

Development in Bushfire Prone Areas

Under the City's Local Planning Scheme No. 3 (the Scheme) any development and / or changing the use of land within a Bushfire Prone Area requires development approval, unless specifically exempted. Exemptions to this include an alteration or addition that is, in the opinion of the City, minor in nature and does not significantly increase the bushfire risk. Examples of this type of development generally include, but are not limited to, to following:

- Renovations, alteration, extension, improvement or repair that is minor in nature and in the opinion of the local government does not significantly increase the Bushfire Risk;
- Gates and driveways that are compliant with the Planning for Bush Fire Protection Guidelines;
- Outbuildings further than 6m away from any development used for permanent or temporary habitation; and
- Swimming Pools

A development which involves the addition of habitable rooms to an existing dwelling or habitable structure will generally be subject to the Development in Bushfire Prone Area requirements under the Scheme and will require a development application.

Please note that while a planning application may not be required for the above examples of development a Bushfire Attack Level assessment may still be required under the Building Code of Australia and AS3959 (2009). It is recommended that you contact the City's Building Department on 9257 9999 for any queries regarding the application of AS3959 (2009) at the building permit application stage.

Information Required for a Development Application

Any application for development approval within a bushfire prone area is generally required to be accompanied by a Bushfire Attack Level (BAL) assessment that has been prepared by a suitably qualified professional in accordance with AS 3959 (2009). Where an BAL rating of 12.5 or higher is returned a Bushfire Management Plan may be required in accordance with SPP3.7. A list of BAL assessors known to the City of Kalamunda has been included below. Please note that the City is unable to recommend any particular consultant.

Building Permit Applications

As the City now has designated bushfire prone area (BPA) mapping, the City can ensure that construction occurs to the appropriate standard for the relevant BAL category. All building permit applications lodged for development in a BPA will require the preparation of a BAL assessment under the requirements of the Building Code of Australia. Where a recent BAL assessment is lodged at the development application stage, the same assessment can be used for the purposes of the building permit application.

BAL Assessors

Please note that there are a number of consultants or companies who are able to undertake the Bushfire Attack Level (BAL) assessment but few are qualified and experienced in preparing fire management plans. If you or your building company are engaging a bush fire consultant it is recommended that you ask to see examples of their recent work as well as their qualifications and professional indemnity insurance for bushfire planning. Please note that the City may require a resume of relevant experience and a copy of the indemnity insurance of the provider with submission of a BAL Assessment of Bushfire Management Plan.

Company	Email	Contact Number
Ability Building Services	david@abswa.net.au	Ph:08 9296 8885
BAL Assessments Australia	scott@balaustralia.com.au	Ph: 08 9418 7725
BJ Marsh Pty Ltd	bren@bjmarsh.com.au	Mobile: 0427 515 677
Blue Oar Pty Ltd	blue.oar@bigpond.com	Mobile: 0400 979 893
Bushfire Prone Planning	admin@bushfireprone.com.au	Ph: 08 6477 1144
Bushfire Ready Consultants	Rob.turner@bushfireready.net.au	Mobile: 0429 908 864
Bushfire Safety Consulting	bushfiresafety@iinet.net.au	Mobile: 0429 949 262
R1SK Consulting	enquiries@r1sk.com.au	Ph: 08 9474 4042
Smith Bushfire Consultants Pty Ltd	smith.consulting@bigpond.com	Mobile 0458 292 280 Mobile :0409 084 230
Strategen Environmental	info@strategen.com.au	Ph: 08 9380 3100
WABAL	info@wabca.com.au	Ph: 08 9355 5484
WABAL Services	johnf@wabalservices.com.au	Mobile: 0431 623 920
WA Fire Safety	admin@wafiresafety.com	0415 684 681

Should you have any queries please contact the City's Approval services on 9257 9999