

BUSHFIRE ATTACK LEVEL ASSESSMENT REPORT

THIS IS NOT A BUSHFIRE HAZARD MANAGEMENT PLAN

Bushfire Attack Level (BAL) assessment conducted in accordance with Clause 2.2 Simplified Procedure (Method 1) of AS 3959 - 2018. Step 6 of this procedure has been omitted due to an unconfirmed construction specification being provided.

This BAL Assessment Report has been provided only to determine the BAL (in accordance with AS3959-2018) for the site and provide recommendations for BAL reduction methods. Water Supply for fire fighting and Vehicle access and egress for fire fighting have been excluded; and should be considered as part of the Building Surveyors Certificate of Likely Compliance assessment.

Limitations of the report are:

1. 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;
2. It should be noted that compliance with the recommendations contained in this assessment does not mean that there is no residual risk to life safety or property as a result of bushfire. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is expressed in the following extract from AS 3959 (2018) which states (in the forward),

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies to these assessments.

Property Details

Applicant's Name	Carl Geldhill	Phone/email	carlgledhill48@gmail.com
Municipality	Kingborough Council		
Certificate of Title No.	26741/1		
Address	71 Kregors Road, Gordon		

Type of building work

- New Class 1 building ☐
- New Class 10a building ☐
- Alteration/Additions to an existing building ☒

Description of building work: Addition to existing Class 1a



Bush Fire Attack Level (BAL)

Relevant fire danger index: (see clause 2.2.2)

FDI 50

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

Note 1: Refer to Table 2.3 and Figures 2.3 & 2.4 for description and classification of vegetation.

Note 2: If there is no classified vegetation within 100 m of the site then the BAL is LOW for that part of the site.

Vegetation classification (see Table 2.3)	North <input type="checkbox"/>	North-East <input checked="" type="checkbox"/>	East <input type="checkbox"/>	South-East <input checked="" type="checkbox"/>	South <input type="checkbox"/>	South-West <input checked="" type="checkbox"/>	West <input type="checkbox"/>	North-West <input checked="" type="checkbox"/>
Group A - Forest	-	YES	-	YES	-	YES	-	YES

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

Distance to classified vegetation from the existing dwelling facades/deck edge	North	North-East	East	South-East	South	South-West	West	North-West
	Show distances in metres							
	-	41m	-	34m	-	34m	-	23m
Effective slope	Upslope							
Slope under the classified vegetation	Upslope/ 0o <input type="checkbox"/>	Upslope/ 0o <input checked="" type="checkbox"/>	Upslope/ 0o <input type="checkbox"/>	Upslope/ 0o <input checked="" type="checkbox"/>	Upslope/ 0o <input type="checkbox"/>	Upslope/ 0o <input checked="" type="checkbox"/>	Upslope/ 0o <input type="checkbox"/>	Upslope/ 0o <input checked="" type="checkbox"/>
	Downslope							
	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>	>0 to 5 <input type="checkbox"/>
	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input type="checkbox"/>	>5 to 10 <input 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"/>	>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 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>	>15 to 20 <input type="checkbox"/>
BAL value for each side of the site		BAL-19		BAL-19		BAL-19		BAL-19

Determination of Bushfire Attack Level (BAL)


The BAL for this development is	BAL-19 - refer to comments section below.
Achievable BAL, with vegetation modification	N/A
Comments / Options / Limitations	The BAL rating is based upon the condition of vegetation encountered at the time of assessment. The vegetation within the 'Hazard Management Area' (HMA) shall continue be maintained to a Low Threat Level (in accordance with AS3959-2018); and vegetation external to

	<p>the HMA may be subject to change over time - this BAL rating does not account for any future change to the state of/hazard levels of vegetation within or external to the site.</p> <p>The BAL rating of BAL-19 remains valid in this instance when considering the nature of the deck additions being assessed, the construction type and size of the additions and the assessed condition of surrounding vegetation.</p> <p><u>The BAL Rating considers the Previous BAL Rating Assessment and the approved and active Bushfire Hazard Management Plan (BHMP) for the original development at 71 Kregors Road, Gordon (BAL-19). In respect to the deck addition structure, it meets BAL-19, the extension from the dwelling façade is minor and an insufficient increase in risk to warrant any alteration to the existing Hazard Management Area.</u></p> <p><u>The proposed additions do not render the existing Bushfire Hazard Management Plan any less effective, and it remains compliant and valid.</u></p> <p><u>In accordance with the Building Regulations 2016, Directors Determination - Bushfire Hazard Areas Version 1.2, this proposal when considering the BAL rating poses an insufficient risk from bushfire to warrant any specific bushfire protection measures. THERE IS NO REQUIREMENT FOR A BUSHFIRE HAZARD MANAGEMENT PLAN.</u></p> <p>The BAL rating only applies to the alteration as indicated below - <u>it is NOT a site generic BAL rating.</u></p>	
	<p>Date of assessment</p>	<p>6 January 2026</p>

Assessors name:	Rhys Menadue	Phone:	0407 595 317
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Statement/Determination:

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:	6.1.2026
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Attachments: Development plans and documentation applicable to this assessment include: continued below;

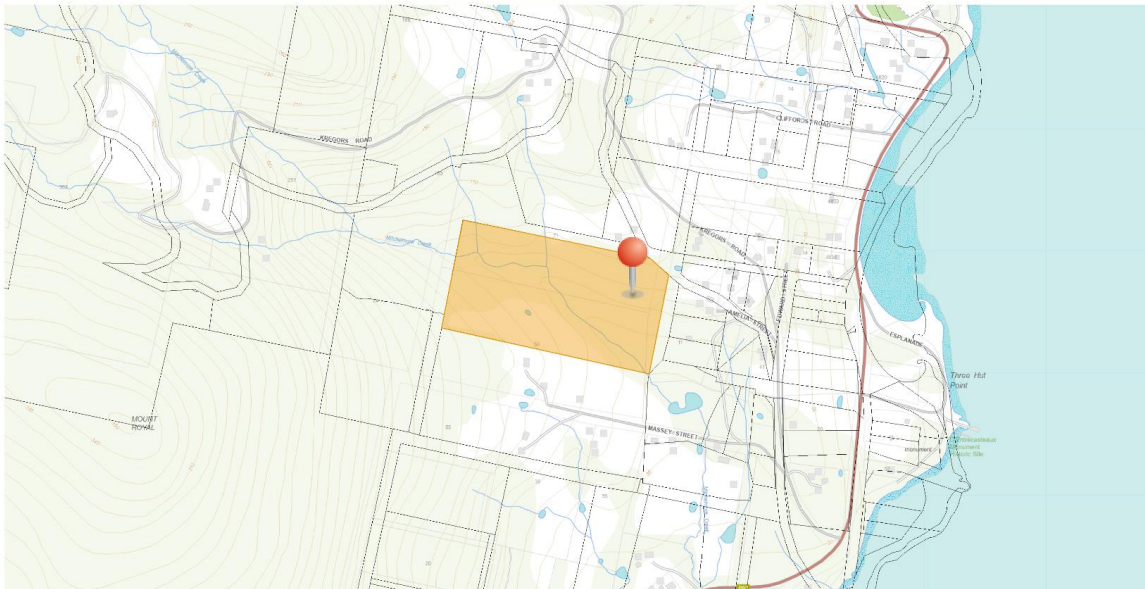


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General Site location - Not to Scale



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Topographic Map



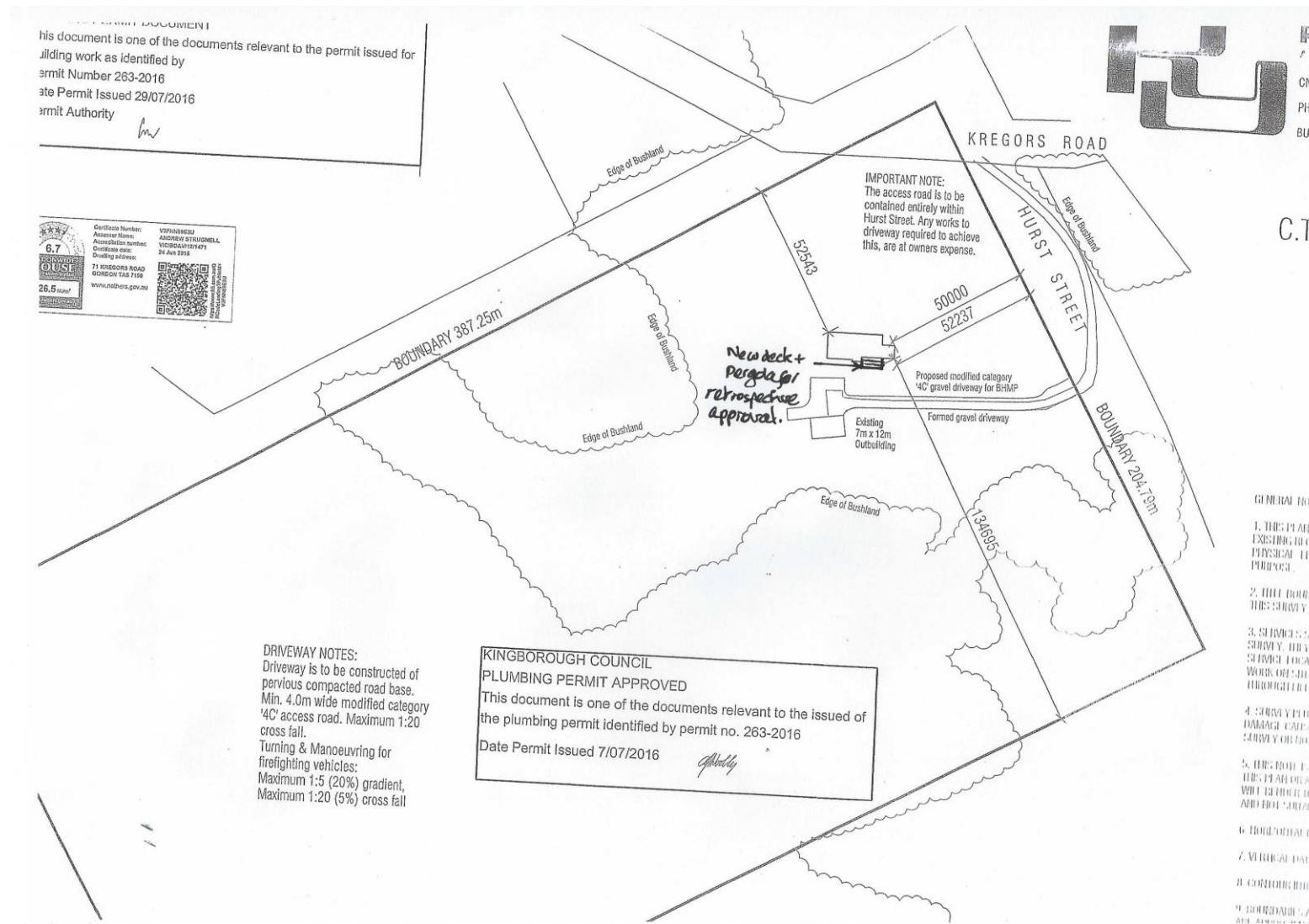
Deck Addition



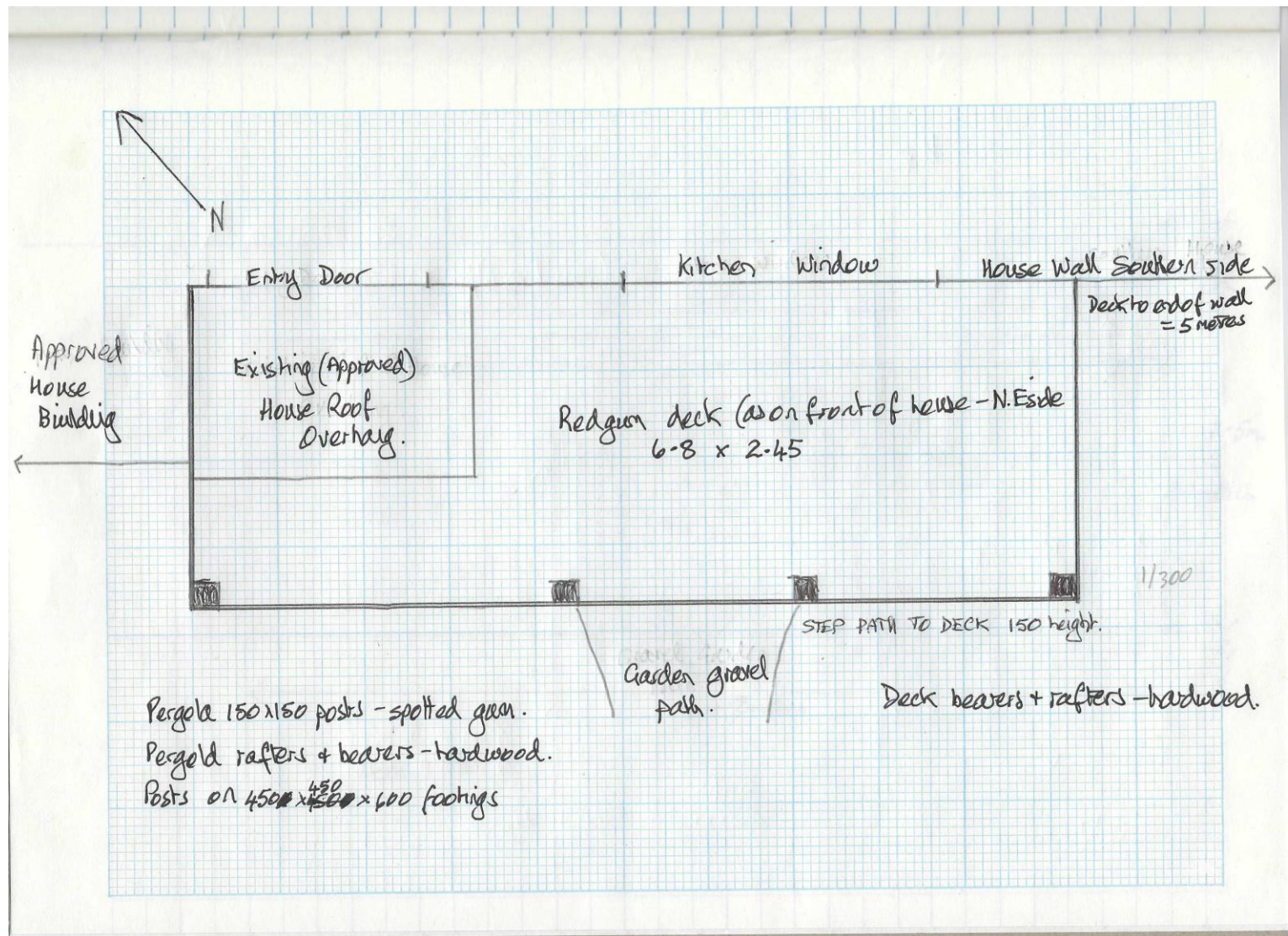
Deck Addition



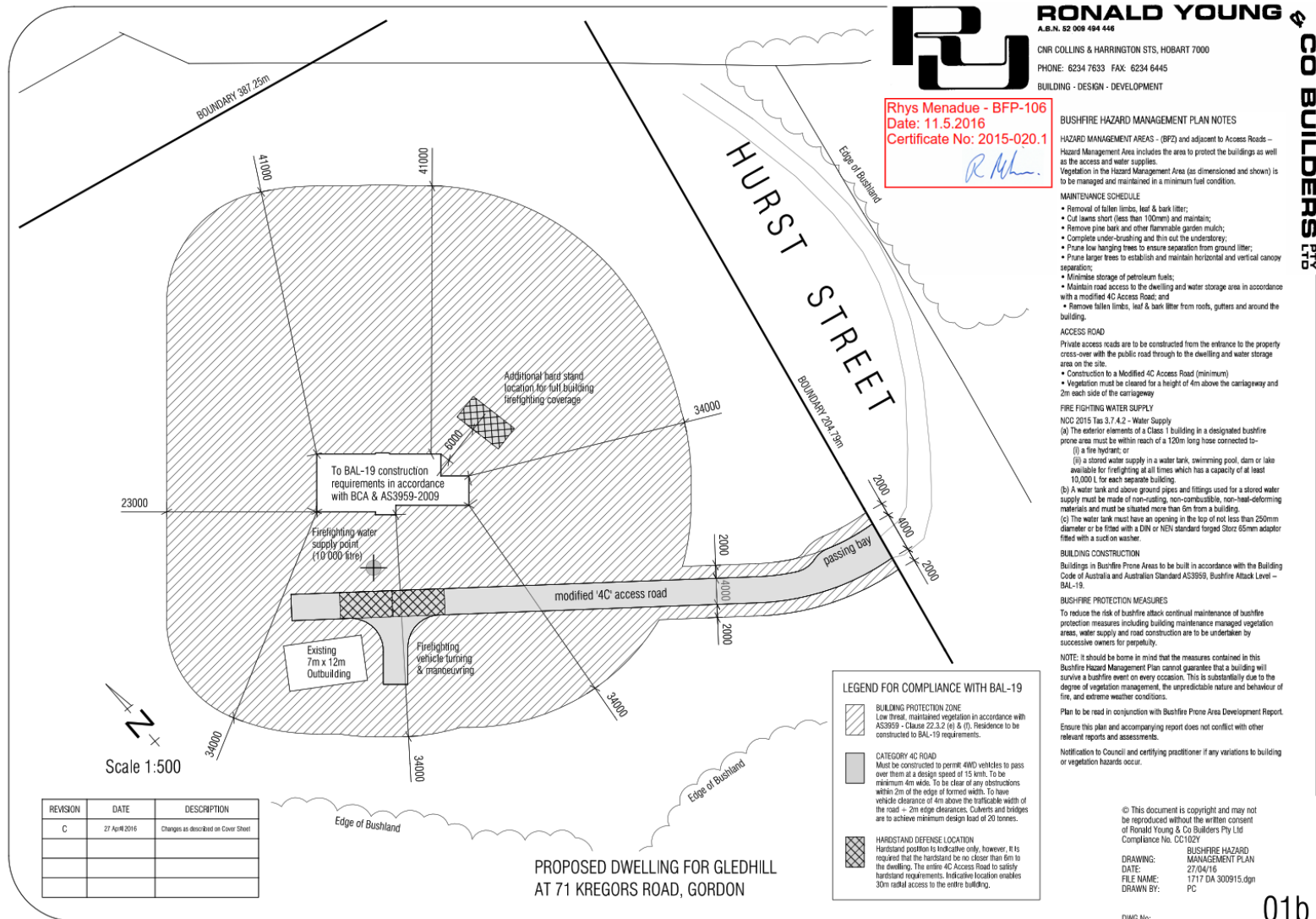
Deck Addition



Deck Addition - Site Plan (NTS)



Deck Addition Detail Plan (NTS)



Existing approved Bushfire Hazard Management Plan (NTS)