

# Development in Bushfire Prone Areas

## Summary:

Additional planning and building requirements may apply to proposed development within a bushfire prone area. To find out whether your property is located within the Bushfire Prone Areas, you may search for your address on the [Map of Bushfire Prone Areas](#).

The additional planning and building requirements to address bushfire risk for proposed development in a bushfire prone area can be found in [State Planning Policy 3.7 – Planning in Bushfire Prone Areas \(SPP 3.7\)](#). [The SPP 3.7 Guidelines \(Guidelines\)](#) contain additional details and recommendations for all types of development in bushfire prone areas and applies to all lots designated as bushfire prone.

Except where exemptions apply (see further below) all building, development and subdivision applications within bushfire prone areas require the preparation of a Bushfire Attack Level (BAL) assessment and/or a Bushfire Management Plan (BMP) to accompany the application.

**The City of Stirling does not undertake BAL assessments or prepare Bushfire Management Plans.** The proponent is required to engage an **accredited** independent bushfire consultant. **The City will not accept any BAL or BMP that is not prepared by an accredited bushfire consultant.**

## Information to accompany building and development applications:

The level of detail of BAL assessment and BMP required for development and subdivision applications are outlined in the Guidelines.

The table below outlines when a BAL or a BMP are to be provided with a building permit, development application or a subdivision application.

**Table 1: BAL assessment required in the following scenarios**

Development Type	Development Application	Building Permit
Single House or ancillary dwelling which are:	a. On a lot less than 1,100m <sup>2</sup>	Not required
	b. On a lot 1,110m <sup>2</sup> or greater	Required
Residential alteration and renovation, extension or repairs where:	a. Works less than \$20,000; and	Not required
	b. NO roof-mounted evaporative air-conditioner; and	
	c. Does not increase the ignition risk from bushfire attack for existing building	

Development Type	Development Application	Building Permit
d. All other cases	Not required	Required
Outbuildings where they are:	a. Associated with residential buildings	Required
	b. Not associated with residential building	Not required
Other residential buildings	Required	Required
Other habitable buildings (Change of Use / Commercial / Industrial etc.)	Required	Required

*Please note that development approval is required regardless if the determined BAL rating is BAL-40 or BAL-FZ.*

Planning proposals should satisfy bushfire protection requirements such as the creation of Hazard Protection Zones and Asset Protection Zones within the boundaries of the land being developed so as not to impact on the bushfire and environmental management of neighbouring reserves, properties or conservation covenants.

## What are bushfire attack level (BAL) assessments and bushfire management plans (BMP)?

A bushfire attack level (BAL) is a way of measuring the severity of a building's potential for bushfire exposure. An accredited Bushfire Practitioner would be qualified to determine a BAL-rating and assessment for your proposal. A list of accredited Bushfire Practitioner is available to search on the Fire Protection Association (FPA) Australia website.

The determined BAL-rating is used to establish the construction requirements that can improve the protection of your building from bushfire exposure. Depending on the BAL rating, a bushfire management plan (BMP) may also be required, which would include an assessment against the bushfire protection criteria outlined on the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines), and an implementation outlining responsibilities for landowners/developers in addressing bushfire protection criteria during each stage of development.

The table below outlines the BAL-rating and applicable requirements at development application, building application and subdivision application stage.

BAL Rating	Development Application	Building Permit	Subdivision
BAL-LOW	No additional requirements	No further bushfire construction requirements	<ul style="list-style-type: none"> <li>BAL assessment to be submitted with the subdivision application/</li> <li>No BMP is required</li> </ul>

BAL Rating	Development Application	Building Permit	Subdivision
BAL-12.5 to BAL-29	<ul style="list-style-type: none"> <li>For vulnerable land uses, BMP addressing bushfire protection criteria, as well as emergency evacuation plan or risk management plan are required.</li> <li>For non-vulnerable land uses, BMP addressing bushfire protection criteria is required.</li> </ul>	<ul style="list-style-type: none"> <li>BAL assessment required.</li> <li>Development to be constructed to relevant bushfire construction standards as set out in <i>Building Code of Australia</i> and the <i>Australian Standard AS3959: Construction of Buildings in Bushfire Prone Areas</i>.</li> </ul>	<ul style="list-style-type: none"> <li>BMP required</li> </ul>
BAL-40 to BAL-FZ	<ul style="list-style-type: none"> <li>For vulnerable land uses, the proposal will not be supported unless achieving BAL-29 or below.</li> <li>For non-vulnerable land uses, proposal will not be supported unless meeting the definition for “minor development” under SPP 3.7</li> </ul>	<ul style="list-style-type: none"> <li>BAL assessment required.</li> <li>Development to be constructed to relevant bushfire construction standards as set out in <i>Building Code of Australia</i> and the <i>Australian Standard AS3959: Construction of Buildings in Bushfire Prone Areas</i></li> </ul>	<ul style="list-style-type: none"> <li>BMP required</li> </ul>

## Further information:

Please contact the City of Stirling to speak with a planning or building officer where additional bushfire planning or building requirements may be applicable.

Published by the Department of Planning, Lands and Heritage (DPLH)/ Western Australian Planning Commission (WAPC):

- [State Planning Policy 3.7 – Planning in Bushfire Prone Areas](#)
- [Guidelines for Planning in Bushfire Prone Areas \(Guidelines\) and Appendices](#)
- [Additional bushfire planning publications](#)

From the Department of Fire and Emergency Services (DFES): [Map of Bushfire Prone Area](#)

## Terms used:

Terms	Definition
Bushfire attack level (BAL)	A means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for

	<p>establishing the requirements for construction to improve protection of building elements from attack by bushfire.</p>
Bushfire management plan	<p>A document that sets out short, medium and long-term risk management strategies for the life of the development. It is strongly recommended that Bushfire Management Plans are prepared by an accredited Bushfire Planning Practitioner in accordance with the requirements set out in the Guidelines on behalf of the landowner/ proponent with the assistance of the responsible authority for emergency services where required.</p>
Bushfire protection criteria	<p>A performance-based system of assessing bushfire risk management measures contained in the Guidelines and applied to all strategic planning proposals, subdivisions and development applications</p>
Vulnerable land use	<p>A land use where persons may be less able to respond in a bushfire emergency. These can be categorised as one or more of the following:</p> <ul style="list-style-type: none"> <li>land uses and associated infrastructure that are designed to accommodate groups of people with reduced physical or mental ability such as the elderly, children (under 18 years of age), and the sick or injured in dedicated facilities such as aged or assisted care, nursing homes, education centres, family day care centres, child care centres, hospitals and rehabilitation centres;</li> <li>facilities that, due to building or functional design, offer limited access or the number of people accommodated may present evacuation challenges, such as corrective institutions (prisons) and detention centres;</li> <li>short stay accommodation or visitation uses that involve people who are unaware of their surroundings and who may require assistance or direction in the event of a bushfire, such as bed and breakfast, caravan park and camping ground, holiday house, holiday accommodation, home business, serviced (short stay) apartment, tourist development and workers' accommodation</li> </ul>
Minor development	<p>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"> <li>a single house on an existing lot 1,100m<sup>2</sup> or greater;</li> <li>an ancillary dwelling on a lot of 1,100m<sup>2</sup> or greater; and</li> <li>change to a vulnerable land use in an existing residential development.</li> </ul>