



BUSHFIRE ATTACK LEVEL ASSESSMENT

What is a 'Bushfire Prone Area'?

A 'Bushfire Prone Area' is an area of land that has been designated by the Fire and Emergency Services Commissioner on annual basis as land that is subject, or likely to be subject, to bushfires.

How do I know if my property is within a Bushfire Prone Area?

To find out whether or not your property falls within a designated Bushfire Prone Area the Map of Bush Fire Prone Areas is available on the Department of Fire and Emergency Services website under the Regulations and Compliance tab or from the following link: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

If the Map of Bush Fire Prone Areas covers only a small portion of your property and your proposed development is located some distance away from this portion discretion rests with the decision maker on whether the bushfire legislation is applicable; this is to be determined on case by case basis.

When is a Bushfire Attack Level (BAL) Assessment Required?

A Bushfire Attack Level (BAL) Assessment is required if you are proposing the construction or use of the following on a lot within a Bushfire Prone Area:

- A single house or ancillary dwelling ('granny flat'); and/or
- A habitable building other than a single house or ancillary dwelling (e.g. a permanent or temporary structure that involves the use of the structure by people for living, working, studying or being entertained).

A BAL Assessment is used for planning and building purposes to determine whether a development requires additional bushfire risk management measures to address the threat of bushfire to the development.

If located on a property more than 1,100m² and the BAL Assessment produces a BAL rating of 'BAL-40' or 'BAL-Flame Zone' you are also required to submit a Bushfire Management Statement/Plan prepared by a Level 2 or 3 accredited Bushfire Planning and Design Practitioner. The Bushfire Management Statement/Plan is to address the *Guidelines for Planning in Bushfire Prone Areas* with the aim of achieving BAL-29 or less for the development site.

Am I exempt from bushfire planning requirements if I have a building envelope?

No, you are still required to obtain a BAL Assessment if your property has a building envelope and is completely within a Bushfire Prone Area. If you propose to build within 6 metres of a habitable structure within the building envelope you will also be required to obtain a BAL Assessment. For example, if you have an existing house on your property and you wish to build a shed within 6 metres of the house you will be required to obtain a BAL Assessment.

Who can prepare a BAL Assessment?

A BAL Assessment can be carried out by an accredited Level 1 BAL Assessor / Bushfire Planning and Design Practitioner. You can find a list of accredited Level 1 BAL Assessors on the Fire Protection Association (FPA) Australia's website.

Do I need a Building Permit as well as Development Approval?

Yes, you will also need to obtain a Building Permit from the Shire of Dandaragan prior to commencing any structural building work. A building/structure located within a Bushfire Prone Area must comply with the current BAL Assessment, the Building Code of Australia and AS3959 Construction of Buildings in Bushfire Prone Areas.

More Information

Should you have any questions or require any further information, please contact Development Services staff on the details below or visit the Development Services counter at the Shire of Dandaragan Jurien Bay Administration Centre at 69 Bashford Street.