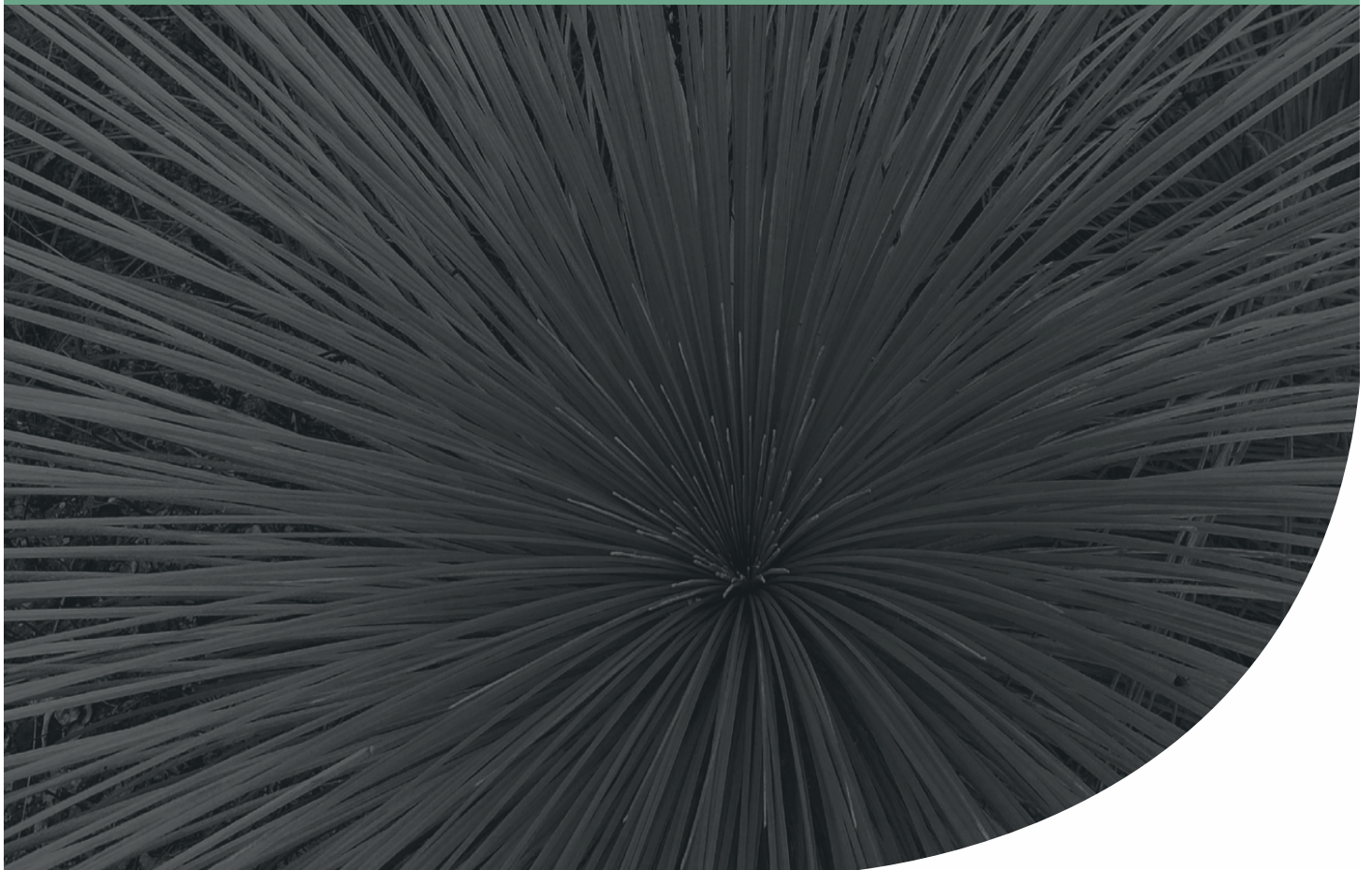


Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby

Project No: EP13-067(57)

**Prepared for Gold Fusion Pty Ltd
February 2025**



Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby



Document Control

Doc name: Bushfire Attack Level Assessment Stage 3D Whitby Town, Whitby					
Doc no.: EP13-067(57)--314a PPS					
Version	Date	Author		Reviewer	
1	December 2024	Pascal Scholz	PPS	Kirsten Knox	KK
				Anthony Rowe	AJR
Report issued to client.					
A	February 2025	Pascal Scholz	PPS	Kirsten Knox	KK
				Updated to address changed site conditions. Updated BAL certifications Report issued to client.	

Disclaimer:

This document has been prepared in good faith and is derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, this publication is distributed on the terms and understanding that the author is not responsible for the results of any actions taken based on information in this publication or for any error in or omission from this publication.

The content of this document has been prepared primarily to consider the layout of the development or the appropriate building construction standard, where relevant. The measures outlined are considered to be prudent minimum standards only based on the relevant experience of the author and the standards prescribed by the relevant authorities. The level of implementation of the fire precautions 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 adopted in this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains. 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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Appendix A

BAL Assessment Certificate

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List of 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

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 (the proponent) to support the future construction of residential and commercial buildings within Stage 3D of the Whitby Town Estate, Whitby (herein referred to as ‘the site’). The location of the site is shown in **Figure 1**. It is bounded by existing residential development, Haulback Boulevard and Heartwood Boulevard to the east, existing residential development and Skyline Boulevard to the south, and future stages of urban development to the west and north. The site includes the development of 56 residential and one commercial lot.

The site is located within an ‘Area 2’ bushfire prone area under the state-wide *Map of Bush Fire Prone Areas* as prepared by the Office of Bushfire Risk Management (OBRM) (OBRM 2024), as shown in **Plate 1** below. Where a Class 1, Class 2, Class 3 or associated Class 10a building is proposed to be located in an area identified as ‘bushfire prone area’, a Bushfire Attack Level (BAL) assessment in accordance with *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (Standards Australia 2018) (AS 3959) is required to support the relevant building permit application to determine any related construction requirements.

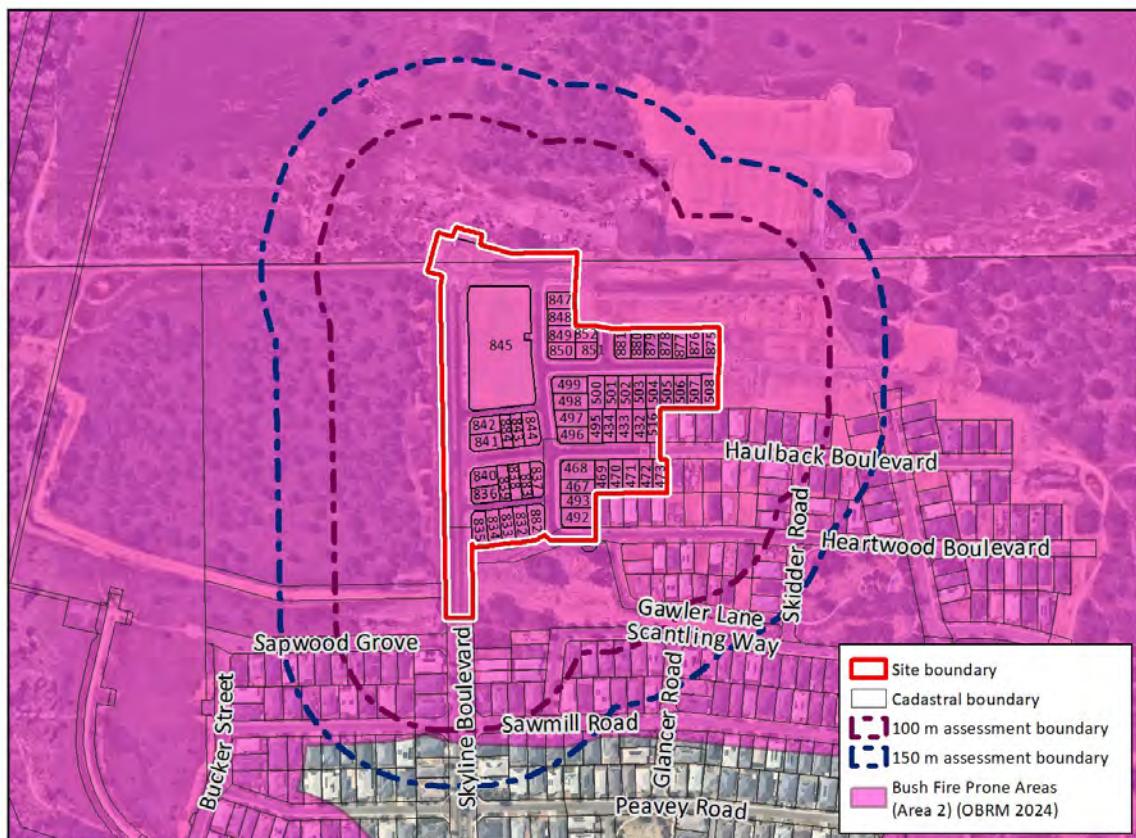


Plate 1: Areas within and surrounding the site, identified as ‘designated bushfire prone’ (under the state-wide *Map of Bush Fire Prone Areas* (OBRM 2024)), is indicated in purple

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1.2 Aim of this report

This BAL assessment aims to assess classified vegetation and effective slope in accordance with Method 1 of AS 3959 to determine the applicable BAL ratings for future habitable buildings within the site. It is based on identifying the lot as the 'building', given the specific building location within the lot is unknown.

The outcomes of this assessment can be used to support the building permit application process.

1.3 Statutory policy and framework

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

- *Planning and Development Act 2005* and *Planning and Development (Local Planning Scheme Amendment) Regulations 2015*
- *State Planning Policy 3.7 Bushfire* (WAPC 2024b)
- *Planning for Bushfire Guidelines – For the implementation of State Planning Policy 3.7 Bushfire* (WAPC 2024a)
- *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (AS 3959) (Standards Australia 2018).

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2 BAL Assessment

A Method 1 BAL assessment has been completed for the site in accordance with AS 3959. This assessment considers the vegetation classification and effective slope for the site and surrounding 150 m to determine the applicable BAL ratings.

AS 3959 specifies requirements for the construction of buildings in bushfire-prone areas to improve its resistance to bushfire attack from embers, burning debris, radiant heat, flame contact, and combinations of these attack forms. It provides six BAL ratings: BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ, based on the radiant heat flux thresholds from vegetation within 100 m of a building. Each BAL rating is associated with specific national construction requirements, which have been summarised in **Table 1** below.

It is relevant to note that while buildings constructed to increased standards based on BAL ratings assessed 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.

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 a fire front in addition to heat flux and ember attack	3 & 9

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

Bushfire Attack Level Assessment

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2.1 Assessment inputs

The classification of vegetation within the site and the surrounding 100 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 2** below.



Plate 2: The 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 150 m was undertaken on multiple occasions including on 11 September 2024, 28 November 2024 and more recently on 4 February 2025 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 2**.

Vegetation has been cleared within the entirety of the site to enable development. These areas currently comprise bare areas (mineral sand) and are under the control of the proponent. Native vegetation remains within 100 m of the site to the north and west, noting that all vegetation within 100 m of the lot boundaries (or 50 m where classified grassland (Class G)) have been managed to low threat in accordance with Clause 2.2.3.2 (f) of AS 3959. Continuous management of these areas by the proponent include:

- Regular removal of weeds and built-up dead material (such as fallen branches, leaf litter, etc.).
- Low pruning of trees (removal of branches below 2 meters in height where appropriate).
- Removal of understorey vegetation such as dense shrubs underneath trees.
- Regular mowing/slashing of grass to less than 100 mm in height.



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2.1.1 Vegetation classification

Each distinguishable vegetation plot with the potential to determine the BAL is identified in **Table 2** and shown in **Figure 2**.

Table 2: AS3959 Vegetation classification (refer to Figure 2)

Plot:	1	Photo ID:	1	 <p>-32.2753, 115.99575, 16.8m, 350° 28 Nov 2024 10:37:41</p>
Vegetation classification or exclusion clause and effective slope				
Class G - Grassland (Flat/upslope)				
Description / Justification for Classification				
<p>Grassland vegetation has been identified to the north-west of the site 99 m from the nearest lot boundary (Figure 2). This vegetation comprises tall paddock grasses exceeding 100 mm in height with scattered shrubs (grass trees) and trees comprising less than 10% foliage cover. This vegetation is assumed to remain post-development of the site but will ultimately be cleared for future development stages.</p>				
Plot:	2	Photo ID:	2	 <p>-32.27548, 115.9963, 15.9m, 129° 28 Nov 2024 10:44:05</p>
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable				
Description / Justification for Classification				
<p>View across the site showing non-vegetated mineral earth stripped of all vegetation (associated with subdivided lots (background)) and constructed roads are excluded in accordance with clause 2.2.3.2(e) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until the lots are sold. Following this, lot owners will be responsible for maintaining lots to achieve low threat in accordance with the Shire's firebreak notice.</p>				

Bushfire Attack Level Assessment

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Table 2: AS3959 Vegetation classification (refer to Figure 2) (continued)

Plot:	2	Photo ID:	3	<p style="text-align: right;">-32.27637, 115.99631, 18.1m, 91° 28 Nov 2024 10:35:54</p>
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable				
Description / Justification for Classification				
View across the site (looking east) showing non-vegetated mineral earth areas stripped of all vegetation (associated with subdivided lots) and existing residential dwellings and areas under construction further east (background), which are all excluded in accordance with clause 2.2.3.2(e) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until the lots are sold.				
Plot:	2	Photo ID:	4	<p style="text-align: right;">-32.27789, 115.99721, 19.0m, 37° 28 Nov 2024 10:29:03</p>
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable				
Description / Justification for Classification				
Non-vegetated areas associated with subdivided lots, roads, footpaths and existing residential dwellings to the east of the site are excluded in accordance with clause 2.2.3.2(e) of AS 3959.				

Bushfire Attack Level Assessment

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Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	3	Photo ID:	5	 <p>-32.27801, 115.99773, 20.2m, 259° 28 Nov 2024 10:30:40</p>
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable				
Description / Justification for Classification				
<p>The future public open space area to the south of the site comprises tall mature trees with no understorey and tree branches pruned to a height of 2 m above ground level. Grasses have been slashed to a height of <100 mm. This area has been excluded under clause 2.2.3.2(f) of AS 3959. This public open space area will be landscaped as part of ongoing site development works, and will achieve low threat. This area is subject to ongoing management to achieve low threat by the proponent until these works are progressed.</p>				
Plot:	3	Photo ID:	6	 <p>-32.2752, 115.99795, 20.3m, 49° 28 Nov 2024 10:41:12</p>
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable				
Description / Justification for Classification				
<p>Managed vegetation to the north of the site comprising grass trees with no understorey vegetation. Grasses have been slashed to a height of <100 mm. This vegetation has been excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until subdivision in this area is progressed. Woodland vegetation (Plot 2) can be seen in the background (left).</p>				

Bushfire Attack Level Assessment
 Stage 3D Whitby Town, Whitby



Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	3	Photo ID:	7	
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable				
Description / Justification for Classification				
Managed vegetation to the north of the site comprising tall mature trees with no understorey and tree branches generally pruned to a height of 2 m above ground level. Grasses have been slashed to a height of <100 mm and therefore this vegetation has been excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until this area will form part of a public open space area.				
Plot:	3	Photo ID:	8	
Vegetation classification or exclusion clause and effective slope				
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable				
Description / Justification for Classification				
Managed vegetation to the west of the site comprising tall mature trees with no understorey and tree branches generally pruned to a height of 2 m above ground level. Grasses have been slashed to a height of <100 mm and therefore this vegetation has been excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until subdivision in this area is progressed.				

Bushfire Attack Level Assessment

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2.1.2 Assessment Inputs

The BAL assessment includes the following values::

- **Designated FDI:** 80
- **Flame temperature:** 1090 K
- **Vegetation classification:** as per **Table 2** and **Figure 2**, Class G Grassland.
- **Effective slope beneath classified vegetation:** Flat/upslope (see **Table 2** and **Figure 2**)

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

- Areas of low-threat vegetation or non-vegetated areas identified within 100 m of titled lots where the land is under the control of the proponent will continue to be maintained in accordance with the existing maintenance regimes and will achieve low threat in accordance with Section 2.2.3.2 of AS 3959 until future staged development is progressed.
- The site will be maintained in accordance with the Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice. Whilst the proponent owns subdivided lots and the balance of the development site, maintenance responsibility will remain with the proponent. Once subdivided lots are sold, this requirement will then be with the new landowner.

2.2 Assessment outputs

Based on the outcomes of the BAL assessment, no classified vegetation is identified within 100 m of proposed lots (or 50 m where classified grassland (Class G) (shown in **Figure 2**), and therefore all 57 lots are exposed to a BAL rating of BAL-LOW.

Individual BAL ratings for each lot are shown in **Figure 3**.

2.3 Construction of buildings and ongoing management

2.3.1 Construction of buildings

Appendix A specifies the BAL rating applicable to each building in the form of a multiple lot BAL certificate, and individual certificates for each lot to support the building permit process.

Construction requirements applicable to the BAL rating are specified in AS 3959 and summarised in **Table 1**. It is noted that for buildings with a BAL-LOW rating, there is an insufficient radiant heat warrant specific construction requirements, as outlined in Section 4 of AS 3959. It is however recommended that consideration be given to the potential for ember attack, which can extend beyond the radiant heat.

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2.3.2 Ongoing management

All lot owners will be responsible for their own property and ensuring these are maintained to a low threat standard in accordance with Clause 2.2.3.2 (e) or (f) of AS 3959, as per the requirements of the Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice (as published). Advice on maintaining their property to a low threat standard can be provided by the Shire.

The proponent will be responsible for the maintenance of their landholdings within 100 m of the identified lots to a low-threat standard or to a non-vegetated state in accordance with Section 2.2.3.2 of AS 3959 (as indicated by **Figure 2**), and in line with the Shire of Serpentine-Jarrahdale Fire Hazard Reduction Notice until such a time future staged residential development is progressed.

Ongoing management of these areas includes:

- Clearing of vegetation where not proposed for retention, including regrowth.
- Regular maintenance including removal of weeds and built-up dead material.
- Low pruning of trees (branches below 2 m in height removed where appropriate).
- Application of ground covers such as mulch or non-flammable materials.
- Regularly mowing/slashing of grass to less than 100 mm in height.

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3 Certification by Bushfire Consultant

3.1 Accreditation

This BAL assessment has been prepared by Emerge Associates who have been providing bushfire risk management advice for more than 12 years, undertaking detailed bushfire assessments (and associated approvals) to support the land use development industry. Emerge Associates have a number of team members who have undertaken Bushfire Planning and Design (BPAD) Level 1 and Level 2 training and are Fire Protection Association of Australia (FPAA) accredited practitioners (or are progressing).

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 on a light grey rectangular background. The signature appears to be "P. Scholz" written in a cursive style.

Name: Pascal Scholz

Company: Emerge Associates

Date: 10/02/2025

BPAD Accreditation: BPAD no. 58728

Bushfire Attack Level Assessment

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4 References

4.1 General references

Office of Bushfire Risk Management (OBRM) 2024, *Map of Bush Fire Prone Areas*, Landgate, <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

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

W. A. P. Commission (WAPC) 2024a, *Planning for Bushfire Guidelines*, Western Australia.

W. A. P. Commission (WAPC) 2024b, *State Planning Policy 3.7 Busfire*, Western Australia.

4.2 Online references

Department of Water 2008, *LIDAR derived 1 m elevation contours dataset*, Government of Western Australia.

Office of Bushfire Risk Management (OBRM) 2024, *Map of Bush Fire Prone Areas*, viewed October 2024, <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby



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Figures

Figure 1: Site Location and Topographic Contours

Figure 2: Site Assessment Results

Figure 3: Bushfire Attack Level Ratings for Individual Lots

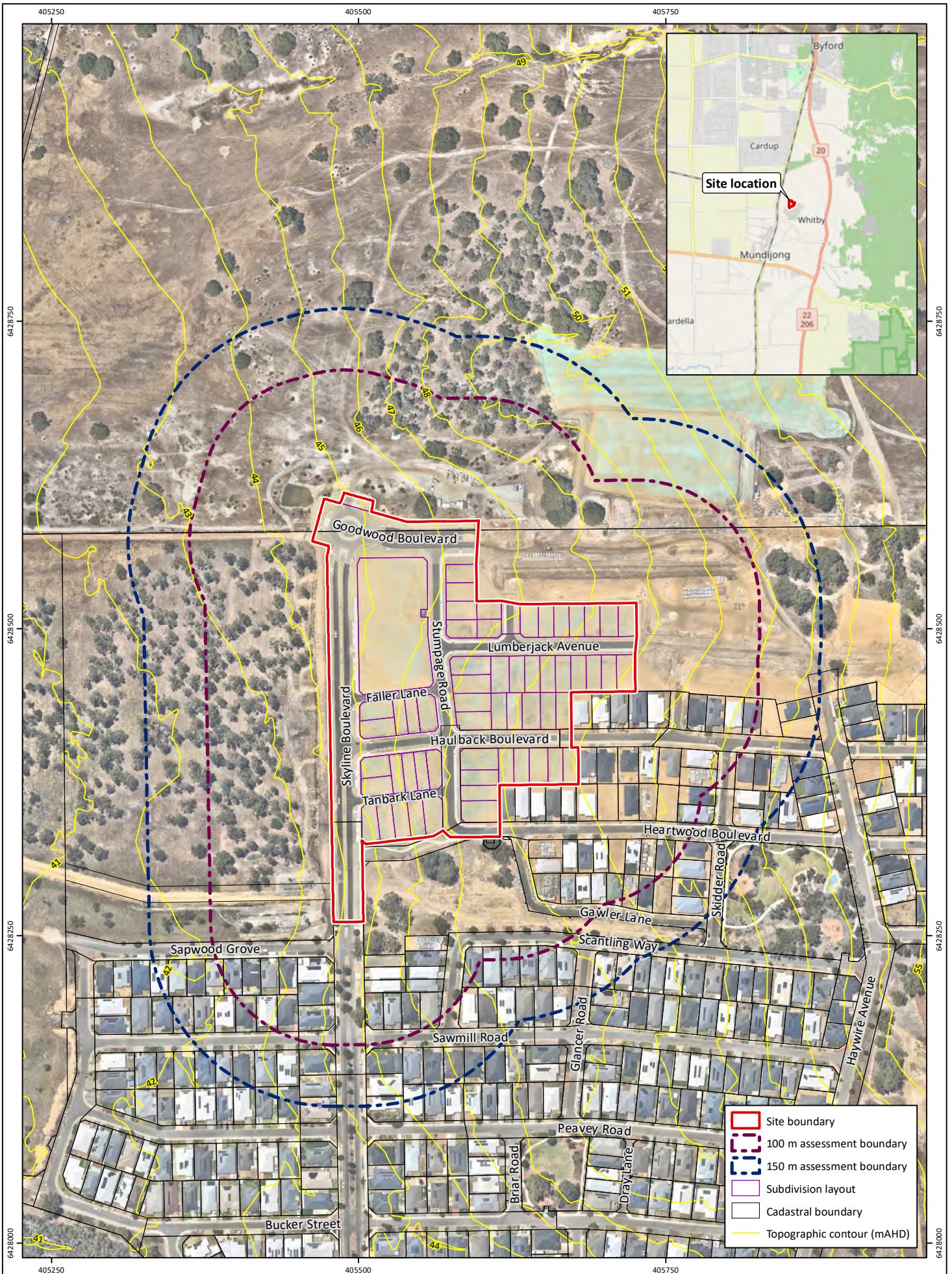


Figure 1: Site Location and Topographic Contours

Project: Bushfire Attack Level Assessment
 Stage 3D Whitby Town, Whitby

Client: Gold Fusion Pty Ltd

Plan Number: EP13-067(S7)--F376a
Drawn: GAR
Date: 05/02/2025
Checked: PPS
Approved: KK
Date: 05/02/2025



0 50 100
 Metres
 Scale: 1:4,000@A4
 GDA 1994 MGA Zone 50



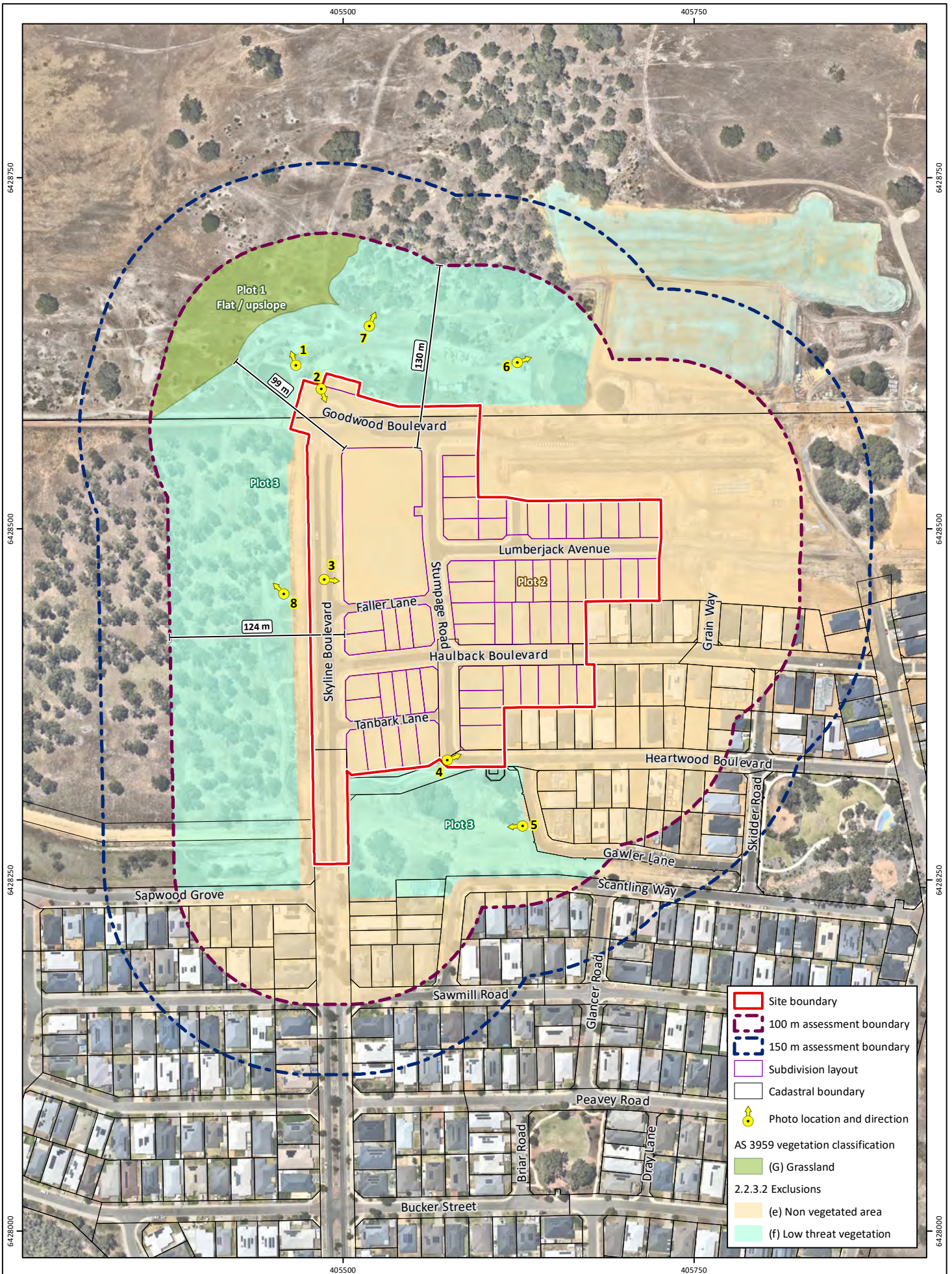


Figure 2: Site Assessment Results

Project: Bushfire Attack Level Assessment
Stage 3D Whitby Town, Whitby

Client: Gold Fusion Pty Ltd

Plan Number: EP13-067(57)--F377a
Drawn: GAR
Date: 05/02/2025
Checked: PPS
Approved: KK
Date: 05/02/2025



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Scale: 1:3,500@A4
GDA 1994 MGA Zone 50



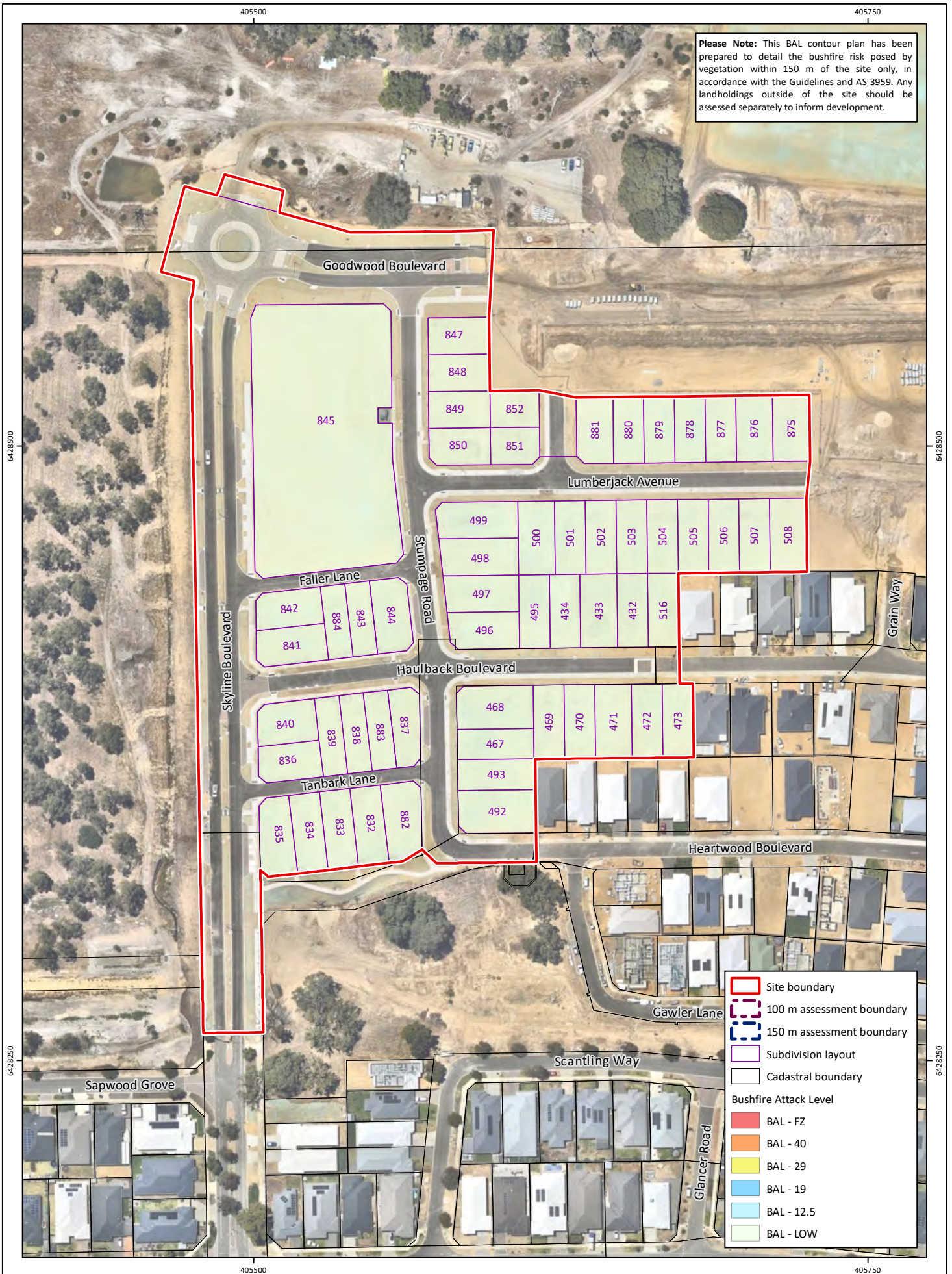


Figure 3: Bushfire Attack Level for Individual Lots

Project: Bushfire Attack Level Assessment
Stage 3D Whitby Town, Whitby

Client: Gold Fusion Pty Ltd

Plan Number: EP13-067(57)--F379a
Drawn: GAR
Date: 05/02/2025
Checked: PPS
Approved: KK
Date: 05/02/2025



0 25 50
Metres
Scale: 1:2,000@A4
GDA 1994 MGA Zone 50



Appendix A

BAL Assessment Certificate

Bushfire Attack Level Assessment

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BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATE

Determined in accordance with Australian Standard (AS) 3959-2018 Construction of buildings in bushfire prone areas

Site details

Address	Whitby Town Estate Stage 3D Lots 432-434, 467-473, 492, 493, 495-508, 516, 832-845, 847-852, 875-884, (deposited plan 426662)		
Suburb	Whitby	State	WA
Local government area	Shire of Serpentine Jarrahdale		
Date of assessment	3 February 2025	Date of report	10 February 2025
Project no.	EP13-067(57)	Document no.	EP13-067(57)—314a PPS

Highest Bushfire Attack Level (BAL) at lot

Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
432	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
433	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
434	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
467	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
468	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
469	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
470	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
471	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
472	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
473	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
492	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
493	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
495	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

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Highest Bushfire Attack Level (BAL) at lot					
Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
496	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
497	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
498	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
499	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
500	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
501	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
502	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
503	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
504	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
505	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
506	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
507	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
508	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
516	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
832	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
833	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
834	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
835	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
836	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
837	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

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Highest Bushfire Attack Level (BAL) at lot					
Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
838	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
839	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
840	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
841	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
842	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
843	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
844	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL – LOW	N/A
845	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
847	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
848	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
849	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
850	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
851	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
852	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
875	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
876	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
877	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
878	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
879	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
880	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A

Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby



Highest Bushfire Attack Level (BAL) at lot

Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
881	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
882	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
883	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A
884	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL - LOW	N/A

Accreditation details

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 the National Construction Code and AS 3959-2018.

Signature:

Name: Pascal Scholz

Company: Emerge Associates

Date: 10/02/2025

BPAD Accreditation: BPAD No. 58728

Certificate date:

10/02/2025

Individual BAL Certificates



Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		39	432	Haulback Boulevard	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
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	Signature:   Date: 10 February 2025

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 Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 41	Lot no 433	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 43	Lot no 434	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 6	Lot no 467	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 February 2025</p>	
Company Details Emerge Associates		
<p>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</p>		

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 Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		8	468	Stumpage Road	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Signature: 	
Date: 10 February 2025	

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 42	Lot no 469	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 40	Lot no 470	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 38	Lot no 471	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 36	Lot no 472	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 34	Lot no 473	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 2	Lot no 492	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 4	Lot no 493	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 45	Lot no 495	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 10 February 2025	
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		

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 10	Lot no 496	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 12	Lot no 497	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 14	Lot no 498	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 16	Lot no 499	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		4	500	Lumberjack Avenue	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
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	Signature:   Date: 10 February 2025

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		6	501	Lumberjack Avenue	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		8	502	Lumberjack Avenue	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Company Details Emerge Associates	
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Signature: 	 Date: 10 February 2025

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 10	Lot no 503	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 12	Lot no 504	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 10 February 2025
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	



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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 14	Lot no 505	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 16	Lot no 506	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 18	Lot no 507	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		20	508	Lumberjack Avenue	
	Suburb			State	Postcode
	Whitby			WA	6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building	N/A		
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

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

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



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Property Details and Description of Works

Address Details	Unit no	Street no 37	Lot no 516	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 4	Lot no 832	Street name / Plan Reference Tanbark Lane	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 6	Lot no 833	Street name / Plan Reference Tanbark Lane	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 8	Lot no 834	Street name / Plan Reference Tanbark Lane	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 10	Lot no 835	Street name / Plan Reference Tanbark Lane	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 58	Lot no 836	Street name / Plan Reference Skyline Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

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

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



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Property Details and Description of Works

Address Details	Unit no	Street no 46	Lot no 837	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



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Property Details and Description of Works

Address Details	Unit no	Street no 50	Lot no 838	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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 Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.


Property Details and Description of Works

Address Details	Unit no	Street no 52	Lot no 839	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 54	Lot no 840	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 55	Lot no 841	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 64	Lot no 842	Street name / Plan Reference Skyline Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 51	Lot no 843	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 49	Lot no 844	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 845	Street name / Plan Reference On Plan 426662	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 24	Lot no 847	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 22	Lot no 848	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 20	Lot no 849	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 18	Lot no 850	Street name / Plan Reference Stumpage Road	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



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Property Details and Description of Works

Address Details	Unit no	Street no 3	Lot no 851	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 3	Lot no 852	Street name / Plan Reference Knot Way	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 17	Lot no 875	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 15	Lot no 876	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 13	Lot no 877	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 11	Lot no 878	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
<p>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</p>	



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 Assessment

Stage 3D Whitby Town, WhitbyStage 3D Whitby Town, Whitby



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.


Property Details and Description of Works

Address Details	Unit no	Street no 9	Lot no 879	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 7	Lot no 880	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 February 2025</p>
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Bushfire Attack Level Assessment

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 5	Lot no 881	Street name / Plan Reference Lumberjack Avenue	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A	Use(s) of the building		N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 2	Lot no 882	Street name / Plan Reference Tanbark Lane	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no 48	Lot no 883	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no 53	Lot no 884	Street name / Plan Reference Haulback Boulevard	
	Suburb Whitby			State WA	Postcode 6123
Local government area	Shire of Serpentine Jarrahdale				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

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)	N/A	100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 February 2025</p>
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Stage 3D Whitby Town, Whitby

