

AS3959 Bushfire Attack Level Assessment Report

This report has been prepared using the Simplified Procedure (Method 1) as detailed in Section 2 of AS3959-2018.

| Site Details | | | | |
|-------------------------------|--|--|--|--|
| Address: | Stage 1, Lot 705 & 707 Armadale Road | | | |
| Suburb: | Treeby WA 6164 | | | |
| Local Government Area | City of Cockburn | | | |
| State: | Western Australia | | | |
| Description of Building Works | Residential lots for Class 1 Dwellings | | | |

| Report Details | | | | | | |
|---|------------------------------------|--|--|--|--|--|
| Report / Job Number: 2109-09 Report Version 2 | | | | | | |
| Assessment Date: | 21/02/2023 | | | | | |
| Assessor Details | | | | | | |
| Name: | Rohan Carboon | | | | | |
| Accredited Practitioner | Rohan Carboon Level 3 - BPAD 23160 | | | | | |

Disclaimer:

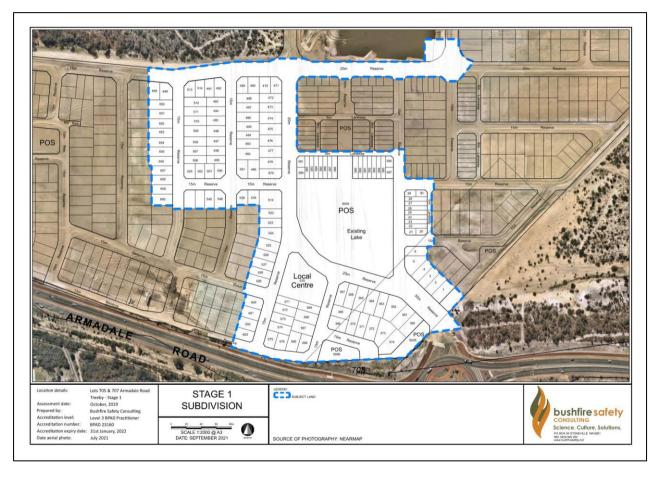
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Not withstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains. The objective of the standard (AS 3959:2018) is 'to 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 standard (AS 3959:2018) does not guarantee a building will survive a bushfire.



Site Assessment and Site Plans

The assessment of this development was undertaken on 20/02/2023 by Bushfire Safety Consulting Pty Ltd for the purposes of determining the Bushfire Attack Level for each lot and dwelling in accordance with AS 3959 – 2018 Simplified Procedure (Method 1). The Stage 1 subdivision development creates 137 urban residential lots and internal roads with future stages cleared to the west and east of the site. This assessment has been undertaken to provide BAL ratings for each lot and dwelling in the subdivision stage (below) as outlined in the vegetation classification map.





Vegetation Classification

All vegetation within 150m of the subdivision stage was classified in accordance with Clause 2.2.3 of AS 3959-2018. There is no vegetation on the lots, the entire area has been cleared, roads and lots are constructed. Classified vegetation within 100 metres occurs to the north of the subdivision and south of Armadale Road.

There are Public Open Spaces proposed in the subdivision and within 100 metres, most of which have been cleared ready for landscaping works. One POS area north of Lot 490 will be cleared as part of civil works during future construction works on the subdivision.

Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below and outlined in the Vegetation Classification Plan.

Photo ID: 1

Plot Number: 1

Vegetation classification or exclusion clause:

Class A Forest

Description/justification of classification:

Middle storey of scrub vegetation including Acacia and woollybush with overstorey of eucalypts, melaleuca trees and tall banksia trees



Photo ID: 2

Plot Number: 1

Class A Forest

Description/justification of classification:

Middle storey of scrub vegetation including Acacia and woollybush with overstorey of eucalypts, melaleuca trees and tall banksia trees



Photo ID: 3

Plot Number: 1

Vegetation classification or exclusion clause:

Class A Forest

Description/justification of classification:

Middle storey of scrub vegetation including Acacia and woollybush with overstorey of tall eucalypts.



Photo ID: 4

Plot Number: 1

Vegetation classification or exclusion clause:

Class A Forest

Description/justification of classification:

Middle storey of scrub vegetation including Acacia and woollybush with overstorey of tall eucalypts.





Photo ID: 5

Plot Number: 2

Vegetation classification or exclusion clause:

Class B Woodland

Description/justification of classification: Banksia trees >

6m tall with open canopy and low shrubland.

Photo ID: 6

Plot Number: 2

Vegetation classification or exclusion clause:

Class B Woodland

Description/justification of classification: Banksia trees >

6m tall with open canopy and low shrubland.



Photo ID: 7

Plot Number: 2

Vegetation classification or exclusion clause:

Class B Woodland

Description/justification of classification: Banksia trees >

6m tall with open canopy and low shrubland.



Photo ID: 8

Plot Number: 3

Vegetation classification or exclusion clause:

Class B Woodland

Description/justification of classification: revegetation area with scattered overstorey trees and low shrubland

vegetation.



Photo ID: 9

Plot Number: 3

Vegetation classification or exclusion clause:

Class B Woodland

Description/justification of classification: revegetation area with scattered overstorey trees and low shrubland

vegetation.





Photo ID: 10 Plot Number: 4

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: revegetation area adjacent to Armadale road, revegetation plans confirm

vegetation matures 2-6 m in height

Photo ID: 11 **Plot Number: 4**

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: revegetation area adjacent to Armadale road, revegetation plans confirm

vegetation matures 2-6 m in height

Photo ID: 12 Plot Number: 4

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Scrub vegetation

up to 3 m high south of Armadale Road.

Photo ID: 13 **Plot Number: 4**

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: revegetation area adjacent to Armadale Road, revegetation plans confirm vegetation matures 2-6 m in height

Photo ID: 14 Plot Number: 4

Vegetation classification or exclusion clause:

area adjacent to Armadale Road, revegetation plans confirm vegetation matures 2-6 m in height

Class D Scrub **Description/justification of classification:** revegetation













Photo ID: 15
Plot Number: 4

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Vegetation dominated by woollybush and low shrubs that matures 2-6

m in height.

Photo ID: 16
Plot Number: 4

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Vegetation dominated by woollybush and low shrubs that matures 2-6

m in height.

Photo ID: 17

Plot Number: 4

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Vegetation dominated by woollybush and low shrubs that matures 2-6

m in height.

Photo ID: 18
Plot Number: 5

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Low Banksia scrub Vegetation dominated by low banksia trees that

mature 2-6 m in height.

Photo ID: 19
Plot Number: 5

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Low Banksia scrub Vegetation dominated by low banksia trees that

mature 2-6 m in height.













BAL Assessment: Stage 1, Lot 705 & 707 Armadale Road, Treeby WA 6164

Photo ID: 20 Plot Number: 5

Vegetation classification or exclusion clause:

Class D Scrub

Description/justification of classification: Degraded land

which is currently being re-vegetated

0 49°NE (T) • -32.132953, 115.887849 ±16 m ▲ 6 m

Photo ID: 21

Plot Number: 6

Vegetation classification or exclusion clause:

Class C Shrubland

Description/justification of classification Degraded land, but proposed for low shrubland revegetation according to approved revegetation plans



Photo ID: 22

Plot Number: 6

Vegetation classification or exclusion clause:

Class C Shrubland

Description/justification of classification Mature

vegetation dominated by low shrubland 0.5 – 1m in height.



Photo ID: 23

Plot Number: 6

Vegetation classification or exclusion clause:

Class C Shrubland

Description/justification of classification Mature

vegetation dominated by low shrubland 0.5 – 1m in height.



Photo ID: 24

Plot Number: 6

Vegetation classification or exclusion clause:

Class C Shrubland

Description/justification of classification Mature

vegetation dominated by low shrubland 0.5 – 1m in height.





Photo ID: 25
Plot Number: 6

Vegetation classification or exclusion clause:

Class C Shrubland

Description/justification of classification Mature

vegetation dominated by low shrubland 0.5 – 1m in height.



Photo ID: 26

Plot Number: 7

Vegetation classification or exclusion clause:

Class G Grassland

Description/justification of classification Grass and weeds

in open area.



Photo ID: 27

Plot Number: 7

Vegetation classification or exclusion clause:

Class G Grassland

Description/justification of classification Grass and weeds

in open area.



Photo ID: 28

Plot Number: 8

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(f)

Description/justification of classification Revegetation

area in Public Open Space areas



Photo ID: 29

Plot Number: 8

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(f)

Description/justification of classification Revegetation

area in Public Open Space areas





Photo ID: 30 Plot Number: 8

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(f)

Description/justification of classification Cleared

development area – future residential lots

NW 330 N 60 90

300 S°N (T) → -32.12975, 115.885608 ±6 m ▲ -6 m

Photo ID: 31

Plot Number: 9

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(e)

Description/justification of classification Cleared

development area – future residential lots and public roads.



Photo ID: 32

Plot Number: 9

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(e)

Description/justification of classification Cleared

development area – future residential lots.



Photo ID: 33

Plot Number: 9

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(e)

Description/justification of classification Cleared

development area – future residential lots and public roads.



Photo ID: 34

Plot Number: 9

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(e)

Description/justification of classification Cleared

development area – future residential lots and public roads.





BAL Assessment: Stage 1, Lot 705 & 707 Armadale Road, Treeby WA 6164

Photo ID: 35

Plot Number: 9

Vegetation classification or exclusion clause:

Exclusion Clause 2.2.3.2(e)

Description/justification of classification Cleared

development area – future residential lots.



Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 in AS3959–2018.

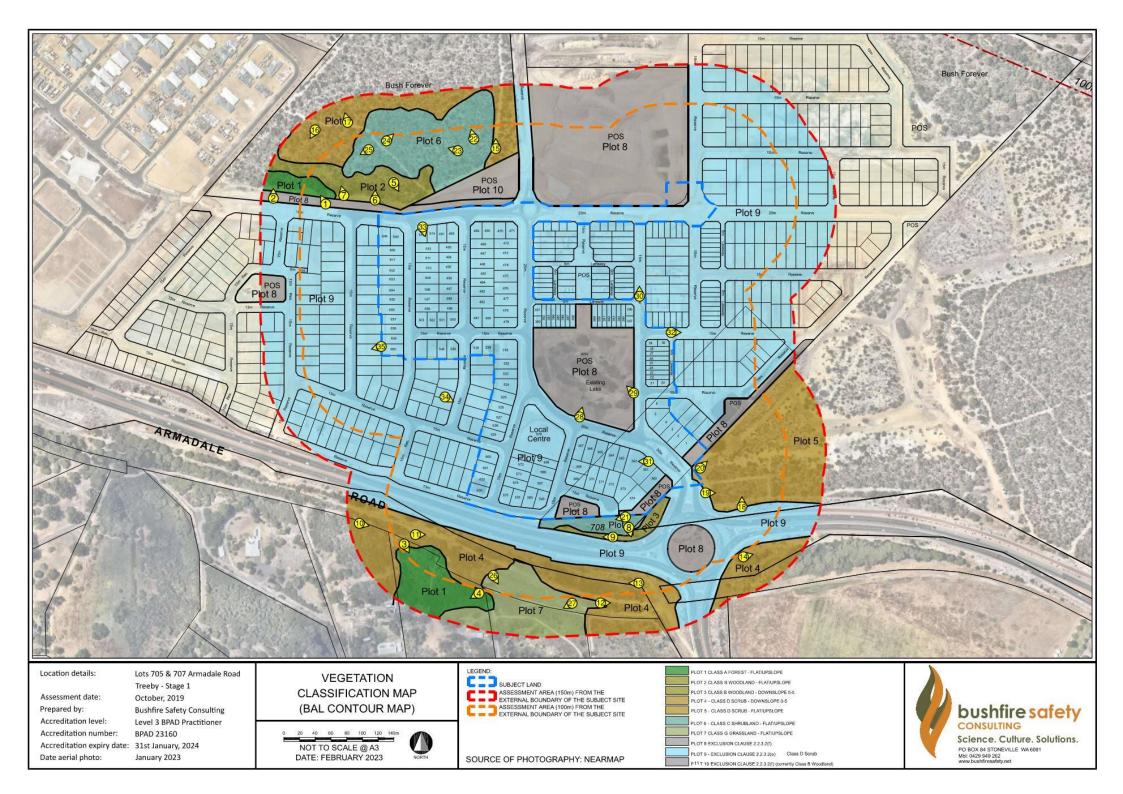
| Fire Danger Index: | Table |
|--------------------|-------|
| FDI : 80 | 2.5 |

Effective Slope

The effective slope under the classified vegetation is outlined in the following table.

| Plot No. | Classified Vegetation | Effective slope | |
|----------|------------------------------|-----------------|--|
| 1 | Class A Forest | Flat/upslope | |
| 2 | Class B Woodland | Flat/upslope | |
| 3 | Class B Woodland | Downslope 0-5 | |
| 4 | Class D Scrub | Downslope 0-5 | |
| 5 | Class D Scrub | Flat/upslope | |
| 6 | Class C Shrubland | Flat/upslope | |
| 7 | Class G Grassland | Flat/upslope | |
| 8 | Exclusion Clause 2.2.3.2 (f) | Flat/upslope | |
| 9 | Exclusion Clause 2.2.3.2 (f) | N/A | |
| 10 | Exclusion Clause 2.2.3.2 (e) | N/A | |
| 11 | Exclusion Clause 2.2.3.2 (f) | N/A | |
| 12 | Exclusion Clause 2.2.3.2 (f) | N/A | |





Determined Bushfire Attack Level

The determined Bushfire Attack Level (highest BAL) for the lots and future dwellings has been determined in accordance with clause 2.2.6 of AS3959-2018 using the above analysis.

Potential Bushfire Impacts

The predicted radiant heat flux levels into the site from the assessment are outlined below in Table 1 and the BAL Contour Plan.



| Lots | Vegetation Class | Plot No. | Slope | Setback Distance | | BAL Rating |
|-----------------|-------------------|----------|--------------|------------------|----------|------------|
| | | | | External | Internal | |
| 1 | Class D Scrub | 5 | Flat/Upslope | 17 metres | 0 | BAL-29 |
| 2 | Class D Scrub | 5 | Flat/Upslope | 32 metres | 0 | BAL-12.5 |
| 3 | Class D Scrub | 5 | Flat/Upslope | 44.5 metres | 0 | BAL-12.5 |
| 4 | Class D Scrub | 5 | Flat/Upslope | 57 metres | 0 | BAL-12.5 |
| 5 | Class D Scrub | 5 | Flat/Upslope | 69.5 metres | 0 | BAL-12.5 |
| 6 | Class D Scrub | 5 | Flat/Upslope | 83 metres | 0 | BAL-12.5 |
| 20 | Class D Scrub | 5 | Flat/Upslope | 93.5 metres | 0 | BAL-12.5 |
| 21 & 23 - 30 | Class D Scrub | 5 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 22 | Class D Scrub | 5 | Flat/Upslope | 97.9 metres | 0 | BAL-12.5 |
| 380 -397 | Class C Shrubland | 6 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 474 - 485 | Class D Scrub | 5 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 470 | Class C Shrubland | 6 | Flat/Upslope | 66.7 metres | 0 | BAL-12.5 |
| 471 | Class C Shrubland | 6 | Flat/Upslope | 72.4 metres | 0 | BAL-12.5 |
| 472 | Class C Shrubland | 6 | Flat/Upslope | 85.3 metres | 0 | BAL-12.5 |
| 473 | Class C Shrubland | 6 | Flat/Upslope | 97 metres | 0 | BAL-12.5 |
| 486 | Class B Woodland | 2 | Flat/Upslope | 95.5 metres | 0 | BAL-12.5 |
| 487 | Class B Woodland | 2 | Flat/Upslope | 83.5 metres | 0 | BAL-12.5 |
| 488 | Class C Shrubland | 6 | Flat/Upslope | 72.9 metres | 0 | BAL-12.5 |
| 489 | Class C Shrubland | 6 | Flat/Upslope | 55.4 metres | 0 | BAL-12.5 |
| 490 | Class C Shrubland | 6 | Flat/Upslope | 59.2 metres | 0 | BAL-12.5 |
| 491 | Class B Woodland | 2 | Flat/Upslope | 36.6 metres | 0 | BAL-12.5 |
| 492 | Class B Woodland | 2 | Flat/Upslope | 41.5 metres | 0 | BAL-12.5 |
| 493 | Class B Woodland | 2 | Flat/Upslope | 60 metres | 0 | BAL-12.5 |
| 494 | Class B Woodland | 2 | Flat/Upslope | 70.6 metres | 0 | BAL-12.5 |
| 495 | Class B Woodland | 2 | Flat/Upslope | 81 metres | 0 | BAL-12.5 |
| 496 | Class B Woodland | 2 | Flat/Upslope | 93 metres | 0 | BAL-12.5 |
| 508 | Class B Woodland | 2 | Flat/Upslope | 96.5 metres | 0 | BAL-12.5 |
| 509 | Class B Woodland | 2 | Flat/Upslope | 82 metres | 0 | BAL-12.5 |
| 510 | Class B Woodland | 2 | Flat/Upslope | 70 metres | 0 | BAL-12.5 |
| 511 | Class B Woodland | 2 | Flat/Upslope | 58 metres | 0 | BAL-12.5 |
| 512 | Class B Woodland | 2 | Flat/Upslope | 46 metres | 0 | BAL-12.5 |
| 513 | Class B Woodland | 2 | Flat/Upslope | 30 metres | 0 | BAL-12.5 |



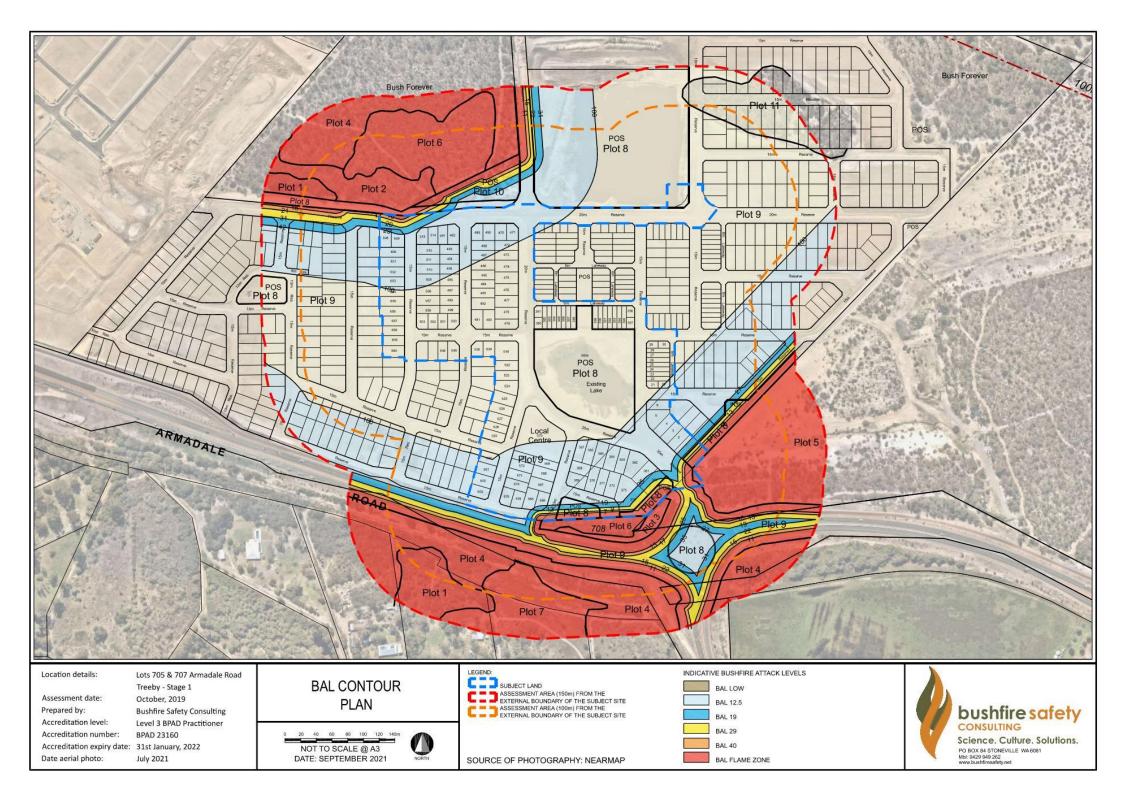
| Table 1: I | BAL Inputs and BAI | Ratings | | | | |
|------------|--------------------|---------|--------------|-------------|---|----------|
| 514 | Class B Woodland | 2 | Flat/Upslope | 32.9 metres | 0 | BAL-12.5 |
| 497 - 503 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 506 - 507 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 648 | Class B Woodland | 2 | Flat/Upslope | 25.5 metres | 0 | BAL-19 |
| 649 | Class B Woodland | 2 | Flat/Upslope | 23.5 metres | 0 | BAL-19 |
| 650 | Class B Woodland | 2 | Flat/Upslope | 46 metres | 0 | BAL-12.5 |
| 651 | Class B Woodland | 2 | Flat/Upslope | 58.5 metres | 0 | BAL-12.5 |
| 652 | Class B Woodland | 2 | Flat/Upslope | 71 metres | 0 | BAL-12.5 |
| 653 | Class B Woodland | 2 | Flat/Upslope | 83.5 metres | 0 | BAL-12.5 |
| 654 | Class B Woodland | 2 | Flat/Upslope | 96 metres | 0 | BAL-12.5 |
| 655 - 660 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 560 -561 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 545 -546 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 538 - 539 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 519 | Class B Woodland | 2 | Flat/Upslope | >100 metres | 0 | BAL-LOW |
| 522 - 529 | Class B Woodland | 2 | Down 0-5° | >100 metres | 0 | BAL-LOW |
| 600 | Class D Scrub | 4 | Down 0-5° | 93.7 metres | 0 | BAL-12.5 |
| 601 | Class D Scrub | 4 | Down 0-5° | 78 metres | 0 | BAL-12.5 |
| 602 | Class D Scrub | 4 | Down 0-5° | 63.5 metres | 0 | BAL-12.5 |
| 603 | Class D Scrub | 4 | Down 0-5° | 48 metres | 0 | BAL-12.5 |
| 565 | Class C Shrubland | 6 | Flat/Upslope | 17 metres | 0 | BAL-19 |
| 566 | Class C Shrubland | 6 | Flat/Upslope | 13.5 metres | 0 | BAL-19 |
| 567 | Class C Shrubland | 6 | Flat/Upslope | 34 metres | 0 | BAL-12.5 |
| 568 | Class C Shrubland | 6 | Flat/Upslope | 48 metres | 0 | BAL-12.5 |
| 569 | Class C Shrubland | 6 | Flat/Upslope | 62.5 metres | 0 | BAL-12.5 |
| 570 | Class C Shrubland | 6 | Flat/Upslope | 71.8 metres | 0 | BAL-12.5 |
| 571 | Class C Shrubland | 6 | Flat/Upslope | 72 metres | 0 | BAL-12.5 |
| 572 | Class C Shrubland | 6 | Flat/Upslope | 61 metres | 0 | BAL-12.5 |
| 573 | Class C Shrubland | 6 | Flat/Upslope | 50 metres | 0 | BAL-12.5 |
| 574 | Class C Shrubland | 6 | Flat/Upslope | 40.5 metres | 0 | BAL-12.5 |
| 575 | Class C Shrubland | 6 | Flat/Upslope | 43 metres | 0 | BAL-12.5 |
| 576 | Class C Shrubland | 6 | Flat/Upslope | 29.5 metres | 0 | BAL-12.5 |
| 360 | Class B Woodland | 3 | Down 0-5° | 17 metres | 0 | BAL-29 |



BAL Assessment: Stage 1, Lot 705 & 707 Armadale Road, Treeby WA 6164

| Table 1: BAL Inputs and BAL Ratings | | | | | | |
|-------------------------------------|------------------|---|--------------|-------------|---|----------|
| 361 | Class B Woodland | 3 | Down 0-5° | 31.6 metres | 0 | BAL-19 |
| 362 | Class B Woodland | 3 | Down 0-5° | 47.2 metres | 0 | BAL-12.5 |
| 363 | Class B Woodland | 3 | Down 0-5° | 58.2 metres | 0 | BAL-12.5 |
| 364 | Class C Shrub | 6 | Flat/Upslope | 57.3 metres | 0 | BAL-12.5 |
| 365 | Class C Shrub | 6 | Flat/Upslope | 62.5 metres | 0 | BAL-12.5 |
| 366 | Class C Shrub | 6 | Flat/Upslope | 67.5 metres | 0 | BAL-12.5 |
| 367 | Class C Shrub | 6 | Flat/Upslope | 71.2 metres | 0 | BAL-12.5 |
| 368 | Class C Shrub | 6 | Flat/Upslope | 53.5 metres | 0 | BAL-12.5 |
| 369 | Class C Shrub | 6 | Flat/Upslope | 35.3 metres | 0 | BAL-12.5 |
| 370 | Class C Shrub | 6 | Flat/Upslope | 32.4 metres | 0 | BAL-12.5 |
| 371 | Class C Shrub | 6 | Flat/Upslope | 28 metres | 0 | BAL-12.5 |
| 372 | Class C Shrub | 6 | Flat/Upslope | 25.1 metres | 0 | BAL-12.5 |
| 373 | Class C Shrub | 6 | Flat/Upslope | 15.1 metres | 0 | BAL-19 |
| 374 | Class C Shrub | 6 | Flat/Upslope | 6 metres | 3 | BAL-29 |





Appendix 1: Additional Information / Advisory Notes

A Bushfire Attack Level (BAL) Assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact from a bushfire event, and thereby determining the construction measures required for the dwelling.

The method used to determination of the BAL rating, and subsequent building construction standards, are directly referenced from Australian Standard AS3959-2018 Construction of buildings in bushfire prone areas.

The BAL rating is determined through the identification and assessment of the following parameters:

- Fire danger Index (FDI) rating; assumed to be FDI-80 for Western Australia
- All classified vegetation <u>within 100m</u> of the subject building
- Separation distance between the building and the classified vegetation
- Slope of the land under the classified vegetation

AS3959-2018 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction as detailed below;

| Bushfire Attack Level (BAL) | Classified Vegetation within 100m of the site and heat flux exposure thresholds | Description of predicted bushfire attack and levels of exposure | Construction Sections (within AS3959) |
|--------------------------------|---|--|--|
| BAL-LOW | See Clause 2.2.3.2 | There is insufficient risk to warrant specific construction requirements | 4 |
| BAL-12.5 | ≤12.5kW/m² | Ember attack | 3 & 5 |
| BAL-19 | >12.5kW/m² to ≤19kW/m² | Increasing levels of ember attack and burning debris ignited by windbourne embers together with increasing heat flux | 3 & 6 |
| BAL-29 | >19kW/m² to ≤29kW/m² | Increasing levels of ember attack and burning debris ignited by windbourne embers together with increasing heat flux | 3 & 7 |
| BAL-40 | >29kW/m² to ≤40kW/m² | Increasing levels of ember attack and burning debris ignited by windbourne embers together with increasing heat flux with the increased likelihood of exposure to flames | 3 & 8 |
| BAL-FZ | >40kW/m² | Direct exposure to flames from fire front in addition to heat flux and ember attack | 3 & 9 |

