



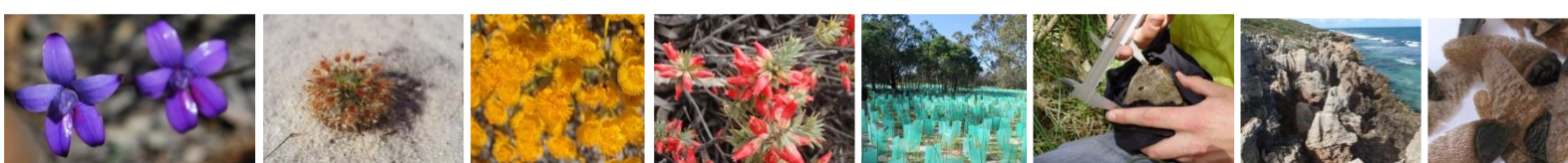
**Natural Area**  
CONSULTING MANAGEMENT SERVICES

## **LWP Property Pty Ltd**

# **Bushfire Attack Level (BAL) Assessment – Lots 1262 – 1274 Crescendo Green, The Vines**

**01 July 2016**

Natural Area Holdings Pty Ltd  
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## Disclaimer

Natural Area Holdings Pty Ltd, trading as Natural Area Consulting Management Services (Natural Area), has prepared this Bushfire Management Plan for use by:

- LWP Property Group Pty Ltd
- City of Swan
- Purchaser of Lots.

Natural Area has exercised due and customary care in the preparation of this document and has not, unless specifically stated, independently verified information provided by others. No other warranty, expressed or implied, is made in relation to the contents of this report. Therefore, Natural Area assumes no liability for any loss resulting from errors, omission or misrepresentations made by others. This document has been made at the request of the Client. Any recommendations, opinions or findings stated in this report are based on circumstances and facts as they existed at the time Natural Area performed the work. Any changes in such circumstances and facts upon which this document is based may adversely affect any recommendations, opinions or findings contained in this document.

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<b>Document Title</b>	2016 06 22 NAC LWP REPT - BALAssessment - Lot 1274 Crescendo Green The Vines - D1.docx				
<b>Location</b>	\\10.0.0.210\DropBox\Drop Box\Client Folders - NAC\LWP\Lot 1274 - BAL-Assessment\				
Version No.	Date	Changes	Prepared by	Approved by	Status
D1	01 July 2016	New document	SB	LS	Draft for client comment

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## Contents

Disclaimer .....	2
Contents .....	3
1.0 Introduction.....	4
2.0 Location .....	6
2.1 Contours and Slope .....	6
3.0 Vegetation Classification .....	7
3.1 Vegetation Classification .....	7
3.1.1 Area 1: Type A Forest in Remnant Vegetation to the North .....	7
3.1.2 Area 2: Remnant Vegetation to East .....	8
3.1.3 Area 3: Managed Grassland .....	9
3.2 Relevant Fire Danger Index .....	9
3.3 Potential Fire Impacts.....	9
3.4 Bushfire Attack Level .....	12
4.0 Compliance Certificate .....	14
5.0 References.....	15
Appendix 1: BAL-Assessment Certificates .....	16

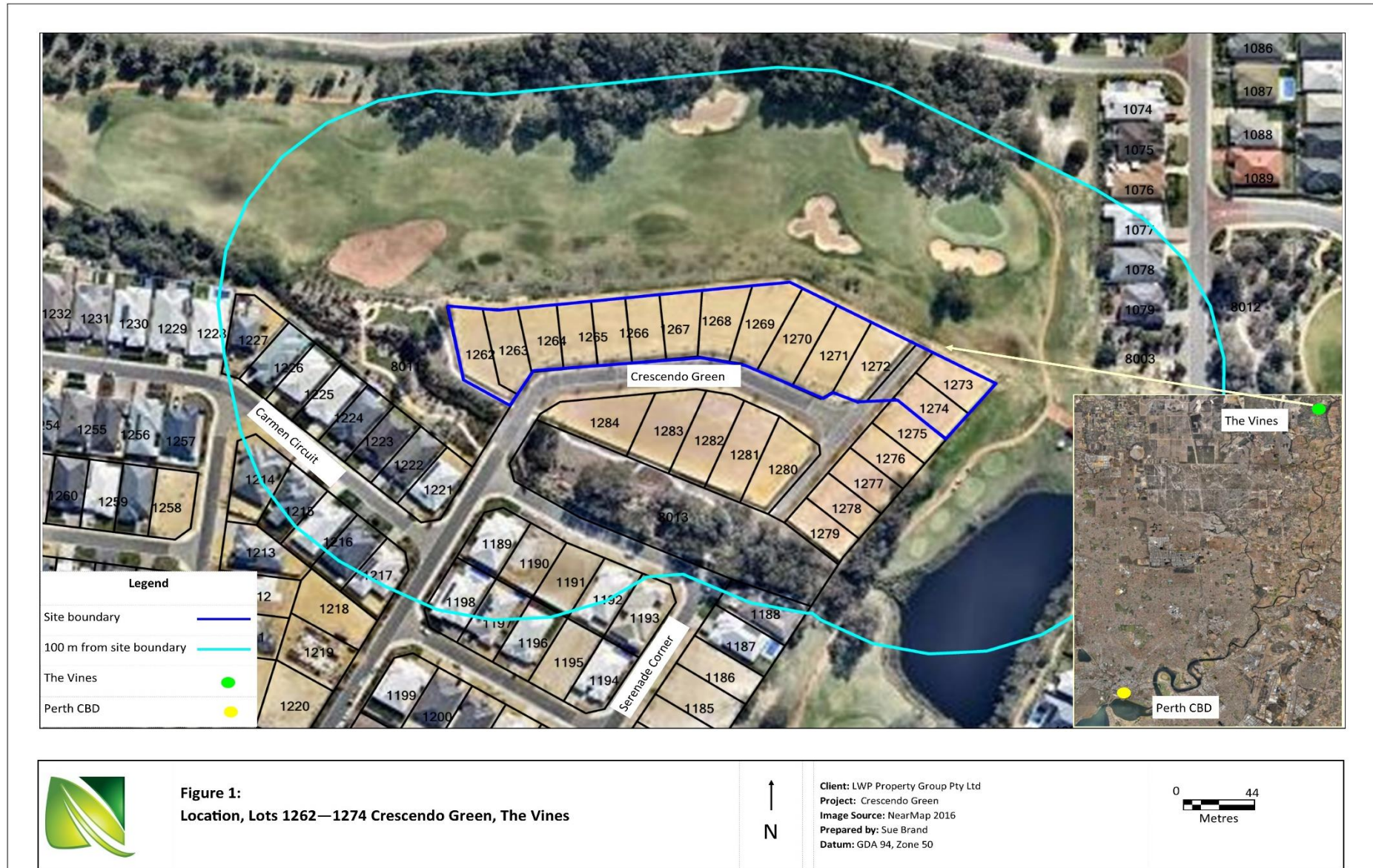
## 1.0 Introduction

Natural Area Holdings Pty Ltd T/A Natural Area Consulting Management Services has prepared this bushfire attack level (BAL) assessment report for Lots 1262 - 1274 Crescendo Green, The Vines (Figure 1) within the City of Swan for the property owner, LWP Property Group Pty Ltd, for the construction of a residential building on site by the future purchaser. Lots 1262 – 1274 are vacant land engineered to specifications to allow the construction of a dwelling. The Lots are immediately adjacent to fairways associated with The Vines Resort Golf Course, but is within 100 m of bushland areas to the north and/or the east. Land to the west and south is also being developed by LWP Property Group Pty Ltd.

This report details the following:

- site details and location
- vegetation classification
- site slope
- separation distance between proposed Lots and classified vegetation
- fire danger index
- potential bushfire impacts
- indicative Bushfire Attack Level (BAL) zones for the Lots within 100 m of classified vegetation.

The site assessment was undertaken on 17 June 2016 and the report has been prepared by Sue Brand, an accredited Level 1 BPAD practitioner with more than five years' experience with similar works; a level 2 accreditation application is currently in progress with the FPAA.



## **2.0 Location**

Lots 1262 – 1274 Crescendo Green The Vines are located north-west of the Perth Central Business District within the City of Swan. The Lots are vacant land, being undeveloped sites within the broader subdivision (Figure 1).

### **2.1 Contours and Slope**

The site slopes gently downwards at an angle of  $1.8^{\circ}$  to the east and is upslope or flat land to the north. Accordingly, vegetation is upslope or flat land to the north and downslope  $0 - 5^{\circ}$  to the east for the purposes of the BAL-assessment.

### 3.0 Vegetation Classification

#### 3.1 Vegetation Classification

All vegetation within 100 m of the proposed Lots was classified in accordance with Clause 2.2.3 of AS 3959 – 2009 *Construction of Buildings in Bushfire-prone Areas*. The predominant vegetation types are Type A Forest and low threat vegetation in the form of a managed grassland associated with The Vines Resort golf course (Figure 5). Thus, the Type A Forest associated with the remnant bushland to the north and east will have the greatest influence on BAL-ratings. The bushfire hazard associated with each of the vegetation types and land uses is provided in Figure 6.

##### 3.1.1 Area 1: Type A Forest in Remnant Vegetation to the North

Area 1 is mature trees with some under storey present around the banks of a lake and in remnant bushland to the north of Lot 1274 (Figure 2).



Photo ID: 1

**Figure 2:** Area 1 vegetation

### 3.1.2 Area 2: Remnant Vegetation to East

Area 2 is remnant vegetation with an area of more than 1 ha north Lot 1274 and fairways within the golf course to the east (Figure 3).

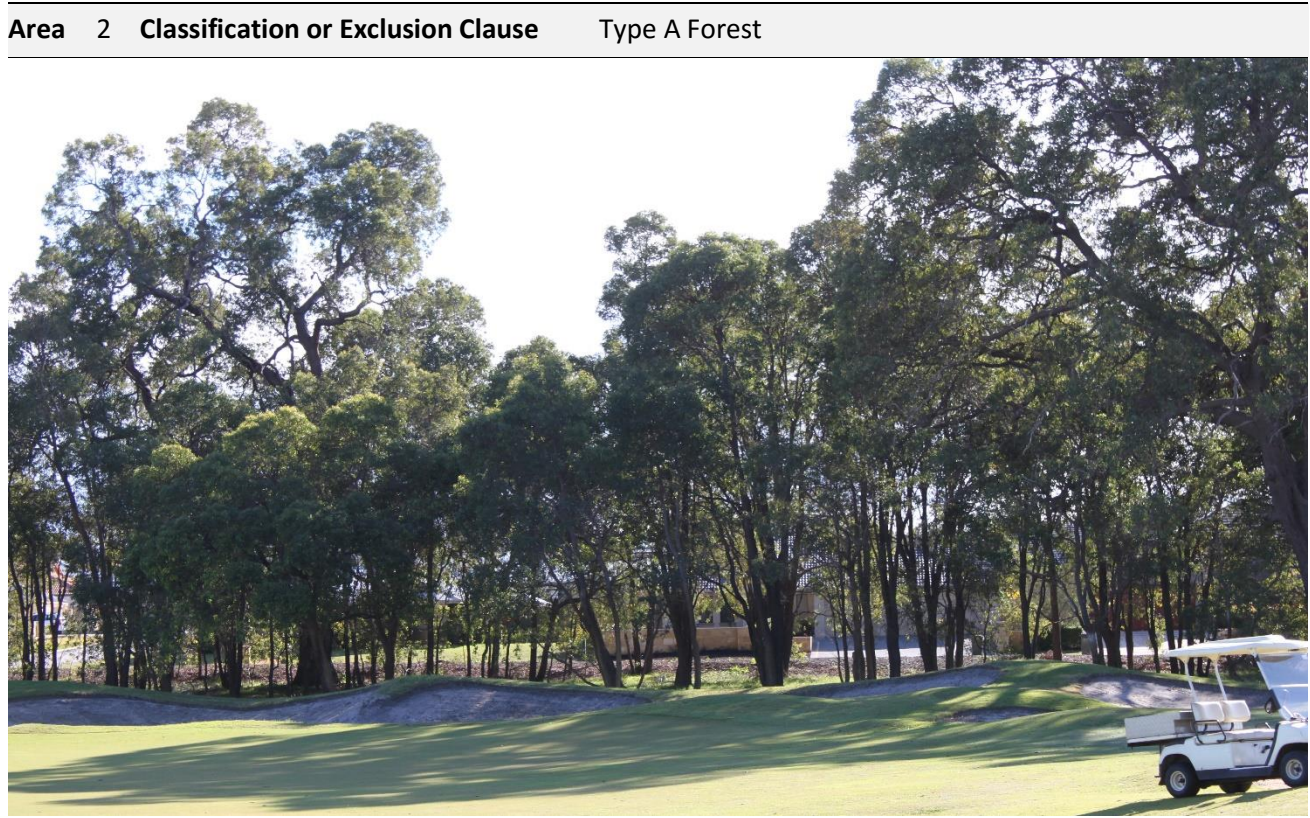


Photo ID: 3

**Figure 3:** Area 2 vegetation



### 3.1.3 Area 3: Managed Grassland

Area 3 is managed grassland associated with the golf course (Figure 4).

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Area	3	Classification or Exclusion Clause	Low threat vegetation – exclusion clause 2.2.3.2 (f)
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Photo ID: 3

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**Figure 4:** Area 2 vegetation

### 3.2 Relevant Fire Danger Index

The fire danger index for this site is FDI 80, as documented in Table 2.4.3 of AS 3959 and which is the nominated FDI for Western Australia.

### 3.3 Potential Fire Impacts

The potential fire impacts to the Lots from the Type A Forest includes smoke and ember attack.

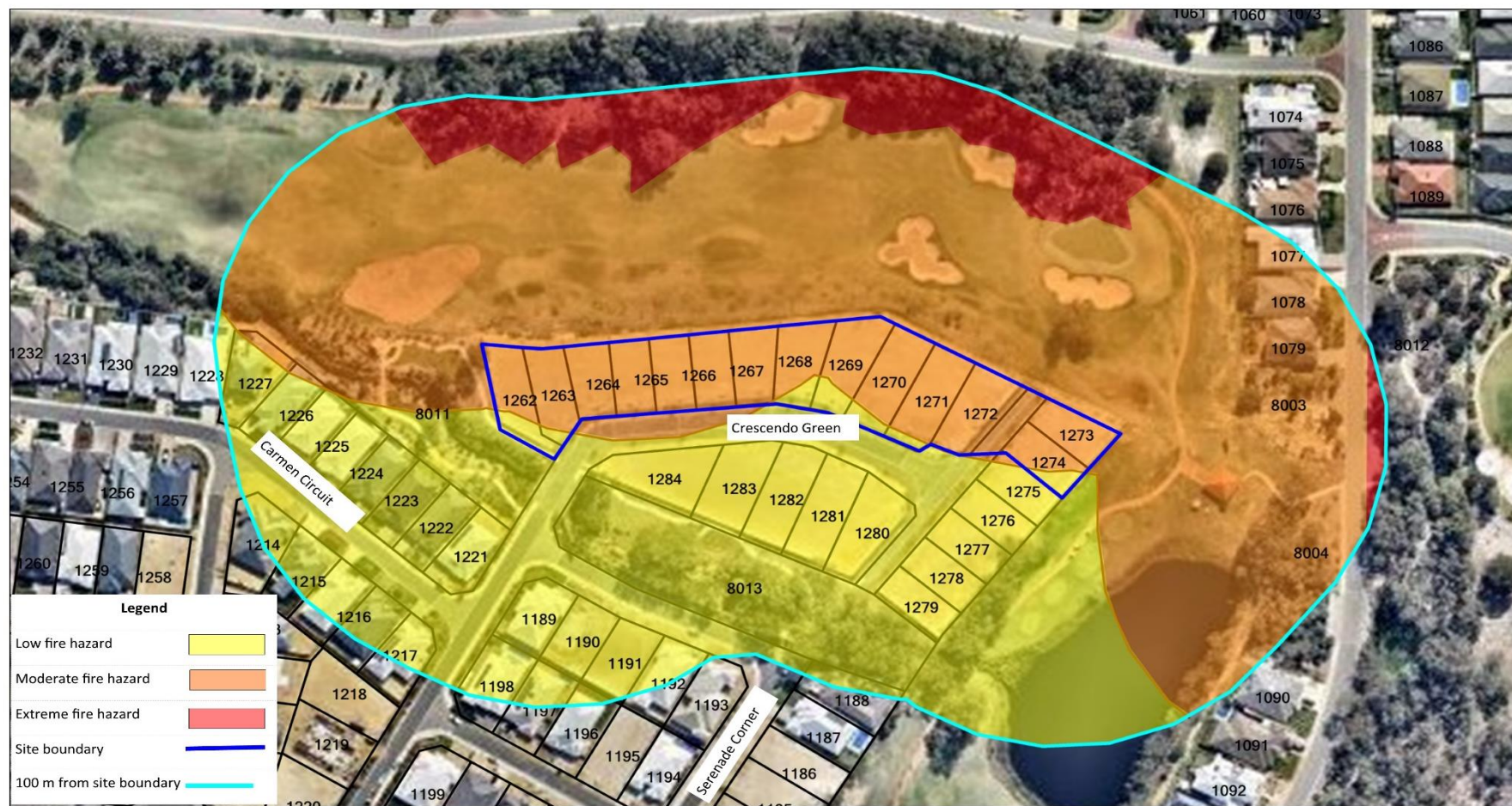


**Figure 5:**  
Vegetation Classification, Lots 1262—1274 Crescendo Green, The Vines



Client: LWP Property Group Pty Ltd  
 Project: Crescendo Green  
 Image Source: NearMap 2016  
 Prepared by: Sue Brand  
 Datum: GDA 94, Zone 50





**Figure 6:**  
**Bushfire Hazard, Lots 1262—1274 Crescendo Green, The Vines**



Client: LWP Property Group Pty Ltd  
 Project: Crescendo Green  
 Image Source: NearMap 2016  
 Prepared by: Sue Brand  
 Datum: GDA 94, Zone 50



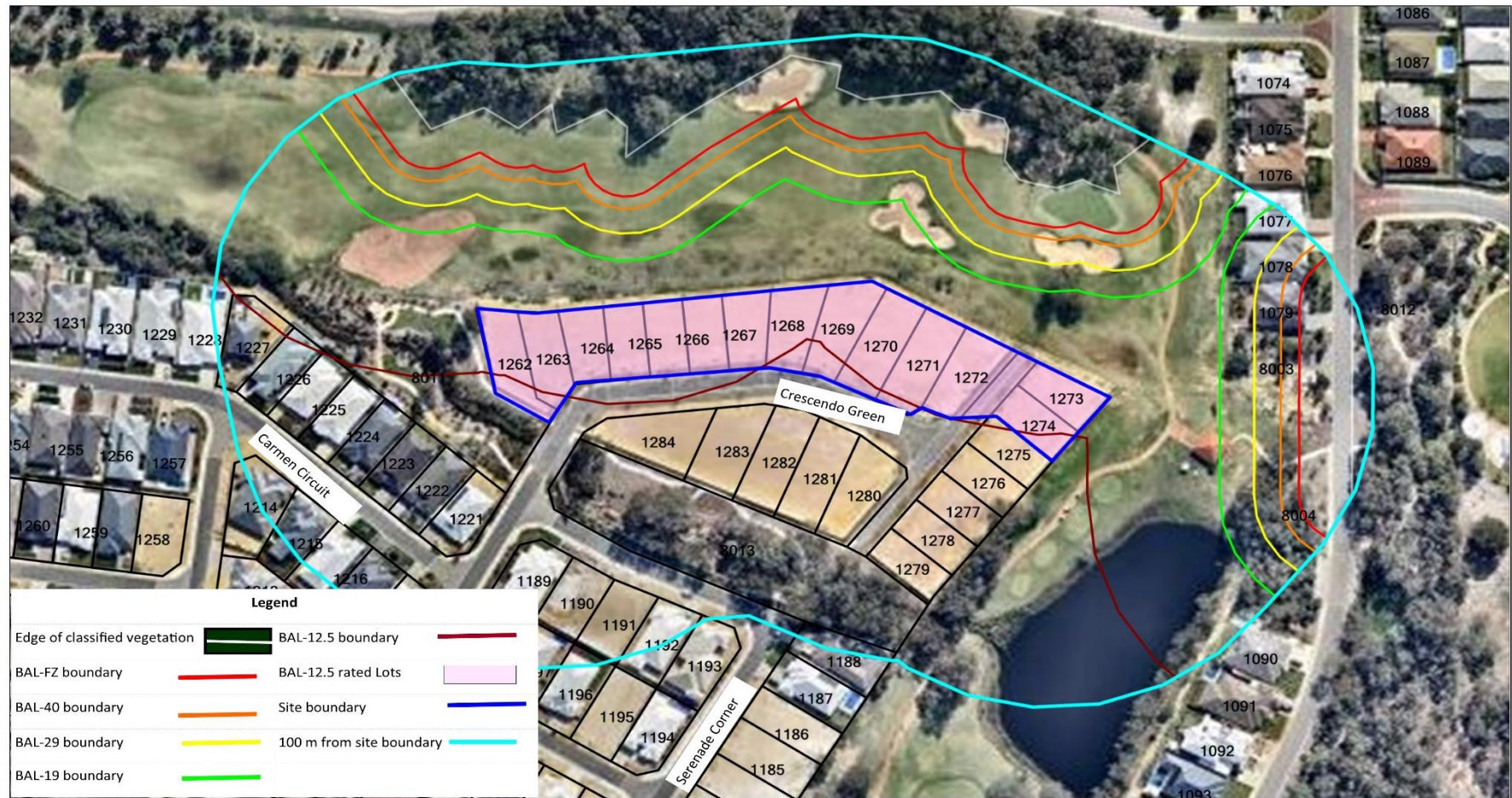
### 3.4 Bushfire Attack Level

The bushfire attack level contours for Lots 1262 – 1274 Crescendo Green are all located more than 50 m but less than 100 m of the classified vegetation, and have been assigned a BAL-12.5 rating (Table 1, Figure 7).

BAL-Assessment certificates for each Lot are provided in Appendix 1.

**Table 1:** BAL analysis

Area	Vegetation Classification	Effective Slope	Separation (m)	BAL	AS 3959 Requirements
1	Type A Forest	Downslope 0 – 5°	≥ 50	12.5	Clause 3 and 5
2	Type A Forest	Upslope or flat land	≥ 50	12.5	Clause 3 and 5
3	Low threat vegetation	Downslope 0 – 5°	N/A	N/A	N/A



**Figure 7:**  
BAL-Contours and Ratings, Lots 1262—1274 Crescendo Green, The Vines

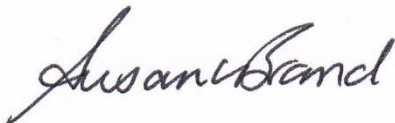


Client: LWP Property Group Pty Ltd  
 Project: Crescendo Green  
 Image Source: NearMap 2016  
 Prepared by: Sue Brand  
 Datum: GDA 94, Zone 50



## 4.0 Compliance Certificate

This BAL Contour Map and Report is based on an assessment of the development site as vacant land as shown in Figure 1. The BAL-contour map was prepared in accordance with the simple procedure (Method 1) of AS 3959, and the BAL-rating contours are accurate as at 29 June 2016.



Signed:

Dated: 01 July 2016

BPAD Accreditation Number: 36638

Expiry Date: April 2017



## 5.0 References

*AS 3959 – 2009 Construction of Buildings in Bushfire Prone Areas* (Nov 2011, including Amendment 3)

Department of Planning, Department of Fire and Emergency Services Authority, and the Western Australian Planning Commission, (2015), *Guidelines for Planning in Bushfire Prone Areas* (Edition 3), Western Australian Planning Commission, Perth, Western Australia.

Department of Planning and Western Australian Planning Commission, (2015), *Planning in Bushfire Prone Areas Bushfire Policy Framework Factsheet – BAL Contour Maps* (Version 1), Western Australian Planning Commission, Perth, Western Australia.

## **Appendix 1: BAL-Assessment Certificates**



# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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	Street name / Plan Reference	
			1262	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

<b>Name</b> Sue Brand	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36638</u></p> <p>Signature <u>Sue Brand</u></p> <p>Date <u>1/7/16</u></p> </div>
<b>Company Details</b> Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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.

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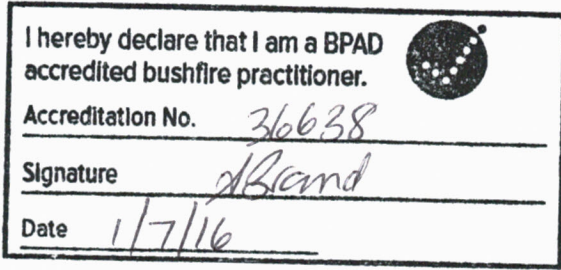
## Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b>	<b>Street name / Plan Reference</b>	
			1263	Crescendo Green	
<b>Local government area</b>	<b>Suburb</b>			<b>State</b>	<b>Postcode</b>
	The Vines			WA	6069
<b>Main BCA class of the building</b>	<b>Use(s) of the building</b>		Residential dwelling		
<b>Description of the building or works</b>	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

<b>Name</b> Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36638</p> <p>Signature <i>Sue Brand</i></p> <p>Date 1/7/16</p>
<b>Company Details</b> Natural Area Consulting Management Services	
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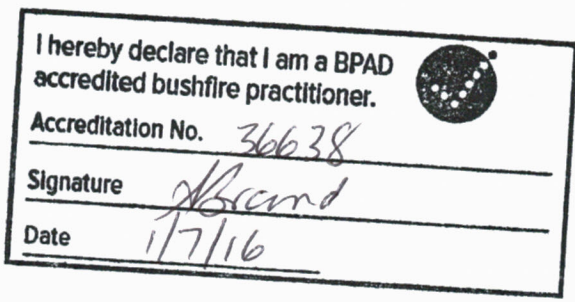
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1264	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL – 12.5

## BPAD Accredited Practitioner Details

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Property Details and Description of Works				
Address Details	Unit no	Street no	Lot no	Street name / Plan Reference
			1265	Crescendo Green
Local government area	Suburb			State
	The Vines			WA
Main BCA class of the building	City of Swan			Postcode
				6069
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling	
	Residential dwelling			

Determination of Highest Bushfire Attack Level				
AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL – 12.5

BPAD Accredited Practitioner Details	
Name Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36638</p> <p>Signature <i>Sue Brand</i></p> <p>Date 1/7/16</p>
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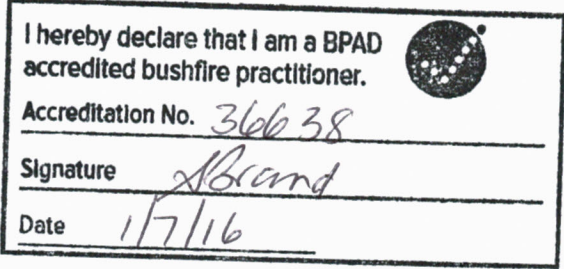
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1266	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>36638</u></p> <p>Signature <u>S Brand</u></p> <p>Date <u>1/7/16</u></p>
Company Details Natural Area Consulting Management Services	
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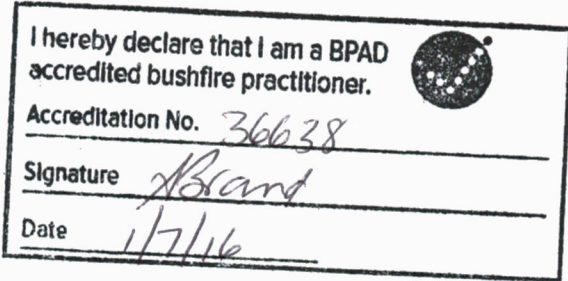
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1267	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL – 12.5

## BPAD Accredited Practitioner Details

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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 1268	Street name / Plan Reference Crescendo Green	
	Suburb The Vines			State WA	Postcode 6069
Local government area	City of Swan				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

<p><b>Name</b> Sue Brand</p> <p><b>Company Details</b> Natural Area Consulting Management Services</p> <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 3959-2009 (Incorporating Amendments 1, 2 and 3).</p>	<div style="border: 2px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36638</u></p> <p>Signature <u>Sue Brand</u></p> <p>Date <u>1/7/16</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
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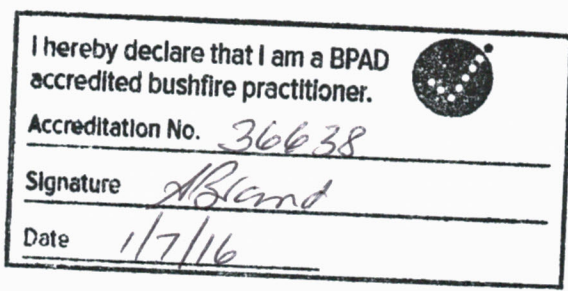
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 1269	Street name / Plan Reference Crescendo Green	
	Suburb The Vines			State WA	Postcode 6069
Local government area	City of Swan				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

<b>Name</b> Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. <u>36638</u>          Signature <u>Sue Brand</u>          Date <u>1/7/16</u></p>
<b>Company Details</b> Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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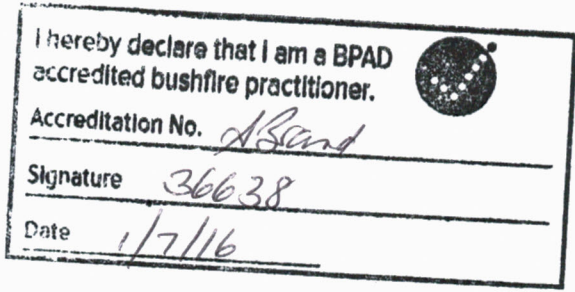
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 1270	Street name / Plan Reference Crescendo Green	
	Suburb The Vines			State WA	Postcode 6069
Local government area	City of Swan				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	
Company Details Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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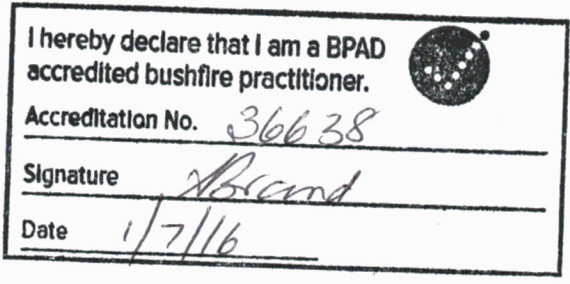
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1271	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. 36638          Signature <i>Sue Brand</i>          Date 1/7/16</p>
Company Details Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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 (BAL) Certificate

Determined in accordance with AS 3959-2009

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.

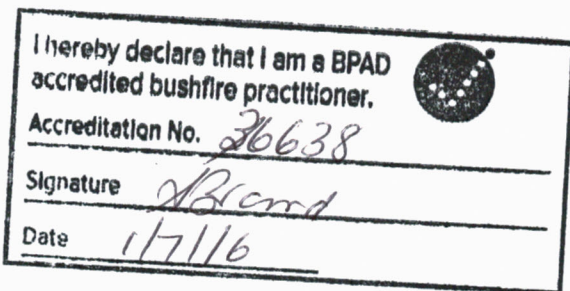
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1272	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Upslope	> 50 m	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. 26638          Signature <i>Sue Brand</i>          Date 1/7/16</p>
Company Details Natural Area Consulting Management Services	
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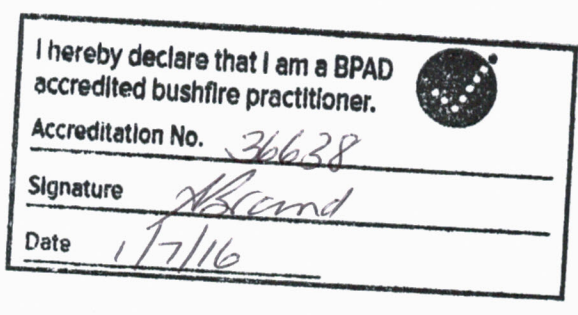
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 1273	Street name / Plan Reference Crescendo Green	
	Suburb The Vines			State WA	Postcode 6069
Local government area	City of Swan				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Downslope 1.80	> 50 m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36638 Signature <i>Sue Brand</i> Date 1/7/16</p>
Company Details Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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# Bushfire Attack Level (BAL) Certificate

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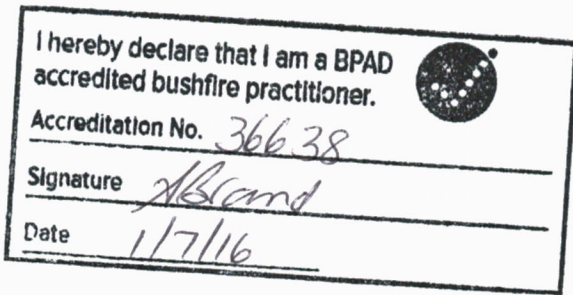
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1274	Crescendo Green	
Local government area	Suburb			State	Postcode
	The Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Residential dwelling				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Downslope 1.80	> 50 m	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Sue Brand	
Company Details Natural Area Consulting Management Services	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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