCLAIMER

To the extent permitted by Law, Wollemi Eco-Logical Pty Ltd (incl. its director/s employees and consultants) accepts no responsibility or liability to any person or entity for any consequence, including but not limited to all losses, damages, costs, expenses or inconveniences, arising directly or indirectly from any information and advice in this report.



Introduction

Wollemi Eco-Logical has been engaged to undertake a Bushfire Attack Level (BAL) assessment, consistent with the Australian Standard – *Construction of Buildings in Bushfire Prone Areas* (AS3959:2018), for a proposed development on the subject site.

This assessment is based on the classification of potentially hazardous vegetation, slope and separation distances to the proposed development, and informs the required construction standards to be applied.

Subject Site

The subject site is located at Lot 69 Middle Street Hendon and is formally described as Lot 3 on RP217242. The subject site covers an area of 8,999sqm, and is represented in **Figure 1**.



Figure 1: Subject Site

Proposed Development

It is understood an extension to an existing residential dwelling is proposed to be constructed on the subject site. The proposed development layout is provided in **Figure 2**.

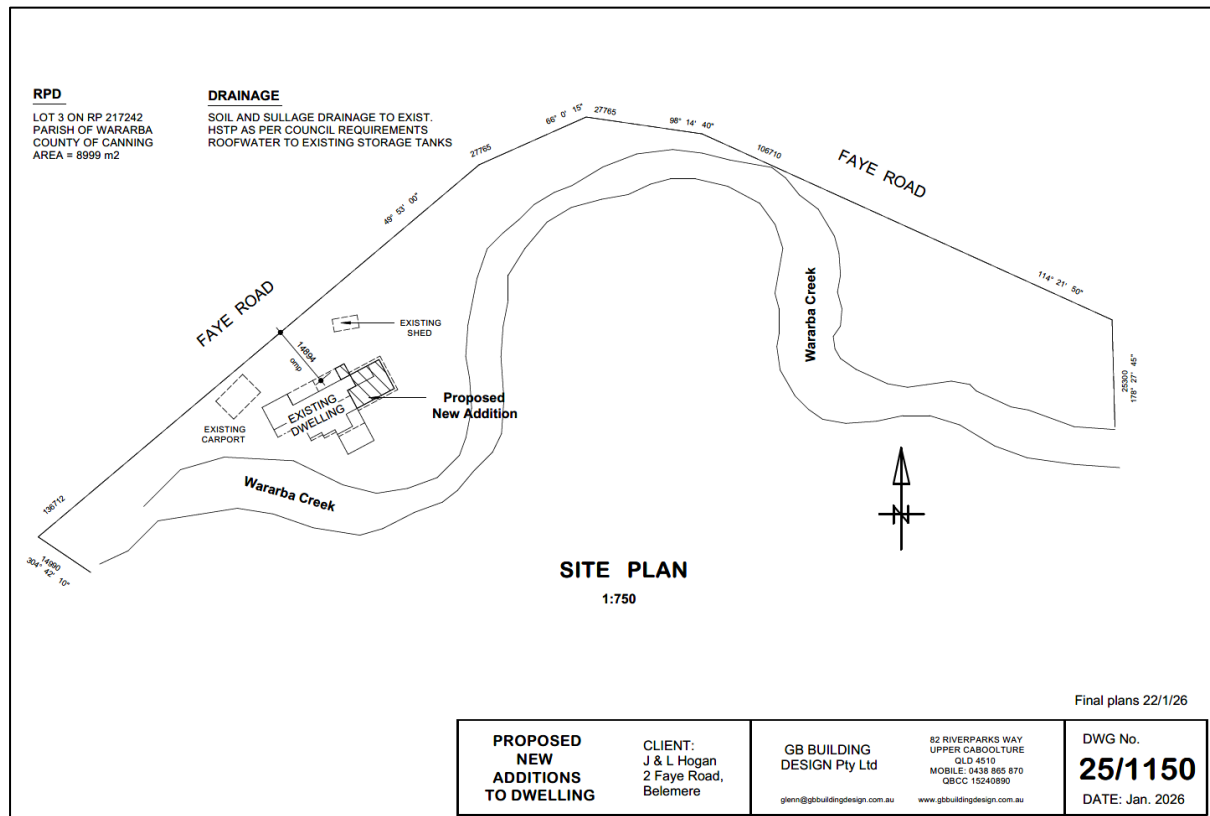


Figure 2: Proposed Development

Current Bushfire Hazard Mapping

A review of State Bushfire Hazard Overlay Mapping, as maintained by the Department of State Development, Infrastructure, Local Government & Planning (DSDILGP), revealed the site is within a potential bushfire hazard area (**Figure 3**).

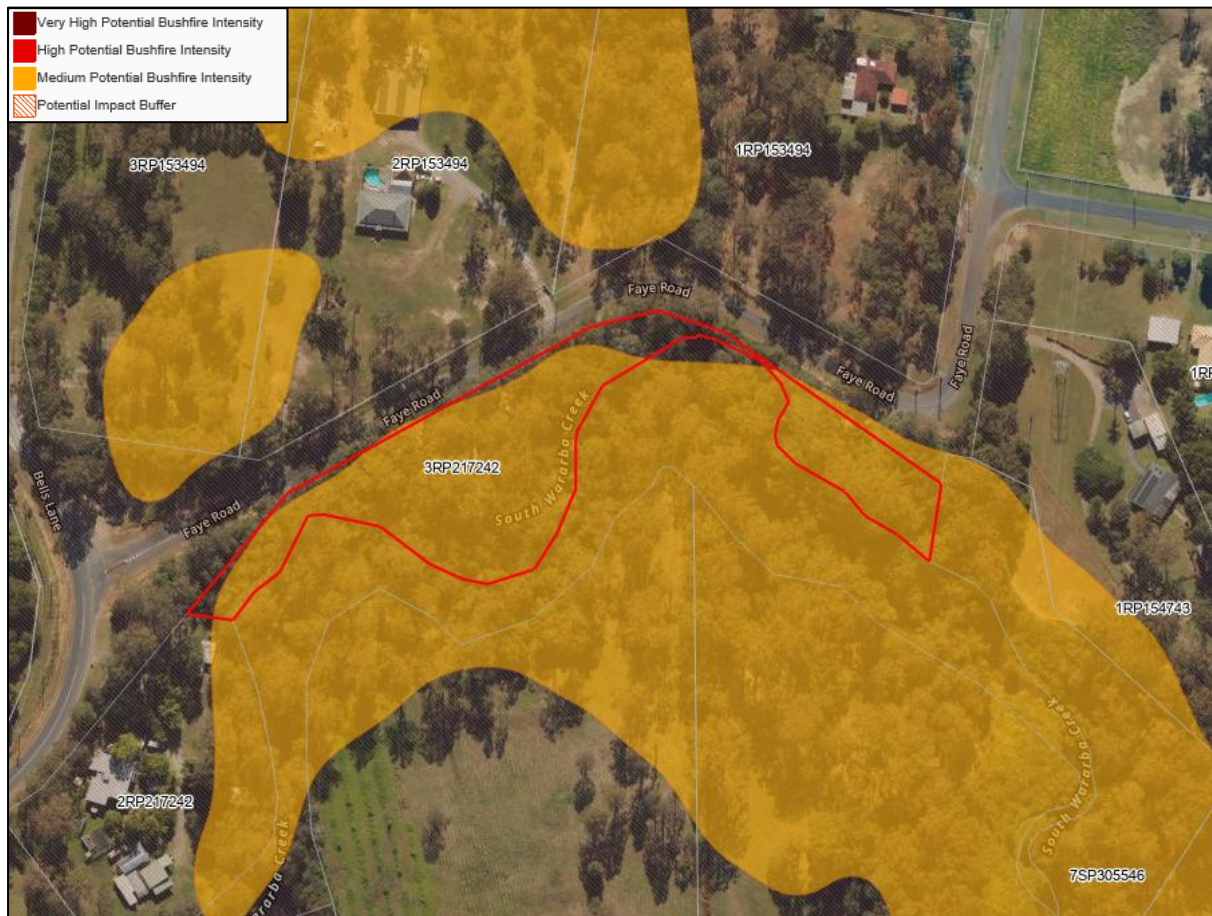


Figure 3: Bushfire Hazard Overlay Mapping

Potentially Hazardous Vegetation

As represented in **Figure 1**, assessable vegetation within 100m of the proposed development is limited to that from the southwest, east and northeast. This vegetation consists of narrow woodland communities.

The immediate site and areas adjacent the northern bank of the waterway contain managed landscapes, with no other assessable vegetation observed within 100m. Subsequently, vegetation creating a potential Bushfire Hazard to the proposed development is limited to that from the southwest, east and northeast, and this vegetation forms the basis of the following BAL determination.



Bushfire Attack Level Assessment

The Building Code of Australia (BCA) requires all Class 1-3 and Class 10a buildings associated with a dwelling, to be constructed in accordance with the Australian Standard 3959 (2018) - *Construction of buildings in bushfire-prone areas* (AS3959:2018). This standard provides minimum construction standards for new dwellings in designated Bushfire Prone Areas.

The construction standards are intended to improve the performance of buildings subjected to burning debris, radiant heat or flame contact. The AS3959:2018 methodology prescribes Bushfire Attack Levels (BAL's) to the facades of proposed buildings to which corresponding construction safety standards are applied. AS3959:2018 defines Bushfire Attack Levels as:

'A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.'

In accordance with the Australian Standard – *Construction of Buildings in Bushfire-prone Areas* (AS 3959, 2018), an assessment of the required construction standards for the proposed development has been undertaken based on the potential Bushfire Hazard to the southwest, east and northeast (**Table 1**).

This assessment has been based on the following assumptions:

- A Fire Danger Index (FDI) of 40 (AS3959:2018);
- Proposed development will be located in the layout as represented in **Figure 2**.
- Adjacent assessable vegetation community to the southwest, east and northeast has been classified as woodland as per the AS3959:2018;
- Effective slope under potentially hazardous vegetation has been classified as upslope relative to the proposed development.
- Setback of the proposed development to potentially hazardous vegetation has been observed at is understood to be maintained at >24m in all directions. N.B. Vegetation observed within this setback has been classified as low threat vegetation.

Table 1 - Site BAL – Potentially Hazardous Vegetation to the Southwest, East & Northeast

Vegetation Classification	Bushfire Attack Levels (BALs) – FDI 40 (AS3959- 2018)				
	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				
B. Woodland	<6	6-<9	9- <13	13-<19	19<100



Result

In accordance with AS3959:2018, the required Bushfire Attack Level for the proposed development on the subject site has been determined. Based on this assessment, the proposed development is potentially subject to a Bushfire Attack Level (BAL) of 12.5, and **BAL-12.5** Construction Standards should be applied. Refer to Sections 3 & 5 in the Australian Standard – Construction of Buildings in Bushfire-prone Areas (AS3959:2018).

The nominated construction standards should be reviewed by an experienced consultant/designer at the time of detailed building design. Should the proposed site layout or vegetation setbacks identified above change, this may alter the determination of the required BAL.

N.B. It is important to note that this report is not to be considered approval to undertake vegetation clearing to achieve the above identified BAL ratings. Vegetation clearing will require approval from Council prior to being undertaken, unless existing approvals or exemptions are applicable.

Important Note:

It should be noted that this Bushfire Attack Level Assessment (BAL) has been determined based on site conditions at the time of writing, the identified setbacks being achieved, and utilising current best-practice assessment methodologies as detailed. These methodologies are not able to factor in and predict catastrophic bushfire events. Bushfires are intrinsically unpredictable, and no guarantee is able to be provided or should be assumed that the area will not be affected by bushfire at some time.

Bushfires are an intrinsic part of Australia's environment, are often unpredictable, and have potentially extremely serious consequences. Regardless of the results of this assessment, owners should be aware of the unpredictability of Bushfire in the landscape, and the need to be bushfire aware and prepared for extreme events.

All Queenslanders should be familiar with the official Bushfire Warnings system and have a completed Bushfire Survival Plan. Print ready guides for preparing a Bushfire Survival Plan and to assist in the interpretation of the official Bushfire Warnings system are available for download from the Queensland Fire Department website:

Current Bushfires: <https://www.fire.qld.gov.au/Current-Incidents>

Bushfire Warnings: <https://www.fire.qld.gov.au/prepare/bushfire/tune-in-to-warnings>

There are three formal Bushfire Warning levels:



Advice

Monitor conditions and review your bushfire survival plan.



Watch and act

Conditions are changing. Start taking action and follow your bushfire survival plan.



Emergency Warnings

You are in danger. Act on your bushfire survival plan now.