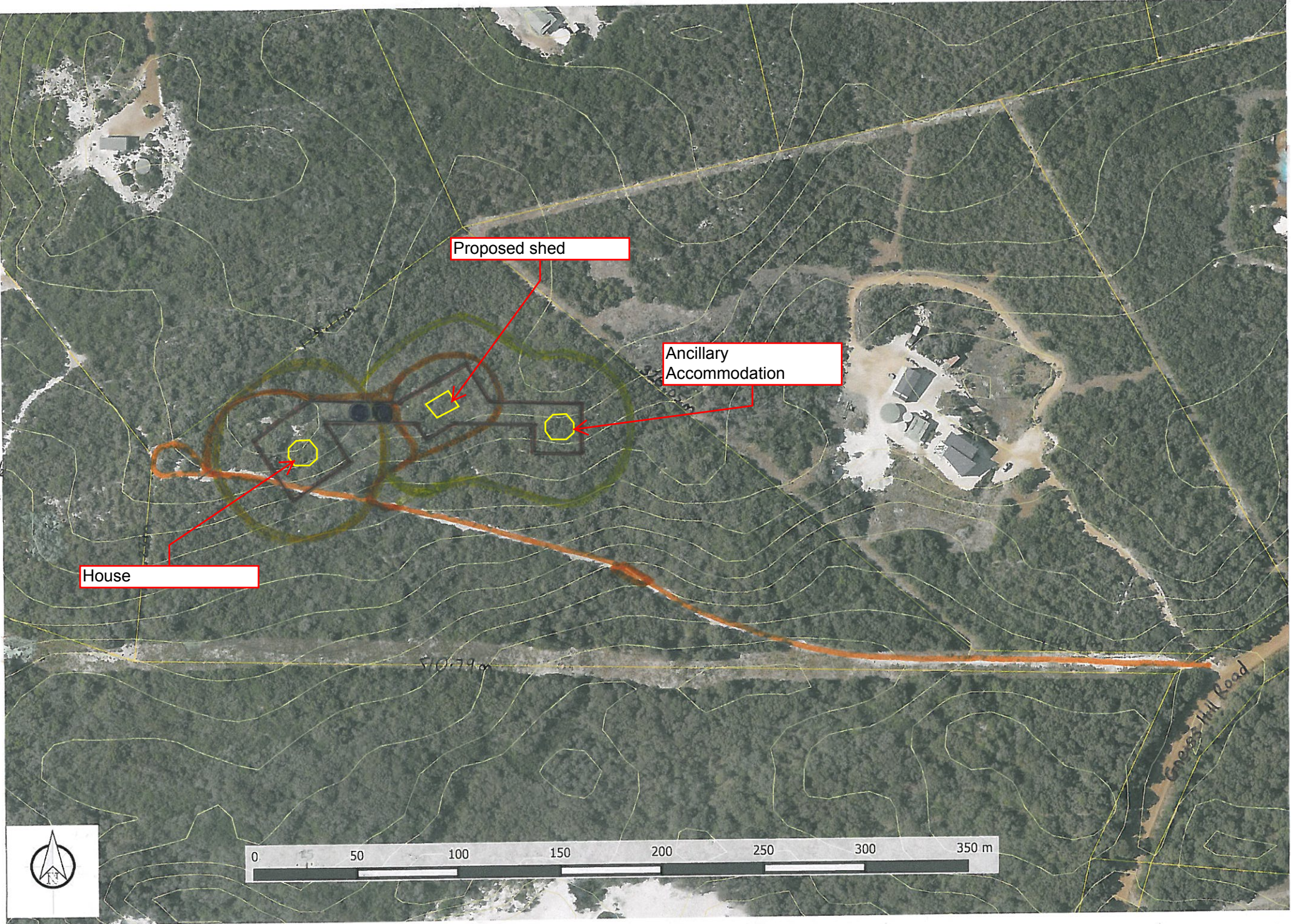
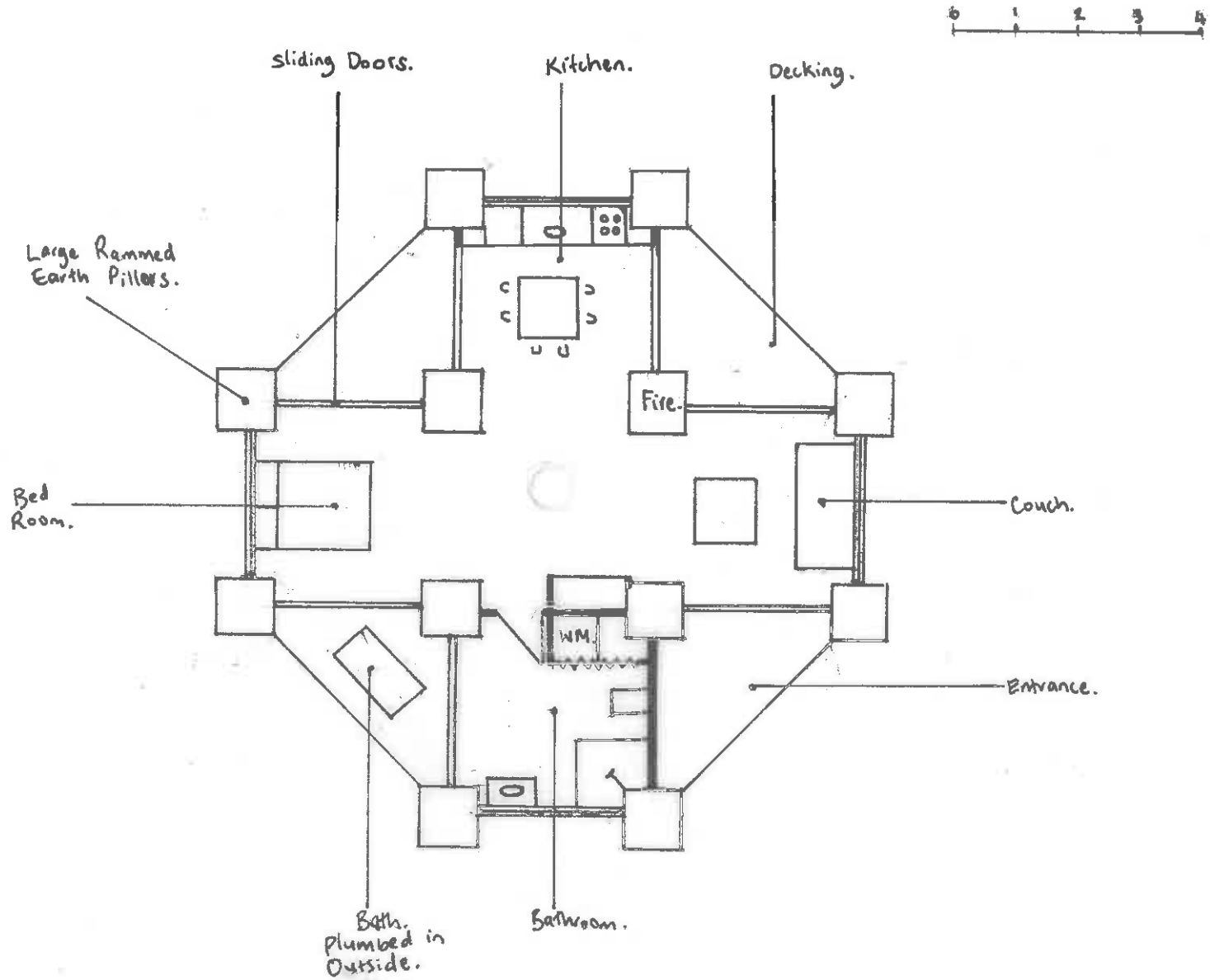


-  BPZ
-  Building envelope
-  Driveway turning circle
Passing lane
-  92kL water
+ 20kL dedicated
for firefighting.



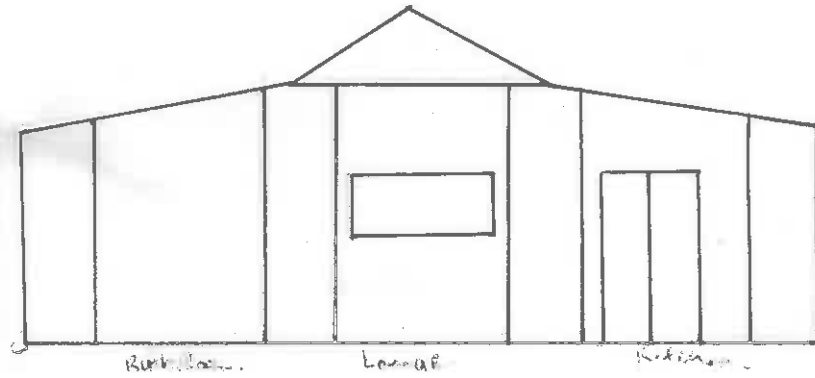
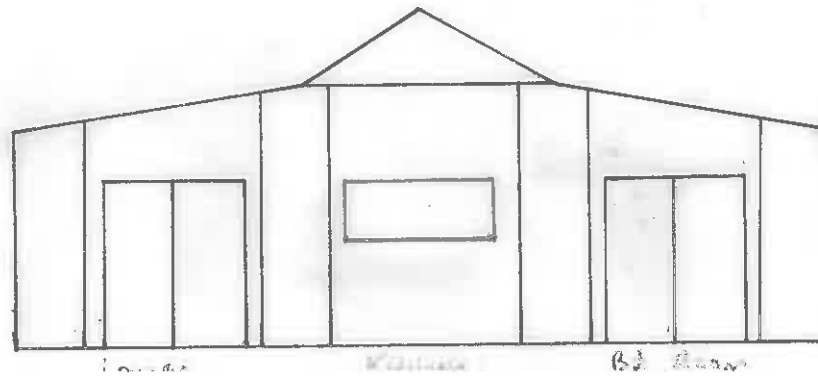
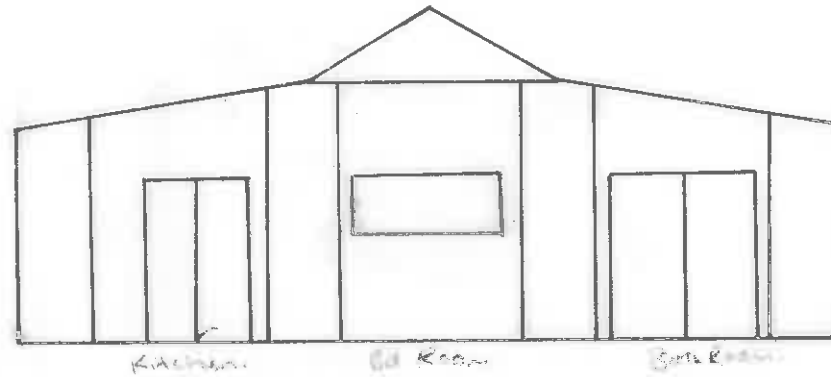
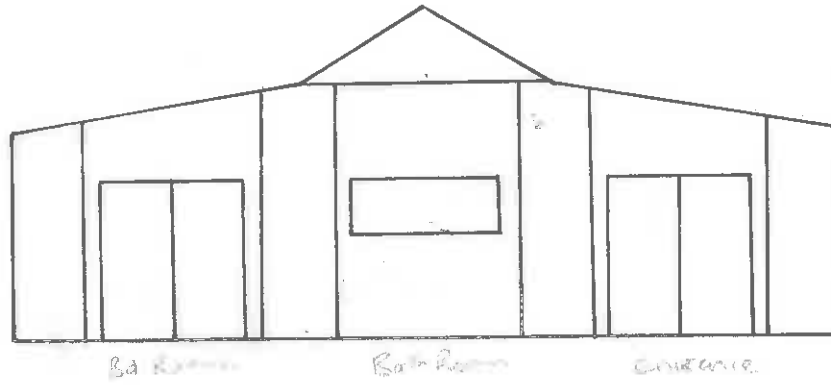
Ancillary Dwelling.



Ancillary Dwelling.



Each
Colour
Exterior



House Plans



the Fridge vented for maximum efficiency.

Bathroom, shower and toilet, extends into central area, to enable you to Shower amongst the garden.

Bedroom 1, ensuite Bathroom and large wardrobe.

Small coloured glass windows for light.

Kitchen

Storage

Main entrance

study, pull down door, to appear tidy when there are guests.

Laundry and Storage.

Bedroom 2 with Large Wardrobe.

Fireplace, extends into central area to heat.

Interior doors lets in light from exterior doors and from central area for heating.

Double glazed glass doors to let in light.

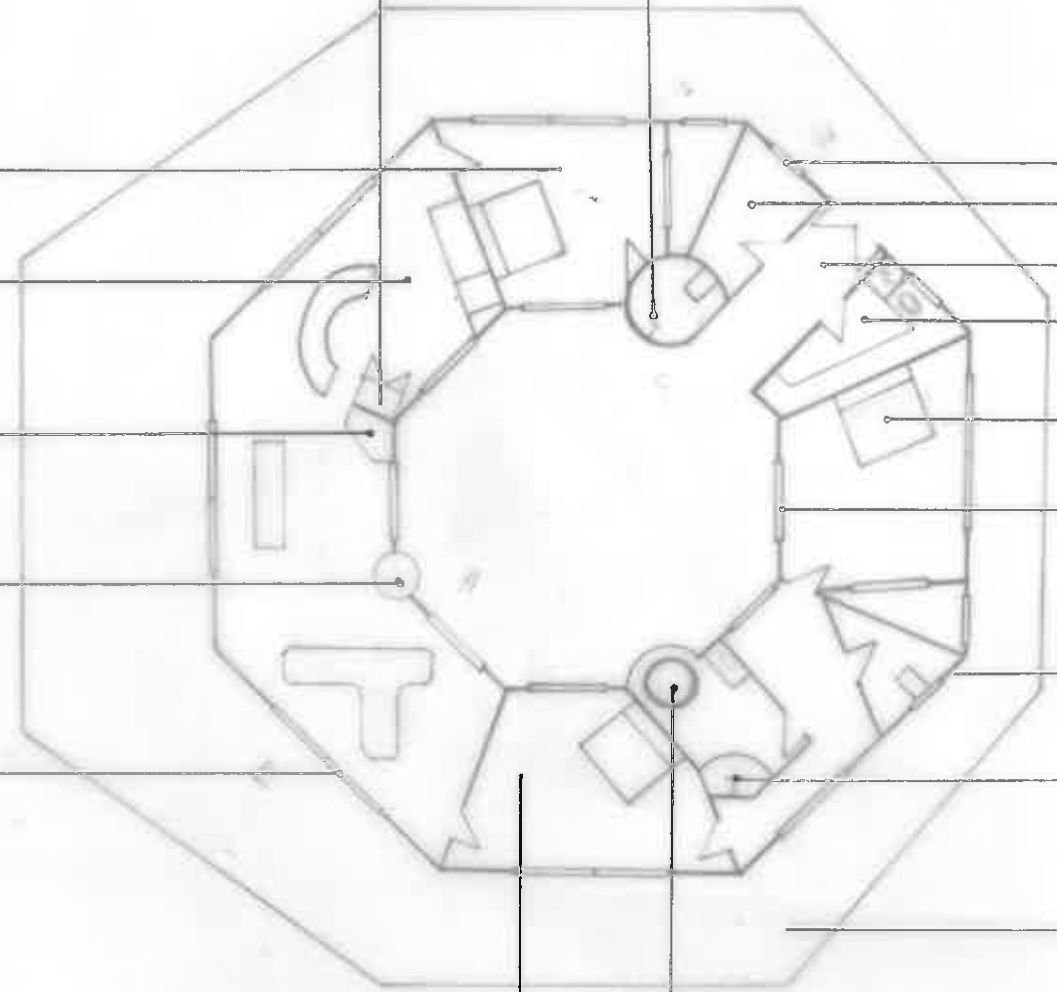
Rammed earth walls for thermal mass.

Main bathroom, bath, shower and Sink.

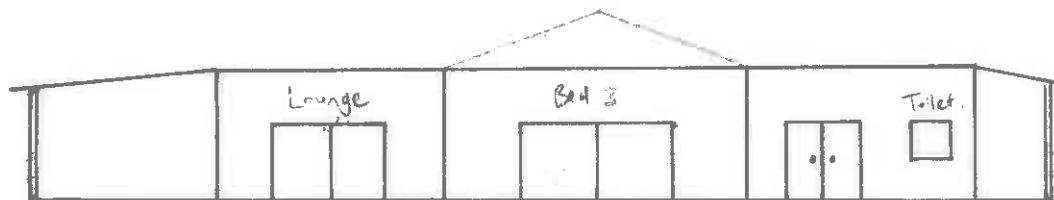
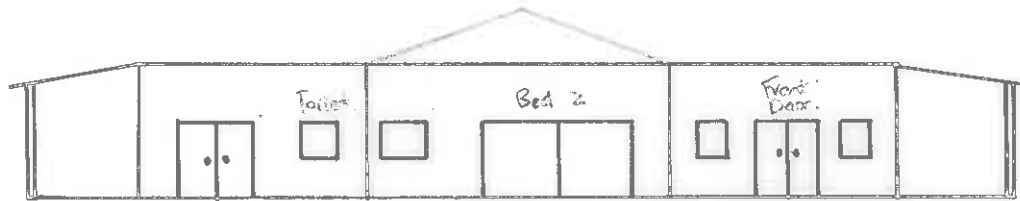
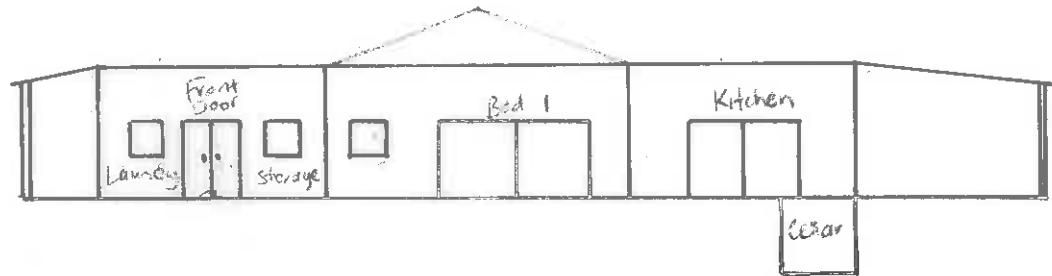
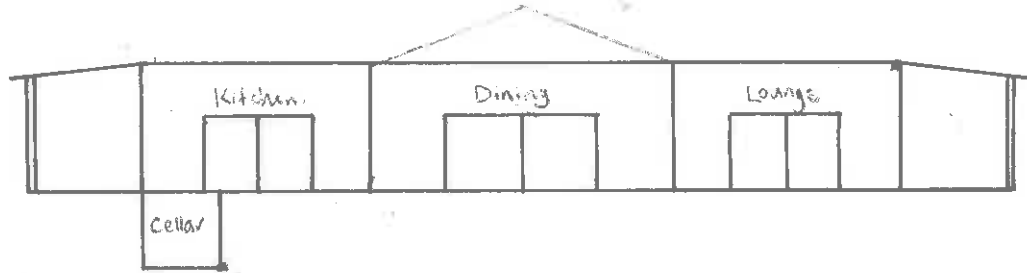
Bedroom 3

Decking all the way around the house.

Spa bath, extends into central area so you can see up through glass roof.



House.



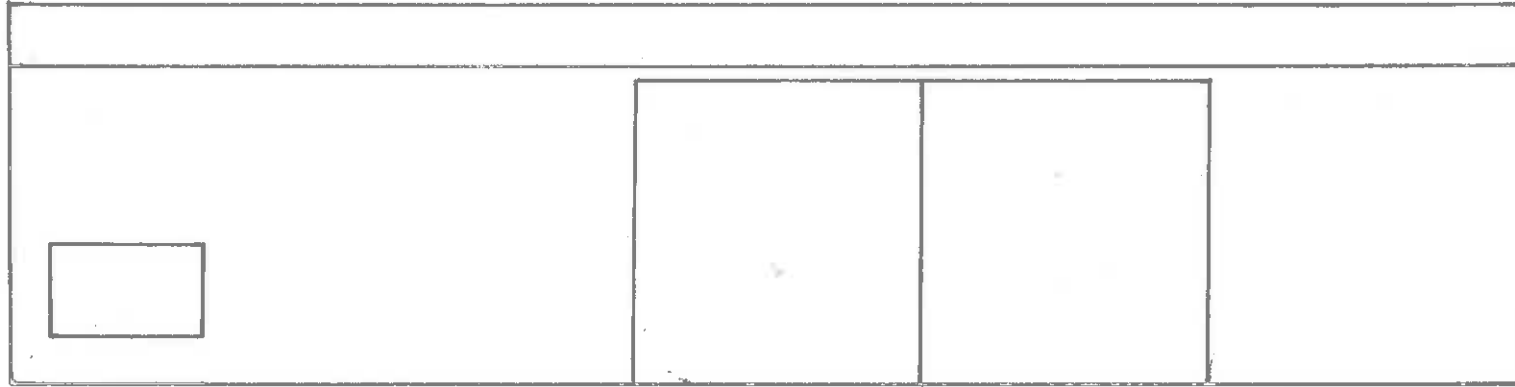
Rammed
Earth
Exterior.

Basalt
Colourbond
Roof.

plan for shed.

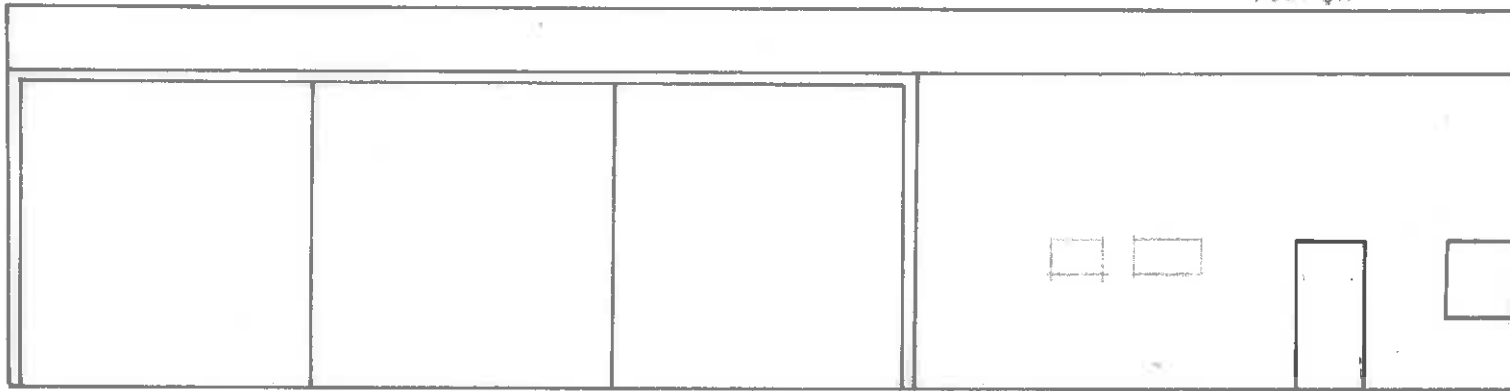


5 meters

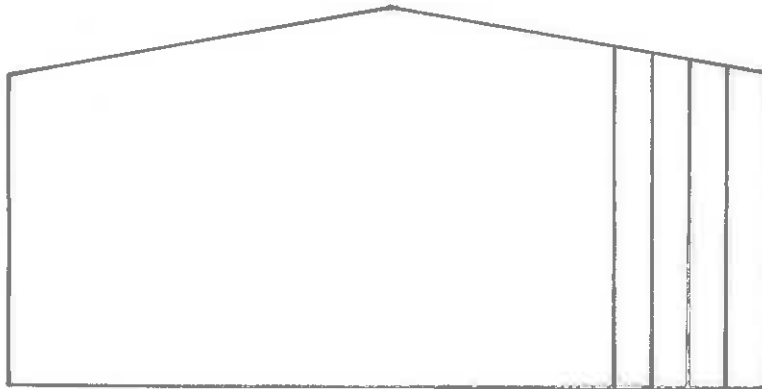


South

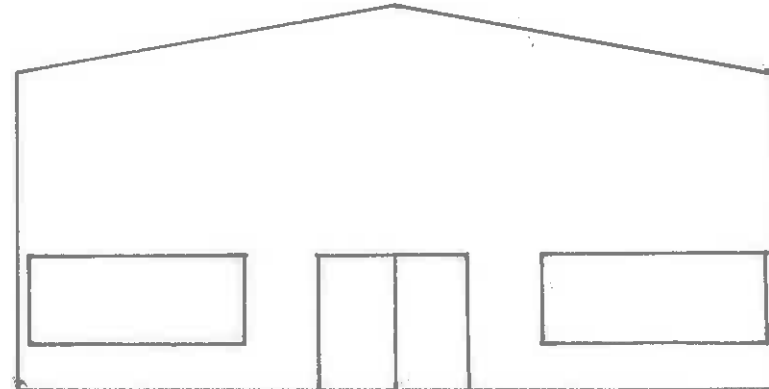
Brick
Colours band
Exterior



North



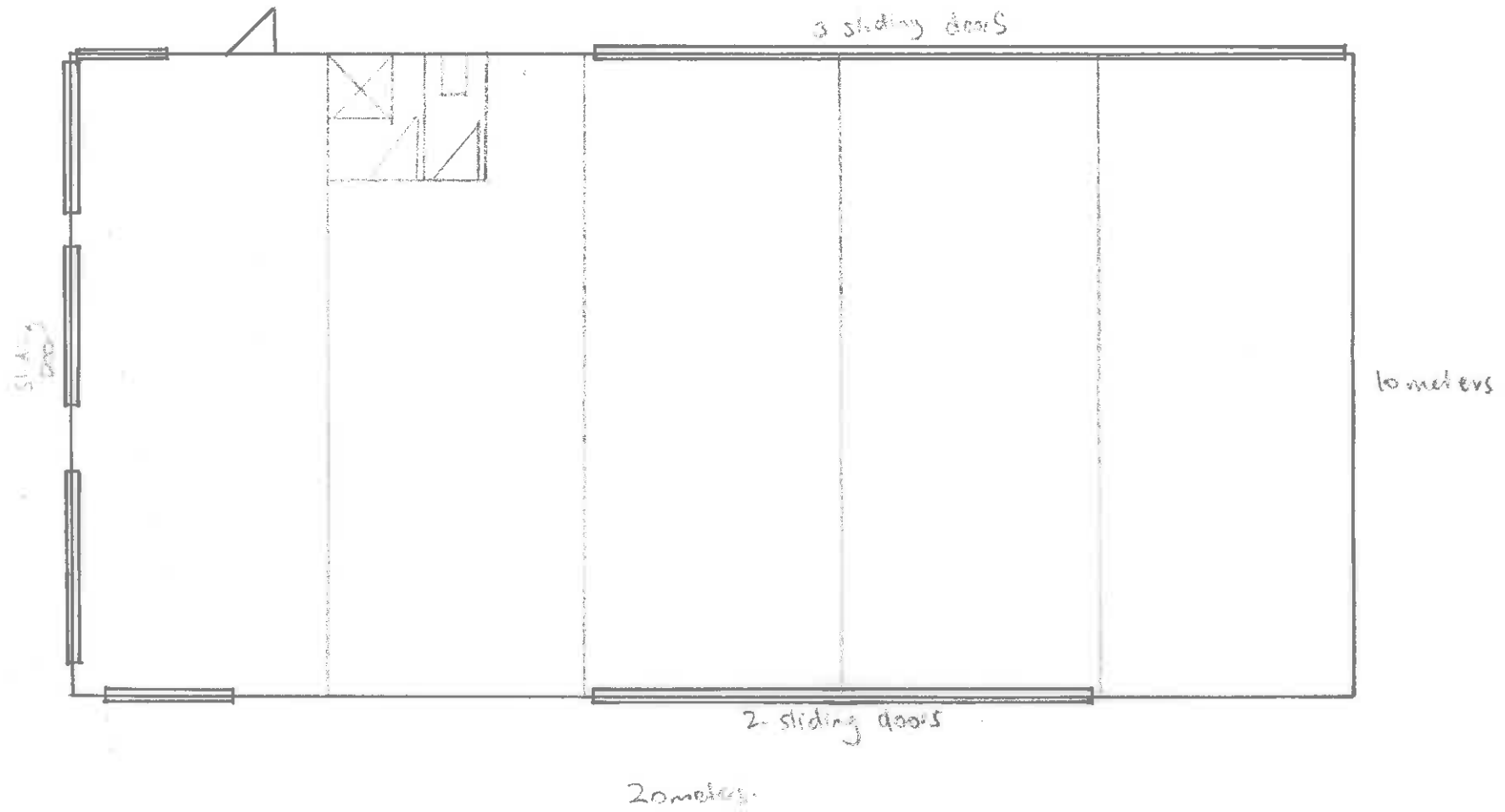
East



West

Finished Floor
Level
100m
Natural
ground

plan for shed.





Shire of Jerramungup

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT

Applications for planning approval in bush fire prone areas are required to include a bushfire hazard assessment. For most development, this will be in the form of a BAL Assessment Report or individual lot Fire Management Plan.

The BAL is a measurement of the building's potential exposure to ember attack, radiant heat and direct flame contact. The method to determine the BAL is detailed in Western Australia Planning Commission "Planning for Bush Fire Protection Guidelines (PBFPG) (Edition 2) 2010". Ideally, the BAL should be determined by a qualified and experienced person.

Determining a BAL requires that land and vegetation within 100m of the proposed building are assessed. The slope of land is categorised (fire travels significantly faster upslope) and vegetation types classified using Figure 1 of the PBFPG (as attached). The slope and vegetation together are used to calculate a BAL for the building or particular parts of the building.

Because the BAL is assessed within 100m of the building location, the BAL may be different on different parts of a property. Locating the building in a safer area (with a lower BAL) will change the construction requirements.

Please refer to Western Australia Planning Commission "Planning for Bush Fire Protection Guidelines (Edition 2) 2010) for more details.

Property Details

Applicant's Name: *Debra Tracy Ahler*

Contact Phone Number (H): (M): *0437611759*

Email: *bremerbaylandscape@bigpond.com*

Lot: *54* Street: *Gneiss Hill Road*

Suburb: *Bremer Bay* State: *WA* Postcode *6338*

Type of building work

New Class 1 building

New Class 10a building

Alteration/Additions to an existing building

Description of building work: *e.g. single dwelling with attached garage*

one single house, one shed and possible ancillary accommodation

Note:

Class 1a: a single dwelling being

Class 1b: a boarding house, guest house, hostel or the like

Class 10a: a non-habitable building being a *private garage*, carport, shed, or the like.



Shire of Jerramungup

Bushfire Attack Level (BAL)

Step 1: Assess the vegetation within 100m in all directions (Tick relevant group)

Note 1: If there is no classified vegetation within 100m of the site, then the BAL is LOW for that part of the site.

Vegetation classification	<input type="checkbox"/> North	<input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> East	<input checked="" type="checkbox"/> West
	<input type="checkbox"/> North-East	<input type="checkbox"/> South-West	<input type="checkbox"/> South-East	<input type="checkbox"/> North-West
Group A Forrest				
Group B Woodland				
Group C Shrub-land	✓	✓	✓	✓
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland				

Step 2: Distance of the site from classified vegetation

Distance to classified vegetation	Show distance in metres			
		20 m	20 m	20 m

Step 3: Determine the effective slope of land under the classified vegetation

Effective Slope	Upslope			
		<input type="checkbox"/> Upslope/0°	<input type="checkbox"/> Upslope/0°	<input type="checkbox"/> Upslope/0°
Slope under the classified vegetation	Downslope			
	<input checked="" type="checkbox"/> > 0 to 5	<input type="checkbox"/> > 0 to 5	<input type="checkbox"/> > 0 to 5	<input checked="" type="checkbox"/> > 0 to 5
	<input type="checkbox"/> > 5 to 10	<input checked="" type="checkbox"/> > 5 to 10	<input checked="" type="checkbox"/> > 5 to 10	<input type="checkbox"/> > 5 to 10
	<input type="checkbox"/> > 10 to 15	<input type="checkbox"/> > 10 to 15	<input type="checkbox"/> > 10 to 15	<input type="checkbox"/> > 10 to 15
	<input type="checkbox"/> > 15 to 20	<input type="checkbox"/> > 15 to 20	<input type="checkbox"/> > 15 to 20	<input type="checkbox"/> > 15 to 20

BAL value for each side of the site	BAL - 29	BAL - 29	BAL - 29	BAL - 29
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Shire of Jerramungup

Step 4: Determination of Bushfire Attack Level (BAL)

Refer to PBFBPG (Edition 2) 2010

Determine the Bushfire Attack Level (BAL) for each of the vegetation classifications determined at Step 1, the distance from the site determined at Step 2 and the effective slope determined at Step 3.

Select the highest Bushfire Attack Level (BAL) obtained above.

The BAL for this site is: BAL 29

Date of assessment: 13.03.2015

Assessor's name: Stacey Francis OIC and FCO Bremer Bay Fire and Emergency Services DFES

Assessor's contact details:

Work: Mobile: 0437611759

Email: Bremer.bay.landscape@bigpond.com

Statement:

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and reflects the conditions on and around the site and allotment on the date of this assessment.

Signature assessor: 

Date: 13.03.2015

ATTACHMENTS:

Site plan: (Attachment 1)

Photographs: (Attachment 2)



Shire of Jerramungup

NOTES

The whole of this block was burned in the large fires of 2002 and the majority of vegetation is therefore re-growth and low in height. This re-growth in some places has coppiced and become closed heath instead of the original open heath.

There are a couple of areas on the block which are currently BAL-40 but will be encompassed by the required Building Protection Zones and will be therefore greatly reduced in fuel loading.

There is some tall timber outside the 100m at the base of the property by the road but these are situated in a sheltered position adjacent the main strategic fire break.

It is planned that each building on this site will be fitted with its own fire suppression system and the water tanks will include an upstand which can be accessed by anyone in an emergency. The overall plan for this property also includes strategically placed fire resistant fruit trees and gardens.

There are escape channels to the East, South and West.

This property's nearest pick up/shelter point in an emergency is the adjacent Blossoms Beach.



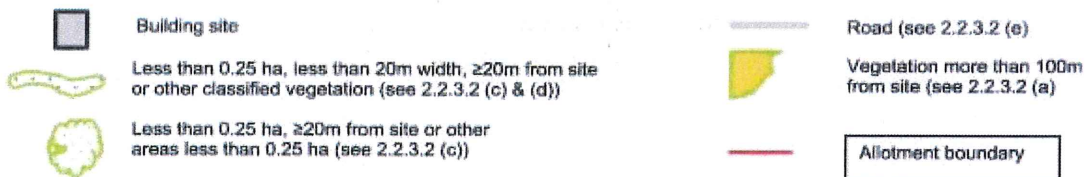
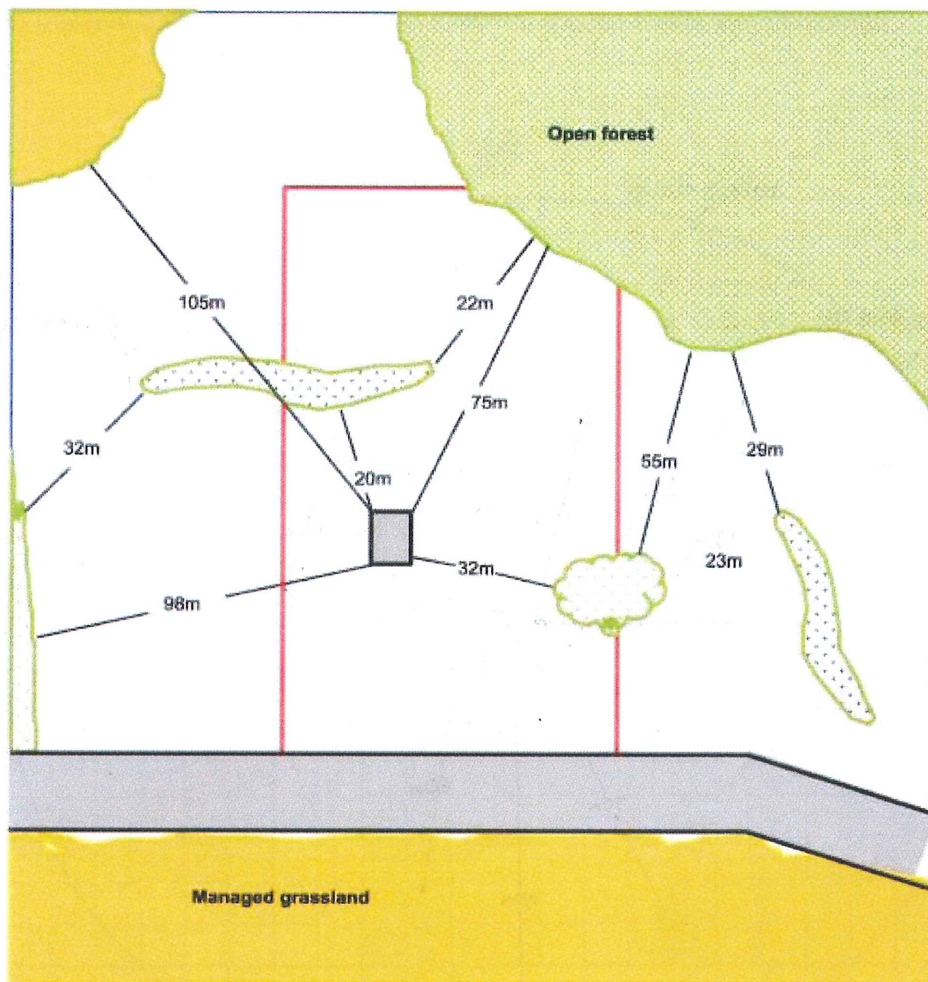
Shire of Jerramungup

SITE PLAN

EXPLANATION AND EXAMPLE:

The site plan may be an indicative plan and not to scale. However, the site plan should show all vegetation within 100m of the building and include accurate distances from the external element of the building to the classified vegetation. It should also show all exclusions considered and the distances (where relevant) between the excluded vegetation and other excluded vegetation or classified vegetation, and the distances to the building.

EXAMPLE ONLY:





Shire of Jerramungup

ATTACHMENT 1- SITE PLAN

- Show:**
- Allotment boundaries
 - Front Street
 - North Point
 - Proposed building/s
 - Vegetation
 - Exclusions as identified in Step 2

(Note: The grid can be taken to represent 10m x 10m. The circle is 120m diameter and provides for 100m radius from edges of building/s approximately (Each square is 10m x 10m from the proposed building site.)).

Key

D Scrub with a little E Mallee

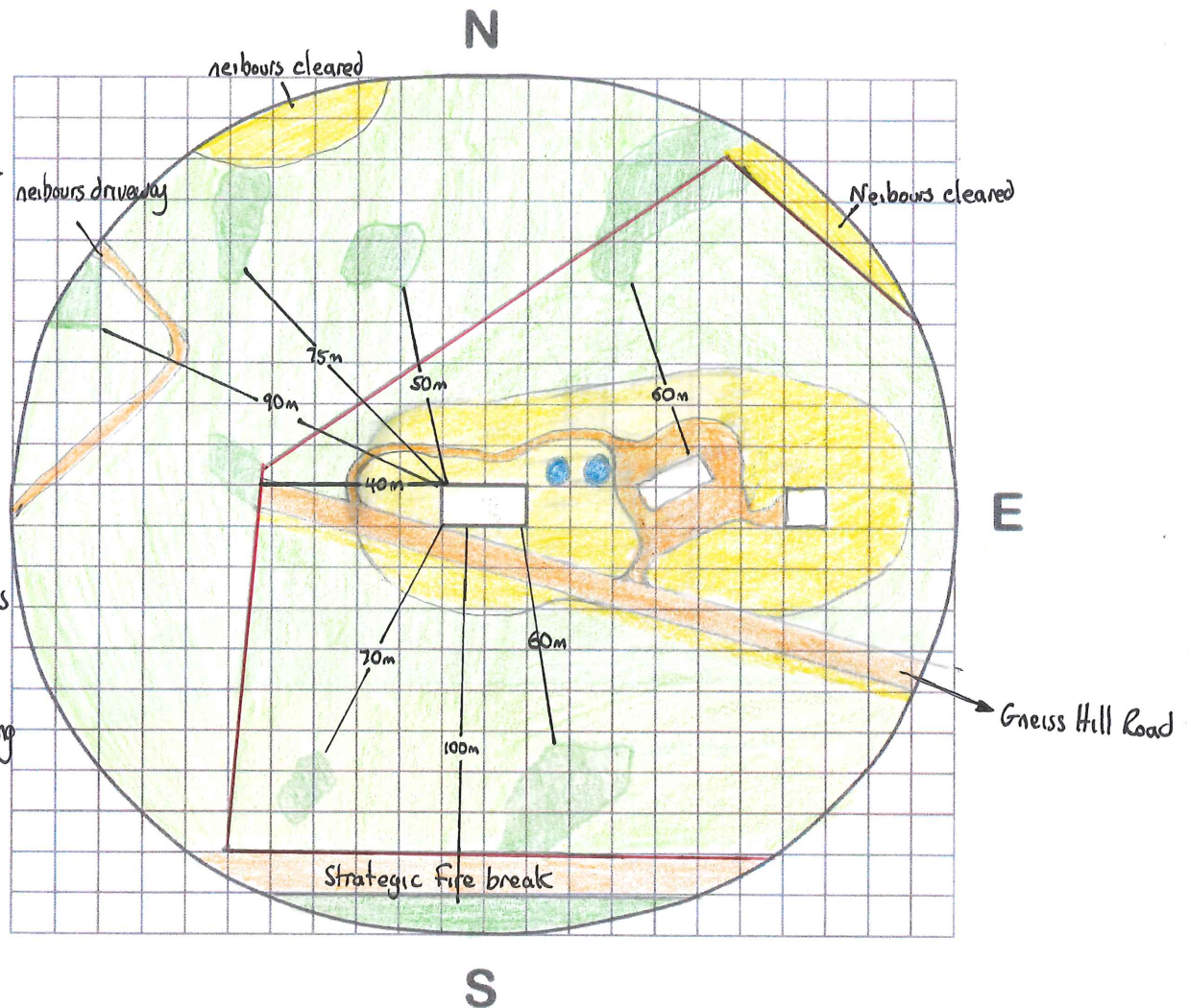
C Shrubland

Building Protection Zones of low to no fuel.

Driveways and firebreaks W

Allotment Boundaries

Water tanks with 20 kl dedicated fire fighting



East



South

West.



North