BAL-ASSESSMENT

MAHALA STAGE 5,
ANSTEY ROAD FORRESTDALE

PREPARED FOR:

ANSTEY ROAD DEVELOPMENTS PTY LTD

JULY 2023

PREPARED BY:

Martinick Bosch Sell Pty Ltd
4 Cook Street
West Perth WA 6005
Ph: (08) 9226 3166
Email: info@mbsenvironmental.com.au
Web: www.mbsenvironmental.com.au

MBS ENVIRONMENTAL

MARTINICK BOSCH SELL PTY LTD
ABN 60 102 614 479
MBS ENVIRONMENTAL
environmental and geoscience consultants

MAHALA STAGE 5
BAL-ASSESSMENT REPORT

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1. PROPOSAL DETAILS

Martinick Bosch Sell Pty Ltd (MBS Environmental, MBS) was commissioned by Anstey Road Developments Pty Ltd to prepare this bushfire attack level (BAL) assessment report to support the development of 43 residential Lots in Stage 5 of the Mahala Estate, Anstey Road, Forrestdale (the Site, Stage 5) within the City of Armadale. The Site is located within a designated bushfire prone area. Therefore, the broad aim of the assessment process was to confirm the bushfire prone status, review and confirm potential site bush fire risks, and nominate BAL-ratings for any Lot that will be located within 100 m of classified vegetation as defined by *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas*.

The BAL-assessment process considers current site conditions along with the provisions of *State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas* (Department of Planning, Lands and Heritage (DPLH), and the Western Australian Planning Commission (WAPC) (2015)) and *Guidelines for Planning in Bushfire Prone Areas* (the guidelines) (Department of Planning, Lands and Heritage and the Western Australian Planning Commission, V1.4, 2021).

1.1 LOCATION

Stage 5 Mahala is:

- Located approximately 22 km southeast of the Perth Central Business District within the City of Armadale.
- 2.4 ha (approx.) in area.
- Bounded by existing rural residential Lots to the southeast and southwest, cleared areas currently being developed to the west and northwest, future public open space (POS) to the northwest, and vegetated land that will be cleared to support the development of Stages 8 and 10 to the northeast in the near future.

1.2 LAND USES AND PROPOSED DEVELOPMENT

The site is currently vacant land that has been cleared with civil engineering works commenced ahead of building construction (Figure 1, Figure 2). A site staging plan is provided in Figure 3.

Figure 1: Current Land Use, Mahala, Stage 5

Scale: 1: 2,200
Original Size: A3
Aerial Imagery: NearMap April 2023
Grid: GDA94 / MGA zone 50 (EPSG:28350)
0 75 150 m

Stage 5 Mahala
BAL-assessnent
Anstey Road Developments

Figure 2

Location

Martinick Bosch Sell Pty Ltd
4 Cook St
West Perth WA 6005
Australia
t: +61 8 9226 3166
info@mbsenvironmental.com.au
www.mbsenvironmental.com.au

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Figure 3: Staging Plan, Mahala

1.3 AIMS AND OBJECTIVES

The objective of the BAL-assessment process is to outline the BAL-ratings for the subdivision, the associated bushfire management methods, and any requirements that will be implemented to support the proposed development. Accordingly, broad aims include:

- Reduce the occurrence of and minimise the impact of fire to the life and property of future building occupants and the environment.
- Allow easy access for fire-fighters if a fire does occur.
- Protect the landscape within the site as far as is possible.
- Document bushfire prevention requirements of the area to which it relates.

2. ENVIRONMENTAL CONSIDERATIONS

2.1 NATIVE VEGETATION

Mahala Stage 5 is in an area that has previously been used for rural residential purposes with land cleared of native vegetation. Some Lots within the surrounding area retains treed vegetation that will either be cleared to accommodate future development in Mahala while others are considered low-threat vegetation due to its small area (subject to exclusion clause 2.2.3.2 (b) of AS 3959:2018) or are actively managed by owners (subject to exclusion clause 2.2.3.2 (f)). Civil engineering within Stage 5 is well progressed. Environmental values of the broader Mahala site have been considered during earlier, higher level planning phases, with:

- No Bush Forever Sites within the Stage or broader development site boundary.
- No conservation category wetlands (CCW) or resource enhancement category wetlands (REW) as defined by the Geomorphic Wetlands of the Swan Coastal Plain Dataset within or in proximity to the Site.
- No Threatened Ecological Communities (TEC), Declared Rare or Priority Listed flora and fauna within the Site or broader development area.

2.2 REVEGETATION AND LANDSCAPING

Stage 5 is a distinct stage of the broader Mahala subdivision. Areas of POS are planned to the southwest adjacent to the sewer pump station, across Sontag Way to the northwest, and a linear POS that will extend from Hypatia Blvd in the northwest through to MacFarlane Rd to the northeast. Some trees will be retained within these POS areas and meet the definition of low threat vegetation as defined by AS 3959:2018, and subject to exclusion clause 2.2.3.2 (f) (refer Section 3.1.1), a copy of the current landscaping plan is provided in Figure 4.

Figure 4: Landscaping Plan

3. BUSHFIRE ASSESSMENT

3.1 VEGETATION CLASSIFICATION

All vegetation within 150 m of the proposed Lots was classified in accordance with Clause 2.2.3 of *AS 3959:2018 Construction of Buildings in Bushfire-prone Areas*. Each distinguishable area of vegetation with the potential to determine the BAL-rating is discussed and shown in Figure 5, Figure 6, Figure 7, and Figure 8, with the overall pre-development vegetation class shown in Figure 9.

3.1.1 Patch 1: Class B Woodland

Patch 1 is Class B Woodland characterised by trees 10 – 30 m with a 10 – 30% canopy cover. Previous disturbance within the broader site associated with rural residential land uses such as horse agistment been responsible for the thinning of taller trees along with the removal of middle and understorey species, resulting in the Class B vegetation classification for the area to the northeast of Stage 5 in what will become Stage 8 and 10 (Figure 5), thus will be cleared in the short term to progress those stages.

Patch 1	**Classification or Exclusion Clause:** Class B Woodland

Photo ID 1

Photo ID 2

Figure 5: Class B Woodland

3.1.2 Patch 2: Class D Scrub

Patch 2 is Class D Scrub is characterised by shrubs 2 – 4 m with a continuous canopy from ground level; the occasional taller tree may also be present. This vegetation class is present within what will become Stage 10 as well as to the northeast of what will become Stage 10 in two vegetated Lots that will be retained in the medium to longer term (Figure 6); this vegetation will present an ongoing bushfire risk until it is cleared.

Patch 2	**Classification or Exclusion Clause:** Class D Scrub

Photo ID 3

Photo ID 4

Figure 6: Class D Scrub

3.1.3 Patch 3: Low Threat Vegetation

Low threat vegetation is characterised as such based on its moisture content, fuel load and/or flammability. Examples of low threat vegetation includes grassland managed in minimal fuel condition, maintained lawns and public reserves, cultivated gardens and nature strips. These forms of low threat vegetation are subject to exclusion clause 2.2.3.2 (f) of AS 3959:2018 (Figure 7). Other forms of low threat vegetation include areas less than 1 ha that are not located within 100 m of other areas of vegetation being classified and are subject to exclusion clause 2.2.3.2 (b).

Patch 3 is low threat vegetation in various forms, including (Figure 7):

- Areas that will become landscaped parkland in POS areas that will be created in time (Photo ID 5).
- Maintained lawns and surrounds in rural residential Lots (Photo ID 6).
- Small patches of vegetation that are less than 1 ha (Photo ID 7) and not located within 100 m of other vegetation being classified. The patch of vegetation located at the southern end of Allen Road will meet this definition when the imminent clearing of vegetation in what will become Stages 8 and 10 is finalised and has been considered in the current assessment process as such.

Patch 3	**Classification or Exclusion Clause:**	Low-threat vegetation — Exclusion Clause 2.2.3.2 (f)

Photo ID 5

Photo ID 6

Photo ID 7

Figure 7: Low-Threat Vegetation

3.1.4 Patch 4: Non-vegetated Areas

Non-vegetated areas are present in the form of cleared areas associated with (Figure 8):

- Current land use within the broader development site in the form of cleared areas, including those where civil engineering works are in progress.
- The presence of roads, buildings, and other assets within and in proximity to the site.

Patch	4	**Classification or Exclusion Clause:**	Non-vegetated areas — Exclusion clause 2.2.3.2 (e)

Photo ID 8

Photo ID 9

Figure 8: Non-vegetated Areas

Scale: 1: 2,200
Original Size: A3
Aerial Imagery: NearMap April 2023
Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 75 150 m

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Figure 9

Vegetation Classification as per AS 3959:2018

Martinick Bosch Sell Pty Ltd
4 Cook St
West Perth WA 6005
Australia
t: +61 8 9226 3166
info@mbsenvironmental.com.au
www.mbsenvironmental.com.au

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\\mbssvr\working\LWP Property\Mahala Forrestdale\BAL-assessment, Stage 5\GIS\Stage 5 Mahala.qgz 30/06/2023 F9 Vegetation Classification

3.2 EFFECTIVE SLOPE

Mahala Stage 5 is located on flat land, thus for the purposes of the BAL-assessment the slope that will apply for the BAL-assessment process is upslope or flat land.

3.3 RELEVANT FIRE DANGER INDEX

The fire danger index (FDI) for this site is FDI 80, as documented in Table 2.4.3 of AS 3959:2018, which is the nominated FDI for Western Australia.

3.4 POTENTIAL FIRE IMPACTS

The potential fire impacts to the Lots in this Stage include smoke and ember attack, with the BAL-analysis for each vegetated area summarised in Table 1. As the vegetation in what will become Stages 8 and 10 is yet to be cleared, BAL-ratings are considered from the perspective of the current vegetation present to the east as well as for the situation where that vegetation has been cleared to enable the engineering and sale of Lots in Stages 8 and 10.

Table 1: BAL-Analysis

Patch	Vegetation Classification	Effective Slope	Separation Distance (m)	Maximum BAL-rating
1	Class B Woodland	Flat land	0 – 100	BAL-FZ – BAL-Low
2	Class D Scrub	Flat land	> 100	BAL-Low
3	Low-threat Vegetation	Flat land	N/A	BAL-Low
4	Non-vegetated Areas	Flat land	N/A	BAL-Low

3.5 BUSHFIRE ATTACK LEVEL

For buildings within bushfire prone areas, an ideal hazard separation zone of at least 100 m between vegetation and building walls that includes a 20 m asset protection zone is preferred. Where that is not possible, the requirements of AS 3959:2018 *Construction of Buildings in Bushfire Prone Areas* can be applied as an acceptable solution.

As there has been an inadvertent delay with clearing in Stages 8 and 10 to the northeast of Stage 5, the Class B Woodland presents a short-term bushfire risk until it is cleared. Accordingly, the BAL-assessment process for Stage 5 provides information and the temporary ratings relating to the presence of the Class B Woodland as well as the BAL-ratings that will apply once the vegetation within Stages 8 and 10 are cleared ahead of civil engineering works. Note that the Developer has committed to not offering Lots with a BAL-40 or BAL-FZ rating for sale until the clearing within Stages 8 and 10 has occurred and the temporary BAL-ratings are no longer applicable.

3.5.1 BAL-ratings Pre-clearing of Class B Woodland

As most of the Lots are currently located within 100 m of Class B Woodland in what will become Stages 8 and 10, temporary BAL-ratings will apply as follows (Figure 10):

- Lots 424 and 80 – BAL-FZ
- Lot 434 – BAL-40 based on a 3.2-m building setback from the rear Lot boundary.
- Lots 425 – 428 – BAL-29.
- Lot 429 – BAL-29 based on a 1.2-m building setback from the rear Lot boundary.
- Lot 430 – BAL-29 based on a 1.8-m building setback from the rear Lot boundary.

- Lot 431 – BAL-29 based on a 2.8-m building setback from the rear Lot boundary.
- Lot 432 – BAL-29 based on a 3.3-m building setback from the rear Lot boundary.
- Lot 433 – BAL-29 based on a 4.3-m building setback from the rear Lot boundary.
- Lots 243 – 260, 403 – 409, 412, and 413 are rated BAL-12.5.
- Lots 395 – 398 are rated BAL-Low.

3.5.2 BAL-ratings Post-clearing of Class B Woodland

When the vegetation in what will become Stages 8 and 10 is cleared, there will be no classified vegetation within 100 m of Stage 5, with the Class D Scrub northeast of the Stage 10 boundary in two vegetated Lots that will be retained in the longer term more than 110 m away. At that time, the temporary BAL-ratings will no longer be applicable and all Lots will be rated BAL-Low (Figure 11).

3.5.3 Shielding

Depending on when the clearing within what will become Stages 8 and 10 occurs, the shielding provisions outlined in clause 3.5 of AS 3959:2018 may apply to this stage of the development. If Lots are sold and built prior to the clearing within Stages 8 and 10, then the shielding provisions may apply to Lots rated BAL-29, with elevations not exposed to the bushfire source able to be constructed to BAL-19 requirements. The shielding provisions will not apply to Lots rated BAL-12.5, BAL-40 or BAL-FZ.

When vegetation within Stages 8 and 10 is cleared, the shielding provisions will not be applicable as all Lots will be rated BAL-Low.

Scale: 1: 1,500
Original Size: A3
Aerial Imagery: NearMap April 2023
Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 75 150 m

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Figure 10

Temporary BAL-ratings and Contours
Pre-clearing of Class B Woodland

Martinick Bosch Sell Pty Ltd
4 Cook St
West Perth WA 6005
Australia
t: +61 8 9226 3166
info@mbsenvironmental.com.au
www.mbsenvironmental.com.au

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Scale: 1: 1,500
Original Size: A3
Aerial Imagery: NearMap April 2023
Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 75 150 m

Stage 5 Mahala
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Figure 11

BAL-contours
Post-clearing of Class B Woodland

Martinick Bosch Sell Pty Ltd
4 Cook St
West Perth WA 6005
Australia
t: +61 8 9226 3166
info@mbsenvironmental.com.au
www.mbsenvironmental.com.au

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4. COMPLIANCE AND JUSTIFICATIONS

4.1 SPP 3.7 OBJECTIVES AND APPLICATION OF POLICY MEASURES

The intent of *State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas* (Department of Planning and Western Australian Planning Commission, 2015) is to ensure that bushfire risks are considered in a timely manner and that planning documents demonstrate the appropriate application of the various policy measures. Table 2 summarises the intent and objectives of SPP 3.7 and provides evidence of how Stage 5 Mahala complies.

Table 2: Evidence of Compliance with SPP 3.7 Intent and Objectives

SPP Reference	Description	Evidence of Compliance
Intent	• Ensure that risks associated with bushfires are planned using a risk-based approach.	• Preparation of a BAL-assessment report in accordance with SPP 3.7. • Due to the inadvertent delay in clearing what will become Stages 8 and 10 to the northeast of Stage 5, the hazard assessment indicates risks associated with bushland are largely manageable in the short term and manageable when clearing of the vegetation within Stages 8 and 10 is finalised with temporary BAL-ratings applied to affected Lots. • Until the clearing is finalised, one Lot will be rated BAL-40 and two BAL-FZ due to the proximity of the Class D Woodland to the northeast. • The Developer has committed to holding off selling these Lots until the temporary BAL-ratings are no longer applicable as there will be no classified vegetation within 100 m of Stage 5.
Objective 1	• Avoid any increase in the threat of bushfire to people, property, and infrastructure.	• Due to the inadvertent delay in clearing what will become Stages 8 and 10 to the northeast of Stage 5, the hazard assessment indicates risks associated with bushland are largely manageable in the short term and manageable when clearing of the vegetation within Stages 8 and 10 is finalised with temporary BAL-ratings applied to affected Lots. • Until the clearing is finalised, one Lot will be rated BAL-40 and two BAL-FZ due to the proximity of the Class D Woodland to the northeast. • The Developer has committed to holding off selling these Lots until the temporary BAL-ratings are no longer applicable as there will be no classified vegetation within 100 m of Stage 5.

SPP Reference	Description	Evidence of Compliance
Objective 2	• Reduce vulnerability to bushfire.	• Due to the inadvertent delay in clearing what will become Stages 8 and 10 to the northeast of Stage 5, the hazard assessment indicates risks associated with bushland are largely manageable in the short term and manageable when clearing of the vegetation within Stages 8 and 10 is finalised with temporary BAL-ratings applied to affected Lots. • Until the clearing is finalised, one Lot will be rated BAL-40 and two BAL-FZ due to the proximity of the Class D Woodland to the northeast. • The Developer has committed to holding off selling these Lots until the temporary BAL-ratings are no longer applicable as there will be no classified vegetation within 100 m of Stage 5.
Objective 3	• Ensure that higher order strategic planning documents and proposals consider bushfire protection requirements at an early stage.	• Planning within the area is well progressed, with other nearby Stages constructed and sales progressing. • Consideration of bushfire protection requirements were documented in the original Bushfire Management Plan (BMP) prepared by Bushfire Safety Consulting in 2020.
Objective 4	• Achieve an appropriate balance between bushfire risk management and biodiversity conservation.	• Site environmental values have been considered during the early planning approvals process, with the presence of a reserve that retains some native vegetation in the POS northwest of Sontag Way and linear POS that will extend from Hypatia Blvd through to MacFarlane Rd.

4.2 BUSHFIRE PROTECTION CRITERIA

Table 3 demonstrates the Site's Compliance with Bushfire Protection Criteria based on the current situation with vegetation yet to be cleared within what will become Stages 8 and 10, and when temporary BAL-ratings will no longer be applicable after clearing is finalised (Figure 9).

Table 3: Compliance with Bushfire Protection Criteria

Intent	Performance Principle	Stage 5 Mahala Solution
Element 1: Location		
Ensure subdivision and development applications are located in areas with the least possible risk of bushfire	• Bushfire hazard assessment is or will on completion be moderate or low. • BAL-rating is BAL-29 or lower.	• The subdivision is in an area where the bushfire hazard level is manageable. • Temporary BAL-ratings will apply to the majority of Lots in Stage 5 until clearing in what will become Stages 8 and 10 are finalised, noting that Lots with a temporary BAL-rating of BAL-40 or BAL-FZ will not be sold until that clearing occurs. • When the clearing in what will become Stages 8 and 10 is finalised, the temporary BAL-ratings applied to Lots in Stage will no longer be applicable as there will be no classified vegetation within 100 m of the Stage boundary and all Lots will be rated BAL-Low.
Element 2: Siting and Design of Development		
Siting and design of development minimises the level of bushfire impact	• Siting and design of development is appropriate to the level of bushfire threat and minimises risk to people, property, and infrastructure.	• Once the clearing within what will become Stages 8 and 10, is finalised, the bushfire hazard assessment manageable and all Lots will be rated BAL-Low. • No battle-axe blocks or cul-de-sacs are present.
Element 3: Vehicular Access		
Vehicular access servicing a subdivision is available and safe during a bushfire event	• Internal layout, design and construction of public and private vehicular access and egress in the subdivision allow emergency and other vehicles to move easily and safely at all times.	• Access will be via the current and planned road network. • Access to Anstey Rd will be available via Hypatia Blvd or to Allen Rd via Hypatia Blvd and Vaughan Cres and then to MacFarlane and Armadale Rds.
Element 4: Water		
Water is available to the subdivision, development, or land use to enable people, property, and infrastructure to be defended from bushfire	• Subdivision is provided with a permanent and secure water supply that is sufficient for firefighting purposes.	• The site is connected to scheme water, i.e. located within a reticulated area with hydrants compliant with Water Corporation design standards.

Intent	Performance Principle	Stage 5 Mahala Solution
Element 5: Vulnerable Tourism Land Uses		
Bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.	• Varies according to the type of tourism use, and will include: — Suitable siting of dwellings with appropriate hazard separation from classified vegetation. — Adequate vehicular access and egress in the event of a fire location. — Has a permanent water supply available for firefighting purposes.	• Not applicable — Stage 5 Mahala is a residential development.

4.3 COMPLIANCE WITH RELEVANT DOCUMENTS

Sections 4.1 and 4.2 demonstrate that the site complies with SPP *3.7* (DPLH *et al*, 2015) and *Guidelines for Planning in Bushfire Prone Areas V1.4* (WAPC and DPLH, 2021). Lot owners must comply with relevant sections of the annual firebreak notice and bushfire information prepared by the City of Armadale, such as total fire bans and hazard reduction programs.

4.4 COMPLIANCE STATEMENT

This BAL-assessment report has been prepared in accordance with the requirements of SPP *3.7 Planning in Bushfire Prone Areas* (Department of Planning and Western Australian Planning Commission, 2015) and *Guidelines for Planning in Bushfire Prone Areas* (Department of Planning, Department of Fire and Emergency Services and Western Australian Planning Commission, V1.3 2017). The BAL-assessment was undertaken in accordance with the simple procedure (Method 1) of AS 3959:2018. Information provided in this document is correct as of 05 July 2023.

Signed:
Date: 05 July 2023
Accreditation Number: 36638
Accreditation Expiry Date: 30 April 2024

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

5. REFERENCES

AS 3959:2018 Construction of Buildings in Bushfire Prone Areas, Standards Australia, NSW.

Bushfire Safety Consulting, (2020), *Bushfire Management Plan – Subdivision Stages 1-4, Lots 50, 51, 53, 55 & 58 Anstey Road, Forrestdale*, unpublished report prepared for LWP Property Group.

Department of Planning, Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC), (2021), *Guidelines for Planning in Bushfire Prone Areas - V1.4*, Western Australian Planning Commission, Perth, Western Australia.

Department of Planning and Western Australian Planning Commission, (2015), *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, Western Australian Planning Commission, Perth Western Australia.

MBS Environmental, (2022), *BAL-Assessment, Mahala Stage 5, Anstey Road Forrestdale*, unpublished report prepared for Anstey Road Developments Pty Ltd.