SHIRE OF IRWIN
DONGARA-PORT DENISON
A BRILLIANT BLEND

Bushfire Prone Areas – Information Sheet

1 WHAT IS BUSHFIRE PRONE AREA?

The State Government Department of Planning has produced a Map of Bushfire Prone Areas, which are considered to be at risk in the event of major bushfire due to the proximity of large areas of bushland.

To find out if your property is within a designated Bushfire Prone Area, you can view the Bushfire Map on the Department of Emergency Services website: http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx.

2 WHEN IS A BUSFIRE ATTACK LEVEL (BAL) ASSESSMENT REQUIRED?

A BAL-Assessment is required for all development within the Bushfire Prone Area.

3 WHEN IS A DEVELOPMENT APPLICATION REQUIRED?

Under State Planning Policy 3.7, a Development Application is required prior to any development being carried out on a property in a bushfire prone area, except for:

- The renovation, alteration, extension and repairs of existing buildings; or
- Single houses and ancillary dwellings, and associated outbuildings and decks, on a lot or lots less than 1100m²; or
- If the Bushfire Attack Level (BAL) Assessment is BAL–Low to BAL–29.

4 BAL ASSESSMENT RATINGS REQUIREMENTS

BAL Rating	When a Development Application is required	Building Permit Application
BAL-LOW (low risk)	No additional requirements.	No additional requirements.
BAL-12.5 to BAL-29 (low to high risk)	Bushfire Management Plan addressing bushfire protection criteria.	Development to be constructed to relevant bushfire construction standards as set out in the Building Code of Australia and the Australian Standard 3959-2009: Construction of Buildings in Bushfire Prone Areas.
BAL-40 to BAL-FZ (very high to extreme risk)	Bushfire Management Plan addressing bushfire protection criteria with the aim of achieving BAL-29 or less. Any approval shall include a condition requiring a Notification to be on Registered on the Certificate of Title.	

5 FURTHER INFORMATION

For more information on planning and development requirements within the Bushfire Prone Area, please contact the Shire of Irwin Planning Services team at 9927 0000.