

BAL ASSESSMENT REPORT

(BUSHFIRE ATTACK LEVEL)

Australian Standard: 3959:2018

Address: 416 - 420 Bellarine Highway, Moolap, Victoria, 3224



Date Assessed: 12 June 2026

AS 3959:2018 BAL ASSESSMENT REPORT

This report has been prepared by a suitably experienced person using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018.

PROPERTY DETAILS and DESCRIPTION of WORKS:

Address: 416 - 420 Bellarine Highway, Moolap, Victoria, 3224

Local Government Area: Greater Geelong

Main BCA class of the building: Class 3

Use(s) of the building: Motel

Description of the building or works: Construction of a Motel

REPORT DETAILS:

Report / Job Number:	Report Version:	Assessment Date:	Report Date:
20260615	1	12 June 2026	15 June 2026

ASSESSOR DETAILS:

Name:

ANDREW COLLARD

COLLARD BUSHFIRE AND ENVIRONMENTAL

89 Greenwoods Lane, Steels Creek, Vic 3775

Ph: 0482 655 671

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.



Determined Bushfire Attack Level

BAL – 12.5

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the attached analysis.

I hereby declare that I am a BPAD accredited bushfire practitioner.

Accreditation No. BPAD68374

Signature

A handwritten signature in black ink, appearing to read 'A. Collard'.

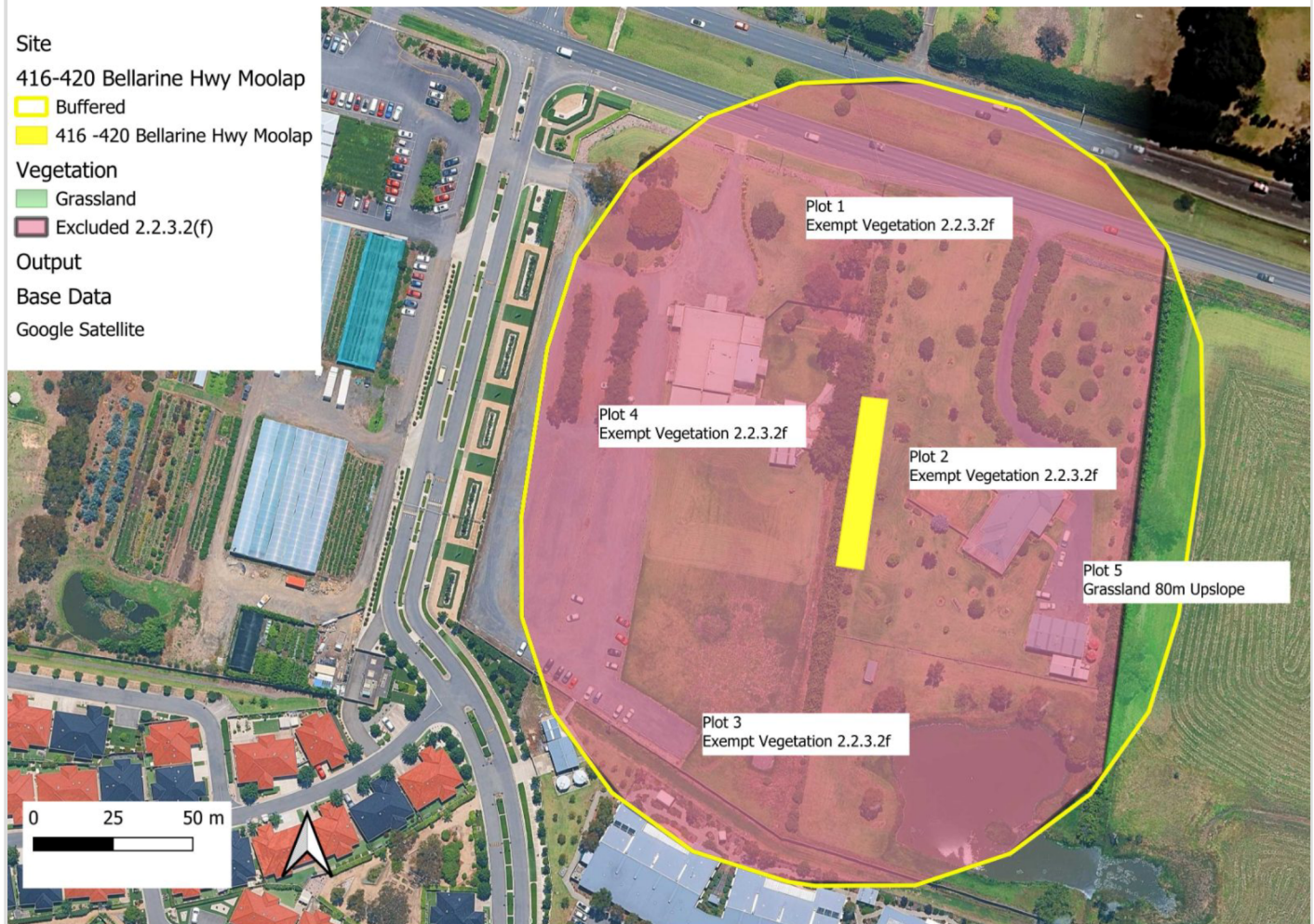
Date 15 June 2026

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SITE ASSESSMENT

The assessment of this site was undertaken on 12 June 2026 in accordance with AS 3959 - 2018.

SITE PLANS: Aerial Photo with Vegetation Plots



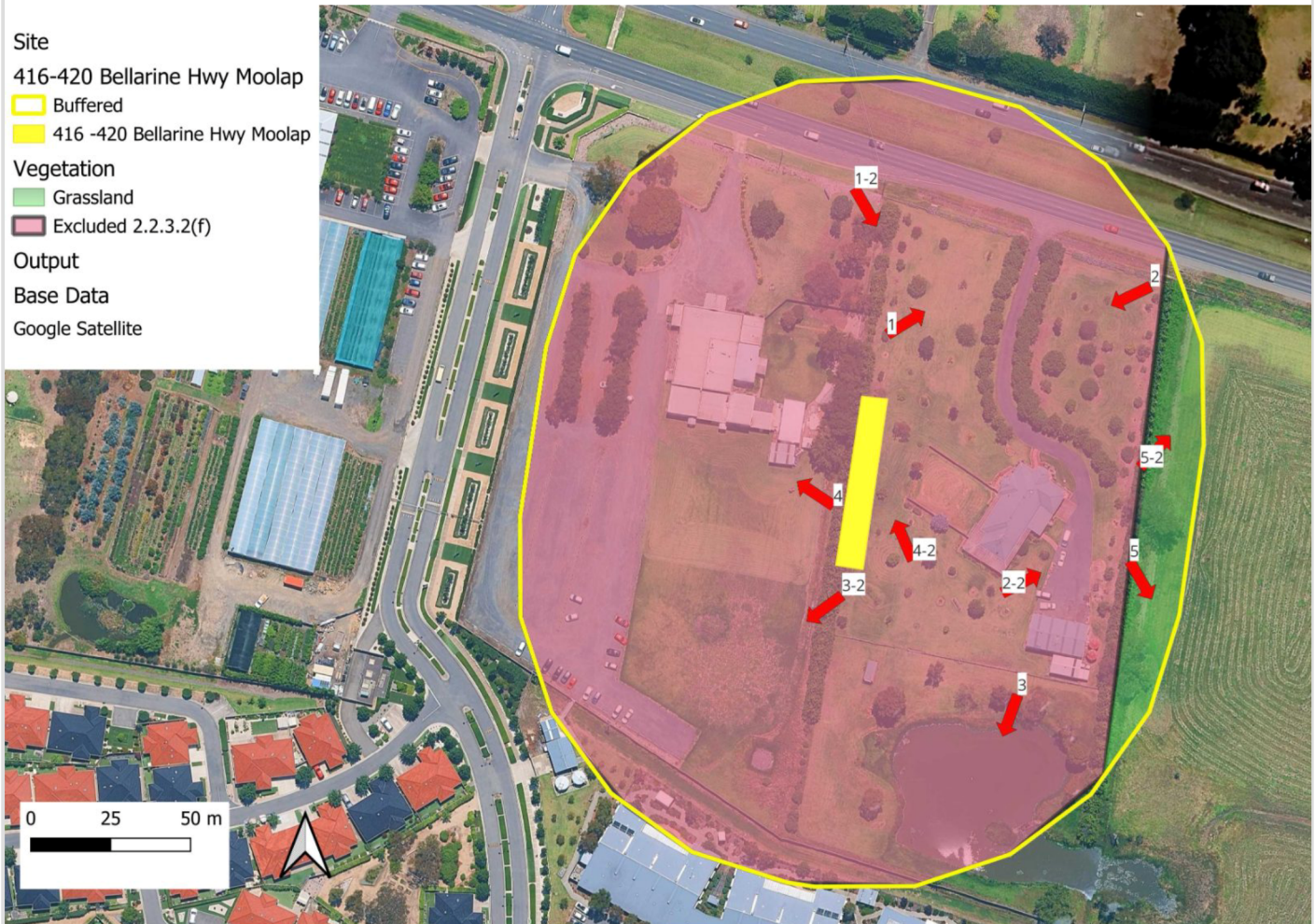
SITE PLANS: Aerial Photo with Vegetation and Photo Locations

PHOTO and VEGETATION PLOT POINTS:

Vegetation Classification:

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Plot:	1	Photo ID:	1 & 1-2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low threat vegetation			
Description / Justification for Classification			
Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.			
Separation distance:	0 m	Slope:	Upslope 0 degrees
Photo Descriptions:			
Area to the north of the site.			
Plot BAL: BAL – 12.5			
55H BT 74731 70946 ± 5 m WGS84 58 deg(T), 6 m, 2026-06-12 10:37:01+10:00		55H BT 74771 70985 ± 2 m WGS84 150 deg(T), 8 m, 2026-06-12 10:38:31+10:00	

Plot:	2	Photo ID:	2 & 2-2
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Vegetation Classification or Exclusion Clause

Excludable - 2.2.3.2(f) Low threat vegetation

Description / Justification for Classification

Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.

Separation distance:

0 m

Slope: Upslope 0

degrees

Photo Descriptions:

Area adjacent to east of site.

Plot BAL: BAL – 12.5

55H BT 74810 70975 ± 2 m WGS84
244 deg(T), 6 m, 2026-06-12 10:45:17+10:00



55H BT 74766 70878 ± 3 m WGS84
62 deg(T), 7 m, 2026-06-12 10:35:41+10:00



Plot:	3	Photo ID:	3 & 3-2
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low threat vegetation			
Description / Justification for Classification			
Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.			
Separation distance:		0 m	Slope: Upslope 0 degrees
Photo Descriptions:			
Area adjacent to south of site			
Plot BAL: BAL – 12.5			
55H BT 74772 70846 ± 2 m WGS84 200 deg(T), 7 m, 2026-06-12 10:41:21+10:00 		55H BT 74712 70896 ± 2 m WGS84 233 deg(T), 7 m, 2026-06-12 10:40:07+10:00 	

Plot:	4	Photo ID:	
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low threat vegetation			
Description / Justification for Classification			
Low threat vegetation, including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.			
Separation distance:		0 m	Slope: Upslope 0 degrees
Photo Descriptions:			
Area adjacent to west of site			
Plot BAL: BAL – 12.5			

Plot:	5	Photo ID:	
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Vegetation Classification or Exclusion Clause

Class G — Grassland

Description / Justification for Classification

Grasslands may contain any combination of grasses, shrubs, or trees, provided that the overstory is sparse or patchy (with less than 10% overall coverage). Grasslands include pastures and cropland.

Separation distance: 80 m Slope: Upslope 0 degrees

Photo Descriptions:
Grassland 80m to east of site.

Plot BAL: BAL – 12.5



RELEVANT FIRE DANGER INDEX:

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

State / region:

Victoria general (excluding alpine areas) (FDI 100)

FIRE DANGER INDEX:

☐ FDI 40 ☐ FDI 50 ☐ FDI 80 ☒ FDI 100

POTENTIAL BUSHFIRE IMPACTS:

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Slope	Separation (m)	BAL
1	Excludable - 2.2.3.2(f) Low threat vegetation	Upslope 0	0	BAL – 12.5
2	Excludable - 2.2.3.2(f) Low threat vegetation	Upslope 0	0	BAL – 12.5
3	Excludable - 2.2.3.2(f) Low threat vegetation	Upslope 0	0	BAL – 12.5
4	Excludable - 2.2.3.2(f) Low threat vegetation	Upslope 0	0	BAL – 12.5
5	Class G — Grassland	Upslope 0	80	BAL – 12.5

DETERMINED BUSHFIRE ATTACK LEVEL**BAL – 12.5**

Specified buildings in Victoria in the "Designated Fire Prone Area" must be determined as a minimum BAL 12.5 under Victorian Building Regulations.

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APPENDIX: PLANS / DRAWINGS / ADDITIONAL PHOTOS

