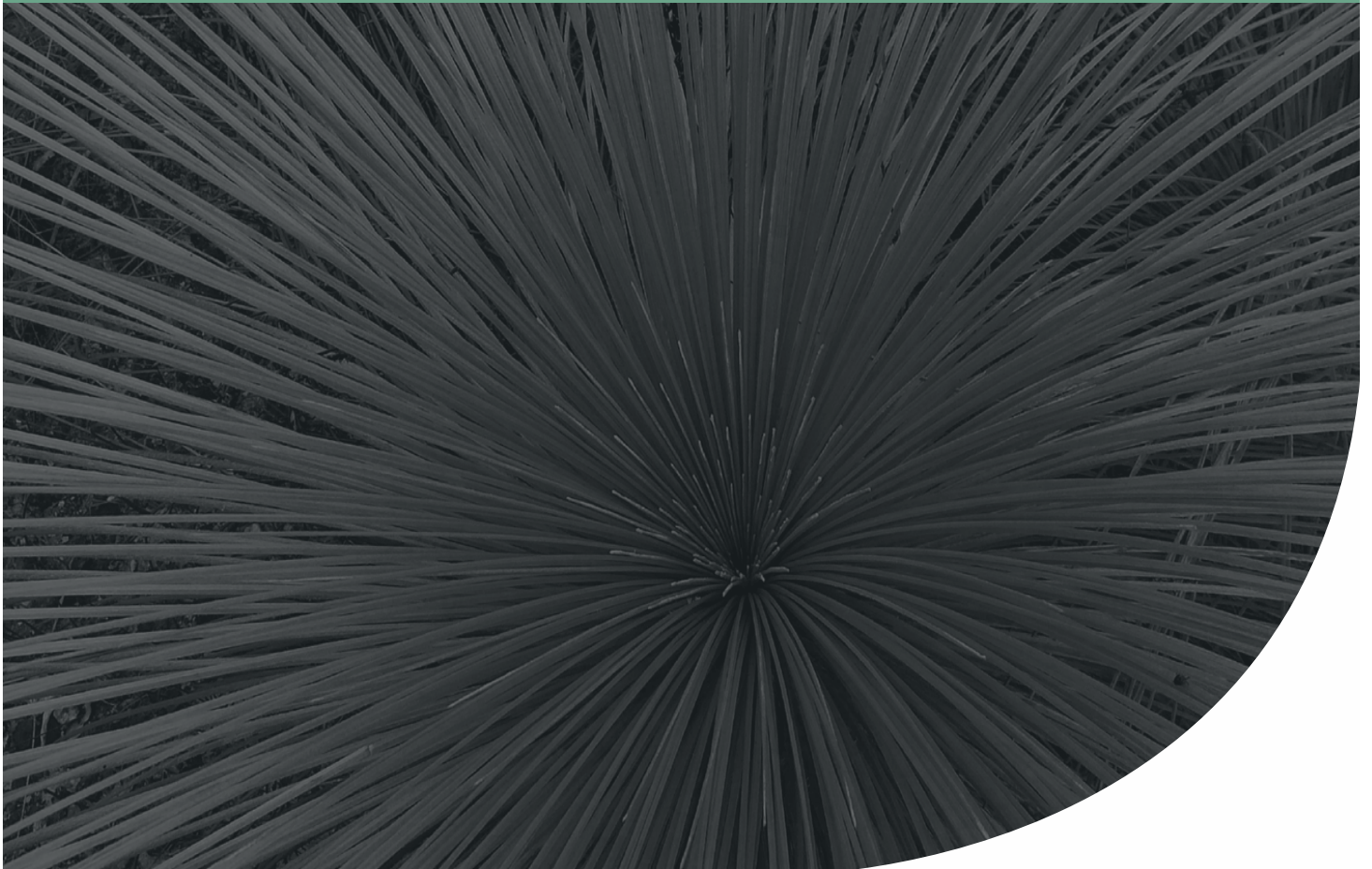


Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3

Project No: EP19-105(61)

Prepared for Hesperia Pty Ltd
May 2025



Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



Document Control

Doc name: Bushfire Attack Level Assessment Rivermark Area 3 - Stage 3					
Doc no.: EP19-105(61)--145 PPS					
Version	Date	Author	Reviewer		
1	May 2025	Pascal Scholz	PPS	Connor Porter – Wilkinson	CPW
	Report issued to client.				

Disclaimer:

This document has been prepared in good faith and is derived from sources believed to be reliable and accurate at the time of publication. Nevertheless, this publication is distributed on the terms and understanding that the author is not responsible for the results of any actions taken based on information in this publication or for any error in or omission from this publication.

The content of this document has been prepared primarily to consider the layout of the development or the appropriate building construction standard, where relevant. The measures outlined are considered to be prudent minimum standards only based on the relevant experience of the author and the standards prescribed by the relevant authorities. The level of implementation of the fire precautions achieved will depend upon the actions of the landowner or occupiers of the land and is not the responsibility of the author. The relevant local government and fire authority (i.e. Department of Fire and Emergency Services or local bushfire brigade) should be approached for guidance on preparing for and responding to a bushfire.

Notwithstanding the precautions adopted in this report, it should always be remembered that bushfires burn under a wide range of conditions. An element of risk, no matter how small always remains. The objective of the Australian Standard AS 3959-2018 is to "prescribe particular construction details for buildings to reduce the risk of ignition from a bushfire while the front passes" (Standards Australia 2018). Building to the standards outlined in AS 3959 does not guarantee a building will survive a bushfire or that lives will not be lost.

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Appendix A

BAL Assessment Certificate

Bushfire Attack Level Assessment

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List of Abbreviations

Table A1: Abbreviations – General terms

General terms	
AHD	Australian Height Datum
APZ	Asset Protection Zone
AS 3959	<i>Australian Standard 3959-2018 Construction of buildings in bushfire prone areas</i>
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
BPAD	Bushfire Planning and Design
FDI	Fire Danger Index
FZ	Flame Zone

Table A2: Abbreviations – Organisations

Organisations	
DFES	Department of Fire and Emergency Services
OBRM	Office of Bushfire Risk Management
WAPC	Western Australian Planning Commission

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3

1 Introduction

1.1 Background

This Bushfire Attack Level (BAL) Assessment has been prepared on behalf of Hesperia Pty Ltd (the proponent) to support the future construction of residential buildings within Stage 3 of Area 3 of the Rivermark Estate, Viveash in the City of Swan (herein referred to as 'the site'). The location of the site is shown in **Figure 1**. It is bounded by Cranwood Crescent and established residential areas to the west, Surrey Way and residential development to the north, with the future Area 4 development (currently comprising the Midland Brickworks) to the north west, areas under construction for future Area 3 stages to the east and south. The site includes the development of 52 residential lots (**Figure 1**).

The site is located within an 'Area 2' bushfire prone area under the state-wide *Map of Bush Fire Prone Areas* as prepared by the Office of Bushfire Risk Management (OBRM) (OBRM 2024), as shown in **Plate 1** below. Where a Class 1, Class 2, Class 3 or associated Class 10a building is proposed to be located in an area identified as 'bushfire prone area', a Bushfire Attack Level (BAL) assessment in accordance with *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (Standards Australia 2018) (AS 3959) is required to support the relevant building permit application to determine any related construction requirements.

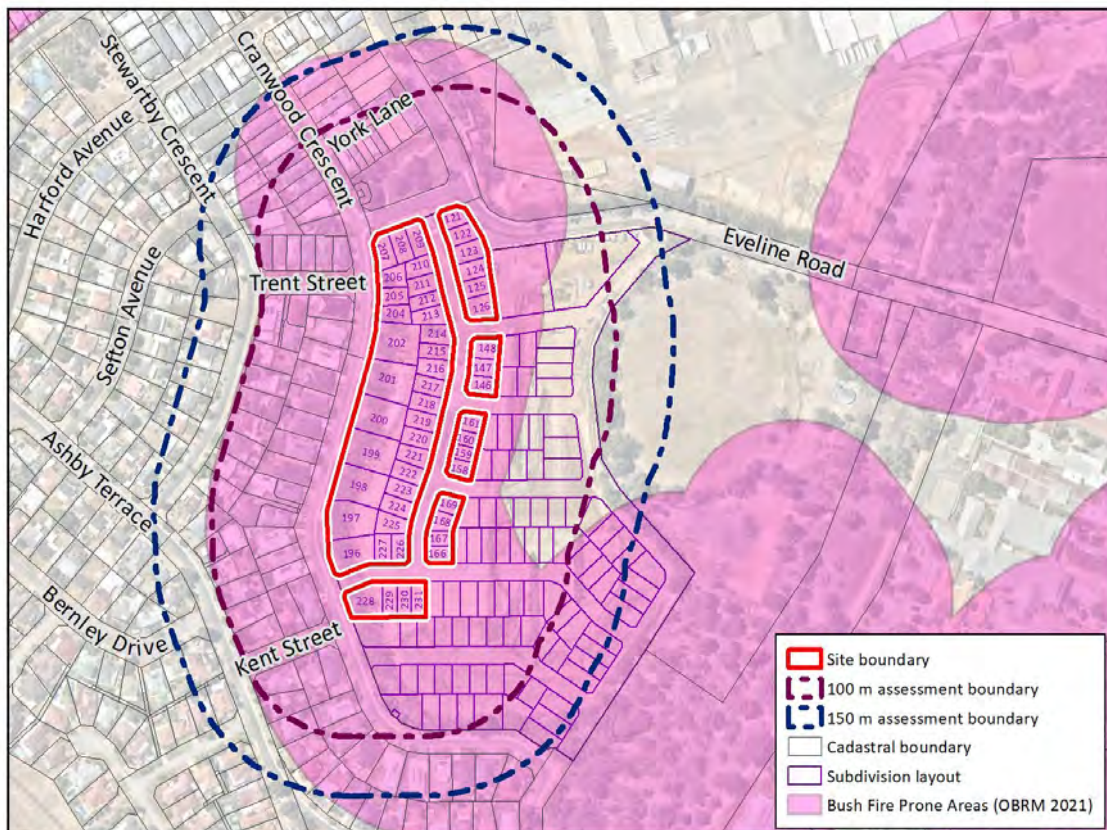


Plate 1: Areas within and surrounding the site, identified as 'designated bushfire prone' (under the state-wide *Map of Bush Fire Prone Areas* (OBRM 2024), is indicated in purple

Bushfire Attack Level Assessment

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1.2 Aim of this report

This BAL assessment aims to assess classified vegetation and effective slope in accordance with Method 1 of AS 3959 to determine the applicable BAL ratings for future habitable buildings within the site. It is based on identifying the lot as the 'building', given the specific building location within the lot is unknown.

The outcomes of this assessment can be used to support the building permit application process.

1.3 Statutory policy and framework

The following key legislation, policies and guidelines are relevant to the preparation of a BAL assessment:

- *Planning and Development Act 2005* and Planning and Development (Local Planning Scheme Amendment) Regulations 2015
- *State Planning Policy 3.7 Bushfire* (WAPC 2024b)
- *Planning for Bushfire Guidelines – For the implementation of State Planning Policy 3.7 Bushfire* (WAPC 2024a)
- *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (AS 3959) (Standards Australia 2018).

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2 BAL Assessment

A Method 1 BAL assessment has been completed for the site in accordance with AS 3959. This assessment considers the vegetation classification and effective slope for the site and surrounding 150 m to determine the applicable BAL ratings.

AS 3959 specifies requirements for the construction of buildings in bushfire-prone areas to improve its resistance to bushfire attack from embers, burning debris, radiant heat, flame contact, and combinations of these attack forms. It provides six BAL ratings: BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ, based on the radiant heat flux thresholds from vegetation within 100 m of a building. Each BAL rating is associated with specific national construction requirements, which have been summarised in **Table 1** below.

It is relevant to note that while buildings constructed to increased standards based on BAL ratings assessed under AS 3959 are more likely to survive a bushfire than buildings that do not conform to these construction standards, building survival is not guaranteed.

Table 1: Summary of BAL ratings, heat flux thresholds and associated construction standards, as outlined within AS 3959

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the subject building and heat flux exposure thresholds	Description of the predicted bushfire attack and levels of exposure	Construction section (within AS 3959)
BAL-LOW	See Section 2.2.3.2 of AS 3959	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	$\leq 12.5 \text{ kW/m}^2$	Ember attack	3 & 5
BAL-19	$> 12.5 \text{ kW/m}^2$ to $\leq 19 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with increasing heat flux	3 & 6
BAL-29	$> 19 \text{ kW/m}^2$ to $\leq 29 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with increasing heat flux	3 & 7
BAL-40	$> 29 \text{ kW/m}^2$ to $\leq 40 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers blown together with the increased likelihood of exposure to flame	3 & 8
BAL-FZ	$> 40 \text{ kW/m}^2$	Direct exposure to flames from a fire front in addition to heat flux and ember attack	3 & 9

Not all vegetation is classified as a bushfire risk. Vegetation and ground surfaces that are exempt from classification as a potential hazard are identified as a low threat under Section 2.2.3.2 of AS 3959.

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3

2.1 Assessment inputs

The classification of vegetation within the site and the surrounding 100 m has been undertaken in accordance with AS 3959. The assignment of vegetation classifications is based on Section 2.2.3 and Table 2.3 of AS 3959 and generally considers the various fuel layers of different vegetation types. For example, fuel layers in a typical forest environment can be broken down into five segments as illustrated in **Plate 2** below.



Plate 2: The fuel layers in a forest environment that could be associated with fire behaviour (Gould et al. 2007)

The site has been inspected by Emerge Associates on multiple occasions in February, March and May 2025. The latest assessment of existing vegetation within the site and surrounding 150 m was undertaken on 12 May 2025 in accordance with AS 3959. **Table 2** below outlines the determined vegetation classifications and associated effective slope and, where relevant, outlines the existing management practices that have informed the vegetation classification. The plots referenced in **Table 2** are also shown in **Figure 2**.

Vegetation has been largely cleared within the entirety of the site to enable development. These areas currently comprise bare areas (mineral sand) and are under the control of the proponent. Native vegetation in form of mature trees remain within the site where to be retained within lifestyle sized lots adjacent to Cranwood Crescent and within 100 m of proposed lots within public open space areas (north of the site). All vegetation within 100 m of the proposed lots has been managed to low threat in accordance with Clause 2.2.3.2 (f) of AS 3959. Continuous management of these areas by the proponent (until lots are sold) include:

- Regular removal of weeds and built-up dead material (such as fallen branches, leaf litter, etc.).
- Low pruning of trees (removal of branches below 2 meters in height where appropriate).
- Removal of understorey vegetation such as dense shrubs underneath trees.
- Regular mowing/slashing of grass to less than 100 mm in height.

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2.1.1 Vegetation classification

Each distinguishable plot with the potential to determine the BAL is identified in **Table 2** and shown in **Figure 2**.

Table 2: AS3959 Vegetation classification (refer to Figure 2)

Plot:	1	Photo ID:	1
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
Non-vegetated areas associated with roads (Cranwood Crescent), footpaths and constructed residential dwellings to the west of the site are excluded in accordance with clause 2.2.3.2(e) of AS 3959.			

Plot:	1	Photo ID:	2
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
View across the site showing cleared areas currently under construction that have been excluded in accordance with clause 2.2.3.2(e) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until construction of lots are complete and the lots are sold. Following this, lot owners will be responsible for maintaining lots to achieve low threat in accordance with the City of Swan Fire Hazard Reduction Notice.			



-31°52'29", 116°0'2", -16.6m, 201°
12 May 2025 2:39:54 pm



31°52'33", 116°0'4", -19.6m, 7°
12 May 2025 2:45:00 pm

Bushfire Attack Level Assessment

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Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	1	Photo ID:	3
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
Non-vegetated areas associated with roads under construction adjacent to the site (Moort Way)), and residential lots under construction are excluded in accordance with clause 2.2.3.2(e) of AS 3959.			
 -31°52'35", 116°0'3", -18.0m, 107° 12 May 2025 2:43:36 pm			

Plot:	1	Photo ID:	4
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
View across the northern portion of the site including Dabakarn Way under construction. These areas are excluded in accordance with clause 2.2.3.2(e) of AS 3959. Residential lots under construction are subject to ongoing management by the proponent to achieve low threat until construction of lots are complete and the lots are sold. Following this, lot owners will be responsible for maintaining lots to achieve low threat in accordance with the City of Swan Fire Hazard Reduction Notice.			
 -31°52'25", 116°0'5", -20.5m, 195° 12 May 2025 2:53:29 pm			

Plot:	1	Photo ID:	5
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
View across the site and to the south-east showing non-vegetated mineral earth areas stripped of all vegetation (associated with subdivided lots), which are all excluded in accordance with clause 2.2.3.2(e) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until the lots are sold.			
 -31°52'31", 116°0'5", -18.6m, 95° 12 May 2025 2:46:24 pm			

Bushfire Attack Level Assessment

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Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	1	Photo ID:	6
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(e) – Non-vegetated; effective slope not applicable			
Description / Justification for Classification			
View across the site and to the north-east showing non-vegetated mineral earth areas stripped of all vegetation (associated with subdivided lots), which are all excluded in accordance with clause 2.2.3.2(e) of AS 3959. This area is subject to ongoing management by the proponent to achieve low threat until the lots are sold.			
 -31°52'31", 116°0'5", -18.5m, 72° 12 May 2025 2:46:22 pm			
Plot:	2	Photo ID:	7
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable			
Description / Justification for Classification			
Managed vegetation within future landscape lots in the western portion of the site adjacent to Cranwood Crescent. This vegetation is comprising tall trees with no understorey and tree branches generally pruned to a height of 2 m above ground level. Grasses have been slashed to a height of <100 mm. This area has been excluded under clause 2.2.3.2(f) of AS 3959. This area is subject to ongoing management to achieve low threat by the proponent until lots are sold. Following this, lot owners will be responsible for maintaining lots to achieve low threat in accordance with the City of Swan Fire Hazard Reduction Notice.			
 -31°52'33", 116°0'1", -13.2m, 88° 12 May 2025 2:50:09 pm			

Bushfire Attack Level Assessment

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Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	2	Photo ID:	8
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable			
Description / Justification for Classification			
Alternative view of managed vegetation within future landscape lots in the north western portion of the site adjacent to Cranwood Crescent. This vegetation is comprising tall trees with no understorey and tree branches generally pruned to a height of 2 m above ground level. Grasses have been slashed to a height of <100 mm. This area has been excluded under clause 2.2.3.2(f) of AS 3959. This area is subject to ongoing management to achieve low threat by the proponent until lots are sold. Following this, lot owners will be responsible for maintaining lots to achieve low threat in accordance with the City of Swan Fire Hazard Reduction Notice.			
Plot:	2	Photo ID:	9
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable			
Description / Justification for Classification			
The public open space area to the north of the site (north of Surrey Way) has been excluded under clause 2.2.3.2(f) of AS 3959. This public open space area will be continuously maintained to low threat by the City of Swan.			



Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3

Table 2: AS3959 Vegetation Classification (refer to Figure 2)(continued)

Plot:	2	Photo ID:	10
Vegetation classification or exclusion clause and effective slope			
Exclusion clause 2.2.3.2(f) – Low threat vegetation; effective slope not applicable			
Description / Justification for Classification			
Low threat vegetation has been identified within Jack Williamson Park to the east of the site. The grasses of the oval are slashed on a regular basis to a height of less than 100 mm, garden beds are mulched and irrigated and tree branches pruned to a height of 2 m above surface level. This public open space is assumed to continue be managed to low threat by the City of Swan in perpetuity			



Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



2.1.2 Assessment Inputs

The BAL assessment includes the following values:

- **Designated FDI:** 80
- **Flame temperature:** 1090 K
- **Classified or excluded vegetation:** Vegetation within 100 m is excluded in accordance with Clause 2.2.3.2 (e) and (f) as per **Table 2** and **Figure 2**.
- **Effective slope beneath classified vegetation:** Effective slope not applicable.

The following key assumptions have informed this assessment:

- Areas of low-threat vegetation or non-vegetated areas identified within 100 m of titled lots where the land is under the control of the proponent will continue to be maintained in accordance with the existing maintenance regimes and will achieve low threat based on Section 2.2.3.2 of AS 3959 until future staged development is progressed.
- Areas of low threat vegetation or non-vegetated areas identified within 100 m of titled lots where land is under the control of the City of Swan will continue to be maintained by the City to achieve low threat.
- The site will be maintained in accordance with the City of Swan Fire Hazard Reduction Notice. Whilst the proponent owns subdivided lots and the balance of the development site (Area 3), maintenance responsibility will remain with the proponent. Once subdivided lots are sold, this requirement will then be with the new landowner.

2.2 Assessment outputs

Based on the outcomes of the BAL assessment no classified vegetation is identified within 100 m of proposed lots (shown in **Figure 2**), and therefore all 52 lots are exposed to a BAL rating of BAL-LOW.

Individual BAL ratings for each lot are shown in **Figure 3**.

2.3 Construction of buildings and ongoing management

2.3.1 Construction of buildings

Appendix A specifies the BAL rating applicable to each building in the form of a multiple lot BAL certificate, and individual certificates for each lot to support the building permit process. Construction requirements applicable to the BAL rating are specified in AS 3959 and summarised in **Table 1**. It is noted that for buildings with a BAL-LOW rating, there is an insufficient radiant heat warrant specific construction requirements, as outlined in Section 4 of AS 3959. It is however recommended that consideration be given to the potential for ember attack, which can extend beyond the radiant heat.

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2.3.2 Ongoing management

All lot owners will be responsible for their own property and ensuring these are maintained to a low threat standard in accordance with Clause 2.2.3.2 (e) or (f) of AS 3959, as per the requirements of the City of Swan Fire Hazard Reduction Notice (as published). Advice on maintaining their property to a low threat standard can be provided by the City.

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



3 Certification by Bushfire Consultant

3.1 Accreditation

This BAL assessment has been prepared by Emerge Associates who have been providing bushfire risk management advice for more than 12 years, undertaking detailed bushfire assessments (and associated approvals) to support the land use development industry. Emerge Associates have a number of team members who have undertaken Bushfire Planning and Design (BPAD) Level 1 and Level 2 training and are Fire Protection Association of Australia (FPAA) accredited practitioners (or are progressing).

3.2 Declaration

I declare that the information provided is true and correct to the best of my knowledge.

Signature:

A handwritten signature in black ink, appearing to read "P. Scholz", on a light grey rectangular background.

Name: Pascal Scholz

Company: Emerge Associates

Date: 16/05/2025

BPAD Accreditation: BPAD no. 58728

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



4 References

4.1 General references

Office of Bushfire Risk Management (OBRM) 2024, *Map of Bush Fire Prone Areas*, Landgate, <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.

Standards Australia 2018, *AS 3959:2018 Construction of buildings in bushfire-prone areas*, Sydney.

W. A. P. Commission (WAPC) 2024a, *Planning for Bushfire Guidelines*, Western Australia.

W. A. P. Commission (WAPC) 2024b, *State Planning Policy 3.7 Busfire*, Western Australia.

4.2 Online references

Department of Water 2008, *LIDAR derived 1 m elevation contours* dataset, Government of Western Australia.

Office of Bushfire Risk Management (OBRM) 2024, *Map of Bush Fire Prone Areas*, viewed October 2024, <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



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Figures

Figure 1: Site Location and Topographic Contours

Figure 2: Site Assessment Results

Figure 3: Bushfire Attack Level Ratings for Individual Lots

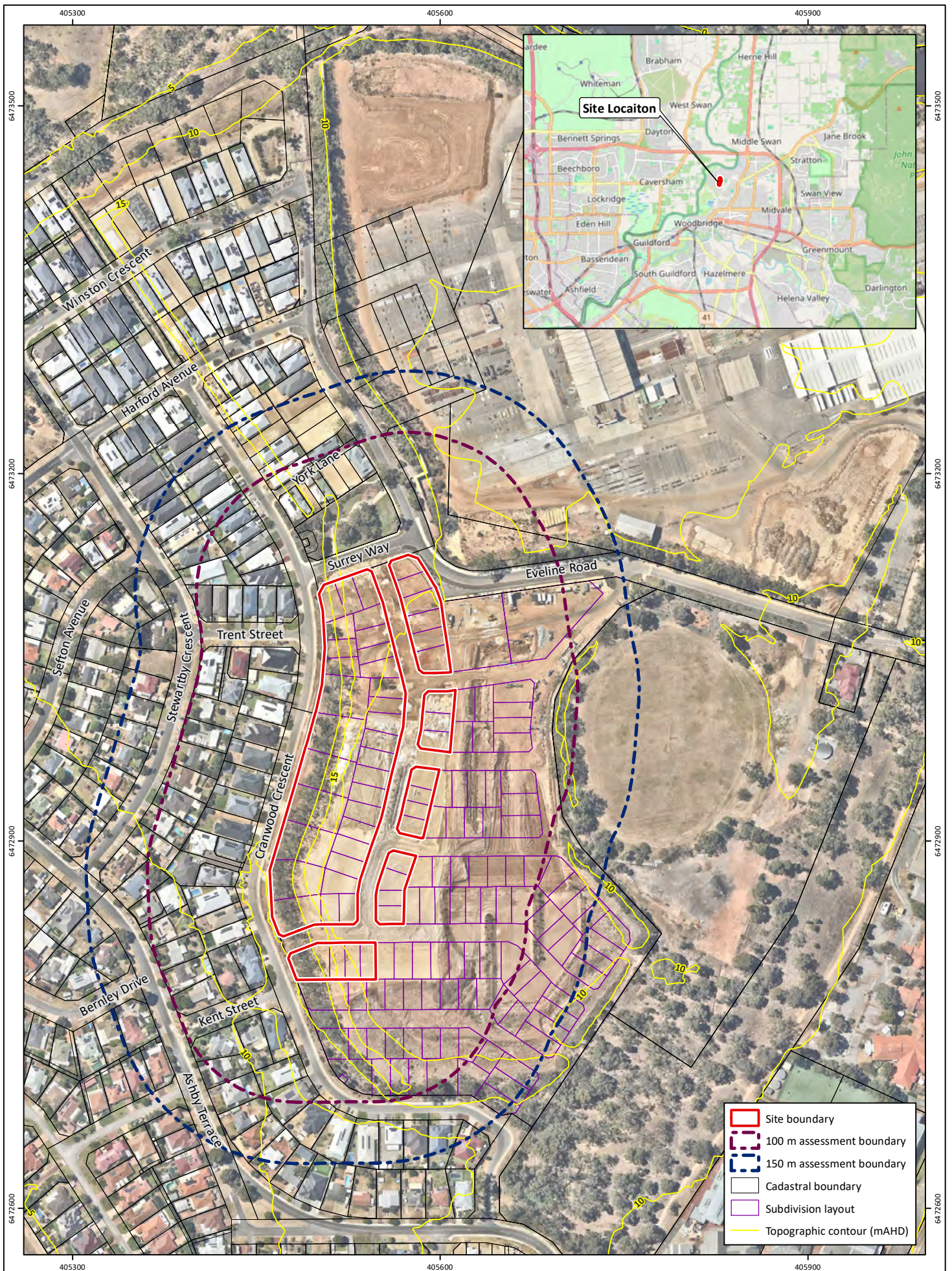


Figure 1: Site Location and Topographic Contours

Project: Bushfire Attack Level Assessment Rivermark Area 3 - Stage 3
Client: Hesperia Pty Ltd

Plan Number: EP19-105(61)--F410
Drawn: CTH
Date: 14/05/2025
Checked: PPS
Approved: CPW
Date: 15/05/2025



Scale: 1:4,000@A4
 GDA 1994 MGA Zone 50



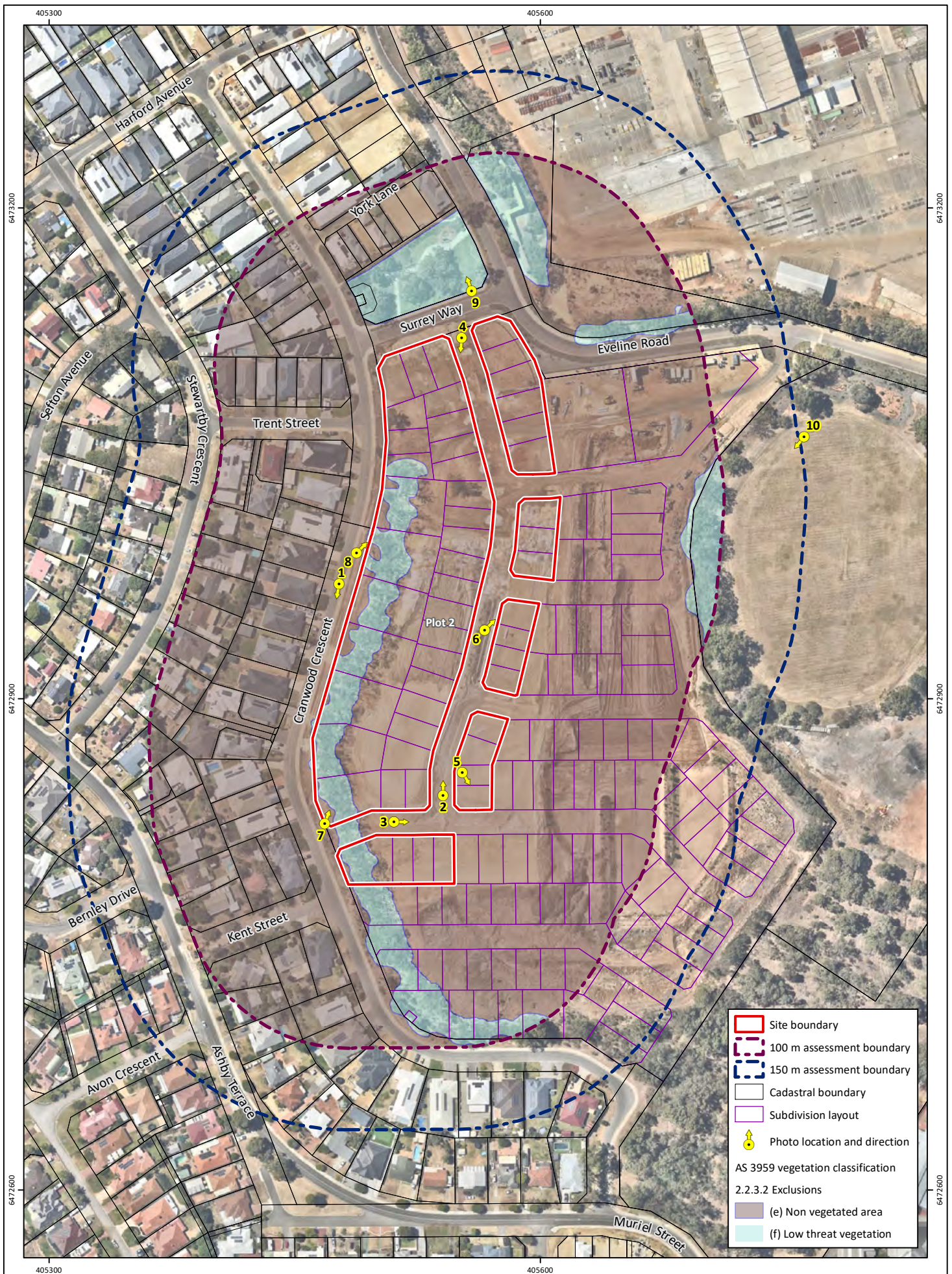


Figure 2: Site Assessment Results

Project: Bushfire Attack Level Assessment Rivermark Area 3 - Stage 3
Client: Hesperia Pty Ltd

Plan Number: EP19-105(61)--F411
Drawn: CTH
Date: 14/05/2025
Checked: PPS
Approved: CPW
Date: 15/05/2025



Scale: 1:3,000@A4
 GDA 1994 MGA Zone 50



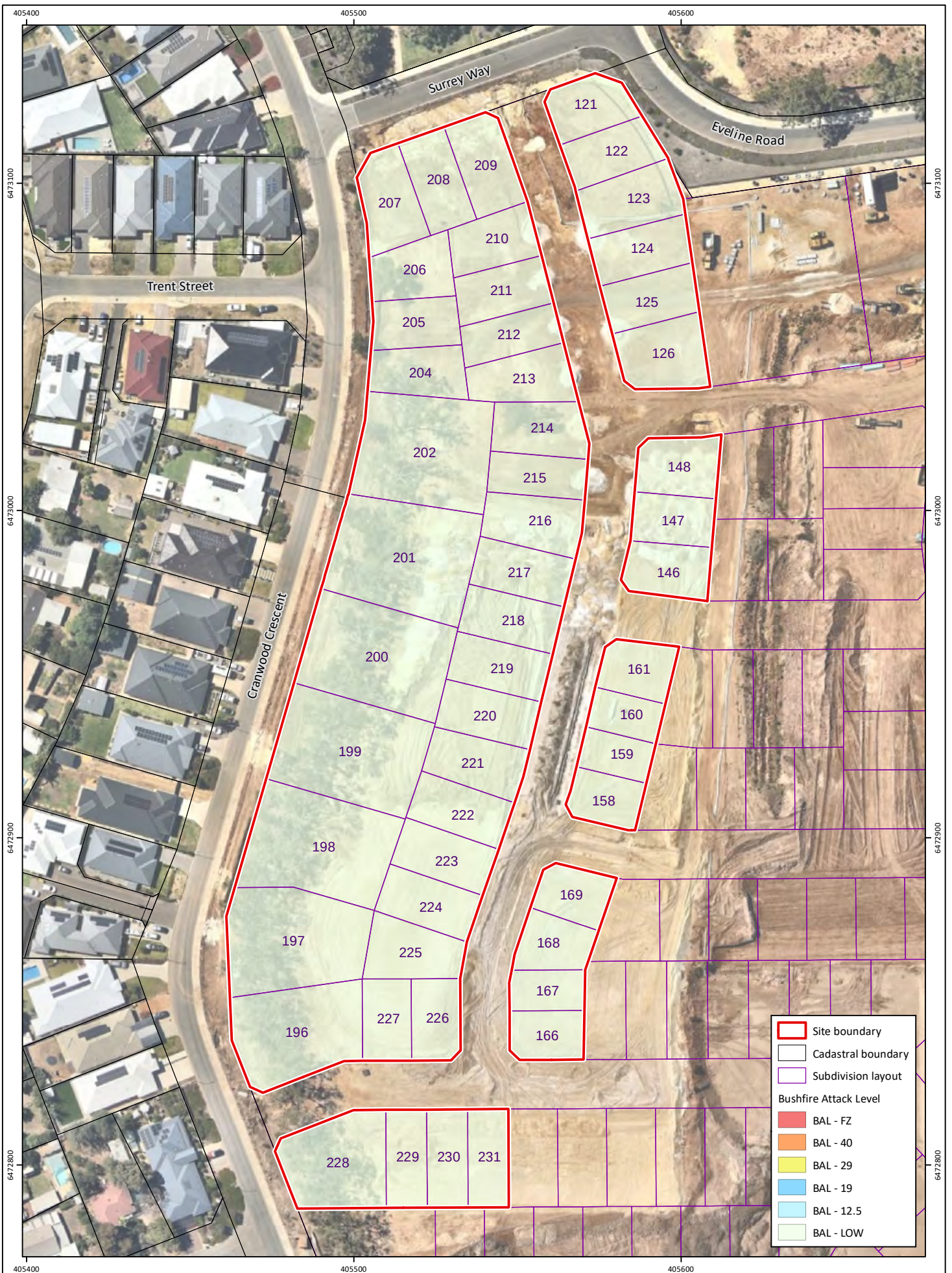


Figure 3: Bushfire Attack Level for Individual Lots

Project: Bushfire Attack Level Assessment Rivermark Area 3 - Stage 3
Client: Hesperia Pty Ltd

Plan Number: EP19-105(61)--F412
Drawn: CTH
Date: 14/05/2025
Checked: PPS
Approved: CPW
Date: 15/05/2025



Scale: 1:1,500@A4
 GDA 1994 MGA Zone 50



Appendix A

BAL Assessment Certificate

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



BUSHFIRE ATTACK LEVEL (BAL) CERTIFICATE

Determined in accordance with Australian Standard (AS) 3959-2018 Construction of buildings in bushfire prone areas

Site details

Address	Rivermark Viveash Area 3 Stage 3 – Lots 121-126, 146-148, 158-161, 166-169, 196-202 and 204-231 (Deposited Plan 428303)		
Suburb	Viveash	State	WA
Local government area	City of Swan		
Date of assessment	12 May 2025	Date of report	16 May 2025
Project no.	EP19-105(61)	Document no.	EP19-105(61)—145 PPS

Highest Bushfire Attack Level (BAL) at lot

Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
121	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
122	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
123	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
124	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
125	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
126	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
146	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
147	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
148	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
158	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
159	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
160	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
161	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

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Highest Bushfire Attack Level (BAL) at lot					
Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
166	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
167	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
168	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
169	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
196	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
197	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
198	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
199	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
200	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
201	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
202	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
204	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
205	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
206	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
207	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
208	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
209	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

Bushfire Attack Level Assessment

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Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
210	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
211	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
212	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
213	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
214	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
215	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
216	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
217	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
218	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
219	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
220	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
221	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
222	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
223	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
224	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
225	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
226	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
227	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
228	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
229	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

Bushfire Attack Level Assessment

Rivermark Area 3 - Stage 3



Lot number	Classified vegetation and plot number	Distance of lot boundary from vegetation	Effective slope	Building BAL rating (see Figure 4)	Exceptions/notes for building BAL rating
230	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A
231	No classified vegetation identified within 100 m.	>100 m	Not applicable	BAL-LOW	N/A

Accreditation details

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of the National Construction Code and AS 3959-2018.

Signature:

Name: Pascal Scholz

Company: Emerge Associates

Date: 16/05/2025

BPAD Accreditation: BPAD No. 58728

Certificate date:

16/05/2025

Individual BAL Certificates



Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 121	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 16 May 2025
Company Details Emerge Associates	
I hereby certify that I have undertaken 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 certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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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) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 122	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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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) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 123	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Signature: 

Date: 16 May 2025

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

Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 124	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.  Date: 16 May 2025
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	



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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 125	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 126	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	Not applicable	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	



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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 146	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 147	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 148	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 158	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 159	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 160	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 16 May 2025	
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 161	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 166	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.  Date: 16 May 2025
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 167	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 168	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 169	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 196	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Signature: 

Date: 16 May 2025



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

Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 197	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 16 May 2025
Company Details Emerge Associates	
I hereby certify that I have undertaken 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 certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 198	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.  Date: 16 May 2025
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 199	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 201	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.  Date: 16 May 2025
Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 202	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
Company Details Emerge Associates	
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Signature: 

Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 204	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 205	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 206	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 207	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 208	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 209	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 210	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Signature:



Date: 16 May 2025





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Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 211	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 212	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			213	Deposited Plan 428303	
	Suburb			State	Postcode
	Viveash			WA	6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 214	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 215	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 216	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner.
Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:   Date: 16 May 2025

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

Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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) prepared by the Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 217	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 218	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 219	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 220	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 221	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 222	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 223	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 224	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 225	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 227	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Pascal Scholz (58728)	I hereby declare that I am a BPAD accredited bushfire practitioner. Signature:  Date: 16 May 2025	
Company Details Emerge Associates		
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 228	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 230	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:  Date: 16 May 2025



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Bushfire Attack Level Assessment

Rivermark Area 3 – Stage 3



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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 231	Street name / Plan Reference Deposited Plan 428303	
	Suburb Viveash			State WA	Postcode 6056
Local government area	City of Swan				
Main BCA class of the building	N/A		Use(s) of the building	N/A	
Description of the building or works	Single lot				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excludable – Clause 2.2.3.2(e)	N/A	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details Emerge Associates	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018	Signature:  Date: 16 May 2025



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