



285 Beeliar Drive (Pad Site), Yangebup

BAL Assessment

Date: 18 November 2024

Prepared For: Beeliar One Pty Ltd

Linfire Ref: 20210218116BEE -BAL-001_0

Linfire Consultancy

ABN: 577 930 47299

Revision	Issue Date	Revision Description	Approved By
0	18 Nov 2024	Issue for Approval	Linden Wears (Level 3 BPAD 19809)



Disclaimer and Limitation

This report is prepared solely for the nominated client, and any future residents of the subject lot(s), and is not for the benefit of any other person and may not be relied upon by any other person.

To the maximum extent permitted by the law, Linfire Consultancy, its employees, officers, agents and the writer ("Linfire") excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

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Fire is an unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire. Any mitigation strategies contained in this report are considered to be prudent minimum standards only, based on the standards prescribed by relevant authorities. It is expressly stated that Linfire do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Linfire has no control. If the proponent becomes concerned about changing factors then either a review of the existing BMP, or a new BMP, should be requested. Linfire accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

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1.0 Proposal details

1.1 Background

Beeliar One Pty Ltd (the Proponent), is seeking to lodge a development application in relation for a new multi-purpose commercial development on an existing pad site at 285 Beeliar Drive, Yangebup (the project area), located in the City of Cockburn.

The project area is on an empty pad located within the carpark of an existing shopping centre precinct in Yangebup. The development plan (see Appendix 1) identifies that the proposed development will consist of separate tenancies for a new Starbucks café and a car service use.

A portion of the project area is designated as bushfire prone on the *Map of Bush Fire Prone Areas* (DFES 2024; see Plate 1) which triggers a need to assess the proposal against *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2024)

As the proposed development is for a commercial use:

- In accordance with Section 4 of SPP 3.7 (including the figure), application of SPP 3.7 only applies to commercial and industrial land uses with habitable or specified buildings sited in BAL-40 or BAL-FZ.
- Section 7 of the Guidelines (for development applications for commercial and industrial land uses) reiterates this by indicating only buildings in designated bushfire prone areas with pre-development rating of Bal-40 or BAL-FZ need to address the requirements of that section.

The purpose of this BAL assessment is to establish the pre-development BAL rating for the proposed development, to determine if further assessment is required against SPP 3.7 and the Guidelines.

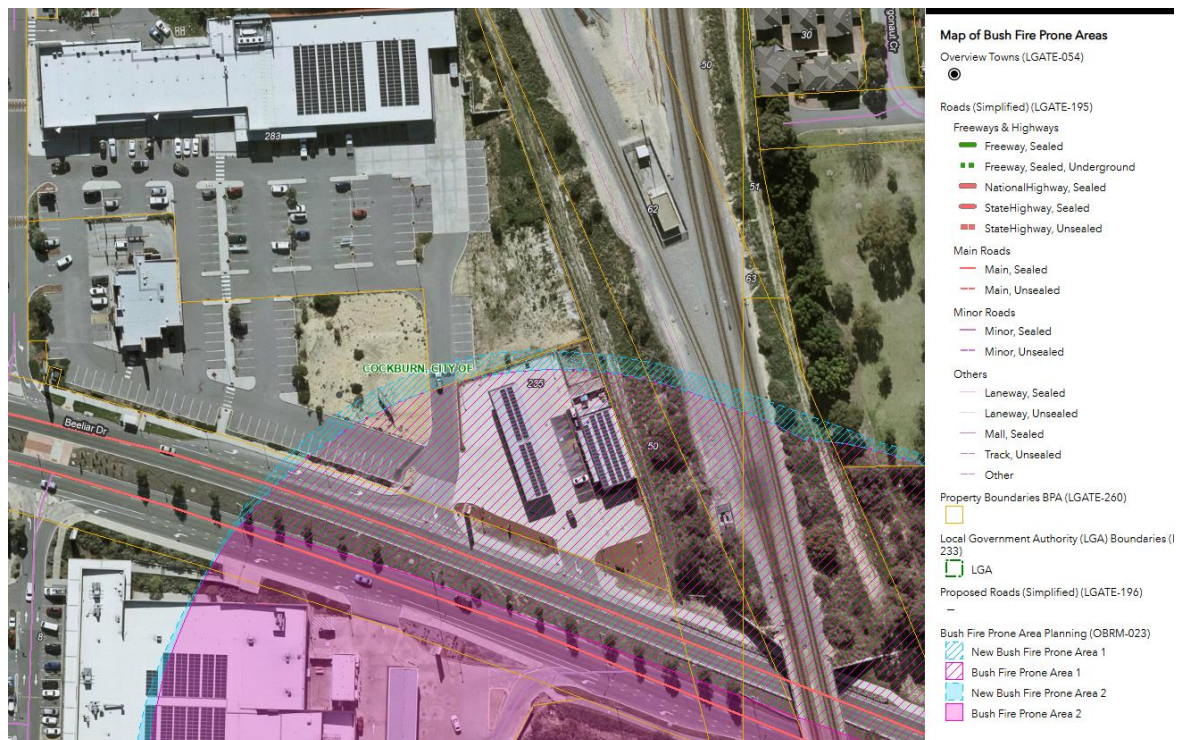


Plate 1: Designated Bushfire Prone Area Map (DFES 2024)

2.0 Site assessment and site plan

The assessment of this site/development was undertaken on 13 November 2024. by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 (Simplified Procedure [Method 1]).

2.1 Vegetation classification

All vegetation within 150 m of the site/development was classified in accordance with Clause 2.2.3.2 of AS 3959-2018 *Construction of buildings in bushfire prone areas* (AS 3959) and the *Visual Guide for Bushfire Risk Assessment in Western Australia*. Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix 2, summarised on Table 1 and depicted in Figure 1.

This BAL assessment assumes that the light regrowth within the project area will be cleared as part of proposed development, with any onsite landscaping to be managed low threat vegetation.

2.1.1 Effective slope

Linfire assessed effective slope under classified vegetation through on-ground verification on 13 November 2024 in accordance with AS 3959. Results were cross-referenced with Landgate 10 m contour data and are depicted in Table 1 and Figure 1.

2.1.2 Summary of inputs

Table 1 illustrates the anticipated post-development vegetation classifications and exclusions following completion of onsite development works.

Table 1: Post-development vegetation classifications/exclusions and effective slope

Vegetation plot	Vegetation classification	Effective slope	Comments
1	Class D Scrub	Flat/upslope (0°)	Scrub vegetation immediately adjacent to the north, north-west and west of the lot. Much of the plot is grassland, however the scrub classification has been conservatively adopted for any regrowth.
2	Class D Scrub	Flat/upslope (0°)	Unmanaged scrub vegetation along the western bank of the train lines. Much of the plot is grassland, however the scrub classification has been conservatively adopted for any regrowth.
3	Class D Scrub	Downslope >15–20°	Unmanaged scrub vegetation along the eastern bank of the train lines
4	Class A Forest	Downslope >0–5°	Unmanaged banksia dominated vegetation within Lot 9004 to the south-east of the project area.
5	Excluded – Clause 2.2.3.2 [a]	N/A	Vegetation located entirely further than 100 m from the project area
6	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Existing non-vegetated areas and low threat vegetation including buildings, roads, footpaths, managed gardens/road verges and irrigated turf.
7	Excluded – Non-vegetated and Low	N/A	Existing cleared land within project area, with some regrowth, that will be

Vegetation plot	Vegetation classification	Effective slope	Comments
	threat (Clause 2.2.3.2 [e] and [f])		converted to non-vegetated areas and low threat vegetation including buildings, roads, footpaths, managed gardens, as part of development.

2.2 Relevant Fire Danger Index

The fire danger index for this site/development has been determined in accordance with Table 2.1 of AS 3959 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index			
FDI 40 ☐ Table 2.4.5	FDI 50 ☐ Table 2.4.4	FDI 80 ☒ Table 2.4.3	FDI 100 ☐ Table 2.4.2

3.0 Potential bushfire impacts

3.1 Bushfire Attack Level (BAL) contour assessment

Linfire has undertaken a BAL contour assessment in accordance with Method 1 of AS 3959 for the project area (see Figure 2). The Method 1 procedure incorporates the following factors:

- state-adopted FDI 80 rating
- vegetation classification
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

The BAL rating gives an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by proposed future development and subsequently informs the standard of building construction and/or setbacks required for proposed habitable development to potentially withstand such impacts.

The BAL contours are based on:

- the vegetation classifications and effective slope observed at the time of inspection
- the light regrowth within the project area will be cleared as part of proposed development, with any onsite landscaping to be managed low threat vegetation, in perpetuity.

The potential bushfire impact to the site/development from each of the identified vegetation plots are identified in Table 2.

Table 2: Bushfire Attack Level (BAL) analysis

Plot	Vegetation classification	BAL determination			
		Effective slope	Separation distance	BAL Calculation methodology	Highest BAL
1	Class D Scrub	Flat/upslope (0°)	32 m	Method 1	BAL-12.5
2	Class D Scrub	Flat/upslope (0°)	42 m	Method 1	BAL-12.5

BAL determination					
Plot	Vegetation classification	Effective slope	Separation distance	BAL Calculation methodology	Highest BAL
3	Class D Scrub	Downslope >15–20°	91 m	Method 1	BAL–12.5
4	Class A Forest	Downslope >0–5°	79 m	Method 1	BAL–12.5
5	Excluded – Clause 2.2.3.2 [a]	N/A	N/A	Method 1	BAL–Low
6	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	Method 1	BAL–Low
7	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	Method 1	BAL–Low
Determined Highest BAL					BAL–12.5

4.0 Determined Bushfire Attack Level (BAL)

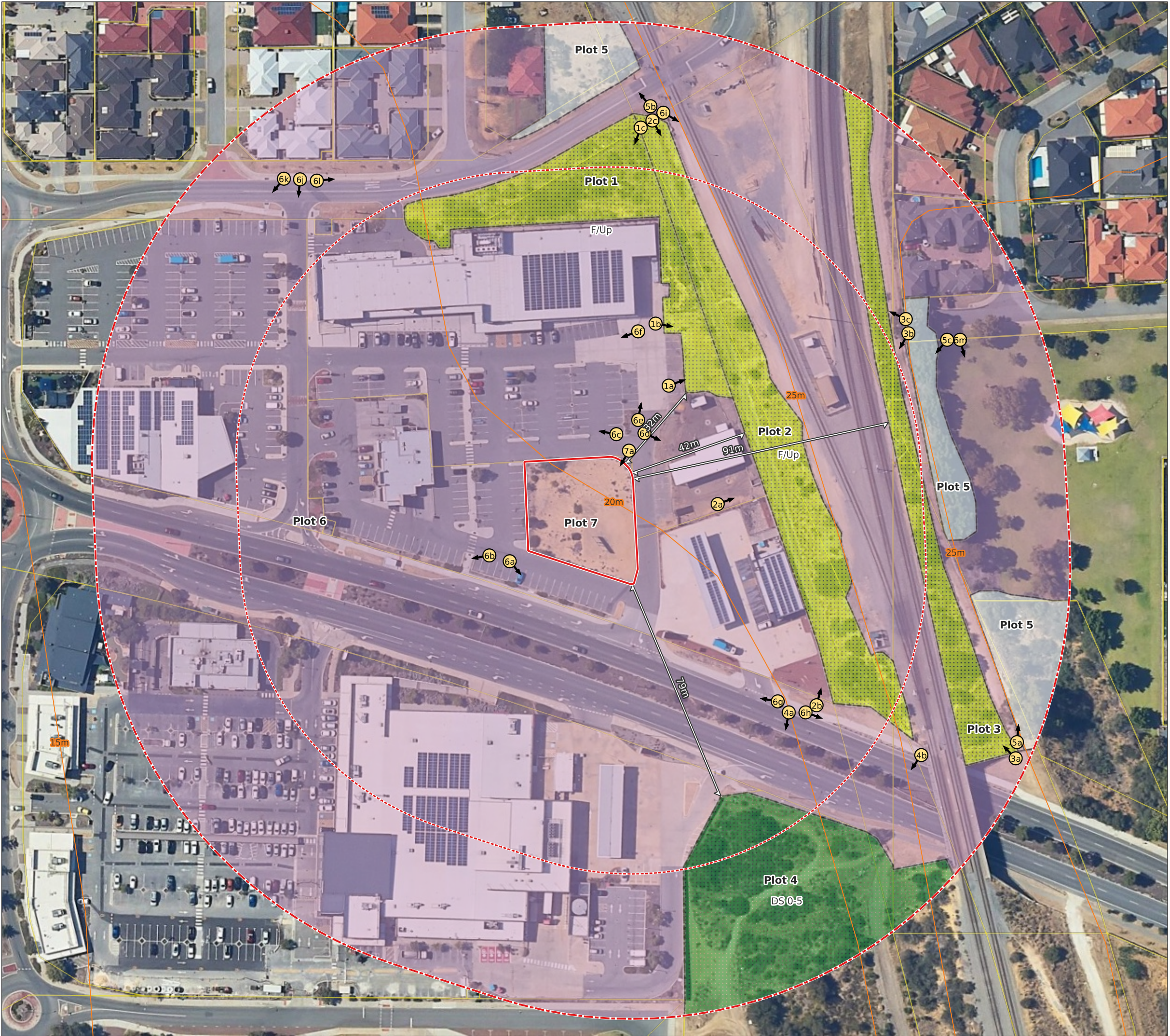
The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with Clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL–12.5
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5.0 Summary Comments

Based on the above, the BAL rating on the proposed development is less than BAL-40/FZ, and as such, there is no formal trigger to assess further under SPP 3.7 and the bushfire Guidelines.

Additionally, assuming the proposed buildings are not Class 1, 2, 3 or associated 10a buildings/structures, or “certain Class 9” buildings (as defined by the National Construction Code [NCC]), there would be no bushfire construction provisions triggered under the NCC for any of the proposed development, however this should be confirmed with the Building Certifier prior to building licence submission.





Legend

- Project Area
- 100m
- 150m
- Cadastre
- Vegetation Plot

BAL Contours

- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- BAL Low

Scale 1:1,200

0 20 40 60 Metres



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Beeliar One Pty Ltd

285 Beeliar Drive (Pad Site)

Figure 2: BAL Contour Plan

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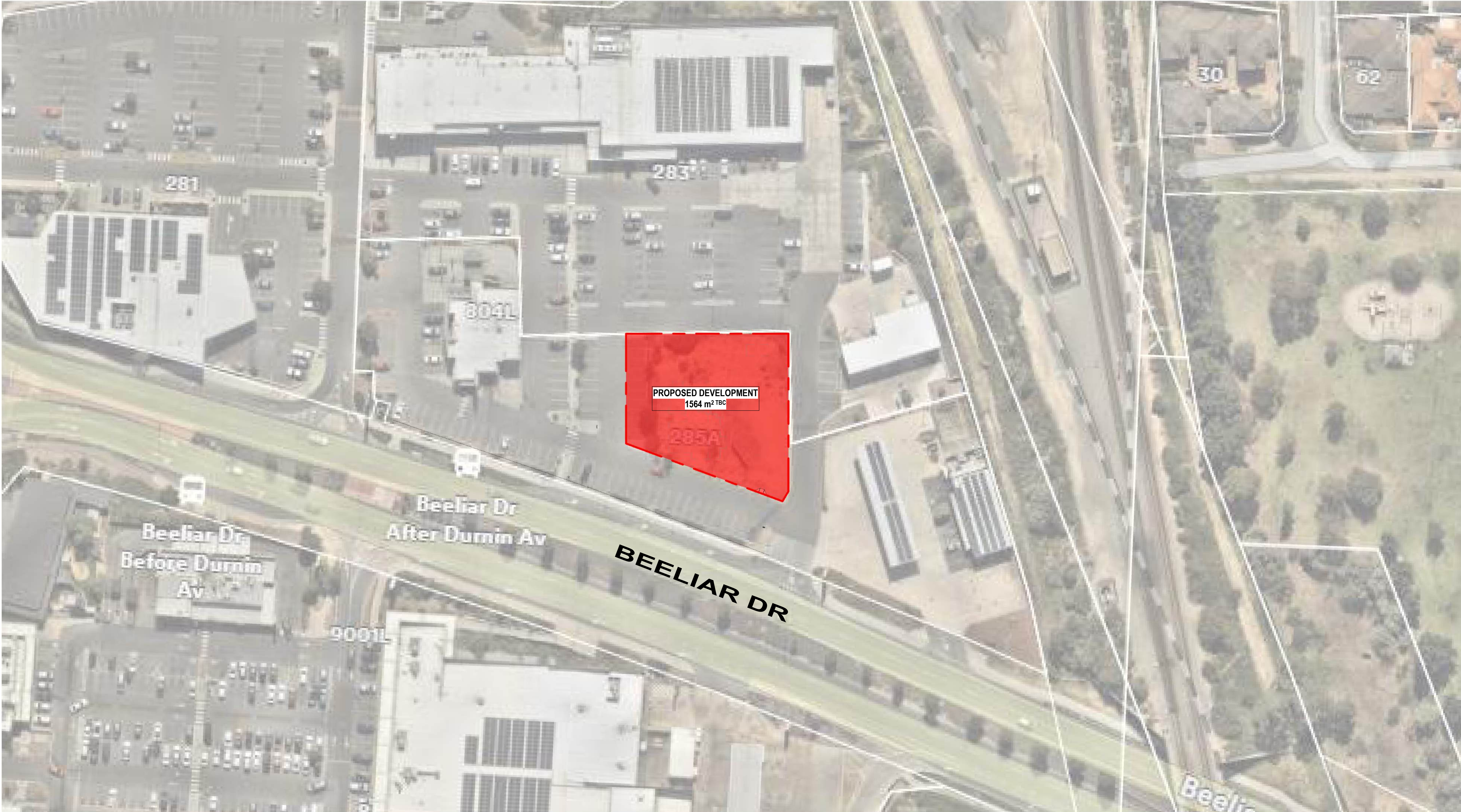


Appendix 1: Development Plans

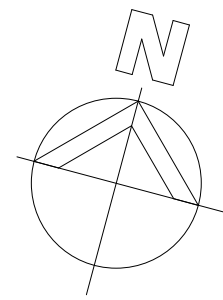


84.23_DRAWING LIST				
DRAWING No.	REV	ISSUED	DRAWING NAME	
DA00	A	04.11.2024	COVER PAGE	
DA01	A	04.11.2024	EXISTING SITE CONDITION	
DA02	A	04.11.2024	PROPOSED SITE LOCATION PLAN	
DA03	A	04.11.2024	PROPOSED SITE PLAN	
DA04	A	04.11.2024	PROPOSED SITE PLAN WITH TRACKING	
DA05	A	04.11.2024	PROPOSED FLOOR PLAN - AUTOBAHN	
DA06	A	04.11.2024	PROPOSED ELEVATIONS - AUTOBAHN	
DA07	A	04.11.2024	PROPOSED FLOOR PLAN - STARBUCKS	
DA08	A	04.11.2024	PROPOSED ELEVATIONS - STARBUCKS	
DA09	A	04.11.2024	SITE SIGNAGE PLAN	
TOTAL DRAWINGS: 10				

A	ISSUED FOR DEVELOPMENT APPROVAL			04.11.2024
revision/ issue	description			date
project	drawn	check by	description	
	JR		COVER PAGE	
location	checked			
287 BEELIAR DRIVE YANGEBUP WA	NP			
Hodge Collard Preston ARCHITECTS	scale	date	project no	dwg no
	1 : 1	04.11.2024	37.24	DA00
				rev A
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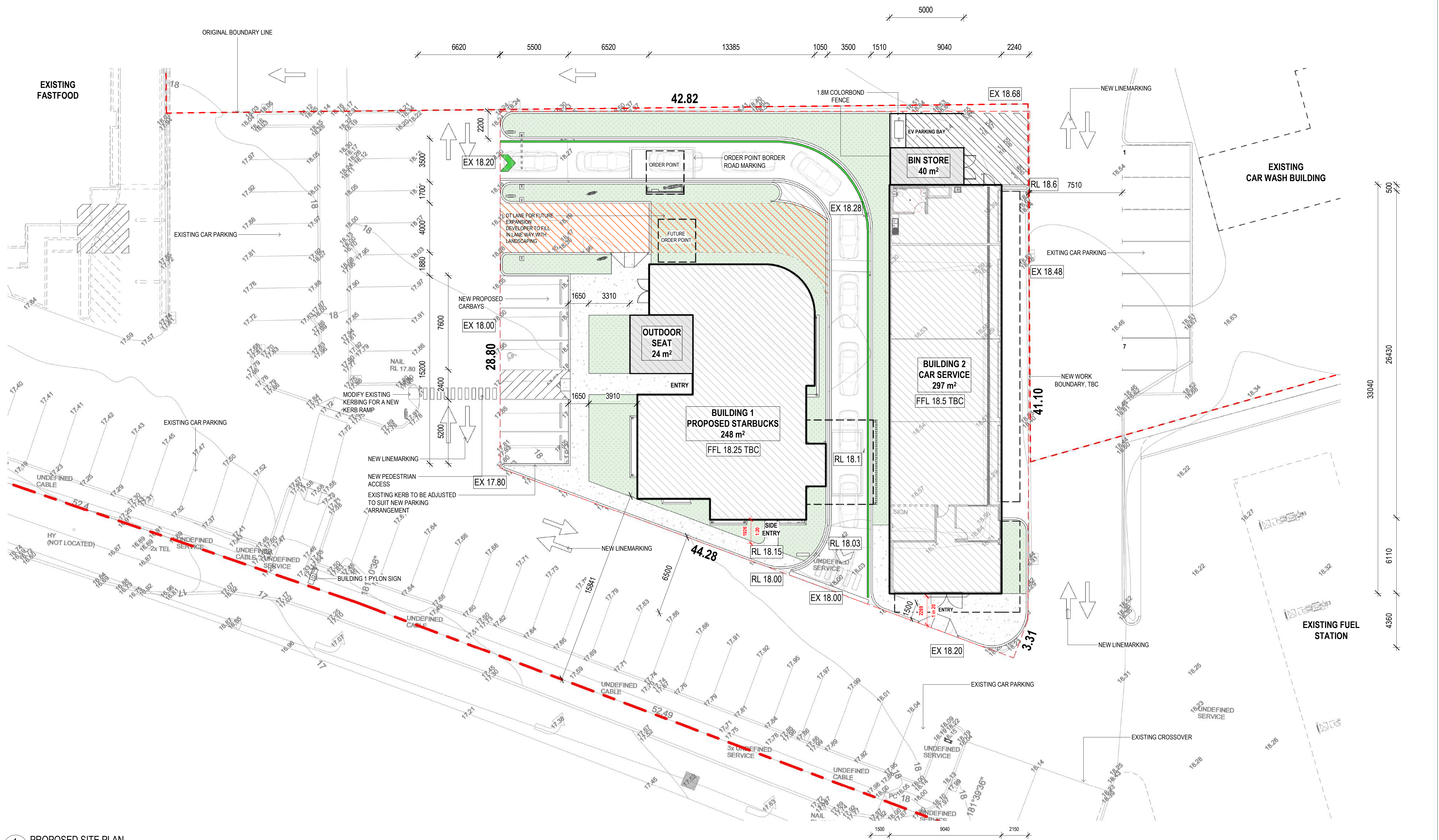
1 PROPOSED SKETCH SITE LOCATION PLAN
1:500



A	ISSUED FOR DEVELOPMENT APPROVAL	JR	NP	04.11.2024
revision/ issue	description	drawn by	check by	date
project		JR		
location		checked		
287 BEELIAR DRIVE YANGETUP WA		NP		
		scale	date	04.11.2024
		1:500	project no	37.24
			dwg no	DA02
			rev	A

Hodge Collard Preston
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1 PROPOSED SITE PLAN
1:150

AREA SCHEDULE

PROPOSED STARBUCKS 248.07 m²
PROPOSED AUTO 298.64 m²

PARKING SCHEDULE (NEW PROPOSED)

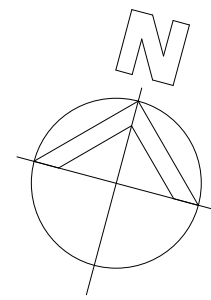
PARKING BAY 4
ACCESS CAR BAY 1
DRIVE THRU 11
TOTAL 16

GENERAL NOTES:

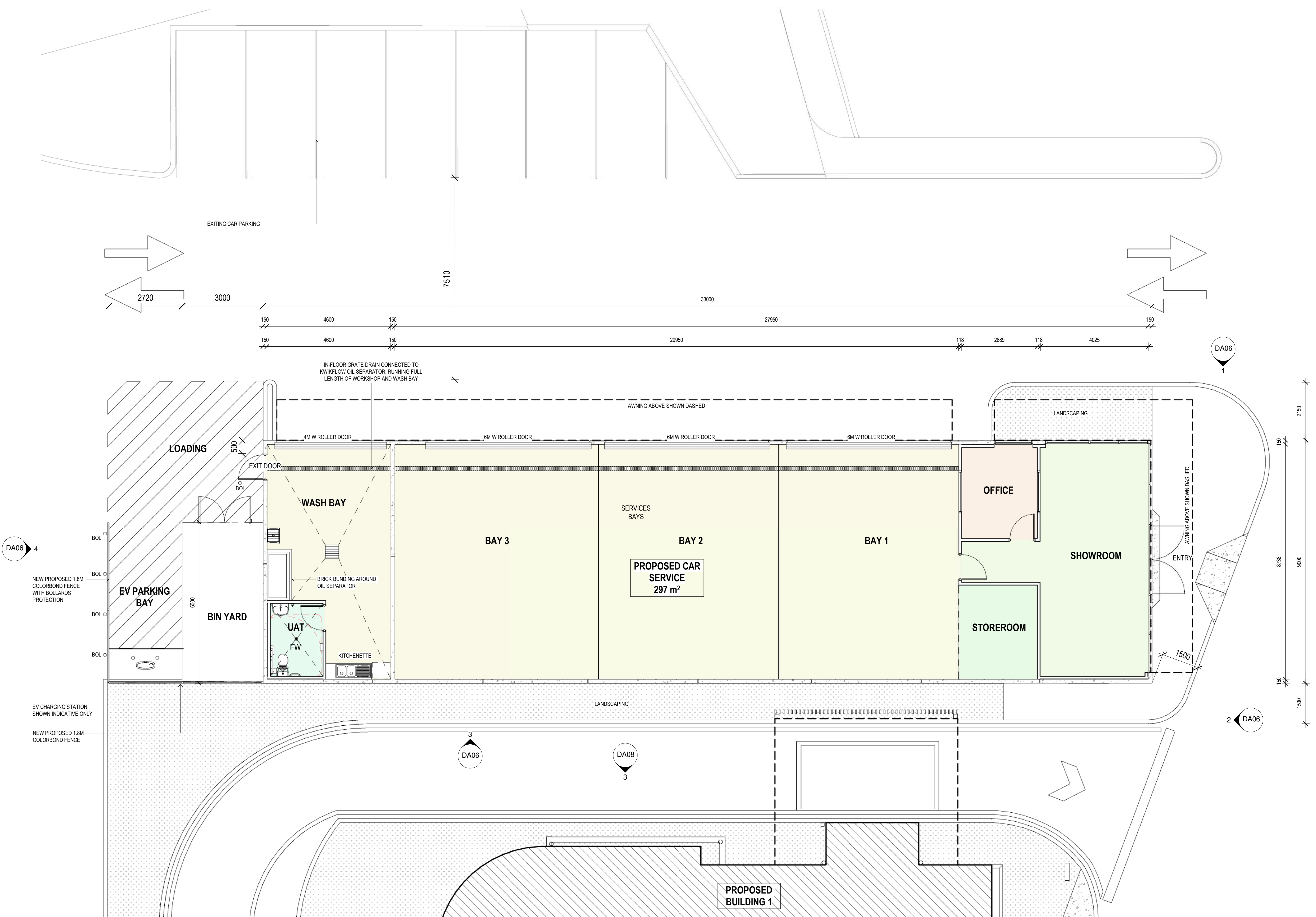
- DO NOT SCALE FROM DRAWINGS.
- ALL BOUNDARIES, LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS.
- REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING ANY WORKS.
- KERB RAMP AND TGIS TO BE IN ACCORDANCE WITH AS 1428.
- NIL STEP AT ENTRY DOORS TO PROVIDE CONTINUOUS PATH OF TRAVEL IN ACCORDANCE WITH AS 1428.
- MAX 1 IN 40 CAMBER AND CROSSFALLS TO ALL RAMPS AND WALKWAYS IN ACCORDANCE WITH AS 1428.
- ALL MATERIALS & FIXTURES TO BE COMPLIANT WITH NCC & AS.
- GLAZING ASSEMBLIES TO BE ASSEMBLED AND INSTALLED AS2047.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA PART F1 AND AS3740.
- FIRE HAZARD PROPERTIES OF WALL, FLOOR AND CEILING LININGS WILL COMPLY WITH CLAUSE C1.10 AND SPECIFICATION C1.10 OR C1.10A OF THE BCA.
- DOOR HARDWARE DETAILS OR EVIDENCE THE REQUIRED EXITS AND DOORS IN PATHS OF TRAVEL WILL BE OPERABLE IN ACCORDANCE WITH BCA-D2.21.
- REFER TO THE EMERGEN JV3 REPORT FOR SECTION J REQUIREMENTS.

SITE LAYOUT LEGEND

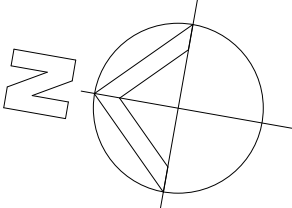
- PROPOSED BUILDING
 - LANDSCAPING (330 m²)
 - CONC. PAVING, REFER CIVIL ENGINEER'S DRAWINGS FOR CUTS / THICKNESS
 - TOP OF KERB PAVING, REFER CIVIL ENGINEER'S DRAWINGS FOR CUTS / THICKNESS
 - WHEEL STOP, AS PER AS 2890.1: 2004
 - APPROXIMATE AREA OF DEVELOPMENT
 - EXISTING BOUNDARY LINE
 - EXTENT OF RETAINING WALL TBC
- NOTE: PROPOSED LEVELS (RL & FFL) ARE SHOWN INDICATIVE ONLY, TO BE CONFIRMED BY CIVIL ENG.



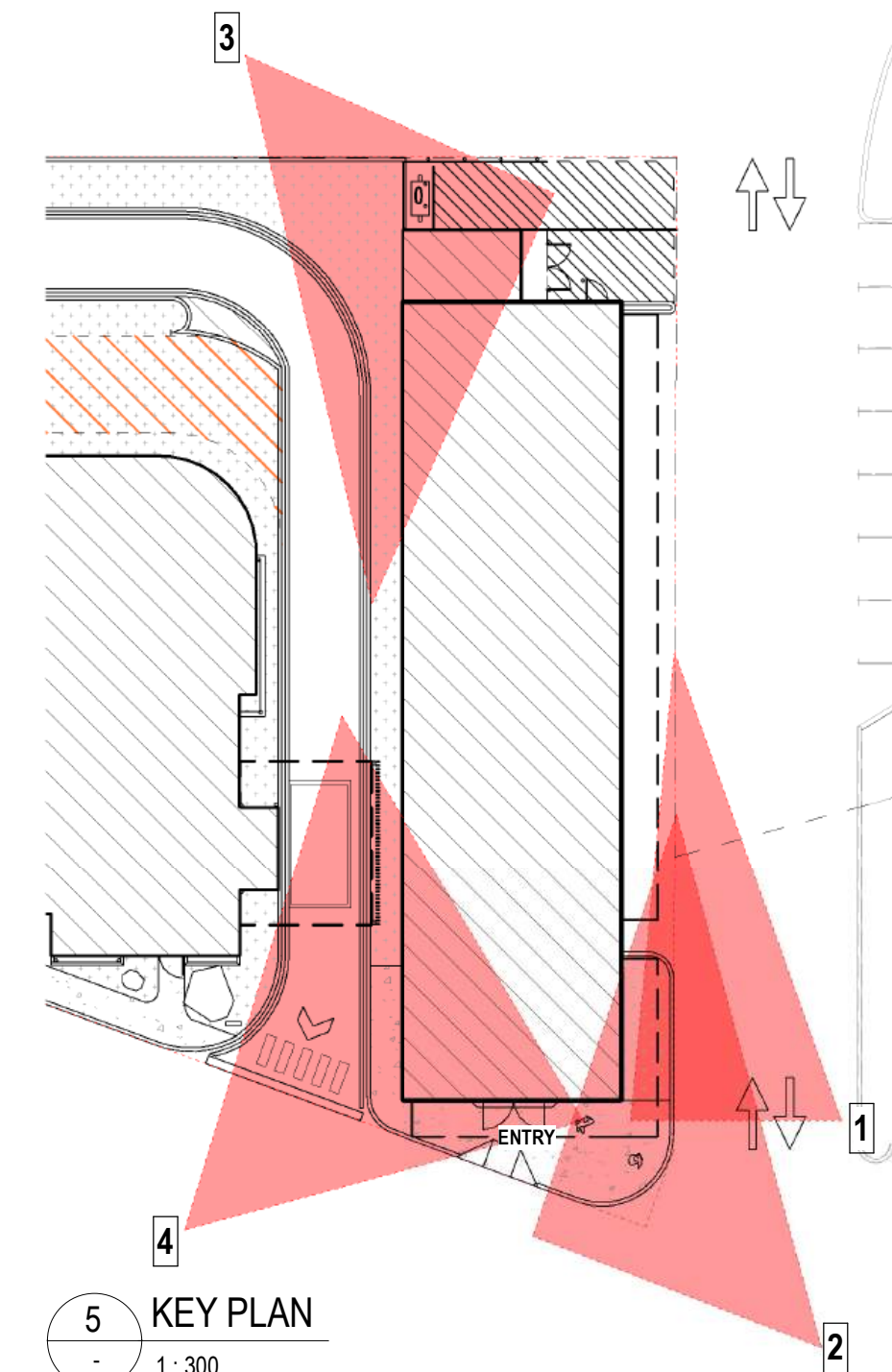
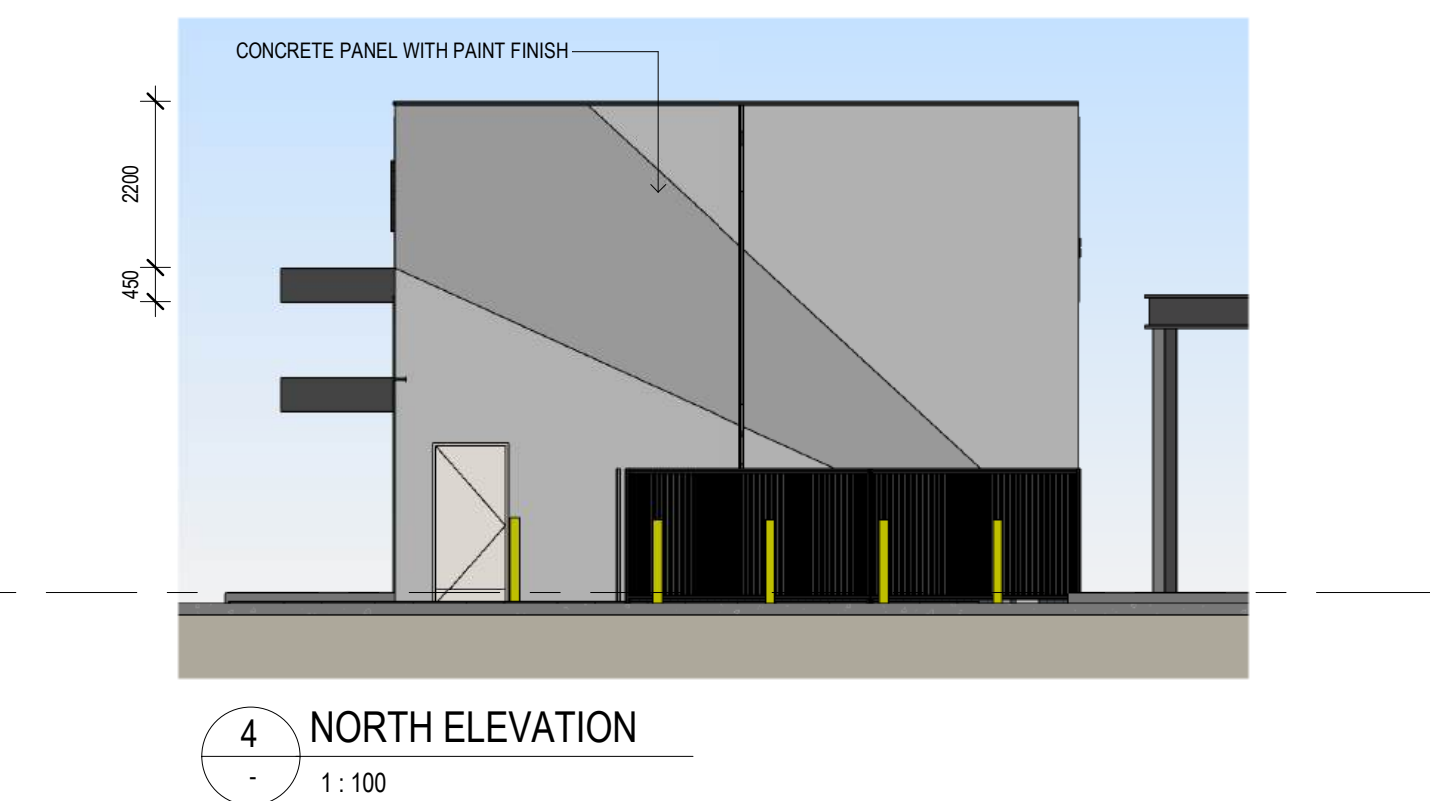
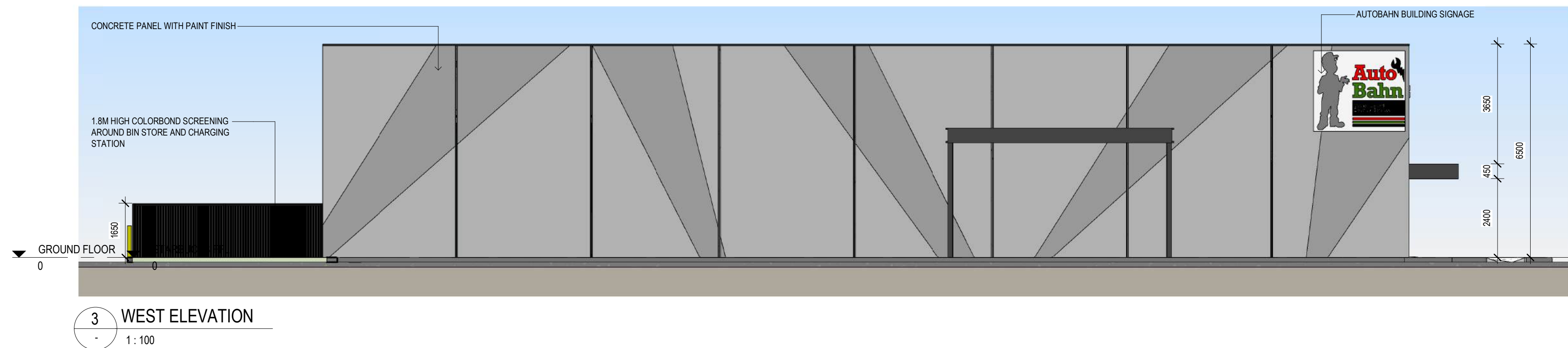
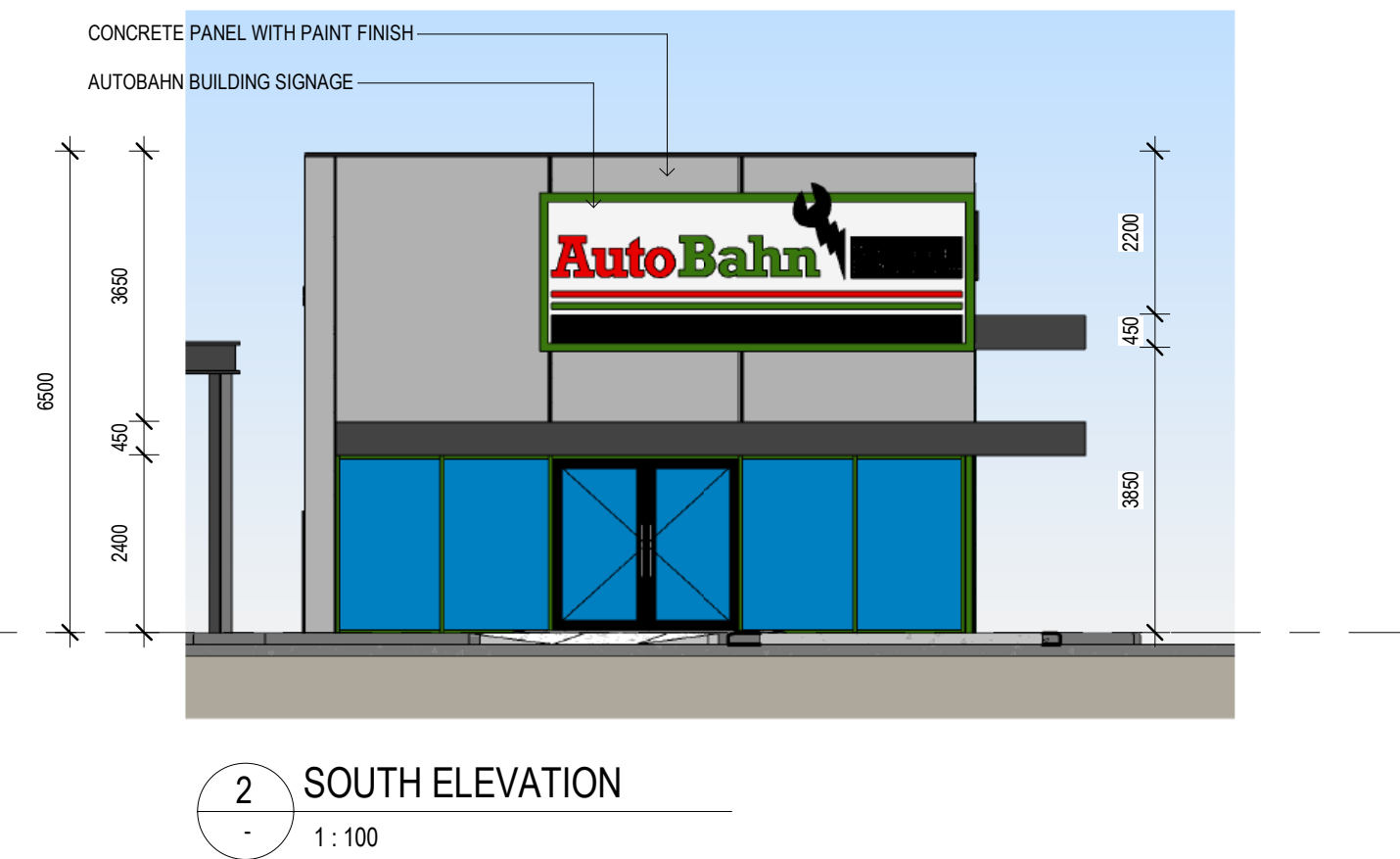
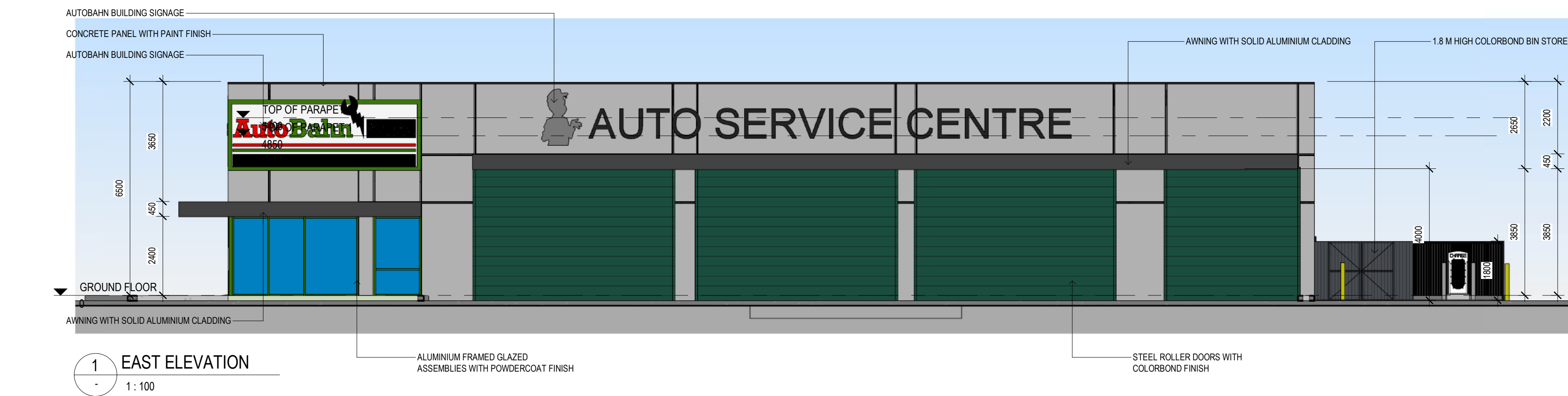
ISSUED FOR DEVELOPMENT APPROVAL		JR	NP	04.11.2024
revision/ issue	description	drawn by	check by	date
project	PROPOSED STARBUCKS & AUTO	drawn JR	description	PROPOSED SITE PLAN
location	287 BEELIAR DRIVE YANBEP WA	checked NP	date	04.11.2024
Hodge Collard Preston ARCHITECTS		scale As indicated	project no 37.24	dwg no DA03 rev A
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1 PROPOSED BUILDING 2 FLOOR PLAN
1 : 75

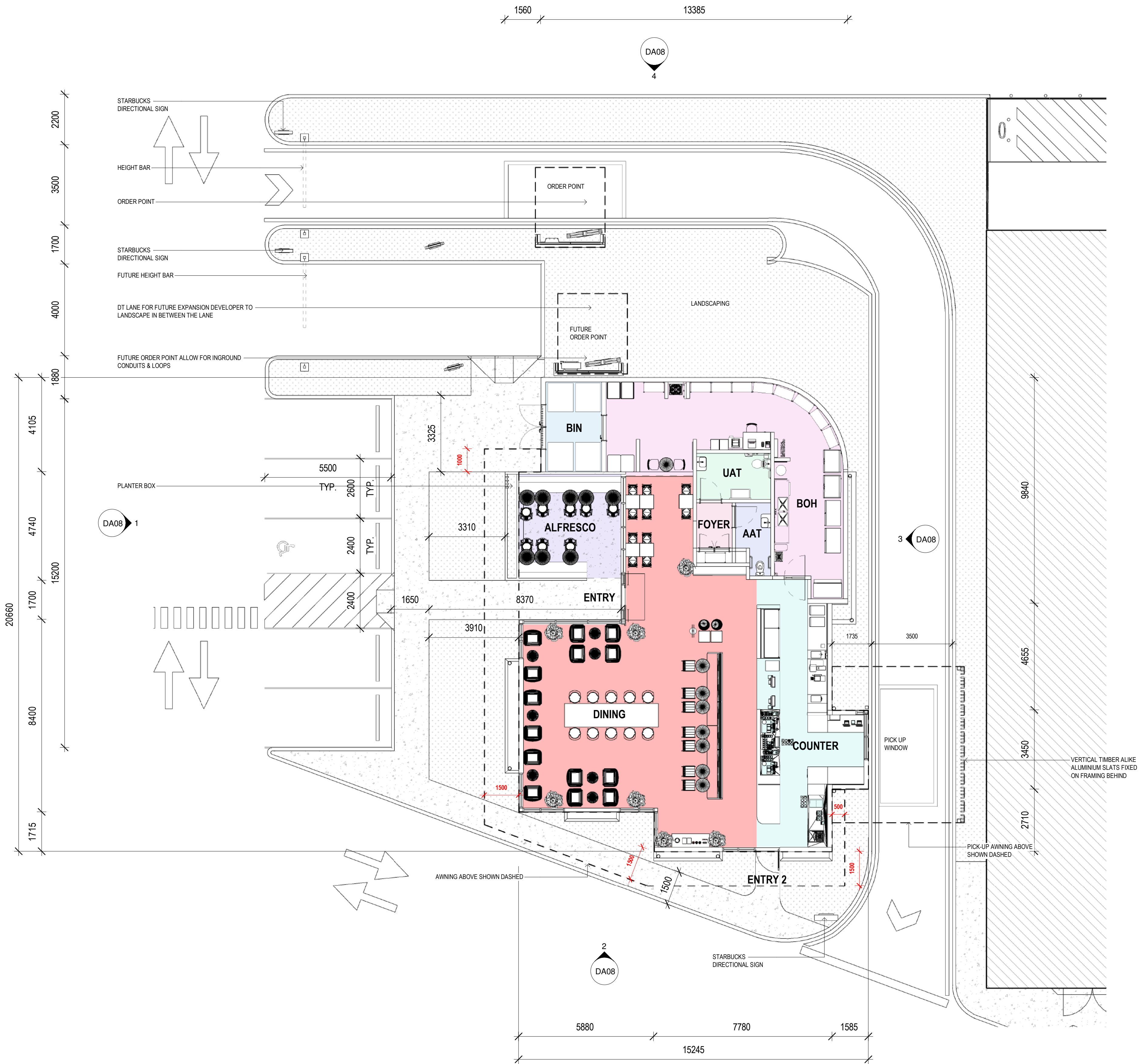


A		ISSUED FOR DEVELOPMENT APPROVAL	JR	NP	04.11.2024
revision/ issue	description		drawn by	check by	date
project	PROPOSED STARBUCKS & AUTO				
location	287 BEELIAR DRIVE YANGEBUP WA				
drawn	JR	description	PROPOSED FLOOR PLAN - AUTOBAHN		
checked	NP	date	04.11.2024	project no	37.24
scale	1 : 75	dwg no	DA05	rev	A
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- GENERAL NOTES:**
1. DO NOT SCALE FROM DRAWINGS
 2. ALL BOUNDARIES, LEVELS AND DIMENSIONS TO BE CONFIRMED ON SITE
 3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS DRAWINGS.
 4. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING ANY WORKS.
 5. KERB RAMPS AND TGSIS TO BE IN ACCORDANCE WITH AS 1428.
 6. NIL STEP AT ENTRY DOORS TO PROVIDE CONTINUOUS PATH OF TRAVEL IN ACCORDANCE WITH AS 1428.
 7. MAX 1 IN 40 CAMBER AND CROSSFALLS TO ALL RAMPS AND WALKWAYS IN ACCORDANCE WITH AS 1428.
 8. ALL MATERIALS & FIXTURES TO BE COMPLIANT WITH NCC & AS.
 9. GLAZING ASSEMBLIES TO BE ASSEMBLED AND INSTALLED AS2047.
 10. WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA PART F1 AND AS3740.
 11. FIRE HAZARD PROPERTIES OF WALL, FLOOR AND CEILING LININGS WILL COMPLY WITH CLAUSE C1.10 AND SPECIFICATION C1.10 OR C1.10A OF THE BCA.
 12. DOOR HARDWARE DETAILS OR EVIDENCE THE REQUIRED EXITS AND DOORS IN PATHS OF TRAVEL WILL BE OPERABLE IN ACCORDANCE WITH BCA-D2.21

A		ISSUED FOR DEVELOPMENT APPROVAL	JR	NP	04.11.2024
revision/ issue	description		drawn by	check by	date
project	PROPOSED STARBUCKS & AUTO		drawn	JR	description
location	287 BEELIAR DRIVE YANGEBUP WA		checked	NP	PROPOSED ELEVATIONS - AUTOBAHN
Hodge Collard Preston		ARCHITECTS	scale	date	04.11.2024
			As indicated	project no	37.24
				dwg no	DA06
				rev	A



AREA SCHEDULE:

FOH: 181 m²
BOH: 67 m²
TOTAL: 248 m²
34 x CAFE SEATS
14 x SOFT SEATS
16 x OUTDOOR SEATS

GENERAL NOTES:

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12. DOOR HARDWARE DETAILS OR EVIDENCE THE REQUIRED EXITS AND DOORS IN PATHS OF TRAVEL WILL BE OPERABLE IN ACCORDANCE WITH BCA-D2-Z1.

A	ISSUED FOR DEVELOPMENT APPROVAL	JR	NP	04.11.2024
revision/ issue	description	drawn by	check by	date
project	PROPOSED STARBUCKS & AUTO	drawn JR	description PROPOSED FLOOR PLAN - STARBUCKS	
location	287 BEELIAR DRIVE YANGEBUP WA	checked NP		
scale	1 : 100	date	04.11.2024	
		project no	37.24	dwg no DA07
				rev A

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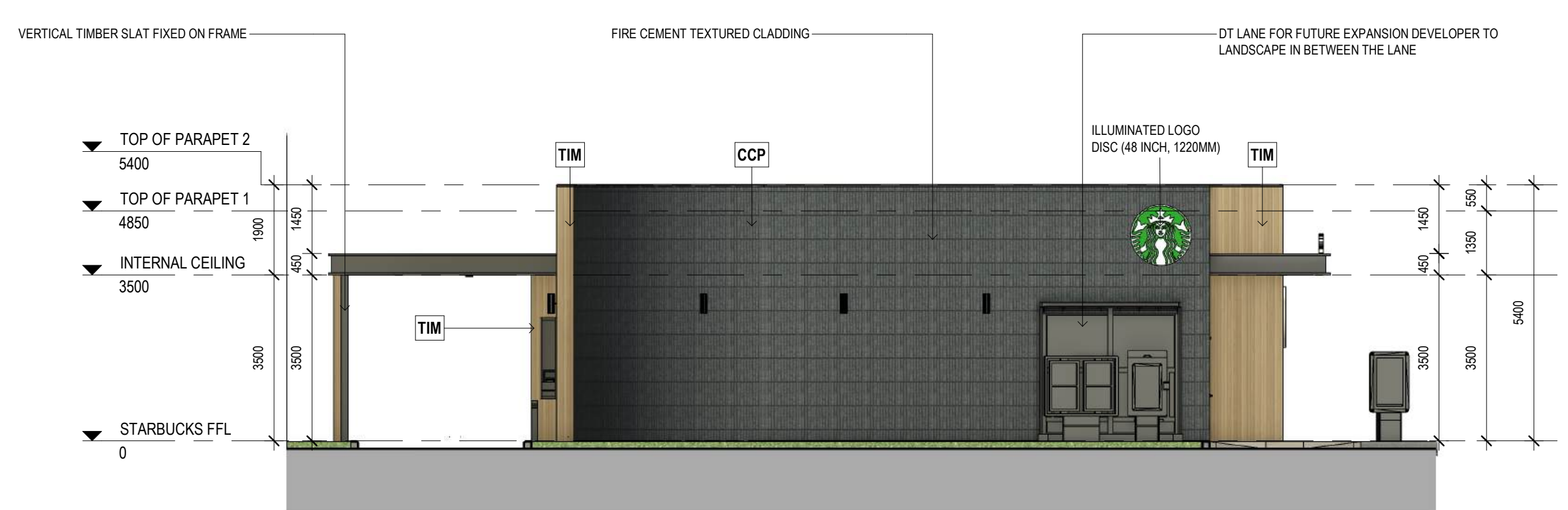
1 WEST ELEVATION - STARBUCKS
1:100



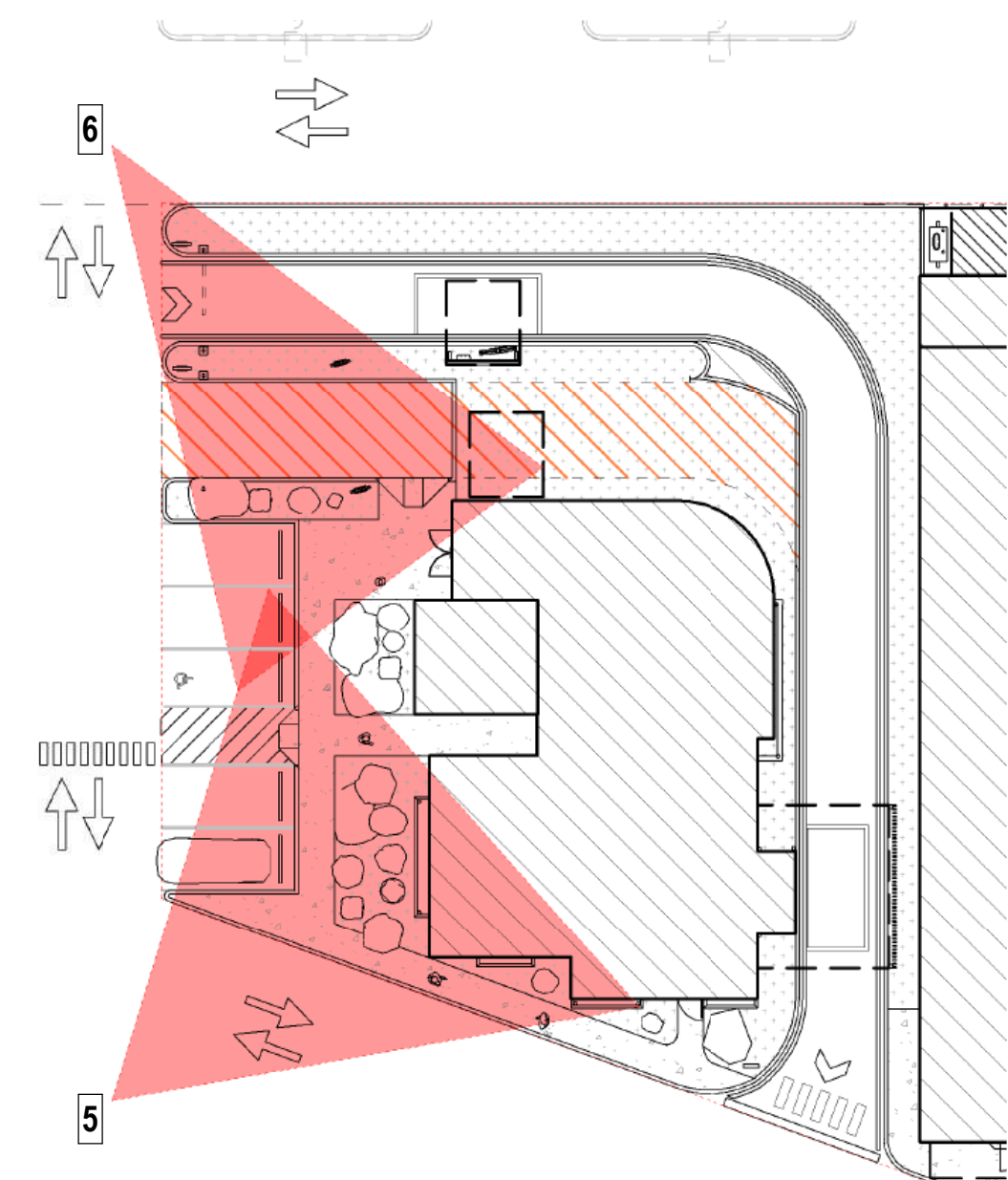
2 SOUTH ELEVATION - STARBUCKS
1:100



3 EAST ELEVATION - STARBUCKS
1:100



4 NORTH ELEVATION - STARBUCKS
1:100



7 KEY PLAN 2
1:300

- GENERAL NOTES:**
1. DO NOT SCALE FROM DRAWINGS.
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 4. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING ANY WORKS.
 5. KERB RAMPS AND TISGS TO BE IN ACCORDANCE WITH AS 1428.
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 8. ALL MATERIALS & FIXTURES TO BE COMPLIANT WITH NCC & AS.
 9. GLAZING ASSEMBLIES TO BE ASSEMBLED AND INSTALLED AS2047.
 10. WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA PART F1 AND AS3740.
 11. FIRE HAZARD PROPERTIES OF WALL, FLOOR AND CEILING LININGS WILL COMPLY WITH CLAUSE C1.10 AND SPECIFICATION C1.10 OR C1.10A OF THE BCA.
 12. DOOR HARDWARE DETAILS OR EVIDENCE THE REQUIRED EXITS AND DOORS IN PATHS OF TRAVEL WILL BE OPERABLE IN ACCORDANCE WITH BCA-D2.21

TIM	CCP	CPW	BM
EXTERIOR TIMBER CLADDING STARBUCKS MEDIUM WOOD 0068 KNOTWOOD ROYAL OAK TBC BOTH WALL AND SOFIT CLADDING	CEMINTAL TERRITORY CANYON CARNARVON ALL GROOVE LINES TO ALIGN VERTICAL APPLICATION	CEMINTAL TERRITORY CANYON KINGS ALL GROOVE LINES TO ALIGN VERTICAL APPLICATION	DECOPANEL- FLAT SHEET CLADDING COLOUR BLACK ROOF CAPPING WITH 50MM H X 100MM W TRIM TOP

ALL MATERIALS ARE SUBJECT TO APPROVAL BY STARBUCKS APAC, PHYSICAL SAMPLE OF A MINIMUM A4 SIZE MUST BE APPROVED PRIOR TO INSTALLATION

A	ISSUED FOR DEVELOPMENT APPROVAL	JR	NP	04.11.2024
revision/ issue	description	drawn by	check by	date
project	location	drawn by	description	
	287 BEELIAR DRIVE YANGEBUP WA	JR	PROPOSED ELEVATIONS - STARBUCKS	
checked		NP		
scale	date	04.11.2024	project no	37.24
As indicated			dwg no	DA08
			rev	A

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Appendix 2: Vegetation plot photos and description



Photo ID: 1a

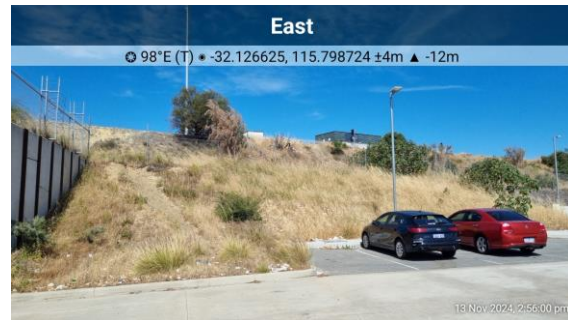


Photo ID: 1b



Photo ID: 1c

Plot number		Plot 1
Vegetation classification	Pre-development	Class D Scrub
	Slope	Flat/upslope (0°)
Description / justification		Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



Photo ID: 2a



Photo ID: 2b



Photo ID: 2c

Plot number		Plot 2
Vegetation classification	Pre-development	Class D Scrub
	Slope	Flat/upslope (0°)
Description / justification		Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



Photo ID: 3a



Photo ID: 3c



Photo ID: 3b

Plot number		Plot 3
Vegetation classification	Pre-development	Class D Scrub
	Slope	Downslope >15–20°
Description / justification		Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



Photo ID: 4a



Photo ID: 4b

Plot number		Plot 4
Vegetation classification	Pre-development	Class A Forest
	Slope	Downslope >0–5°
Description / justification		Trees 10-30 m high at maturity, dominated by Eucalypts, multi-tiered structure comprising tall canopy layer and grass understorey



Photo ID: 5a



Photo ID: 5b



Photo ID: 5c

Plot number		Plot 5
Vegetation classification	Pre-development	Excluded – Clause 2.2.3.2 [a]
	Slope	N/A
Description / justification		Unmanaged vegetation greater than 100m from proposed development

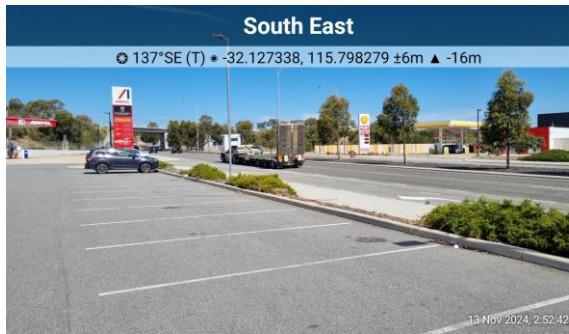


Photo ID: 6a



Photo ID: 6b



Photo ID: 6c



Photo ID: 6d

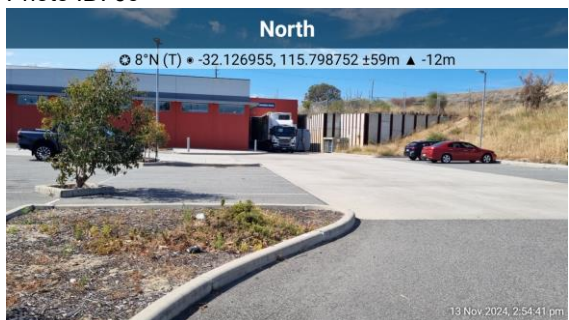


Photo ID: 6e

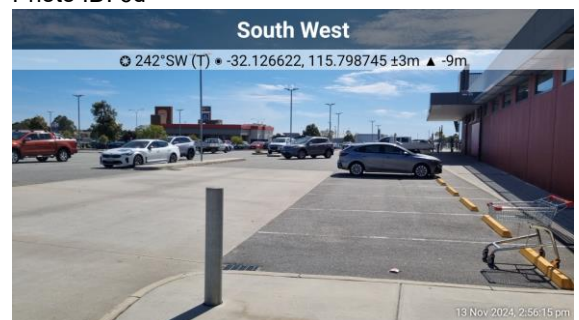


Photo ID: 6f

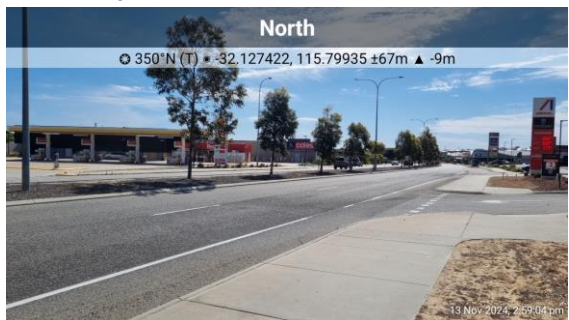


Photo ID: 6g

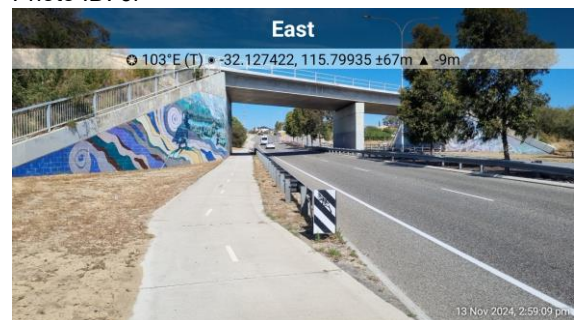


Photo ID: 6h

Plot number		Plot 6
Vegetation classification	Pre-development	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
	Slope	N/A

Description / justification

Low threat cultivated gardens and maintained lawns within surrounding properties and non-vegetated areas including roads, footpaths, driveways and building footprints



Photo ID: 6i

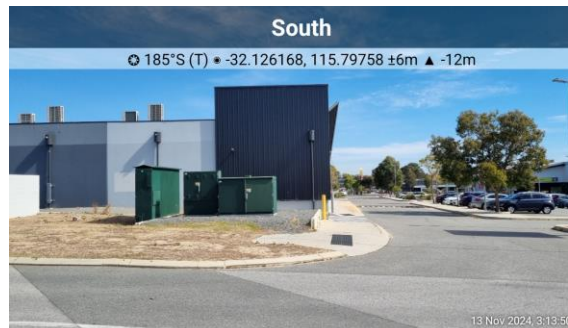


Photo ID: 6j



Photo ID: 6k



Photo ID: 6l



Photo ID: 6m

Plot number		Plot 6
Vegetation classification	Pre-development	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
	Slope	N/A
Description / justification		Low threat cultivated gardens and maintained lawns within surrounding properties and non-vegetated areas including roads, footpaths, driveways and building footprints

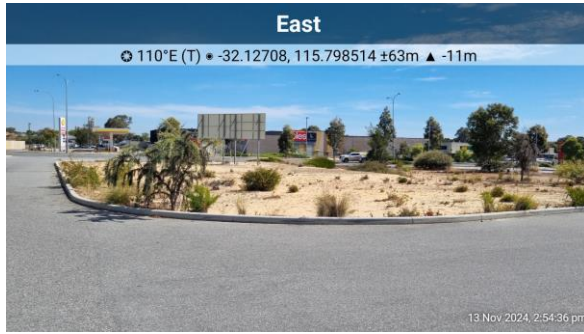


Photo ID: 6a

Plot number		Plot 7
Vegetation classification	Pre-development	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
	Slope	N/A
Description / justification		Low threat cultivated gardens and maintained lawns within surrounding properties and non-vegetated areas including roads, footpaths, driveways and building footprints