

About...

Victoria's bushfire mapping system

Victoria is one of the most bushfire prone areas in the world.

From 8 September 2011, Bushfire Prone Area (BPA) maps were designated across Victoria and introduced minimum bushfire construction requirements.

In line with the 2009 Victoria Bushfires Royal Commission (VBRC) recommendation, extensive state-wide mapping has designated bushfire prone areas for building homes.

The BPA maps have been developed using the best available science, taking into account factors such as weather, topography and vegetation and provides a more targeted approach to the protection of Victorians.

All new homes constructed in a BPA must be built to a minimum BAL 12.5 to help withstand ember attacks.

What is a bushfire prone area?

BPA's are areas that are subject to or likely to be subject to bushfires. The Minister for Planning has determined that

specific areas are bushfire prone areas based on state-wide mapping using the best available science taking account bushfire risk.

How will I know if my land/home is in a BPA

All Victorians are able to view an interactive map service on www.land.vic.gov.au. This free service allows you to enter your property or address and see immediately if you are in a BPA.

What does this mean for me?

You must build to your property's Bushfire Attack Level (BAL). All new homes constructed in a BPA, must be built to a minimum BAL 12.5 to help withstand ember attack. This includes sealing roofs, sealing around doors and windows and screening windows.

Higher construction levels may be required as determined by the site BAL assessment.

Existing Homes

For existing homes, the Victorian Building Authority has

published a Guide to Retrofit Your Home for Better Protection from a Bushfire. The guide provides practical advice to those who wish to upgrade their existing homes to be better protected from bushfires. The guide is available on the VBA website www.vba.vic.gov.au

How do I know the BAL of my property?

It is encouraged that you engage a Registered Building Practitioner or an assessor accredited by the Fire Protection Association.

For further information and assistance contact the VBA on 1300 815 127 or visit www.vba.vic.gov.au

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Bushfire attack level	Radiant heat exposure (AS 3959) and levels of exposure	Description of Predicted bushfire attack and levels of exposure
BAL - LOW	Insignificant	The risk is very low, radiant heat on the building is insignificant to warrant specific construction requirements, however ember attack may still occur. If you are in a designated BPA, you must however construct to a minimum BAL 12.5
BAL – 12.5	0 to 12.5 kW/m ²	Primarily risk of ember attack; risk of radiant heat is considered low
BAL - 19	12.5 to 19 kW/m ²	Risk is considered moderate with increasing levels of ember attack and burning debris ignited by wind borne embers; increasing likelihood of exposure to radiant heat
BAL - 29	19 to 29 kW/m ²	Risk is considered to be high with increasing levels of ember attack and burning debris ignited by wind borne embers; increasing likelihood of exposure to radiant heat
BAL - 40	29 to 40 kW/m ²	Risk is considered to be very high. Increasing levels of ember attack and burning debris ignited by wind borne embers; increasing likelihood of exposure to radiant heat and some direct exposure to flames possible
BAL - FZ	40 kW/m ² plus (Flame Contact)	Risk is considered to be extreme. Direct exposure to flames from fire front is likely in addition to high levels of radiant heat exposure and ember attack