

Bushfire Management Plan Coversheet

Site address: 32 Gavour Road, Wattle Grove

Site visit: Yes ☒ No ☐

Date of site visit: Day 27 Month November Year 2024

Report author or reviewer: Kathy Nastov

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☒

BPAD accreditation number: 27794 Accreditation expiry: Month August Year 2026

Bushfire management version number: V1.0

Bushfire management plan date: Day 16 Month July Year 2025

If one or more of the following responses are yes, then these should be automatically referred to DFES.	Yes	No
Strategic planning is required to address SPP 3.7 and the Guidelines	☐	☒
The application is a vulnerable land use	☒	☐

If one or more of the following responses are yes, and the decision-maker requires input from DFES, then the application can be referred.	Yes	No
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	☐	☒
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	☐	☒

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

The information provided within this bushfire management plan, to the best of my knowledge, is true and correct:

Signature of report author or reviewer:  Date: 16-Jul-25



Wattle Grove Lifestyle Resort

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines

32 Gavour Road, Wattle Grove

City of Kalamunda

Development Application - Vulnerable Land Uses

16 July 2025

Job Reference No: 210994

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DOCUMENT CONTROL

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Sandra Klarich	sandra@providencelifestyle.com.au	1.0		☐	☒
		-		☐	☐
Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants. Copyright © 2024 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.					
BMP (Master) Template v10.0					

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STATEMENT OF PURPOSE – THE ‘PLANNING’ BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7)	November 2024
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The Stated Intent of SPP 3.7 is to implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future habitable building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes).

This is only possible in limited circumstances. Planning assessment requirements are different to building assessment requirements (refer above and Appendix B1 for additional information).

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)	
The Subject Land / Site	32 Gavour Road, Wattle Grove
Total Area of Subject Land / Site	15.2 hectares
Proponent	Providence Lifestyle
Entity Commissioning Production of the BMP	Land Owner
THE PLANNING PROPOSAL STAGE AND TYPE	
Development Application	☒ Construction of a habitable building that is subject to bushfire planning requirements.
DESCRIPTION	
Proposed lifestyle village for residents aged 50 and over. The village includes 190 proposed residences and proposed community buildings.	
EXPLANATORY INFORMATION	
Note: A habitable building is defined in the <i>Planning and Development (LPS) Regulations 2015</i> to mean: A permanent or temporary structure on land that: (a) Is fully or partially enclosed; and (b) Has at least one wall of solid material and a roof of solid material; and (c) Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained.	
The Primary Proposed Construction	
Type(s)	New Building(s)
NCC Classification	Class 1a (house)
Vulnerable Land Use Determination	
Applying the definition established in SPP 3.7:	
A land use which is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or	☒
A land use which due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or	☒
A land use which involves visitors who are unfamiliar with the surroundings.	☐
Applying the guidance established in the Guidelines, Appendix B5:	
For day uses, consideration is to be given to the location and to the number of employees and visitors on-site at any one time; and/or	☐
The decision-maker considers that the preparation of a bushfire emergency plan is warranted, and the use should be considered vulnerable.	☐

Assessment Comments: The proposal is considered a vulnerable use as it is accommodation for the elderly. A large number of people will be living onsite and may present evacuation challenged due to

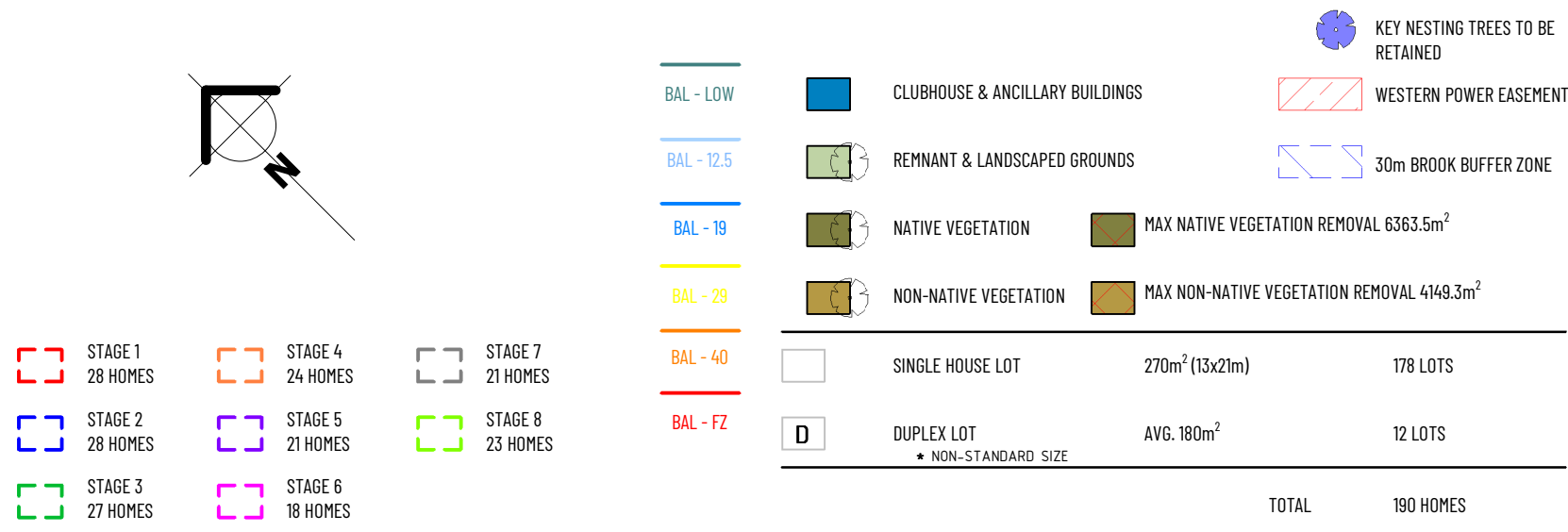
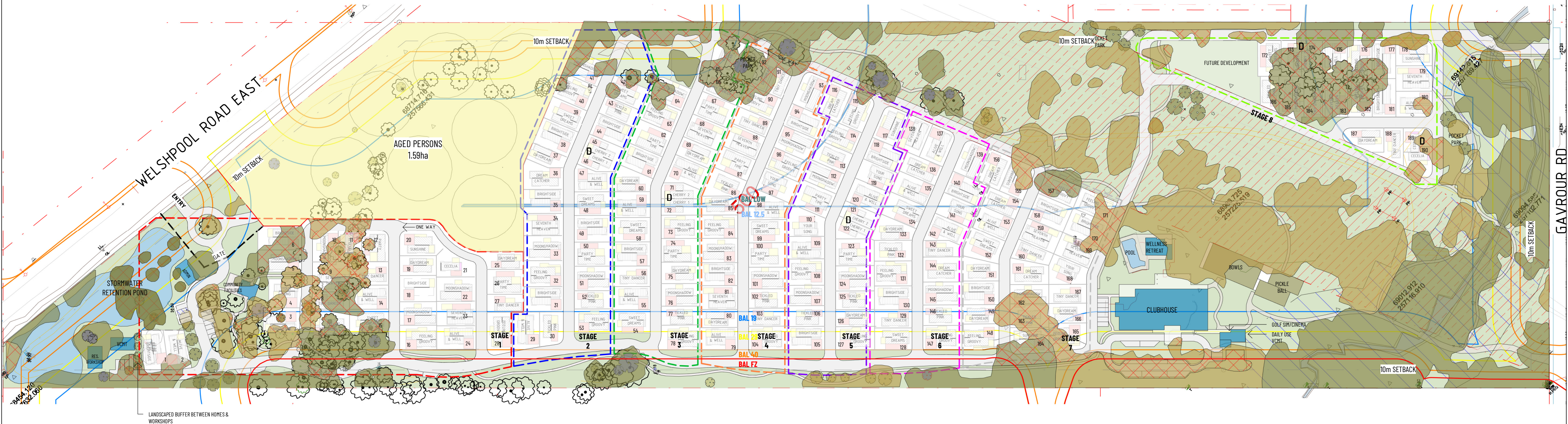
Development Type for Assessment Against the Bushfire Protection Criteria

Development Residential	Construction of, or addition to, a habitable building, including a single house, ancillary dwelling, grouped dwelling, multiple dwelling or mixed used development. Includes an associated Class 10A building or deck (non-habitable) within 6 m of the habitable building. <i>[Guidelines s6]</i>
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Assessment Comments:

The proposal includes 190 residences; (178 single dwellings and 6 duplexes) to be constructed in stages as per Figure 1.1 and 1.2. The VCMT to the southeast is an existing building to be retained. Other new buildings will be the clubhouse, wellness retreat, admin, community facilities, residential workshop and VCMT (northwest). Internal accessways and an additional turning lane will be constructed.

An aged care facility is proposed for the northern corner, this is not part of the proposal but is expected to be cleared of vegetation during the stage one works of the proposal, therefore the area has been considered excluded.



NOTE 1: REMOVAL AREA BASED ON CANOPY
NOTE 2: REMOVAL AREA EXCLUDES AGED PERSONS SUB-DIVISION



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No.	Description	Date
D	REVISED ROAD LAYOUT	05.02.2025
E	ADJUSTED HOUSE MIX, ADDED PARK SPACE	26.02.2025
F	ENTRY RD & PARKING REALIGNED	02.04.2025
G	LOT ADJUSTMENT FOR BAL	24.06.2025

PROVIDENCE LIFESTYLE

WATTLE GROVE LIFESTYLE RESORT

32 GAVOUR RD, WATTLE GROVE, 6107

Site Masterplan

Project number		A2.01
Date	24.06.2025	
Drawn by	RHA	
Checked by	RHA	
Scale@A2		As indicated

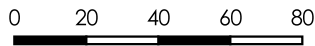
Figure 1.2
Proposed Development

Lot 500 on Plan 057971, Area : 15.2ha
32 Gavour Road
WATTLE GROVE
CITY OF KALAMUNDA

----- **LEGEND** -----

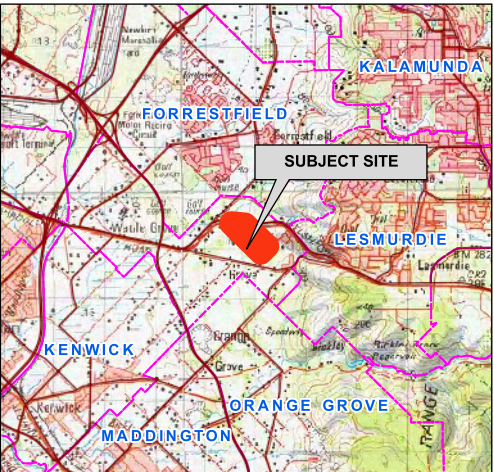
- Subject Site
- Cadastral
- Easement
- Hydrants
- Internal Roads
- Left Turn Lane
- Construction Access
- Proposed Lots
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Stage 5
- Stage 6
- Stage 7
- Stage 8

- Proposed Buildings**
- Admin
 - Meeting Place
 - Res. Workshop
 - VCMT
 - Clubhouse
 - Wellness Retreat
 - Community Facilities



Metres

----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Selina Hutcheon 16-07-2025
SCALE (A3): 1 : 2100

Figure 1.3
Location Map

Lot 500 on Plan 057971, Area : 15.2ha
32 Gavour Road
WATTLE GROVE
CITY OF KALAMUNDA

----- LEGEND -----

Subject Site

Cadastral

Reserves

Local Goernment Area

Suburb

Bush Forever Sites

DFES Stations

Career Fire Rescue Service

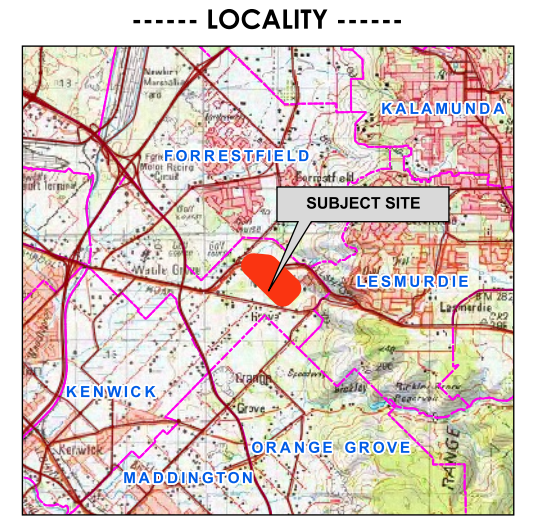
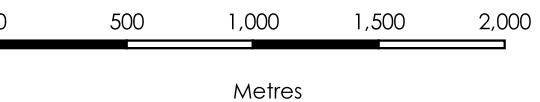
Volunteer Fire & Rescue Service

DBCA Legislated Lands and Waters

Crown Freehold - Dept Managed

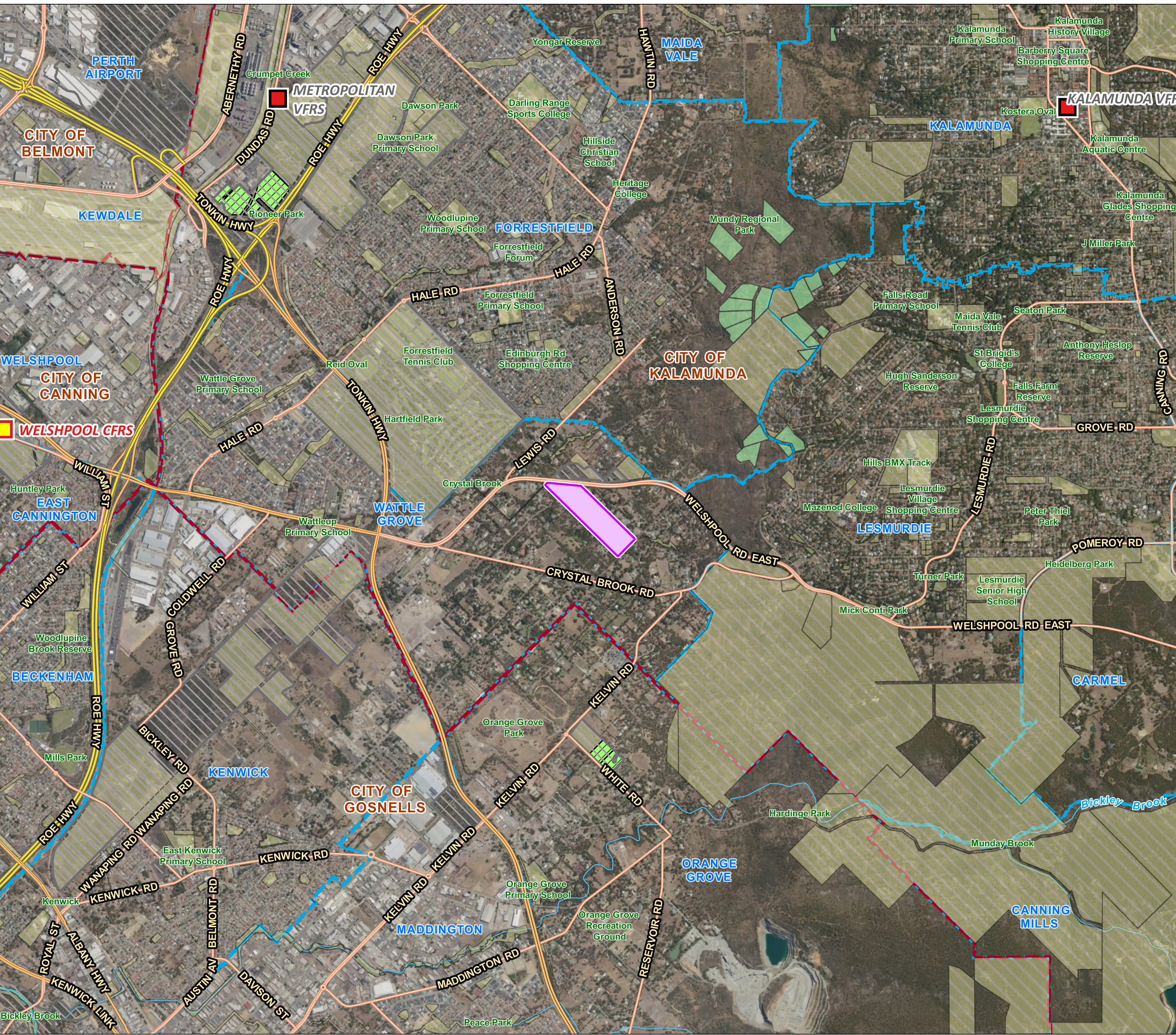
DBCA Lands of Interest

Crown Freehold - Dept Interest



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Selina Hutcheon 07-07-2025
SCALE (A3): 1 : 30000



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

1.1.1 The Applicable Triggers Established by SPP 3.7/Guidelines

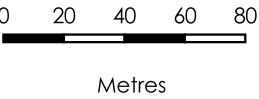
EXPLANATORY INFORMATION		
Note: 'Development' means the <u>development or use of any land</u>, including (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land (b) the carrying out on the land of any excavation or other works (Planning and Development Act 2005, Part1, s.4; and 'Development Site' means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A. For development applications, the triggers for the application of State Planning Policy 3.7 Bushfire (SPP 3.7) established in the Planning for Bushfire Guidelines (Guidelines) – at the start of Sections 6 - 8 - are aligned with the current version of the LPS Regulations 2015. Consequently, these will be applied in this BMP. The triggers for the application of (SPP 3.7) established by SPP 3.7 Part 4 will not be applied in their entirety in this BMP for the following reason: As of 18 November 2024, SPP 3.7 contains 'development application' triggers that are not yet established by the current version (3 November 2024) of the deemed provisions of the LPS Regulations 2015, Schedule 2, Part 10A – Bushfire risk management.		
APPLICABLE APPLICATION TRIGGERS		
REQUIREMENTS ESTABLISHED BY SPP 3.7 AND THE GUIDELINES		APPLICABLE
1	The land subject to the planning proposal is:	
	➤ Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4). OR ➤ Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	No Yes
AND		
2	The planning proposal will:	
	➤ Result in the intensification of development (or land use); OR	Yes
	➤ Result in an increase of visitors, residents or employees; OR	Yes
	➤ Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
AND		
3	The planning proposal is a: ➤ (Source: SPP 3.7, Part 4) A <u>development application for construction</u> of a habitable building (single house or ancillary dwelling) on a lot more than 1,100 m², which <u>is connected to reticulated water</u> and where the development site(s) has a radiant heat impact exceeding 29kW/m² (BAL-40 or BAL-FZ).	Currently Not Enforceable. See 'Explanatory Information'
<u>Assessment Supporting Details:</u> The proposal is for the construction of 190 dwellings to be part of a lifestyle village. The proposal requires a BMP as it is a vulnerable use and has a lot size >1100m².		

Figure 1.4
Bushfire Prone Area

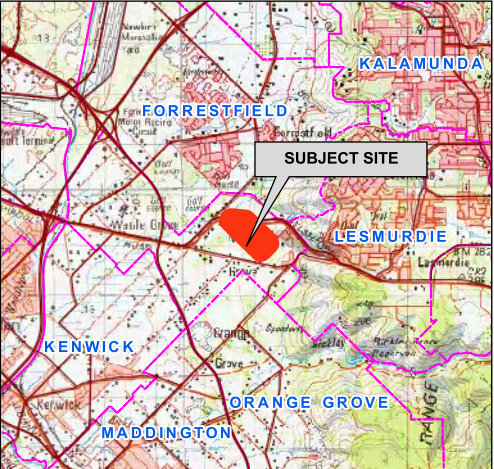
Lot 500 on Plan 057971, Area : 15.2ha
32 Gavour Road
WATTLE GROVE
CITY OF KALAMUNDA

----- **LEGEND** -----

-  Subject Site
-  Cadastral
-  Hydrants
-  Internal Roads
-  Proposed Lots
- Bushfire Prone Area 2024**
 -  Bushfire Prone Area 2
- Proposed Buildings**
 -  Admin
 -  Meeting Place
 -  Res. Workshop
 -  VCMT
 -  Clubhouse
 -  Wellness Retreat
 -  Community Facilities



----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Selina Hutcheon 16-07-2025
SCALE (A3): 1 : 2500

1.2 Required 'Bushfire Planning' Information

INFORMATION PRESENTED IN THIS 'PLANNING' BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT'S PLANNING SUBMISSION							
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, and 8.3. The applicable requirements for the subject planning proposal are highlighted GREEN.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application	
Required Information	Details	Map of Bushfire Prone Areas Designation					
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2	
BLA - Broader Landscape Assessment	Considers proposal location suitability. Provides an understanding of vegetation extent, potential for landscape scale bushfire, road network and suitable destinations within the area up to 2 km from the planning proposal.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	N/A	✓	N/A	
Environment - Identification of environmental, biodiversity or conservation values on the subject site(s)	When relevant, identification of how proposal siting and design avoids and/or minimises clearing of native vegetation to achieve bushfire protection measures.		✓	✓	✓	✓	
BHL - Bushfire Hazard Level Assessment (pre-development)	When relevant, includes detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-	
BAL - Bushfire Attack Level Assessment	Results to be presented in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-	
	Results to be presented in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓	
Issues - Identification of bushfire hazard issues	Those arising from the relevant hazard and environment assessments and how they can be addressed by BPC or special consideration.		✓	✓	✓	✓	
BPC - Assessment against the relevant Bushfire Protection Criteria (E1 – E4)	Strategic planning will necessarily focus on Element 1: Location Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓	✓	✓	
				NOT E1		NOT E1	
BEP - Bushfire Emergency Plan	Applicable to vulnerable land uses only (as a separate document).		N/A	N/A	N/A	Vulnerable Land Uses Only	
LMP – Landscape Management Plan	Applicable to vulnerable land uses only (as an addendum to the BMP or separate document).						

1.3 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION					
This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal. They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.					
RELEVANT DOCUMENTS					
Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	No	N/A	N/A	N/A	-
Preliminary bushfire advice (may include a BAL contour map)	Yes	Yes	N/A	N/A	-
<u>Implications for the BMP:</u> BAL contour map sent to the client to inform design of the proposal.					
Bushfire Emergency Plan	Yes	No	Yes	N/A	-
<u>Implications for the BMP:</u> The BEP has been prepared concurrently with this BMP.					
Bushfire Risk Report	No	N/A	N/A	N/A	-
Environmental Asset or Vegetation Survey	No	N/A	N/A	N/A	-
Landscape Management Plan	No	N/A	N/A	N/A	-
<u>Implications for the BMP:</u> A landscape Management Plan has not been prepared. Landscaping is expected to be managed in accordance with the site plan (Figure 1.1). The decision maker may require a formal landscaping plan to be prepared.					
Revegetation Plan	No	N/A	N/A	N/A	-

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2)**, **State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these policies is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the **Environmental Protection Act 1986** (EP Act) and requires a clearing permit under the **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The **Department of Water and Environmental Regulation** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to [Native vegetation clearing permits | Western Australian Government](#), the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (report details below).

The information it contains is not repeated in this BMP as it will accompany the planning submission. However, any implications for the subject planning proposal and this BMP are stated below.

X

The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy. ¹

When applicable, this information is presented on the following pages of this BMP.

✓

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied			Further Action Required by Proponent	
			WA Govt. Agency Dataset (ID)	Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report		
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	No	No	☒	DBCA-019	☐	☐	None
RAMSAR Sites (wetlands of international importance)	No	No	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	Unknown	Possible	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	Confirm with relevant agency
Threatened Ecological Communities	Yes	Possible		DBCA-038	☐	☐	Confirm with relevant agency
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	No	No	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	Yes	No	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	Yes	Possible	☒	DWER-046	☐	☐	Confirm with relevant agency
Swan Bioplan Regionally Significant Natural Areas 2010	No	No	☒	DWER-070	☐	☐	None

Figure 2.1
**Environmental
Considerations Map**
Lot 500 on Plan 057971, Area : 15.2ha
32 Gavour Road
WATTLE GROVE
CITY OF KALAMUNDA

----- **LEGEND** -----

Subject Site

Cadastral

Proposed Lots

Reserves

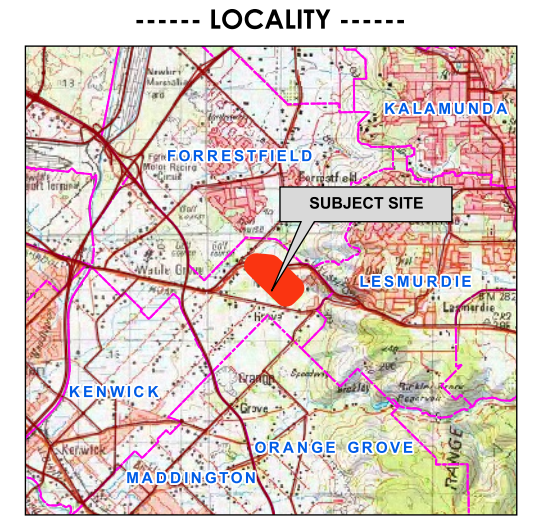
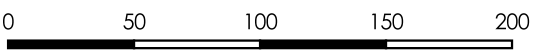
Bush Forever Sites

Environmentally Sensitive Areas

Threatened Ecological Community

Declared Rare Fauna and
Threatened Ecological Community

Clearing Regulations



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Selina Hutcheon 07-07-2025
SCALE (A3): 1 : 3000

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. **Planning Approval:** SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. **Building Approval:** The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

CAUTION: Be aware that you should not use a BAL contour map to determine a BAL rating for a building application and future bushfire construction requirements – except when the conditions of the lot and its surrounds are such that a building located anywhere on the lot would not be subject to a different rating or the contour map has been developed for a single lot and the building location is known. (Refer to Appendix B1 for additional information.

Otherwise, determining a BAL rating will require an assessment of the specific lot, the known building design and location, the existing bushfire prone vegetation surrounding both and potentially other site specific variables.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map
Method 2 (Detailed)	No	N/A	N/A	N/A	

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Building setback distances required to achieve target BAL.

Lot No./ID	Relevant Lot Boundary ³	Highest BAL Contour Impacting the Lot	Target BAL	Required Minimum Building Setback and its Components		
				Total Setback	Applied R-Code Setback	Additional Setback Required [restrictive covenant]
				metres	metres	metres
112, 117-119, 135-138, 139, 140, 155, 156, 157, 172, 173, 185, 186	N/A	BAL-LOW	BAL-LOW	-	-	-
1,2, 4, 5, 8-14, 18-22, 25-27, 31-40, 42-52, 55-64, 66-76, 81-102, 107-111, 113-116 121 – 125 130-134, 141-145 150-154, 158-162, 167-171, 174-177, 180-184, 187-190 Community Facilities Wellness Retreat	N/A	BAL-12.5	BAL-12.5	-	-	-

6, 17, 23, 65, 77, 80, 103, 106 126, 129, 146, 149, 163, 166, 178, 179 Residential Workshop VCMT (northwest)	N/A	BAL-19	BAL-19	-	-	-
3, 7, 15, 16, 24, 30, 41, 53, 54, 78, 79, 104, 105, 127, 128, 147, 148, 164, 165 Clubhouse Admin VCMT (Southeast)	N/A	BAL-29	BAL-29	-	-	-
28, 29	South	BAL-40	BAL-29	1m	-	-

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure 3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS ¹												
Applied BAL Determination Method			METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)									
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method ²												
Methods 1 and 2			Method 1		Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees							
1	(G) Grassland	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
2	(A) Forest	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
3	(B) Woodland	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
4	Excluded cl 2.2.3.2(f)	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
5	(G) Grassland	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
6	(A) Forest	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
7	(A) Forest	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
8	(B) Woodland	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
9	(A) Forest	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
10	Excluded cl 2.2.3.2(f)	80	Upslope or flat 0	flat 0	-	-	-	-	-	-	-	-
Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk. Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.												

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) ¹									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)						10 kW/m ²	2 kW/m ²
		>40 kW/m ²	40 kW/m ²	29 kW/m ²	19 kW/m ²	12.5 kW/m ²	N/A ²		
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
2	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
3	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100	-	-
4	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
5	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
6	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
7	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
8	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100	-	-
9	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
10	Excluded cl 2.2.3.2(f)	-	-	-	-	-	-	-	-
Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2.									
Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.									

Figure 3.1
Classified Vegetation & Topography (Existing)
Lot 500 on Plan 057971, Area : 15.2ha
32 Gavour Road
WATTLE GROVE
CITY OF KALAMUNDA



----- **LEGEND** -----

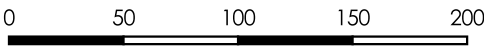
- Subject Site
- Cadastral
- Hydrants
- Legend Entry Photo
- Elevation (2m)
- 100m Assessment Area
- 150m Assessment Area
- Proposed Lots

Proposed Buildings

- Admin
- Meeting Place
- Res. Workshop
- VCMT
- Clubhouse
- Wellness Retreat
- Community Facilities

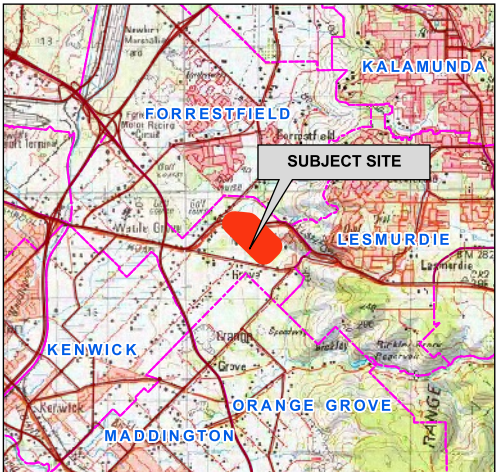
Classified Vegetation

- Forest
- Woodland
- Grassland
- Excluded 2,2,3,2 (f)



Metres

----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Selina Hutcheon 16-07-2025
SCALE (A3): 1 : 3300

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