

DID YOU KNOW?

Bushfire attack level (BAL) assessments and bushfire management plans (BMPs) are required to be prepared by an accredited bushfire consultant.

You can find contact details for accredited consultants in:

- The Shire's [Building & Planning Services Directory](#) or
- The FPAA [Bushfire Accredited Practitioner Register](#)



MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



(08) 9892 1111



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This information is provided as a general guide only - please contact us before starting your project.



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BUSHFIRE PRONE AREAS

Planning & Building
Guidelines



What is a Bushfire Prone Area?



The WA State Government has mapped 'Bushfire Prone Areas' where there may be an increased risk of bushfire. In these designated areas increased standards are applied to new development help to protect life, property and our emergency services.

Is my property included?

You can find out if your property is included by viewing maps at: maps.slip.wa.gov.au/landgate/bushfire-prone/

The State Government's policies require new development in a Bushfire Prone Area to be:

- Supported by a Bushfire Attack Level assessment completed by an accredited bushfire consultant.
- Meet standards for site location, vehicle access, water storage, distance from vegetation, etc.

What is a Bushfire Attack Level (BAL) assessment?

A BAL assessment measures the potential severity of exposure to bushfire, including direct flame contact, radiant heat and ember attack. This considers a range of factors including vegetation type, slope of the ground, and distance from unmanaged vegetation.

The BAL rating identified will determine:

- Whether the development location is appropriate (ie. the highest acceptable rating is BAL-29).
- The area around buildings where vegetation is required to be managed to reduce fuel loads.
- The construction standard required for the building (as per Australian Standard 3959:2018).

Some development does not require a BAL assessment, including:

- Minor renovations (eg. less than \$20,000, no increased occupancy or bushfire risk).
- Non-habitable buildings (eg. sheds) that are more than 6m from any habitable building.
- Development on a property with an existing and current BAL contour plan (eg. new estate).

What is a Bushfire Management Plan (BMP)?

Some types of new development will also need a BMP prepared before planning approval can be given. A BMP assesses whether a proposed development complies with the State's bushfire policies and identifies additional risk management strategies (where required). For example:

- Residential development with a rating of BAL-40 or BAL-FZ
- Vulnerable land uses (eg. tourism, events, education, aged care)
- Where management of vegetation is proposed to lower a BAL rating
- High risk land uses (eg. Service Stations)
- Subdivision of land

Vulnerable land uses may also be required to prepare an Emergency Evacuation Plan.

For more information speak to an accredited bushfire consultant.

