

Development in a Bushfire Prone Area - INFORMATION SHEET



Aerial map from DFES website - <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

It is the purpose of the bushfire prone declaration to improve the level of protection of life and property in the event of a bushfire. This will be achieved by ensuring that all new buildings are constructed to a standard that will reduce the risk of ignition from any bushfire that may occur in the area.

A BAL (Bushfire Attack Level) assessment may be required to determine the level of fire intensity that may impact on the building and the level of construction will be dependent upon this assessment. The assessment is based upon vegetation type, density and proximity to property.

*Accredited professional levels have been determined by the *Guidelines for Planning in Bushfire Prone Areas*. (Please see end of document for full details).

RESIDENTIAL DEVELOPMENT IN A BUSHFIRE PRONE AREA

| Lots Less Than 1,100m ² | DEVELOPMENT APPLICATION | BUILDING PERMIT | | ACCREDITED PROFESSIONALS *Accreditation requirements as per the Guidelines for Planning in Bushfire Prone Areas |
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| | | Dwelling Built prior to 1 st May 2016 | Dwelling Built after 1 st May 2016 | |
| Proposed New Dwelling (Single House/Ancillary Dwelling etc) | No Bushfire Attack Level (BAL) required | N/A | BAL required | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 |
| Additions/Alterations (excluding outbuildings) | | BAL required if: <ul style="list-style-type: none"> Estimated value of the building works over \$20,000; and/or The renovation, alteration, extension, improvement, or repair increases the risk of fire ignition from bushfire attack (ie: moves closer to a bush land area) | BAL required unless: <ul style="list-style-type: none"> customer can provide a covering letter explaining why the addition/alteration is not increasing the fire ignition risk. | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 |
| Outbuildings (Residential/domestic storage use only, excludes bulk storage of highly flammable materials) | | BAL required if: <ul style="list-style-type: none"> closer than 6m to a habitable building that has a constructed BAL rating. | BAL required if: <ul style="list-style-type: none"> closer than 6m to a habitable building that has a constructed BAL rating. | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 |

| Lots Greater Than 1,100m ² | DEVELOPMENT APPLICATION | BUILDING PERMIT | | ACCREDITED PROFESSIONALS *Accreditation requirements as per the Guidelines for Planning in Bushfire Prone Areas |
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| | | Dwelling Built prior to 1 st May 2016 | Dwelling Built after 1 st May 2016 | |
| Proposed New Dwelling (Single House/Ancillary Dwelling etc) | BAL required and to include the following: a BAL Assessment or Contour Map <ul style="list-style-type: none"> If the BAL results in a BAL-40 or BAL-FZ, then a BMP is also required. | N/A | BAL required | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 BMP: Level 3 or level 2 peer reviewed by a Level 3 |
| Additions/Alterations (excluding outbuildings) | A Development Application & BAL is required for all habitable additions and extensions where it is likely to be BAL-40 or BAL-FZ, regardless of the zone. If the BAL results in a BAL-40 or BAL-FZ, then a BMP is also required. Otherwise additions and alterations are exempt from requiring a BAL at the planning stage. <i>The City do have some discretion under clause 2.6 – Guidelines for Planning in Bushfire Prone Areas to exempt the requirement for a BAL, but this needs to be checked with a planner and is on a case by case basis.</i> | BAL required if: <ul style="list-style-type: none"> Estimated value of the building works over \$20,000; and/or The renovation, alteration, extension, improvement, or repair increases the risk of fire ignition from bushfire attack (ie: moves closer to a bush land area) | BAL required unless: <ul style="list-style-type: none"> customer can provide a covering letter explaining why the addition/alteration is not increasing the fire ignition risk. | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 BMP: Level 3 or level 2 peer reviewed by a Level 3 |
| Outbuildings (Residential/domestic storage use only, excludes bulk storage of highly flammable materials) | BAL required if closer than 6m to a habitable building that has a constructed BAL rating. | BAL required if: <ul style="list-style-type: none"> closer than 6m to a habitable building that has a constructed BAL rating. | BAL required if: <ul style="list-style-type: none"> closer than 6m to a habitable building that has a constructed BAL rating. | BAL Assessment: Level 1, 2 or 3 (BAL40/FZ only by a 2/3 or peer review of a lower levelled assessor) Works Program: Level 2 or 3 BAL Contour Map: Level 2 or 3 BMP: Level 3 or level 2 peer reviewed by a Level 3 |

VULNERABLE LAND USES IN BUSHFIRE PRONE AREAS

| VULNERABLE LAND USE A land use where persons may be less able to respond in a bushfire emergency. | DEVELOPMENT APPLICATION REQUIREMENTS | ACCREDITED PROFESSIONALS *Accreditation requirements as per the <i>Guidelines for Planning in Bushfire Prone Areas</i> |
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| <p>Tourism or recreational land uses which involve visitors who are unfamiliar with the surroundings and/or where they present evacuation challenges.</p> <p><i>Examples from the City of Albany's local planning scheme may include but are not limited to:</i></p> <ul style="list-style-type: none"> • Caravan Park; • Workforce Accommodation; • Home Business/Industry – Cottage; • Hotel/motel; • Place of Worship; • Reception Centre; • Recreation – Private; • Restaurant/Café; • Small Bar/Tavern; and • Winery. <p>HOSTED ACCOMMODATION</p> <ul style="list-style-type: none"> • Bed and Breakfast; <p>UNHOSTED ACCOMMODATION</p> <ul style="list-style-type: none"> • Holiday House; • Holiday Accommodation; | <p>An application for a vulnerable tourism or recreational land uses within a residential built-out area** require the following:</p> <ul style="list-style-type: none"> • BAL Assessment; • Simple BMP or Bushfire Management Statement (BMS); and • Simple Bushfire Emergency Evacuation Plan (BEEP). <p>This includes your “hosted” and “unhosted” short term rental accommodation and other vulnerable tourism and recreational land uses.</p> <p>An application for a vulnerable tourism or recreation land uses outside of a residential built-out area** will require the following:</p> <ul style="list-style-type: none"> • BAL Assessment; • Complex BMP; and • Complex BEEP. <p>It should be noted that not all uses may be considered vulnerable and there are some tourism day use exemptions identified in clause 5.5.2.4 of the <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p> <p>If the use is considered less vulnerable ie: tourism day use exemptions or BAL Assessment achieved a BAL-LOW then the following is required:</p> <ul style="list-style-type: none"> • BAL Assessment; • Simple BMP or Bushfire Management Statement (BMS); and • Simple BEEP. <p>Please confirm with a City Planning Officer prior to obtaining the above listed documents in relation to your development application.</p> <p>**Residential built-out area: A locality serviced with reticulated water and is within or contiguous with an urban area or town (or similar), which incorporates a suitable destination.</p> | <p>BAL Assessment: Level 1*, 2* or 3 <i>*(if able to use Method 1, if Method 2 is required this must then be completed by a Level 3)</i></p> <p>BAL Contour Map: Level 2 or 3</p> <p>Simple BMP: Level 1 & 2 (when BAL-29 or less) Simple BEEP: Level 1 & 2 (when BAL-29 or less)</p> <p>Complex BMP: Level 3 Complex BEEP: Level 3</p> <p><i>In some instances where a Simple BMP and BEEP are only required, this can then be completed by the applicant using the template available on the DPLH website, please confirm with City Planning Officers when appropriate.</i></p> |
| <p>Land uses designed to accommodate people who are less physically or mentally able and are likely to present evacuation challenges</p> <p>Examples may include the elderly, children (under 18 years old), and the sick and injured.</p> <p><i>Examples from the City of Albany's local planning scheme may include but not limited to:</i></p> <ul style="list-style-type: none"> • Residential Aged Care Facility • Childcare Premises; • Community Purpose; • Educational Establishment; • Family Day Care; • Hospital; • Medical Centre; and • Independent Living Complex | <ul style="list-style-type: none"> • BAL required and to include the following: <ul style="list-style-type: none"> ◦ A BAL assessment or BAL Contour Map; • Complex BMP; and • Complex BEEP. <p>Please confirm with a City Planning Officer prior to obtaining the above listed documents in relation to your development application.</p> | <p>BAL Assessment: Level 1*, 2* or 3 <i>*(if able to use Method 1, if Method 2 is required this must then be completed by a Level 3)</i></p> <p>BAL Contour Map: Level 2 or 3</p> <p>Complex BMP: Level 3 Complex BEEP: Level 3</p> |

| VULNERABLE LAND USE A land use where persons may be less able to respond in a bushfire emergency. | DEVELOPMENT APPLICATION REQUIREMENTS | ACCREDITED PROFESSIONALS *Accreditation requirements as per the <i>Guidelines for Planning in Bushfire Prone Areas</i> |
|---|---|--|
| <p>Facilities that, due to the building design or use, or the number of people accommodated, are likely to present evacuation challenges.</p> <p><i>Examples from the City of Albany's local planning scheme may include but are not limited to:</i></p> <ul style="list-style-type: none"> • Corrective Institutions • Community Purpose (large scale) • Place of Worship (large scale) • Shop (large scale – ie: shopping centre) | <ul style="list-style-type: none"> • BAL required and to include the following: <ul style="list-style-type: none"> ◦ A BAL assessment or BAL Contour Map; • Complex BMP; and • Complex BEEP. <p>Please confirm with a City Planning Officer prior to obtaining the above listed documents in relation to your development application.</p> | <p>BAL Assessment: Level 1*, 2* or 3 <i>*(if able to use Method 1, if Method 2 is required this must then be completed by a Level 3)</i></p> <p>BAL Contour Map: Level 2 or 3</p> <p>Complex BMP: Level 3 Complex BEEP: Level 3</p> |
| <p>Minor Development - Vulnerable Land Uses (includes all above listed vulnerable land uses that meet the listed requirements)</p> <p>Minor development: Refers to applications in residential built-out areas at a scale which may not require full compliance with the relevant policy measures. Classes of development considered under this definition, with the exclusion of applications for unavoidable development, are:</p> <ul style="list-style-type: none"> • a single house on an existing lot 1,100m² or greater; • an ancillary dwelling on a lot of 1,100m² or greater; and • change to a vulnerable land use in an existing residential development. <p>Examples:</p> <ul style="list-style-type: none"> • Change of use application for a “Holiday House” in a residential built-out area; • Change of use application for a “Family Day Care” in a residential built-out area; • Change of use application for a “Bed & Breakfast” in a residential built-out area; and • Change of use application for a “Community Purpose” in a residential built-out area. | <p>An application in a residential built-out area that involves a change to a vulnerable land use in an existing residential development, that falls under the definition of “minor development” will require the following:</p> <ul style="list-style-type: none"> • BAL Assessment; • Simple BMP or BMS; and • Simple BEEP. <p>Please confirm with a City Planning Officer prior to obtaining the above listed documents in relation to your development application.</p> | <p>BAL Assessment: Level 1*, 2* or 3 <i>*(if able to use Method 1, if Method 2 is required this must then be completed by a Level 3)</i></p> <p>Simple BMP: Level 1 & 2 (when BAL-29 or less) Simple BEEP: Level 1 & 2 (when BAL-29 or less)</p> <p><i>In some instances where a Simple BMP and BEEP are only required, this can then be completed by the applicant using the template available on the DPLH website, please confirm with City Planning Officers when appropriate.</i></p> |

HIGH RISK LAND USES IN BUSHFIRE PRONE AREAS

| HIGH RISK LAND USE Certain land uses may potentially ignite a bushfire, prolong its duration, or increase its intensity. | DEVELOPMENT APPLICATION REQUIREMENTS | ACCREDITED PROFESSIONALS *Accreditation requirements as per the <i>Guidelines for Planning in Bushfire Prone Areas</i> |
|---|---|---|
| <p>High-risk land uses may include, but are not limited to:</p> <ul style="list-style-type: none"> • Fuel Depot • Garden Centre • Industry – Light, Industry & Industry-Extractive • Service Station • Transport Depot • Warehouse/storage (eg: Tyres, Woodchips, Fuel, Hazardous Chemicals, Landfill/Greenwaste etc.) | <ul style="list-style-type: none"> • BAL required and to include the following: <ul style="list-style-type: none"> ◦ A BAL assessment or BAL Contour Map; • Complex BMP; and • Complex BEEP. | <p>BAL Assessment: Level 1*, 2* or 3 <i>*(if able to use Method 1, if Method 2 is required this must then be completed by a Level 3)</i></p> <p>BAL Contour Map: Level 2 or 3</p> <p>Complex BMP: Level 3 Complex BEEP: Level 3</p> |

Accreditation Levels

LEVEL 1 BAL ASSESSOR

Level 1 BAL Assessors are accredited to provide services limited to:

- determining the appropriate BAL using Method 1 (simplified method) of AS 3959 as referenced by the Building Code of Australia; and
- providing general advice on the design and construction of AS 3959.

LEVEL 2 BUSHFIRE PLANNING

PRACTITIONER – PRESCRIPTIVE

Level 2 Bushfire Planning Practitioners – Prescriptive are accredited to provide services limited to:

- Bushfire Hazard Level assessments for strategic planning proposals according to these Guidelines;
- developing BAL Contour Maps where the lot layout is known for strategic planning proposals and subdivision applications according to these Guidelines and relevant practice notes issued by the Department of Planning, Lands and Heritage and the Department of Mines, Industry Regulation and Safety (Building and Energy Division);
- application of bushfire protection criteria to develop acceptable solutions for planning designs according to these Guidelines;
- development of BMPs according to these Guidelines but excluding those for:
 - vulnerable land use
 - high-risk land use
 - unavoidable development
 - minor development in areas where BAL–40 or BAL–FZ applies;
- provision of advice for planning proposals and development applications;
- the activities described for an Accredited Level 1 BAL Assessor, which includes determining the appropriate BAL using only Method 1 (simplified method) of AS3959; and
- other limited activities prescribed in practice notes issued by the Department of Planning, Lands and Heritage from time to time.

LEVEL 3 BUSHFIRE PLANNING

PRACTITIONER – PERFORMANCE

Level 3 Bushfire Practitioners – Performance are accredited to provide services limited to:

- determining the appropriate BAL using Method 2 (detailed method) of AS 3959, as referenced by the Building Code of Australia;
- application of the bushfire protection criteria to develop designs that are outside of those specified in the acceptable solutions within these guidelines;
- development of BMPs for planning proposals and development applications that involve:
 - vulnerable land use
 - high-risk land use
 - unavoidable development
 - minor development in areas where BAL–40 or BAL–FZ, in accordance with SPP 3.7 and these Guidelines;
- development of Emergency Evacuation Plans for vulnerable land uses;
- development of risk assessments for high-risk land uses;
- development of BMPs and provision of advice for ‘unavoidable development’ applications in accordance with SPP 3.7 and these Guidelines;
- where required, provision of advice for Bushfire Risk Management Plans; and the activities described for a Level 1 BAL Assessor and Level 2 Bushfire Planning Practitioner – Prescriptive.