



Bushfire Attack Level (BAL) Report and Certificate

For project at: Lot 9052 (#500K) Maritime Drive, Jindalee

Client: Claymont SPV1 Pty Ltd ATF Claymont SPV1 Unit Trust

Report Number: 24-23808

Assessment Date: 14 January 2026

Report Date: 15 January 2026

Version: Version 1

Prepared by a BPAD Accredited Practitioner



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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) reviewed and verified by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
		9052	500K	Maritime Drive		
	Suburb			State		Postcode
	Jindalee			WA		6036
Local government area	City of Wanneroo					
Main BCA class of the building	Class 1a		Use(s) of the building	Residential Use		
Description of the building or works	New Building					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance (m)	BAL
Method 1	Class C Shrubland	>5-10°	73.1m	BAL – 12.5

BAL Report Prepared By

Prepared By: Sam Thomas	Signature 
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BPAD Accredited Practitioner Reviewer Details

Name Jess Calcutt	Signature 	Jess Calcutt Level 1 BPAD Accredited Assessor Accreditation No.: BPAD 65772  BPAD Bushfire Planning & Design Accredited Practitioner Level 1 Authorised Practitioner Stamp
Company Details Bushfire Smart		
I hereby certify that I have reviewed the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.		

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report 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 report issued.

BAL Assessment Report

Site Assessment & Site Plans

The assessment of this site was undertaken by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959–2018 Simplified Procedure (Method 1).



The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.

Figure 1: Vegetation Classification		Legend							
Lot 9052 (#500K) Maritime Drive, Jindalee			Proposed Structure		150m area assessment		A Forest		D Scrub
Assessment Date: 14 January 2026 Prepared by: Sam Thomas Verified by: Jess Calcutt (BPAD 65772)			Site Boundary		Photo point		B Woodland		G Grassland
			100m area assessment		Plot / Veg Class. & Slope		C Shrubland		Excluded

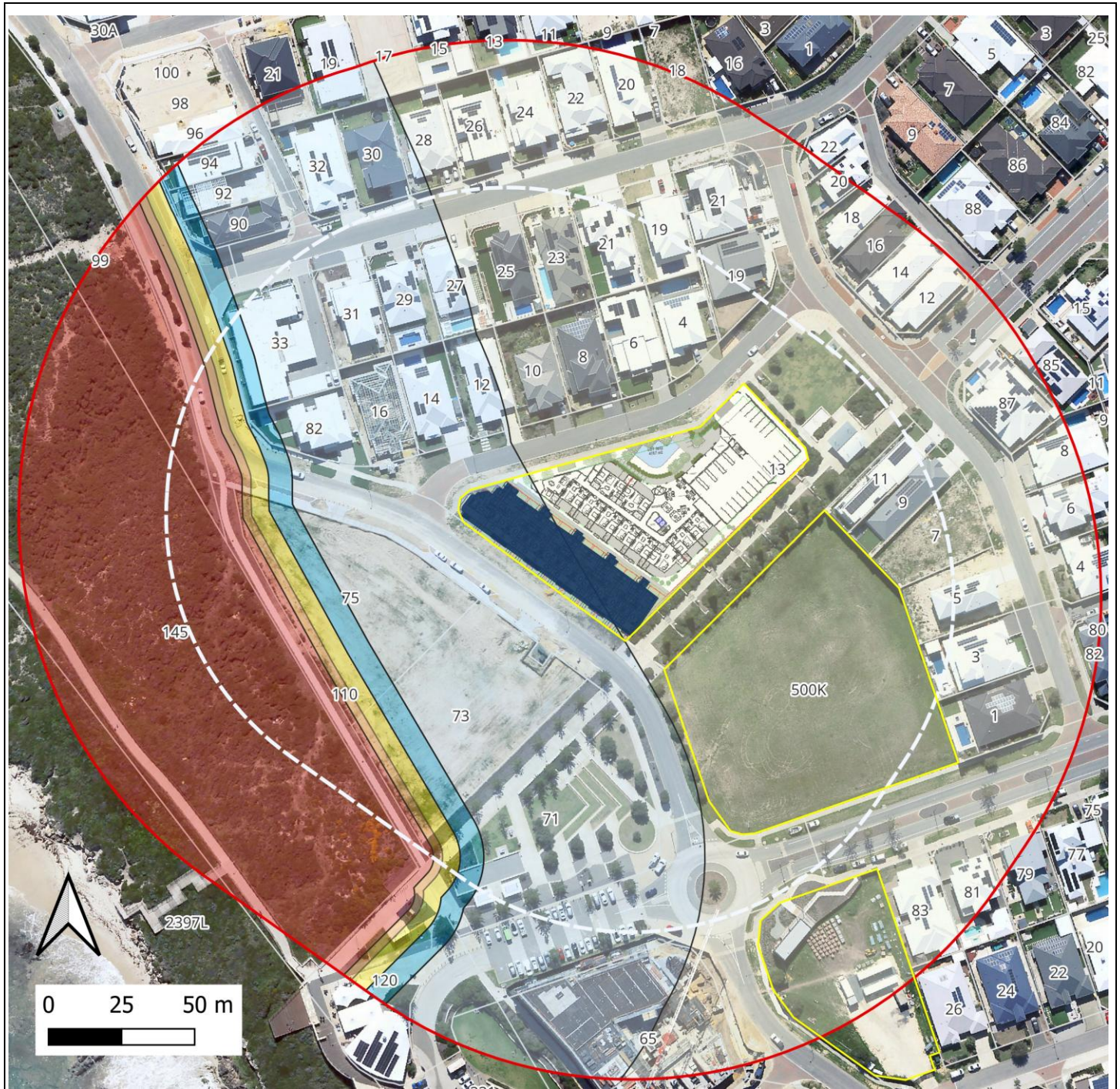


Figure 2: BAL Contours (Attainable)

Lot 9052 (#500K) Maritime Drive, Jindalee

Comments: Only dwellings within Bushfire prone Area have been assessed, per requirements, and proposed structures in this zone have been marked in navy blue.

Legend

	Proposed Structures in BPA		150m area assessment		BAL FZ		BAL 19
	Site Boundary		Photo point		BAL 40		BAL 12.5
	100m area assessment		Plot / Veg Class. & Slope		BAL 29		BAL Low

Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959 – 2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Plot:	1a/b	Effective Slope (°):	Varies See Table	Separation Distance (m):	Varies See Table
Vegetation Classification or Exclusion Clause:			Class C Shrubland - Closed heath C-10		
Description / Justification for Classification:					
Shrubland dominated by dense, continuous shrub layers not exceeding 2 m in height, with foliage cover >30%. The vegetation is impenetrable, with minimal spacing between individual shrubs, indicating a lack of canopy gaps. Understorey fuels are continuous and include unmanaged curing grasses and dry leaf litter, contributing to significant near-surface fuel loads. Plot 1b is flat before dropping off to shoreline outside assessment area.					
DIRECTION 291 deg(T) 31.64993°S 115.68535°E ACCURACY 4 m DATUM GDA2020 			DIRECTION 125 deg(T) 31.65034°S 115.68463°E ACCURACY 15 m DATUM GDA2020 		
Photo ID: 1			Photo ID: 2		
DIRECTION 187 deg(T) 31.65055°S 115.68472°E ACCURACY 10 m DATUM GDA2020 			DIRECTION 89 deg(T) 31.65060°S 115.68480°E ACCURACY 3 m DATUM GDA2020 		
Photo ID: 3			Photo ID: 4		

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Plot:	2	Effective Slope (°):	N/A	Separation Distance (m):	N/A
Vegetation Classification or Exclusion Clause:		Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification:					
Coastal allotment dominated by sparse low (<50mm) grasses and patchy herbaceous cover in insufficient quantity to increase the severity of bushfire attack.					
DIRECTION 5 deg(T)		31.65115°S 115.68643°E	ACCURACY 30 m DATUM GDA2020		
					
Maritime Drive		14/1/2026, 9:43:40 am			
Photo ID: 5					
DIRECTION 248 deg(T)		31.65052°S 115.68614°E	ACCURACY 5 m DATUM GDA2020		
					
Maritime Drive		14/1/2026, 9:44:48 am			
Photo ID: 7					
DIRECTION 242 deg(T)		31.65080°S 115.68644°E	ACCURACY 14 m DATUM GDA2020		
					
Maritime Drive		14/1/2026, 9:44:15 am			
Photo ID: 6					
DIRECTION 166 deg(T)		31.65035°S 115.68586°E	ACCURACY 5 m DATUM GDA2020		
					
Maritime Drive		14/1/2026, 9:45:17 am			
Photo ID: 8					

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Plot:	3	Effective Slope (°):	N/A	Separation Distance (m):	N/A
Vegetation Classification or Exclusion Clause:		Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification:					
Area consists of immaculate managed grass, maintained uniformly below 50 mm, with no midstorey or overstorey vegetation present. Surrounding context includes residential development and well-spaced consistent with maintained low-threat conditions.					
DIRECTION 55 deg(T)		31.65137°S 115.68699°E		ACCURACY 5 m DATUM GDA2020	
					
Maritime Drive		14/1/2026, 9:41:59 am		Maritime Drive	
14/1/2026, 9:42:16 am					
Photo ID: 9		Photo ID: 10			
DIRECTION 98 deg(T)		31.65100°S 115.68689°E		ACCURACY 5 m DATUM GDA2020	
					
Maritime Drive		14/1/2026, 9:42:40 am		Maritime Drive	
14/1/2026, 9:42:54 am					
Photo ID: 11		Photo ID: 12			

BAL Assessment Report

Plot:	4	Effective Slope (°):	N/A	Separation Distance (m):	N/A
Vegetation Classification or Exclusion Clause:			Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation		
Description / Justification for Classification:					
Area comprises a combination of permanently non-vegetated surfaces including paved roads, concrete footpaths, and hardstand infrastructure associated with residential development. Landscaped features include irrigated lawn maintained below 100 mm and scattered garden plantings with no understorey or vertical fuel continuity. Public open space infrastructure such as seating and shelters is set within low-threat, regularly maintained surrounds.					
DIRECTION 41 deg(T) 31.64996°S 115.68535°E ACCURACY 4 m DATUM GDA2020 			DIRECTION 102 deg(T) 31.64955°S 115.68526°E ACCURACY 5 m DATUM GDA2020 		
Maritime Drive			Maritime Drive		
14/1/2026, 9:30:17 am			14/1/2026, 9:31:05 am		
Photo ID: 13			Photo ID: 14		
DIRECTION 141 deg(T) 31.65079°S 115.68489°E ACCURACY 4 m DATUM GDA2020 			DIRECTION 40 deg(T) 31.65168°S 115.68571°E ACCURACY 28 m DATUM GDA2020 		
Maritime Drive			Maritime Drive		
14/1/2026, 9:38:19 am			14/1/2026, 9:40:06 am		
Photo ID: 15			Photo ID: 16		

Additional Photos of Plot 4:



Photo ID: 17



Photo ID: 19



Photo ID: 18



Photo ID: 20

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐

Table 2.7

FDI 50 ☐

Table 2.6

FDI 80 ☒

Table 2.5

FDI 100 ☐

Table 2.4

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Table 1: BAL Analysis

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1a	Class C Shrubland	>5-10°	73.1m	BAL – 12.5
1b	Class C Shrubland	Flat/Upslope	137.1m	BAL – LOW
2	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
4	Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation	N/A	N/A	BAL – LOW

Select Vegetation

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959 – 2018 using the above analysis.

Determined Bushfire Attack Level

BAL – 12.5

Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level.



Appendix 2: Shielding Provisions

- ☒ Shielding **does not apply** to any elevations.
- ☐ Shielding **can be applied** to one or more elevations in accordance with AS 3959 Clause 3.5.

Note: Shielding can reduce an elevation to the next lower BAL, however, it cannot reduce below BAL 12.5.

Shielding may only be applied where all straight lines between the elevation and the source of bushfire attack are fully obstructed by another part of the same building, as outlined in AS 3959 Clause 3.5. Shielding applies to all elements of the wall, including openings, but does not apply to subfloors or roofs.

Appendix 3: Construction Requirements

The construction requirements for each determined Bushfire Attack Level (BAL) are outlined below. Depending on your BAL rating, as indicated in this report, construction must comply with the corresponding sections listed. Detailed construction specifications can be found within the relevant sections of AS3959-2018.

SECTION 3 GENERAL CONSTRUCTION REQUIREMENTS

3.1 GENERAL

This Section specifies general requirements for the construction of buildings for all Bushfire Attack Levels (BALs). The BALs and the corresponding Sections for specific construction requirements are listed in Table 3.1.

TABLE 3.1 (BUSHFIRE ATTACK LEVELS AND CORRESPONDING SECTIONS FOR SPECIFIC CONSTRUCTION REQUIREMENTS (AS3959:2018, p. 34).

Bushfire Attack Level (BAL)	Classified Vegetation (Heat Flux Exposure)	Description of Predicted Bushfire Attack	Construction Section
BAL—LOW	See Clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL—12.5	$\leq 12.5 \text{ kW/m}^2$	Ember attack	3 and 5
BAL—19	$> 12.5 \text{ kW/m}^2$ $\leq 19 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers, together with increasing heat flux	3 and 6
BAL—29	$> 19 \text{ kW/m}^2$ $\leq 29 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers, together with increasing heat flux	3 and 7
BAL—40	$> 29 \text{ kW/m}^2$ $\leq 40 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers, together with increasing heat flux, with the increased likelihood of direct contact with flames	3 and 8
BAL—FZ	$> 40 \text{ kW/m}^2$	Direct exposure to flames from the fire front, in addition to heat flux and ember attack	3 and 9

Appendix 4: Glossary of Terms

<i>AS 3959 -2018</i>	AS 3959 is the Australian Standard for Construction of Buildings in Bushfire-Prone Areas. It outlines the requirements for building design and construction to improve the resilience of structures against bushfire attacks.
<i>BAL</i>	Bushfire Attack Level, referring to the level of bushfire risk for a property, typically denoted by a rating (e.g., BAL 29), or to the report assessing this risk.
<i>BCA</i>	Building Code of Australia, a set of guidelines and regulations for building construction and safety.
<i>BPAD Accreditation</i>	The Bushfire Planning and Design (BPAD) Accreditation Scheme is administered by Fire Protection Association Australia (FPA Australia) to formally recognize professionals who provide bushfire assessment, planning, design, and advisory services. BPAD Accreditation confirms a practitioner's skills and gives confidence that bushfire services are provided by qualified professionals.
<i>BPAD</i>	Bushfire Planning and Design, involving measures to mitigate bushfire risks in urban planning and building design.
<i>Effective Slope</i>	The slope of the land under the vegetation in relation to a building, which affects the speed and intensity of a bushfire. Fires move faster uphill, so steeper slopes increase bushfire risk.
<i>FDI</i>	A numerical scale that indicates the severity of bushfire conditions based on factors like temperature, humidity, wind speed, and drought. Higher values mean greater fire danger.
<i>Method 1</i>	Method 1 for determining Bushfire Attack Level (BAL) ratings is a simplified approach outlined in <i>Australian Standard AS 3959: Construction of Buildings in Bushfire-Prone Areas</i> . It uses readily available information and basic measurements to determine the potential exposure of a building to bushfire hazards
<i>Shielding</i>	Shielding is the protection of an elevation of a structure that does not have line of sight to potential bushfire attack, reducing its exposure to radiant heat, embers, and direct flames during a bushfire.