



SHIRE OF: **AUGUSTA MARGARET RIVER**

## BUSHFIRE ATTACK LEVEL (BAL)

### ASSESSMENT

BUILDING IN BUSHFIRE PRONE AREAS  
AUSTRALIA STANDARD AS3959 (2009)

#### SECTION 1: SITE DETAILS

SHIRE PROPERTY FILE No: ..... DATE ASSESSED: **25/08/16**

PERSON ASSESSING: **Aarron Grant** COMPANY: **IGNEM Consulting**

SITE ADDRESS: **Country Vines Estate Cowaramup**

APPLICANT: **Corrib Developments**

APPLICANT ADDRESS: **P.O. Box 1748 Bunbury Wa 6231**

☐ PROPERTY OWNER ☒ **OTHER** **Builder**

CONTACT PHONE: (H): ..... (W): ..... (M): **0408 463 968**

EMAIL: **shane@corribcivil.com.au**

BUILDER: .....

BUILDER ADDRESS: .....

CONTACT PHONE No. (H): ..... (W): ..... (M): .....

EMAIL: .....

DFES HAZARD MAPPING ASSESSMENT: ☐ NON-BUSHFIRE PRONE ☒ **BUSHFIRE PRONE** ☐ BUFFER

IS THERE A CURRENT FIRE MANAGEMENT PLAN IN PLACE ☒ **YES** ☐ NO ☐ UNKNOWN

TYPE OF DEVELOPMENT PROPOSED

☒ **RESIDENTIAL** ☐ SEMI-RURAL ☐ RURAL ☐ SPECIAL USE ☐ OTHER .....

☒ **NEW HOME** ☐ HOME EXTENSION ☐ OUTBUILDING ☐ SHED

#### SECTION 2: BUSHFIRE ATTACK LEVEL (BAL) (AS3959 - 2009)

RELEVANT FDI - Table 2.4.3 AS3959 (2009): 80 (WA)

VEGETATION CLASSIFICATION -TABLE 2.3 AS3959 (2009): **Class A Forest - Highly Modified**

DISTANCE TO CLASSIFIED VEGETATION: **See Comments and Maps**

SLOPE: ☒ **All up-slopes & flat land (0°)** ☐ 0° to <5 ☐ 5° to <10° ☐ 10° to <15° ☐ 15° to <20°

COMMENT: **All surrounding Lots are cleared, developed or Pasture. High Mod Veg strip on Wirring Rd**

BAL ASSESSMENT FOR : Country Vines Estate Cowaramup

## COMMENTS ON BAL CALCULATIONS:

Location fully cleared (Tree Strip running E - W on Wirring Road) with all surrounding lots cleared or developed. Vegetation Strip on Wirring Road is highly modified and is only present on the verge.  
Vegetation is Class A with weed understorey and some clearing has been under taken.

APZ for each lot will be for the entire Lot - Currently in place and should be maintained into the future.

SEE FURTHER COMMENTS NEXT PAGE

THE BAL (Table 2.4.3) FOR THIS DEVELOPMENT PROPOSAL = SEE BAL MAP

## SECTION 3: LOCAL AUTHORITY / GOVERNMENT VEGETATION MODIFICATION REQUIREMENTS

Vegetation modification consisting of an Asset Protection Zone (APZ) of 20m, extended a further  m

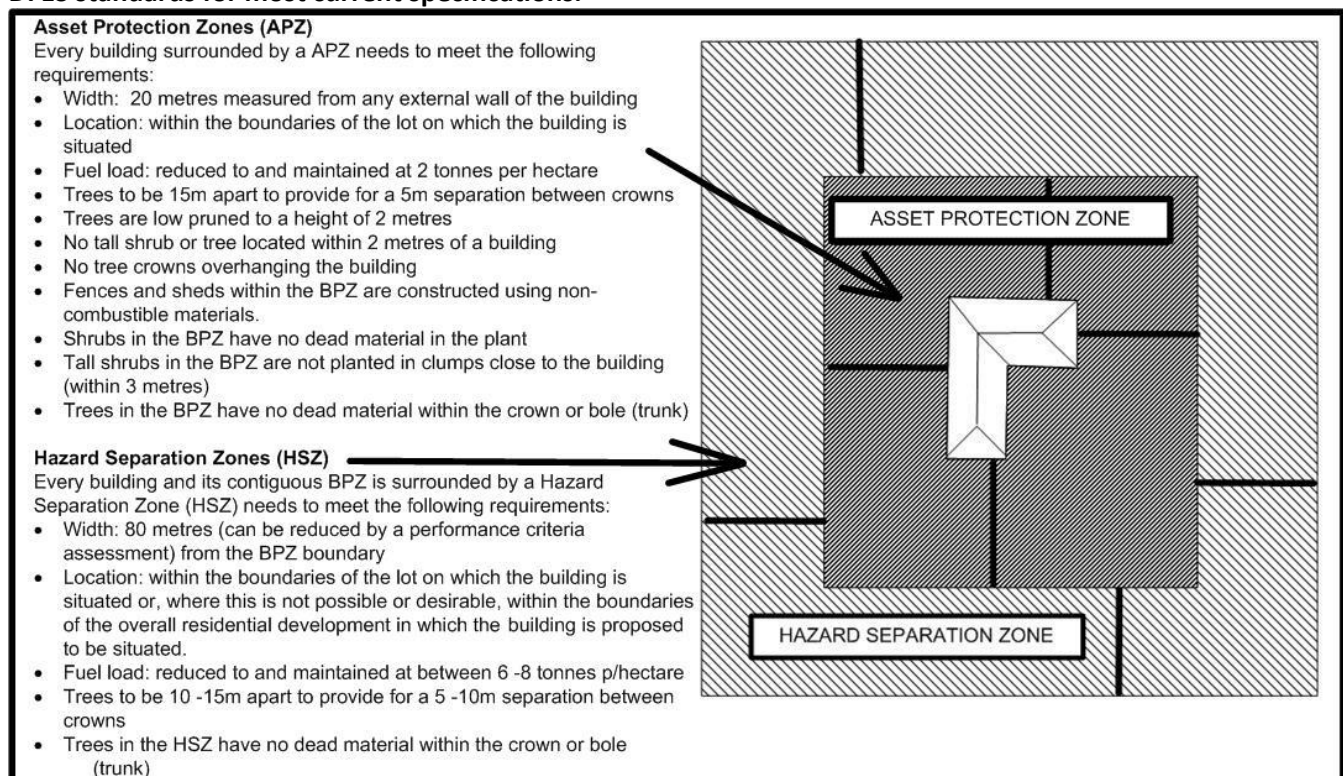
and a Hazard Separation Zone (HSZ) (where Space Permits) of  m between the proposed building and the classified vegetation to comply with AS 3959 and the Local Authority / Government Firebreak notice / Asset Protection Zones (APZ) is needed to be undertaken. See below diagram for guidance.

The Total of  m APZ, and the  m HSZ =  metres

**THE SPECIFIED WORK REQUIRED IN THESE ZONES MUST BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OF THE BUILDING/ DWELLING**

**NOTE: ANY VEGETATION MODIFICATION (EITHER THE ADDITION OF OR REMOVAL OF VEGETATION) AFTER THE DATE OF THIS BAL ASSESSMENT WILL ALTER THE BAL CALCULATION SHOWN IN SECTION 2 OF THIS ASSESSMENT. IT IS THEREFORE A REQUIREMENT TO HAVE THE LOCATION REASSESSED TO ENSURE THE BAL CALCULATION REFLECTS THE VEGETATION MODIFICATION UNDERTAKEN AND THE PROPOSED DWELLING CONSTRUCTION STILL MEETS THE LOCAL AUTHORITY / GOVERNMENTS AND THE AUSTRALIAN STANDARDS REQUIREMENTS.**

The below diagram is for a guided example only. Please use Local Authority Firebreak Notice and/or Current DFES standards for most current specifications.



## SECTION 2 (Cont) : FURTHER COMMENTS ON BAL CALCULATIONS:

Prior to construction a BAL Assessment must be undertaken on each lot to ensure the proposed location of the structure can be mapped to existing vegetation and a definite BAL can be applied to the location. The BAL Map in this report is a good indication of the BAL expected however the BAL must be calculated from the outer most wall of any structure as per the AS3959.

It is the lot owners responsibility that the DFES APZ minimum requirements are adhered to and maintained into the future and must understand that the LGA do have the authority to issue fines and works orders to lot owners for locations in which the APZ requirements have not been met.

Specifications of APZ and HSZ in brief above in section 3, full details can be found on page 59

ELEMENT 2 : Siting and Design of development, WAPC/DFES Guidelines for Planning in Bushfire

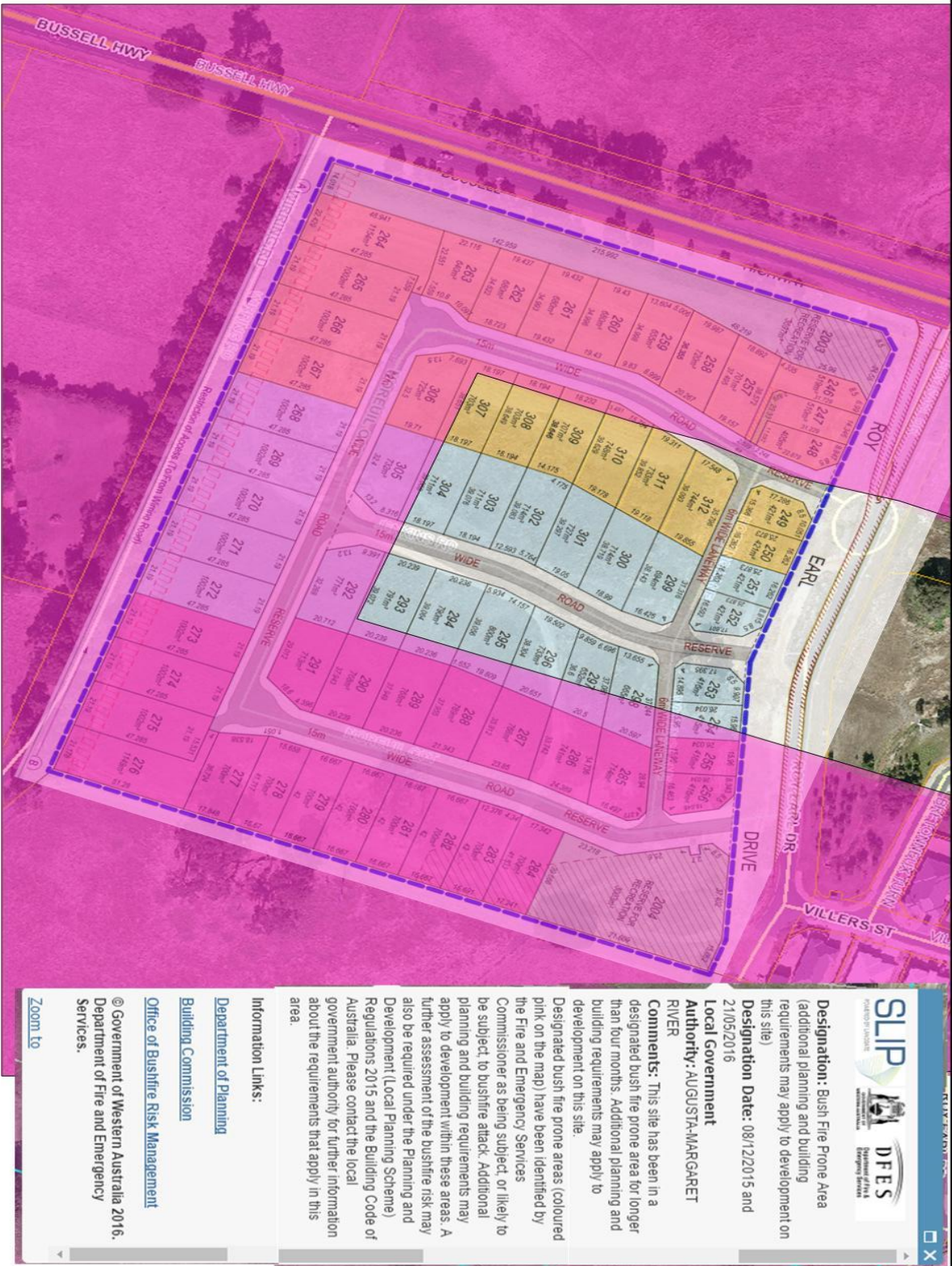
Prone Areas DEC 2015

Location designated as Bushfire Prone with a Designation date of 08/12/15 and 21/05/16.

<https://maps.slip.wa.gov.au/landgate/bushfireprone/>

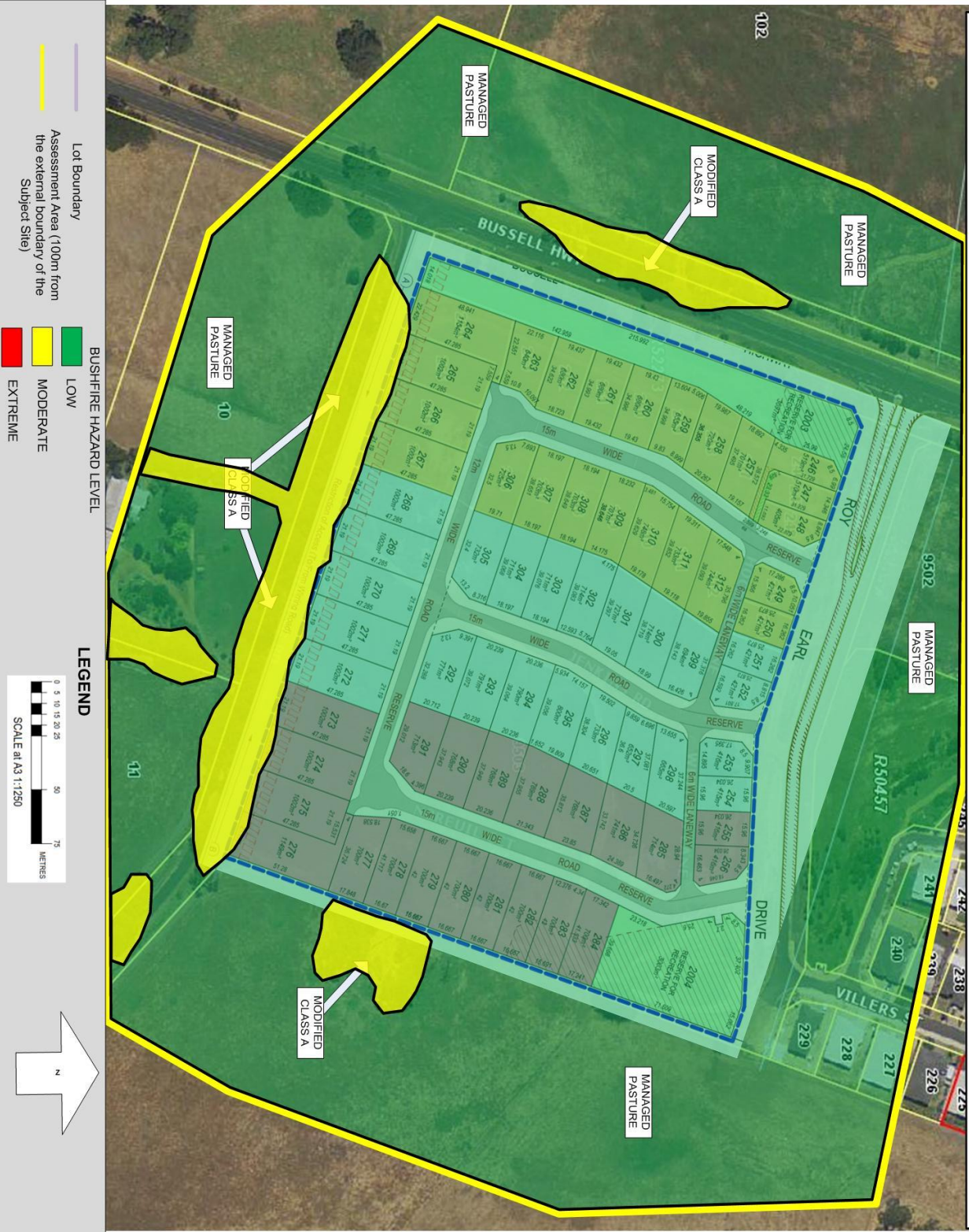
BUSHFIRE PRONE AREA

BUSHFIRE PRONE DESIGNATION



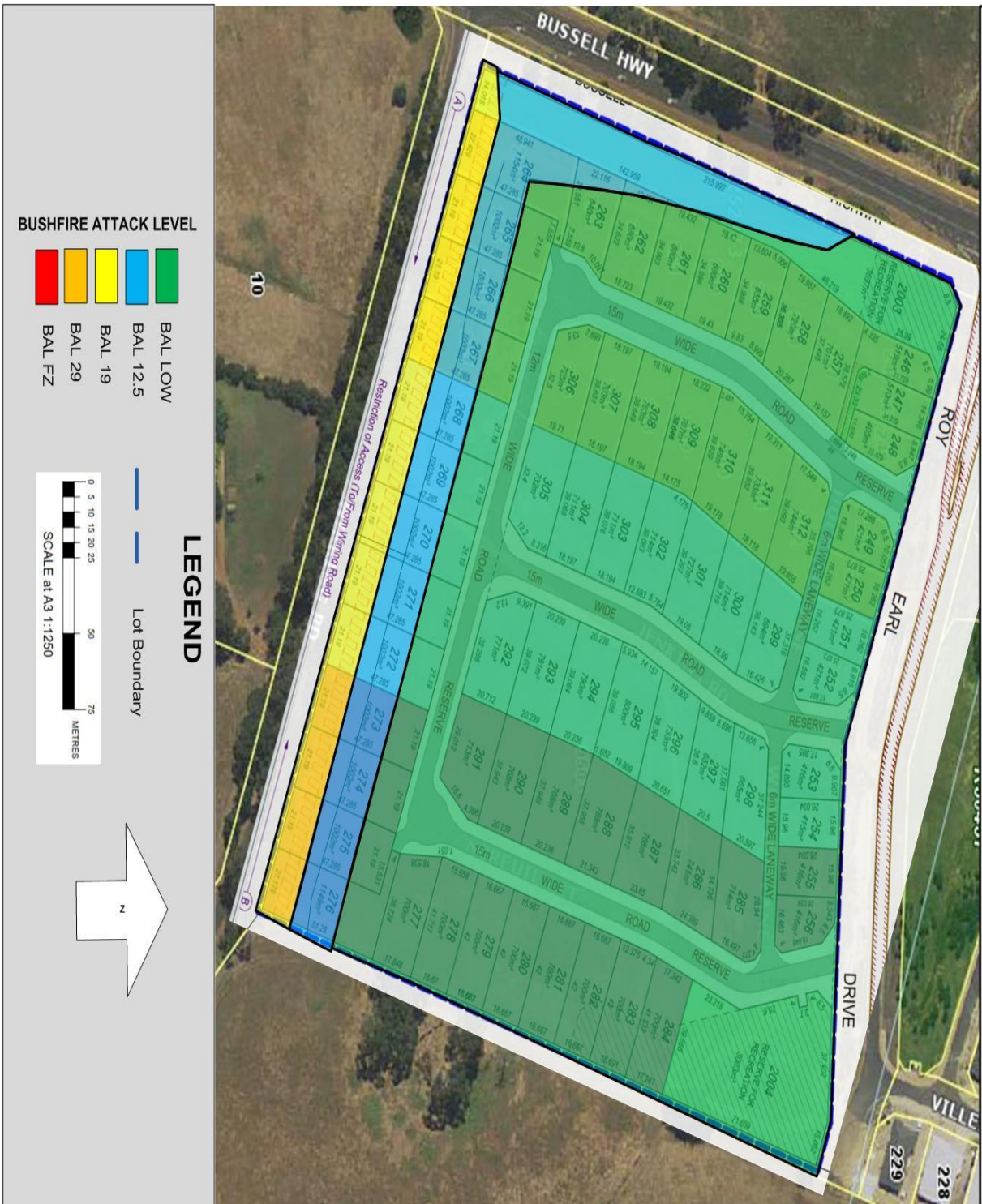
BUSHFIRE HAZARD RATING

MAP – BUSHFIRE HAZARD LEVEL



# INCICATIVE BUSHFIRE ATTACK LEVEL

## MAP – INDICATIVE BUSHFIRE ATTACK LEVEL



*LOCATION PHOTOS*

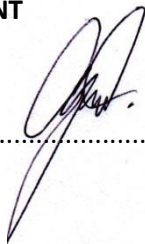


## SECTION 5: DISCLAIMER

*The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire prone Areas, DFES’s planning for Bushfire Protection and CSIRO’s research into Bushfire behavior. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.*

## SECTION 6: ENDORSEMENT

SIGNED, ASSESSOR: .....



DATE:

01/09/16

SIGNED, OWNER OR BUILDER: ..... DATE: .....

COMMENTS BY LOCAL AUTHORITY FIRE OFFICER: .....

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SIGNED, BY LOCAL AUTHORITY FIRE OFFICER: ..... DATE: .....

COMMENTS BY LOCAL AUTHORITY BUILDING INSPECTOR: .....

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SIGNED, BY LOCAL AUTHORITY BUILDING INSPECTOR: ..... DATE: .....