

Richard Noble
AS 3959 Bushfire Attack Level (BAL) Assessment
Report

Lot 285 Campana Rise, Hammond Park, WA

12 March 2020

56824/128,175 (Rev 0)

JBS&G Australia Pty Ltd T/A Strategen-JBS&G

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Appendices

- Appendix A BAL certificate
- Appendix B Vegetation plot photos and description

Site details	
Address	Lot 285 Campana Rise, Hammond Park, WA 6164
Local government area	City of Cockburn
Main BCA class of the building	Class 1a
Use(s) of the building	Residential dwelling
Description of the building or works	Construction of single residential dwelling and associated Class 10a structure

Report details			
Project/Document number	56824/128,175	Report reference	Rev 0
Assessment date	15 May 2019	Report date	12 March 2020

BPAD Accredited Practitioner Details	
Name	Zac Cockerill (BPAD 37803, Level 2)
Endorsement/Review	Zac Cockerill (BPAD 37803, Level 2)
Company details	JBS&G Australia Pty Ltd T/A Strategen-JBS&G, Perth

1. Site assessment and site plan

The most recent assessment of this site/development was undertaken on 15 May 2019 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 (Simplified Procedure [Method 1]).

The assessment has been carried out in relation to the cadastral boundaries of the subject lot, rather than to a proposed building footprint, therefore, a Site Plan has not been included with this assessment and the BAL assessment is to the lot boundary. The site assessment results are depicted in Figure 1.

2. Vegetation classification

All vegetation within 150 m of the site/development was classified in accordance with Clause 2.2.3.2 of AS 3959-2018 *Construction of buildings in bushfire prone areas* (AS 3959) and the *Visual Guide for Bushfire Risk Assessment in Western Australia*. Each distinguishable vegetation class with the potential to determine the Bushfire Attack Level is identified in Appendix B and in Figure 1.

3. Relevant Fire Danger Index

The fire danger index for this site/development has been determined in accordance with Table 2.1 of AS 3959 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 <input type="checkbox"/>	FDI 50 <input type="checkbox"/>	FDI 80 <input checked="" type="checkbox"/>	FDI 100 <input type="checkbox"/>
Table 2.4.5	Table 2.4.4	Table 2.4.3	Table 2.4.2

4. Potential bushfire impacts

The potential bushfire impact to the site/development from each of the identified vegetation plots are identified in Table 1.

Table 1: Method 1 Bushfire Attack Level (BAL) analysis

Method 1 BAL determination				
Plot	Vegetation classification	Effective slope	Separation (m)	BAL
1	Excluded – Clause 2.2.3.2 [c]	N/A	N/A	BAL-Low
2	Excluded – Clause 2.2.3.2 [d]	N/A	N/A	BAL-Low
3	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	BAL-Low

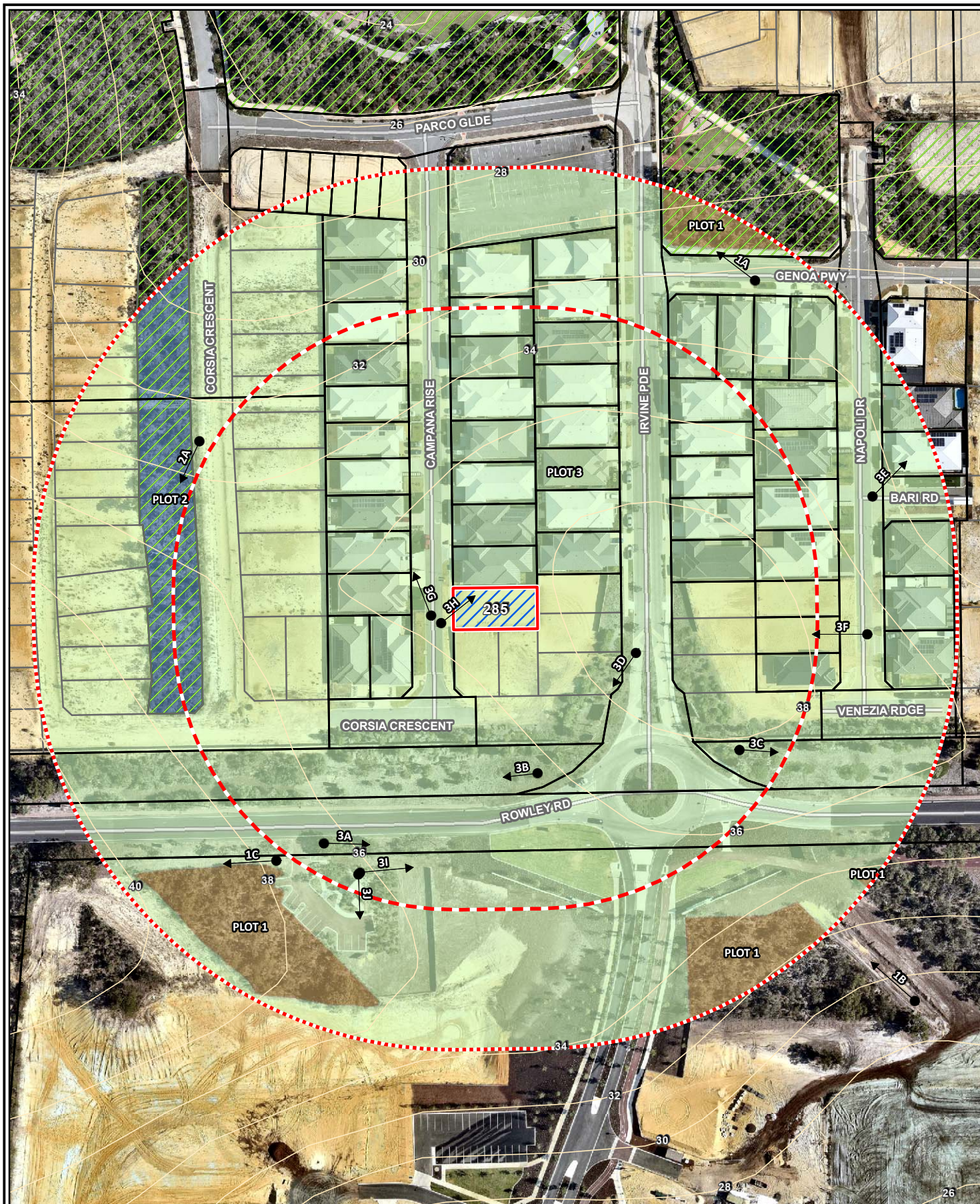
5. Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with Clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL-Low
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6. Shielding provisions

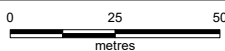
Shielding provisions are not applicable as the subject lot is subject to BAL-LOW.



Legend:

- | | |
|---|---|
| Project area | Clause 2.2.3.2 (c) |
| 100m assessment area | Clause 2.2.3.2 (d) |
| 150m assessment area | Clause 2.2.3.2 (e) & (f) |
| Cadastral boundary | Development layout |
| POS | Topographic contours (mAHD) |
| BAL Rating Lot 285 | Photo points and direction |
| BAL Low | Roads (MRWA) |

Scale 1:1,800 at A4



Coord. Sys. GDA 1994 MGA Zone 50



Job No: 56824

Client: Richard Noble

Version: A

Date: 11-Mar-2020

Drawn By: jcrute

Checked By: CT

Lot 285, Campana Rise,
Hammond Park, WA

BAL ASSESSMENT

FIGURE 1



7. Limitations

Scope of services

This report ("the report") has been prepared by Strategen-JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen-JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

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In preparing the report, Strategen-JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen-JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen-JBS&G has also not attempted to determine whether any material matter has been omitted from the data. Strategen-JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen-JBS&G. The making of any assumption does not imply that Strategen-JBS&G has made any enquiry to verify the correctness of that assumption.

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Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

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Appendix B Vegetation plot photos and description



Photo ID: 1a



Photo ID: 1c



Photo ID: 1b

Plot number	Plot 1
Vegetation classification	Excluded – Clause 2.2.3.2 [c]
Description / justification	Three separate vegetation plots, each less than 0.25 ha in areas and not within 20 m of the subject lot, or each other, or other areas of vegetation being classified.



Photo ID: 2a

Plot number	Plot 2
Vegetation classification	Excluded – Clause 2.2.3.2 [d]
Description / justification	Plot comprises a single strip of vegetation less than 20 m width and not within 20 m of the subject lot.



Photo ID: 3a



Photo ID: 3b



Photo ID: 3c



Photo ID: 3d



Photo ID: 3e



Photo ID: 3f

 <p>Photo ID: 3g</p>	 <p>Photo ID: 3h</p>
 <p>Photo ID: 3i</p>	 <p>Photo ID: 3j</p>
<p>Plot number</p>	<p>Plot 3</p>
<p>Vegetation classification</p>	<p>Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])</p>
<p>Description / justification</p>	<p>Low threat cultivated gardens and lawns; maintained POS; and non-vegetated areas including roads, footpaths, driveways and building footprints within the surrounding Vivente and Apsley subdivision areas.</p>

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Document Status

Report version	Rev No.	Purpose	Author	Reviewed and Approved for Issue	
				Name	Date
Final Report	Rev 0	Issued for use: to accompany lot sale and building permit application	Louisa Robertson (BPAD 36748, Level 1)	Zac Cockerill (BPAD 37803, Level 2)	12 March 2020

