

Bushfire Attack Level Assessment

Whitby Town Stage 3A

Project No: EP13-067(40)

**Prepared for Gold Fusion Pty Ltd
January 2021**

Bushfire Attack Level Assessment

Whitby Town Stage 3A



Document Control

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1	January 2021	Dana Elphinstone	DAE	Bianca Bertelli	BRB
	For client review, to support title clearance process				

Disclaimer:

This document has been prepared in good faith and is derived from information sources believed to be reliable and accurate at the time of publication. Nevertheless, it is distributed on the terms and understanding that the author is not liable for any error or omission in the information sources available or provided to us, or responsible for the outcomes of any actions taken based on the recommendations contained herein. It is also expected that our recommendations will be implemented in their entirety, and we cannot be held responsible for any consequences arising from partial or incorrect implementation of the recommendations provided.

This document has been prepared primarily to consider the layout of development and/or the appropriate building construction standards applicable to development, where relevant. The measures outlined are considered to be prudent minimum standards only based on the standards prescribed by the relevant authorities. The level of bushfire risk mitigation achieved will depend upon the actions of the landowner or occupiers of the land and is not the responsibility of the author. The relevant local government and fire authority (i.e. Department of Fire and Emergency Services or local bushfire brigade) should be approached for guidance on preparing for and responding to a bushfire.

Notwithstanding the precautions recommended in this document, it should always be remembered that bushfires burn under a wide range of conditions which can be unpredictable. An element of risk, no matter how small, will always remain. The objective of the Australian Standard AS 3959-2018 is to "prescribe particular construction details for buildings to reduce the risk of ignition from a bushfire while the front passes" (Standards Australia 2018). Building to the standards outlined in AS 3959 does not guarantee a building will survive a bushfire or that lives will not be lost.

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Abbreviations

Table A1: Abbreviations- General terms

General terms	
AHD	Australian Height Datum
APZ	Asset Protection Zone
AS 3959	<i>Australian Standard 3959-2018 Construction of buildings in bushfire prone areas</i>
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
BPAD	Bushfire Planning and Design
FDI	Fire Danger Index
FZ	Flame Zone
LDP	Local Development Plan
MRS	Metropolitan Regional Scheme
NCC	National Construction Code
POS	Public Open Space

Table A2: Abbreviations - Organisations

Organisations	
DFES	Department of Fire and Emergency Services
OBRM	Office of Bushfire Risk Management
WAPC	Western Australian Planning Commission

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1 Introduction

1.1 Background

This Bushfire Attack Level (BAL) Assessment has been prepared on behalf of Gold Fusion Pty Ltd to clear the conditions of the Whitby Subdivision Approval No. 155088 to obtain titles over Lot 9006 on Deposited Plan 408136, Skyline Boulevard, Whitby, (herein referred to as 'the site'). The site is located approximately 38 km south-east of the Perth Central Business District within the Shire of Serpentine Jarrahdale and is shown in **Plate 1**.



Plate 1: Site location

The site is located within the broader Whitby Town Subdivision, with undeveloped land surrounding the site. The development connects to Haywire Avenue in the residential area south of the site.

The entirety of the site is currently identified as a 'bushfire prone area' under the state-wide *Map of Bush Fire Prone Areas* prepared by the Office of Bushfire Risk Management (OBRM 2019), as shown in **Plate 2**. In accordance with the *Building Act 2011* and the *Building Code of Australia*, where a Class 1, Class 2, Class 3 or Class 10a building is proposed to be located in an area declared as a 'bushfire prone area', a BAL assessment in accordance with *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (AS 3959) (Standards Australia 2018) is required to identify the corresponding construction requirements and support the building permit application.

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Plate 2: Areas within and surrounding the site identified as 'bushfire prone areas' (as indicated in purple) under the state-wide Map of Bush Fire Prone Areas (OBRM 2019).

1.2 Aim of this report

This BAL assessment aims to:

- Support the building permit process for all lots within the site by certifying the BAL construction requirements for each affected lot.
- Confirm the affected lots, where the bushfire attack level rating is BAL-12.5 or greater, that will require a notification to be placed on the title

1.3 Statutory policy and framework

The following key legislation, policies and guidelines are relevant to the preparation of a BAL assessment:

- *Fire and Emergency Services Act 1998*
- *Bush Fires Act 1954*
- *Planning and Development (Local Planning Scheme Amendment) Regulations 2015*
- *Building Regulations 2012*
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (WAPC 2015)
- *Guidelines for Planning in Bushfire Prone Areas version 1.3* (WAPC and DFES 2017)
- *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (Standards Australia 2018)
- *Building Act 2011*

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2 BAL Assessment

A method 1 BAL assessment has been completed for the site in accordance with AS 3959. It has considered the vegetation classification and the slope under vegetation within a distance of 100 m from the site. It has determined the relevant BAL ratings across the site.

AS 3959 specifies the requirements for the construction of buildings in bushfire prone areas in order to improve resistance to bushfire attack from embers, radiant heat, flame contact, and any combinations of these attack forms. It provides six BAL ratings: BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ, which are based on radiant heat flux thresholds (kW m^2). Each BAL rating is associated with specific construction requirements, which have been summarised in **Table 1** below.

It is relevant to note that while buildings constructed to increased standards under AS 3959 are more likely to survive a bushfire than buildings that do not conform to these construction standards, building survival is not guaranteed. The constructed standards have been determined to be an acceptable response to the envisaged bushfire risk.

Not all vegetation is a classified bushfire risk. Vegetation and ground surfaces that are exempt from classification as a potential hazard is identified as a low threat under Section 2.2.3.2 of AS 3959.

Low threat vegetation includes the following:

1. Vegetation of any type that is more than 100 m from the site.
2. Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
3. Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other, or of other areas of vegetation being classified.
4. Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
5. Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
6. Vegetation regarded as a low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

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Table 1: Summary of BAL ratings, heat flux thresholds and associated construction standards, as outlined within AS 3959

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the subject building and heat flux exposure thresholds	Description of the predicted bushfire attack and levels of exposure	Construction section (within AS 3959)
BAL-LOW	See Section 2.2.3.2 of AS 3959	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	$\leq 12.5 \text{ kW/m}^2$	Ember attack	3 & 5
BAL-19	$> 12.5 \text{ kW/m}^2$ to $\leq 19 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with increasing heat flux	3 & 6
BAL-29	$> 19 \text{ kW/m}^2$ to $\leq 29 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with increasing heat flux	3 & 7
BAL-40	$> 29 \text{ kW/m}^2$ to $\leq 40 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with the increased likelihood of exposure to flame	3 & 8
BAL-FZ	$> 40 \text{ kW/m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack	3 & 9

2.1 Assessment inputs

An assessment of vegetation classifications within the site and surrounding 150 m has been undertaken in accordance with AS 3959. The assignment of vegetation classifications is based on Section 2.2.3 and Table 2.3 of AS 3959 and generally considers the various fuel layers of different vegetation types. For example, fuel layers in a typical forest environment can be broken-down into five segments as illustrated in **Plate 3** below.

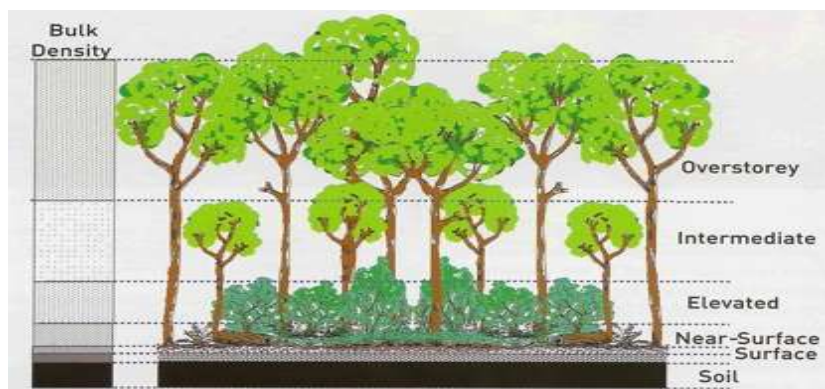


Plate 3: The five fuel layers in a forest environment that could be associated with fire behaviour (Gould et al. 2007)

An assessment of existing vegetation within the site and surrounding 100 m was undertaken on 29 January 2021 in accordance with AS 3959. **Table 2** below outlines the determined vegetation classifications and associated effective slope and where relevant outlines the existing management practices that have informed the vegetation classification. The plots referenced in **Table 2** are also shown in **Figure 1**.

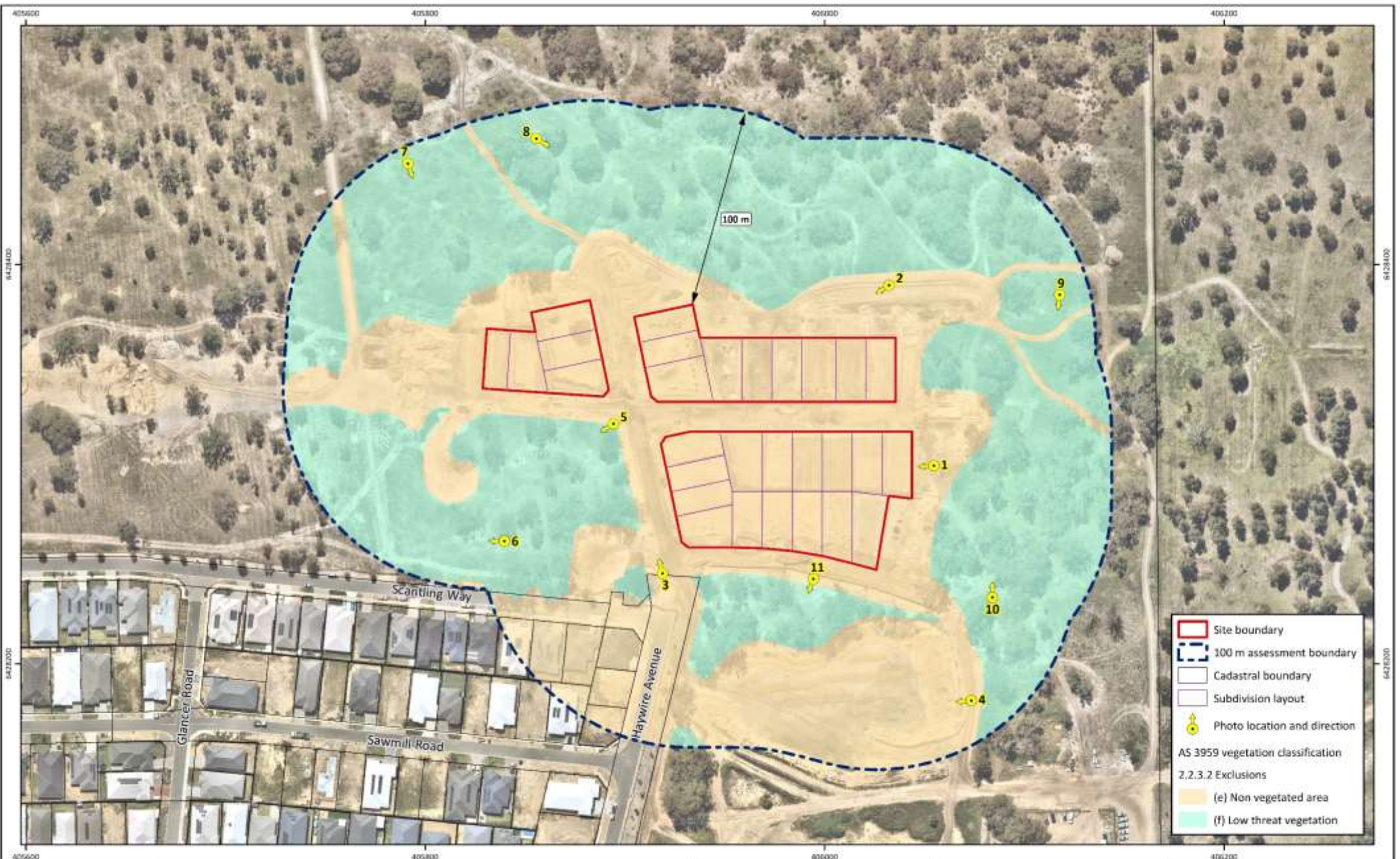
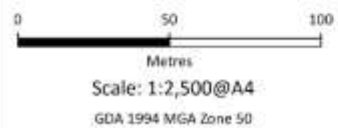


Figure 1: AS 3959 Vegetation Classification

Project: BAL Assessment
Whitby Town Stage 3C
Client: Gold Fusion Pty Ltd

Plan Number:
EP13-067(40)-F244
Drawn: GAR
Date: 28/01/2021
Checked: DAE
Approved: BRB
Date: 29/01/2021



- Site boundary
 - 100 m assessment boundary
 - Cadastral boundary
 - Subdivision layout
 - 📷 Photo location and direction
- AS 3959 vegetation classification
2.2.3.2 Exclusions
- (e) Non vegetated area
 - (f) Low threat vegetation

While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used
©Landgate (2020). Nearmap Imagery date: 23/09/2020







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Table 2: Vegetation type and effective slope within the site and surrounding 100 m as shown in Figure 1



Plot no.	AS 3959 classification	Effective slope	Site photo/s
1	<p>AS 3959 classification: Non-vegetated (Exclusion clause 2.2.3.2 (e))</p> <p>Non-vegetated areas such as roads, driveways, existing residential buildings and areas of mineral earth (including construction access roads and laydown areas) within and surrounding the site have been excluded in accordance with Clause 2.2.3.2(e) of AS 3959. This includes recently earth worked areas within the site.</p>	Not applicable	 <p>Photo location 1: Non-vegetated area looking west from eastern lots</p>  <p>Photo location 2: Non-vegetated area looking south-west across lots</p>  <p>Photo location 3: Non-vegetated area within the site</p>  <p>Photo location 4: Non-vegetated land south of the site</p>

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Table 2: Vegetation type and effective slope within the site and surrounding 100 m (continued)

Plot no.	AS 3959 classification	Effective slope	Site photo/s
2	<p>AS 3959 classification: Low threat vegetation (Exclusion clause 2.2.3.2 (f))</p> <p>Vegetation surrounding the lots have been modified to a minimal fuel condition. The vegetation is characterised by low eucalypt trees (approximately 5-8 m in height) with no understorey and grass maintained below 100 mm. This vegetation is therefore considered low threat.</p>	Not applicable	 <p>Photo location 5: Low threat vegetation south west of lots</p>  <p>Photo location 6: Low threat vegetation west of lots</p>  <p>Photo location 7: Low threat vegetation north west of lots</p>  <p>Photo location 8: Low threat vegetation north of lots</p>

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Table 2: Vegetation type and effective slope within the site and surrounding 100 m (continued)

Plot no.	AS 3959 classification	Effective slope	Site photo/s
2	<i>(continued)</i>		<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p><i>Photo location 9: Low threat vegetation east of site</i></p> </div> <div style="width: 50%; text-align: center;">  <p><i>Photo location 10: Low threat vegetation east of site looking north</i></p> </div> <div style="width: 50%; text-align: center;">  <p><i>Photo location 11: Low threat vegetation south of site</i></p> </div> <div style="width: 50%; text-align: center;">  <p><i>Photo location 12: Low threat vegetation west of site</i></p> </div> </div>

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2.2 Determined BAL ratings

2.2.1 Assessment inputs

The BAL ratings for the residential lots within the site have been determined based on the following:

- Designated FDI: 80
- Flame temperature: 1090
- Vegetation classification: as per **Table 2** with no classified vegetation identified within 100 m of the site (see **Figure 1**).
- Effective slope: not applicable.

In addition to the above, the following key assumptions have informed this assessment:

- Areas of classified vegetation outside the site will remain in its existing condition based on existing management practices.
- Areas of low threat vegetation identified within and outside the site will continue to be maintained in accordance with the existing maintenance regimes and/or as the current construction processes are completed will achieve low threat based on typical urban development requirements (and based on Section 2.2.3.2 of AS 3959, in particular as 'non-vegetated' or 'low threat' vegetation).
- Lots are to be maintained in accordance with the Shire of Serpentine Jarrahdale Firebreak Control Notice involving maintenance of vegetation and firebreaks as appropriate to the property size.

2.2.2 Assessment outputs

BAL ratings applicable to the lots within the site are based on the determined vegetation classifications and associated effective slopes and is based on the BAL distances detailed in Table 2.5 of AS 3959. No classified vegetation has been identified within 100 m of the site.

Figure 1 and **Appendix A** specify the BAL rating applicable to each lot within the site. There are no additional building requirements for dwellings rated BAL-LOW under AS 3959. **Appendix A** provides the associated BAL certificate and this information can be used to support the building permit process.

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3 Application Declaration

3.1 Accreditation

This BMP has been prepared by Emerge Associates who have been providing bushfire risk management advice for more than six years, undertaking detailed bushfire assessments (and associated approvals) to support the land use development industry.

3.2 Declaration

I declare that the information provided is true and correct to the best of my knowledge.

Signature:

A handwritten signature in black ink, appearing to read "Bianca Bertelli".

Name: Bianca Bertelli

Company: Emerge Associates

Date: 29/01/2021

BPAD Accreditation: Level 1 BPAD no. 1805

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4 References

4.1 General references

Standards Australia 2018, *AS 3959:2018 Construction of buildings in bushfire-prone areas*, Sydney.

Western Australian Planning Commission (WAPC) 2015, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, Perth.

Western Australian Planning Commission and Department of Fire and Emergency Services (WAPC and DFES) 2017, *Guidelines for Planning in Bushfire Prone Areas* Version 1.3, Western Australia. December 2017.

4.2 Online references

Office of Bushfire Risk Management (OBRM) 2019, Map of Bush Fire Prone Areas, viewed January 2021, <<https://maps.slip.wa.gov.au/landgate/bushfireprone/>>

Appendix A

Certified BAL Ratings



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 535	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 536	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 537	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 538	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 539	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
Creation of lot titles						

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 559	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 560	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 561	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 569	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 570	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
Creation of lot titles						

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 571	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 572	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 573	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 574	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 575	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 576	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 577	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 578	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 579	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 580	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
Creation of lot titles						

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 581	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 582	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 583	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 584	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 585	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 586	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 587	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 588	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby			State WA	Postcode 6123	
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 589	Street name / Plan Reference DP 416052		
Local government area Main BCA class of the building Description of the building or works	Suburb Whitby		State WA	Postcode 6123		
	Shire of Serpentine Jarrahdale					
	N/A		Use(s) of the building	N/A		
	Creation of lot titles					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2 (e) and (f)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Bianca Bertelli	
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.