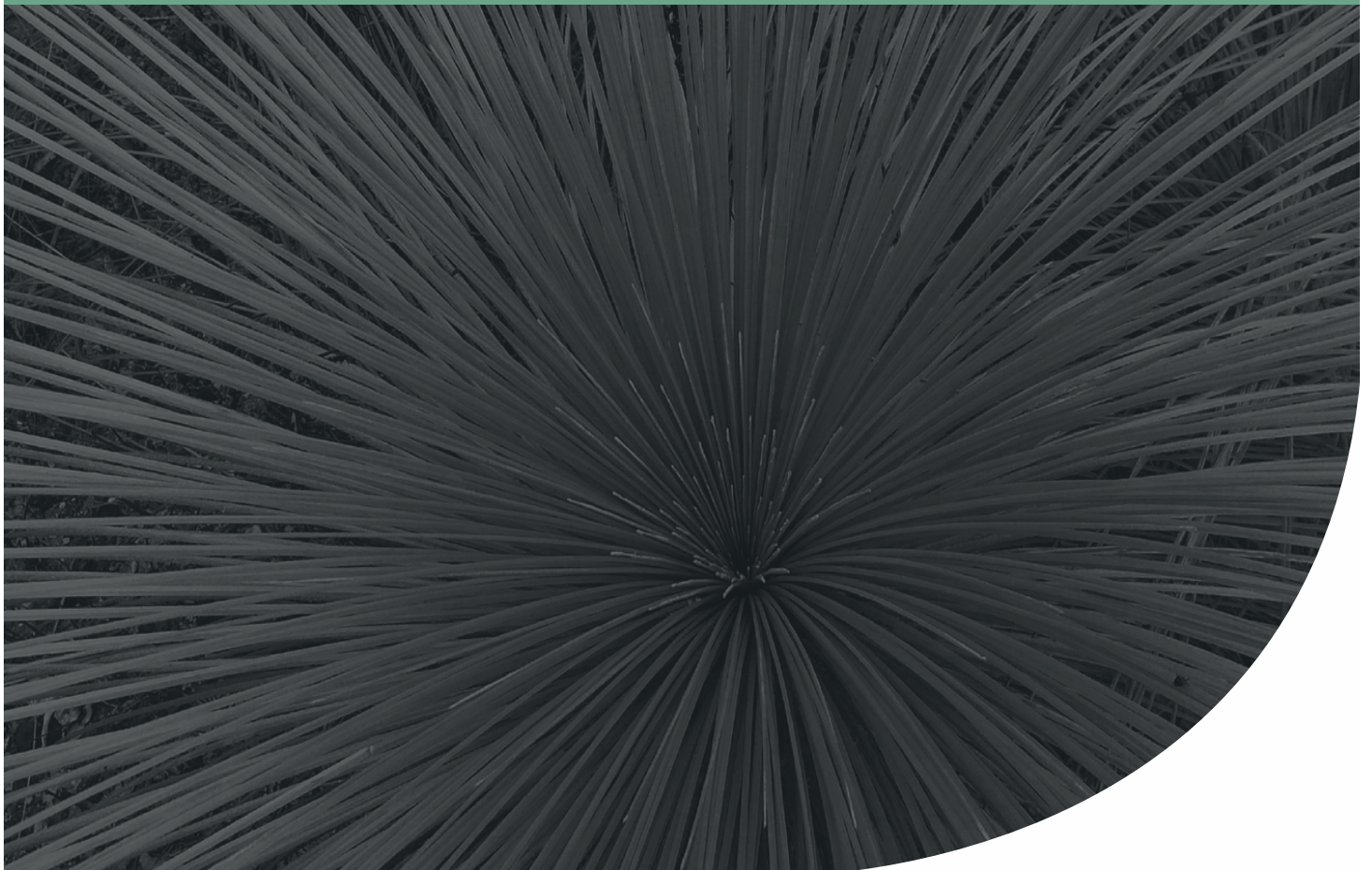


# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby

Project No: EP13-067(69)

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



# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



## Document Control

<b>Doc name:</b> Bushfire Attack Level Assessment Stage 5A Whitby Town, Whitby					
<b>Doc no.:</b> EP13-067(69)--320a PPS					
Version	Date	Author		Reviewer	
1	March 2025	Pascal Scholz	PPS	Connor Porter – Wilkinson	CPW
	Report issued to client.				
A	April 2025	Pascal Scholz	PPS	Connor Porter – Wilkinson	CPW
	Minor edits. 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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# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



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BAL Assessment Certificate

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



## 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

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby

## 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 buildings within Stage 5A 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 and Haulback Boulevard to the south, future stages of urban development under construction to the west and north, and unconstructed areas to the east (where vegetation will be cleared/managed in the future). The site includes the development of 26 residential lots and a future public open space area (balance 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.

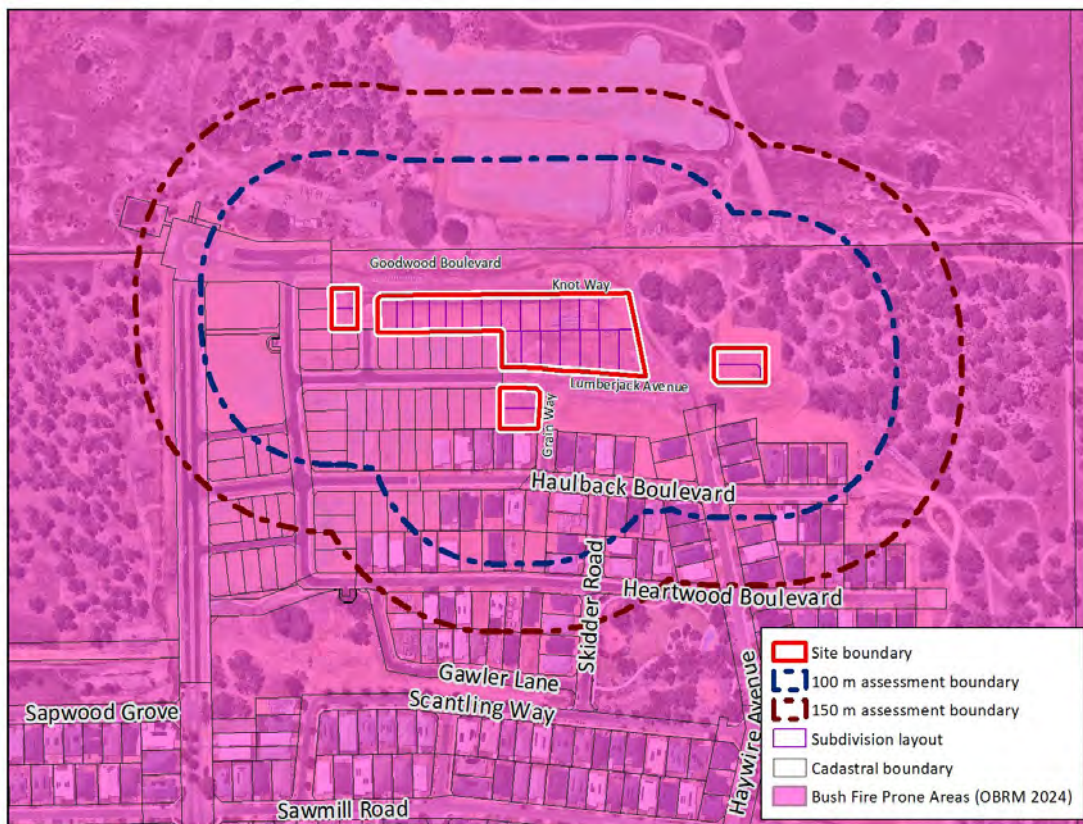


Plate 1: Areas within and surrounding the site, identified as 'designated bushfire prone' (under the state-wide *Map of Bush Fire Prone Areas* (OBRM 2024)), is indicated in purple

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



### 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).

## Bushfire Attack Level Assessment

### Stage 5A Whitby Town, Whitby



## 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

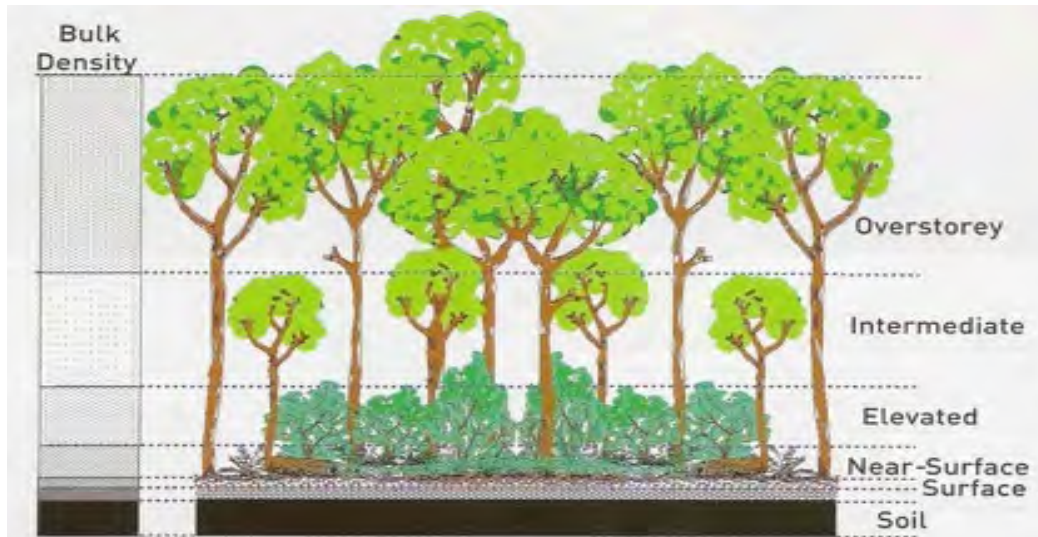
Not all vegetation is classified as a bushfire risk. Vegetation and ground surfaces that are exempt from classification as a potential hazard are identified as a low threat under Section 2.2.3.2 of AS 3959.

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby

### 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 6 March 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 largely 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 in form of mature trees remain within the sites future public open space and within 100 m of proposed lots to the east of the site (Precinct 4 futur development). All native vegetation within 100 m of the proposed lots has 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.



# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



### 2.1.1 Vegetation classification

Each distinguishable 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	
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>Cleared areas (Stage 5B) currently under construction to the north of the site have been 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 construction of lots are complete and 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>				
Plot:	1	Photo ID:	2	
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>Non-vegetated areas associated with subdivided lots, roads (Goodwood Boulevard), footpaths to the north of the site are excluded in accordance with clause 2.2.3.2(e) of AS 3959.</p>				

**Bushfire Attack Level Assessment**  
 Stage 5A Whitby Town, Whitby



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

Plot:	1	Photo ID:	3	 <p>-32°16'33", 115°59'51", 18.6m, 256° 6 Mar 2025 9:58:14 am</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 Stage 3D to the west of the site showing non-vegetated mineral earth areas stripped of all vegetation (associated with subdivided lots) and areas under construction, 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:	1	Photo ID:	4	 <p>-32°16'37", 116°0'1", 27.0m, 257° 6 Mar 2025 9:44:39 am</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 (Haulback Avenue), footpaths and existing residential dwellings to the south of the site are excluded in accordance with clause 2.2.3.2(e) of AS 3959.				
Plot:	1	Photo ID:	5	 <p>-32°16'33", 115°59'52", 20.3m, 73° 6 Mar 2025 10:03:36 am</p>
Vegetation classification or exclusion clause and effective slope				
Class G - Grassland (Flat/upslope)				
Description / Justification for Classification				
View across the site (looking east) showing non-vegetated mineral earth areas stripped of all vegetation (associated with subdivided lots), 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.				

**Bushfire Attack Level Assessment**  
 Stage 5A Whitby Town, Whitby




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

Plot:	1	Photo ID:	6	<p>-32°16'36", 116°0'0", 24.0m, 345° 6 Mar 2025 9:45:49 am</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 north-west) showing non-vegetated mineral earth stripped of all vegetation (associated with subdivided lots and areas under construction 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.				
Plot:	2	Photo ID:	7	<p>-32°16'34", 116°0'4", 26.3m, 25° 6 Mar 2025 9:33:16 am</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				
Managed vegetation to the east of the site comprising 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 area is subject to ongoing management to achieve low threat by the proponent until development in this area progresses.				
Plot:	2	Photo ID:	8	<p>-32°16'35", 116°0'5", 25.1m, 131° 6 Mar 2025 9:32:36 am</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				
Alternative view of managed vegetation to the east of the site comprising 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 area is subject to ongoing management to achieve low threat by the proponent until development in this area progresses.				

**Bushfire Attack Level Assessment**  
 Stage 5A Whitby Town, Whitby



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

<b>Plot:</b>	2	<b>Photo ID:</b>	9
<b>Vegetation classification or exclusion clause and effective slope</b>			
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable			
<b>Description / Justification for Classification</b>			
<p>The future public open space area and adjacent road reserve within the site comprises trees with no understorey and tree branches pruned to a height of 2 m above ground level. 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>			
			 <p>-32°16'33", 116°0'3", 25.9m, 276°          6 Mar 2025 9:35:26 am</p>

## Bushfire Attack Level Assessment

### Stage 5A Whitby Town, Whitby



#### 2.1.2 Assessment Inputs

The BAL assessment includes the following values::

- **Designated FDI:** 80
- **Flame temperature:** 1090 K
- **Classified or excluded vegetation:** Vegetation within 100 m is excluded in accordance with Clause 2.2.3.2 (e) and (f) as per **Table 2** and **Figure 2**.
- **Effective slope beneath classified vegetation:** Effective slope not applicable.

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 based on 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 (shown in **Figure 2**), and therefore all 26 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.

##### 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.

## Bushfire Attack Level Assessment

### Stage 5A Whitby Town, Whitby



## 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:** 10/03/2025

**BPAD Accreditation:** BPAD no. 58728

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



## 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 5A Whitby Town, Whitby



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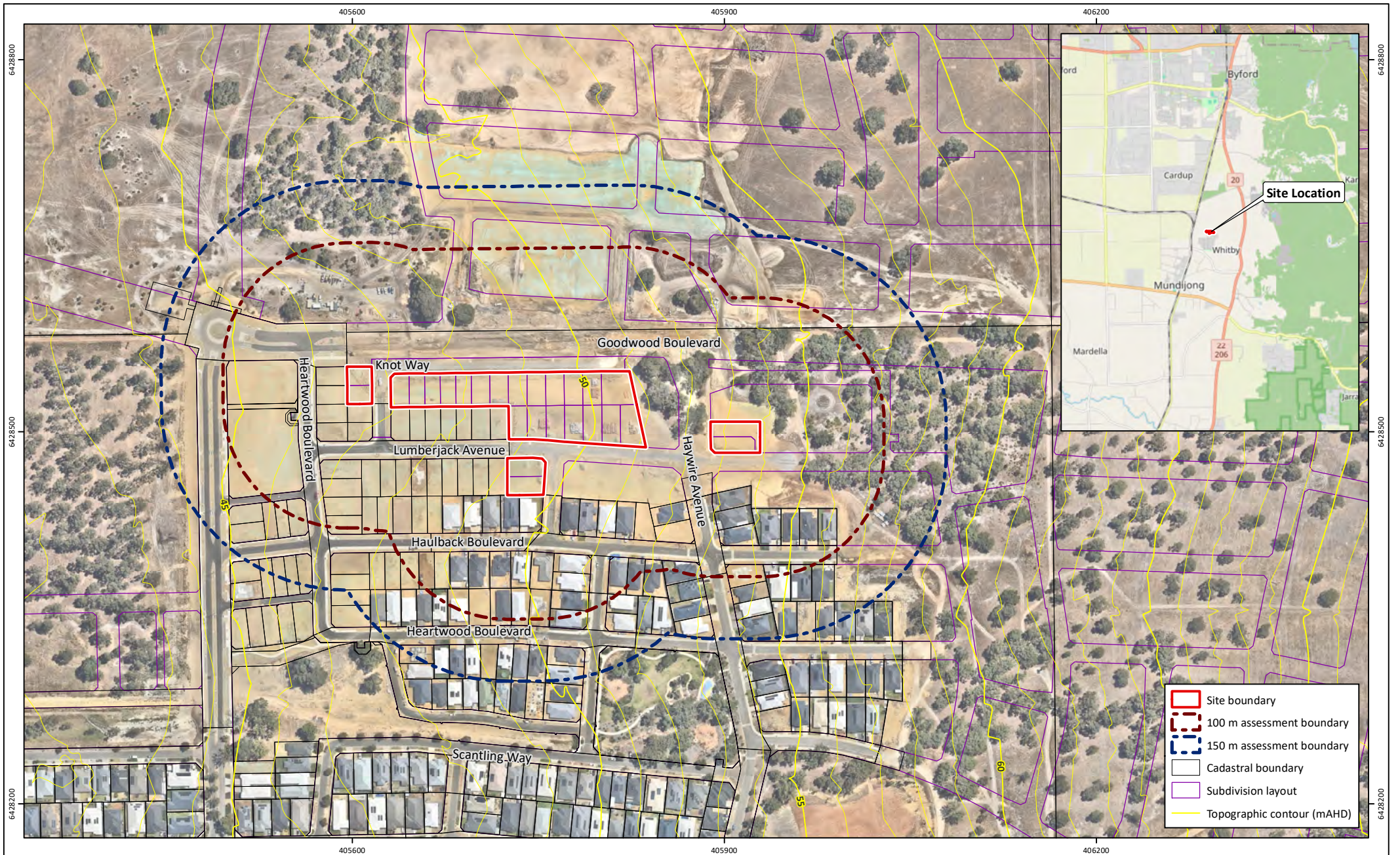
# Figures

*Figure 1: Site Location and Topographic Contours*

*Figure 2: Site Assessment Results*

*Figure 3: Bushfire Attack Level Ratings for Individual Lots*

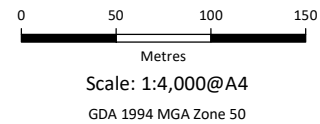




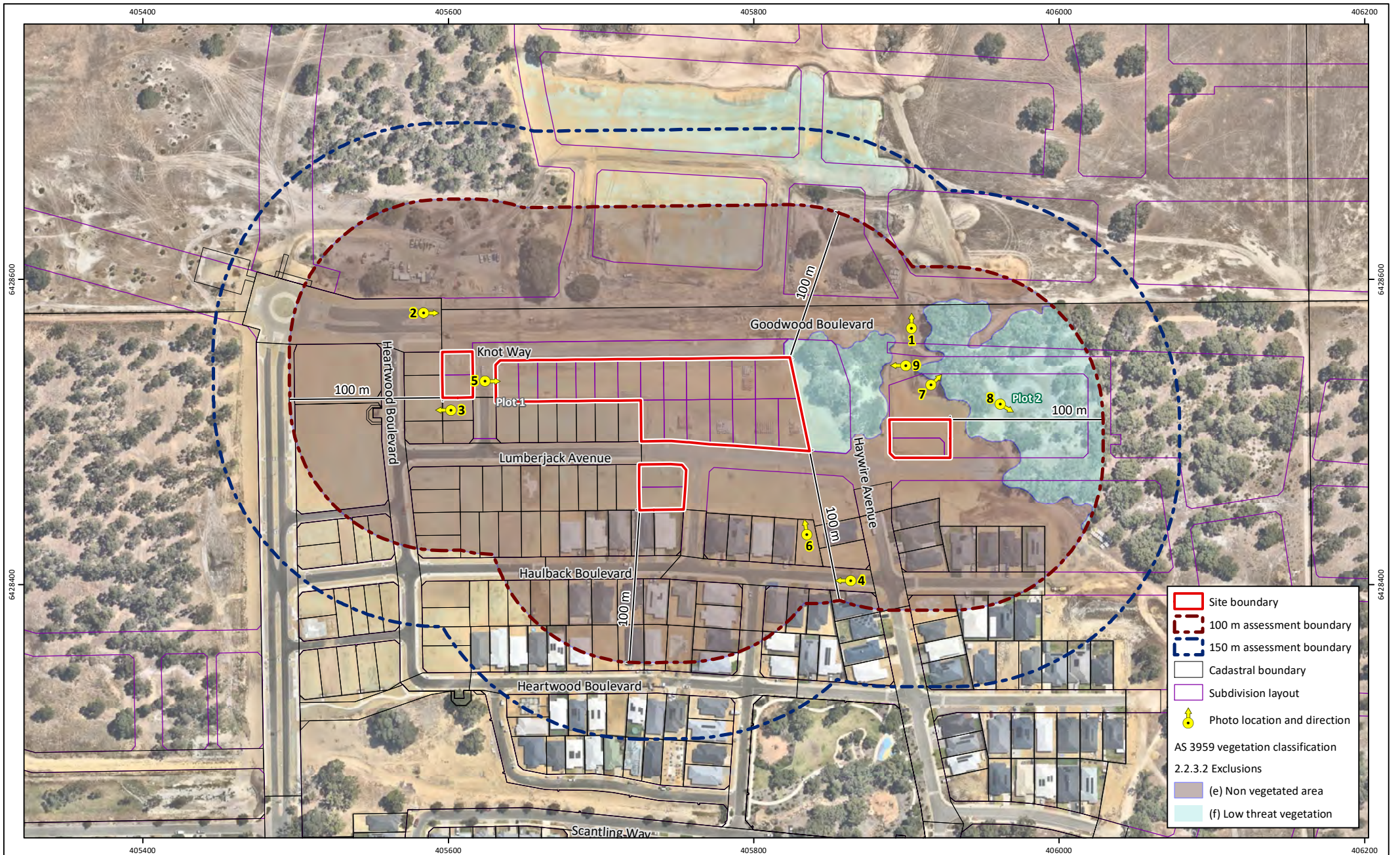
**Figure 1: Site Location and Topographic Contours**

**Project:** Bushfire Attack Level Assessment  
 Stage 5A Whitby Town, Whitby  
**Client:** Gold Fusion Pty Ltd

**Plan Number:**  
 EP13-067(69)-F388  
**Drawn:** CTH  
**Date:** 10/03/2025  
**Checked:** CPW  
**Approved:** PPS  
**Date:** 12/03/2025



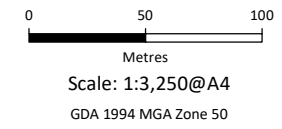
While Emmerge Associates makes every attempt to ensure the accuracy and completeness of data, Emmerge accepts no responsibility for externally sourced data used  
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**Figure 2: Site Assessment Results**

**Project:** Bushfire Attack Level Assessment  
 Stage 5A Whitby Town, Whitby  
**Client:** Gold Fusion Pty Ltd

**Plan Number:**  
 EP13-067(69)--F389  
**Drawn:** CTH  
**Date:** 10/03/2025  
**Checked:** CPW  
**Approved:** PPS  
**Date:** 12/03/2025



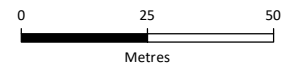
While Emmerge Associates makes every attempt to ensure the accuracy and completeness of data, Emmerge accepts no responsibility for externally sourced data used  
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**Figure 3: Bushfire Attack Level for Individual Lots**

**Project:** Bushfire Attack Level Assessment  
 Stage 5A Whitby Town, Whitby  
**Client:** Gold Fusion Pty Ltd

**Plan Number:**  
 EP13-067(69)--F390  
**Drawn:** CTH  
**Date:** 10/03/2025  
**Checked:** CPW  
**Approved:** PPS  
**Date:** 12/03/2025



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



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# Appendix A

BAL Assessment Certificate

# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



### 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 5A Lots 509, 510, 665, 666 and 853-874, (deposited plan 428327)		
Suburb	Whitby	State	WA
Local government area	Shire of Serpentine Jarrahdale		
Date of assessment	6 March 2025	Date of report	10 March 2025
Project no.	EP13-067(69)	Document no.	EP13-067(69)--320PPS

#### 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
509	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
510	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
665	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
666	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
853	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
854	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
855	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
856	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
857	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
858	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
859	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
860	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
861	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
862	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

# Bushfire Attack Level Assessment

## Stage 5A 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
863	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
864	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
865	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
866	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
867	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
868	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
869	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
870	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
871	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
872	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
873	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
874	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:** 10/03/2025

**BPAD Accreditation:** BPAD No. 58728

Certificate date:

10/03/2025



# Bushfire Attack Level Assessment

## Stage 5A Whitby Town, Whitby



# Individual BAL Certificates





# Bushfire Attack Level Assessment

## Stage 5A 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 509	Street name / Plan Reference Deposited Plan 428327	
	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 510	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 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 5A Whitby Town, Whitby Stage 5A 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


<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 665	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 2025



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# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 666	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 March 2025</p>	
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 853	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A		<b>Use(s) of the building</b>	N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 854	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 855	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 856	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 2025

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# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 857	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 858	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 859	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 860	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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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<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 861	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 March 2025</p>	
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 862	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 2025

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# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 863	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 864	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 865	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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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<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature:</p>  <p>Date: 10 March 2025</p>
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**Bushfire Attack Level Assessment**  
Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 866	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A		<b>Use(s) of the building</b>	N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	<p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Signature: </p> <p>Date: 10 March 2025</p>
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 867	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 2025

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**Bushfire Attack Level Assessment**  
 Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 868	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>	N/A		
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.  Signature:   Date: 10 March 2025
<b>Company Details</b> 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 5A Whitby Town, Whitby Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 869	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>	N/A		
<b>Description of the building or works</b>	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

<b>Name</b> Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
<b>Company Details</b> 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 March 2025

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**Bushfire Attack Level Assessment**  
 Stage 5A 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

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 870	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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 5A Whitby Town, Whitby Stage 5A 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


<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 871	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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

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

Date: 10 March 2025



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# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby Stage 5A Whitby Town, Whitby



## Bushfire Attack Level (BAL) Certificate

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### Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 872	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>	N/A		
<b>Description of the building or works</b>	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

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

Stage 5A Whitby Town, Whitby Stage 5A Whitby Town, Whitby



## Bushfire Attack Level (BAL) Certificate

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### Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 873	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>	N/A		
<b>Description of the building or works</b>	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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<b>Company Details</b> Emerge Associates	
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# Bushfire Attack Level Assessment

Stage 5A Whitby Town, Whitby Stage 5A Whitby Town, Whitby



## Bushfire Attack Level (BAL) Certificate

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### Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b> 874	<b>Street name / Plan Reference</b> Deposited Plan 428327	
	<b>Suburb</b> Whitby			<b>State</b> WA	<b>Postcode</b> 6123
<b>Local government area</b>	Shire of Serpentine Jarrahdale				
<b>Main BCA class of the building</b>	N/A	<b>Use(s) of the building</b>		N/A	
<b>Description of the building or works</b>	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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<b>Company Details</b> Emerge Associates	
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