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BAL Contour Plan

Woodanilling Tavern

21 April 2026

Prepared for:
Bruce Brunton



Limitations Statement

This report has been prepared in accordance with the Agreement between Ecosystem Solutions Pty Ltd and Bruce Brunton (“Client”). It has been solely prepared for the renovation of Woodanilling Tavern (“Site”).

Information

In undertaking this work the authors have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.

Conclusions

Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

Reliance

This report is solely for the use of the Client and any reliance on this report by third parties will be at such party’s sole risk. This report must only be presented in full and may not be used to support any other purpose than those set out in the report and the Agreement, except where prior written approval with comments are provided by Ecosystem Solutions Pty Ltd. All intellectual property rights in documents created by Ecosystem Solutions Pty Ltd remain the property of Ecosystem Solutions Pty Ltd.

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Ecosystem Solutions Pty Ltd will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of this report.

Other limitations

The measures contained in this report cannot guarantee that a structure or building will not be damaged or would survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.

The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report. The implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Ecosystem Solutions Pty Ltd has no control. Should changes be made to the Site, a new Bushfire Management Plan is required. Ecosystem Solutions Pty Ltd accepts no Liability, including Liability for any Loss in connection with:

- a Claim, damage, or injury to property, or persons caused by fire;
- further growth, planting, or removal of vegetation on the Site;
- poor maintenance of any fire protection measures;
- additional structures not included in this assessment; or
- any other activity that may change the bushfire threat level.

The Client and owner of the Site each acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified in this report are indicative and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks identified in the Site/building have been achieved.

STATEMENT OF CONFORMITY - PLANNING AND DEVELOPMENT ACT 2005



Gary McMahon

B.Sc. M. Env Mgmt. PG Dip Bushfire Protection. C.EnvP, BPAD Level 3 (35078)

The signatory declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 and the Planning for Bushfire Guidelines.

DISCLAIMER

**All capitalised terms used in the Limitations Statement above that are not defined are defined in the Agreement between Ecosystem Solutions Pty Ltd and the Client.*

*** The limitations above are subject to any relevant rights or remedies that the Client may be entitled to under legislation, including Schedule 2 of the Competition and Consumer Act 2010 (Cth).*

Document Control

Client - Bruce Brunton

Site - Woodanilling Tavern

Version	Revision	Purpose	Author	Reviewer	Submitted	
					Form	Date
Report	Rev A	Initial Report	DP (Level 2 - BPAD 46554)	GM (Level 3 - BPAD 35078)	Electronic (email)	21/04/2026

Filename: Y:\PROJECTS\262015 Woodanilling Tavern Renovation BAL Contour\Reports\Woodanilling Tavern, BAL Contour Report.docx

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1 Proposal

This Bushfire Attack Level (BAL) Contour has been prepared for renovation of Woodanilling Tavern, located at 861 Burt Road, Woodanilling, with adjacent lots 3313 & 3315 Robinson Road included for the renovation (hereafter referred to as the 'Site') by Danae Plowman (BPAD 46554 - Level 2) with review provided by Gary McMahon (BPAD35078 - Level 3) from Ecosystem Solutions. The proposed site plan is provided in Figure 1.

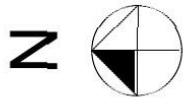
The Site is located within the town centre and a bushfire prone area, as declared by *State Planning Policy 3.7: Bushfire* (Figure 2). The surrounding lots are urban with gardens and Shire managed reserves resulting in minimal vegetation classification and a BAL-12.5 rating. An updated orthomosaic aerial image has been provided to show the areas around the Site that are currently vegetated.

Future revegetation or changes to vegetation classification can impact this rating and should be considered in any future Bushfire Management Plan (BMP). A Landscape Management Plan may be requested by the Shire of Woodanilling as referenced in the Planning for Bushfire Guidelines (WAPC, 2024).

The purpose of this BAL Contour is to provide the BAL rating of Woodanilling Tavern to inform renovation design. A BMP will be required based on the final site plan to assess the Site against the Planning for Bushfire Guidelines.



WIP SCHEMATIC DESIGN
March 23, 2026



0. O/A SITE PLAN
1:400

3dEDGE
Designers & Planners
45 Letchworth Centre Avenue, Salter Point WA 6152
www.3dEDGE.com.au T: 04077 04177

Renovation Master Plan
The "Woody" Tavern
861 Burt Rd, Woodanilling

1:400 OVERALL SITE PLAN

Date:	Nov 2025	Drawn:	BB	Chkd:	BB
Job No:	11-205	Dwg No:	A-01	Rev No:	3

The builder must verify all dimensions on site before commencing any work or shop dwgs.

Figure 1 Site Plan for Woodanilling Tavern

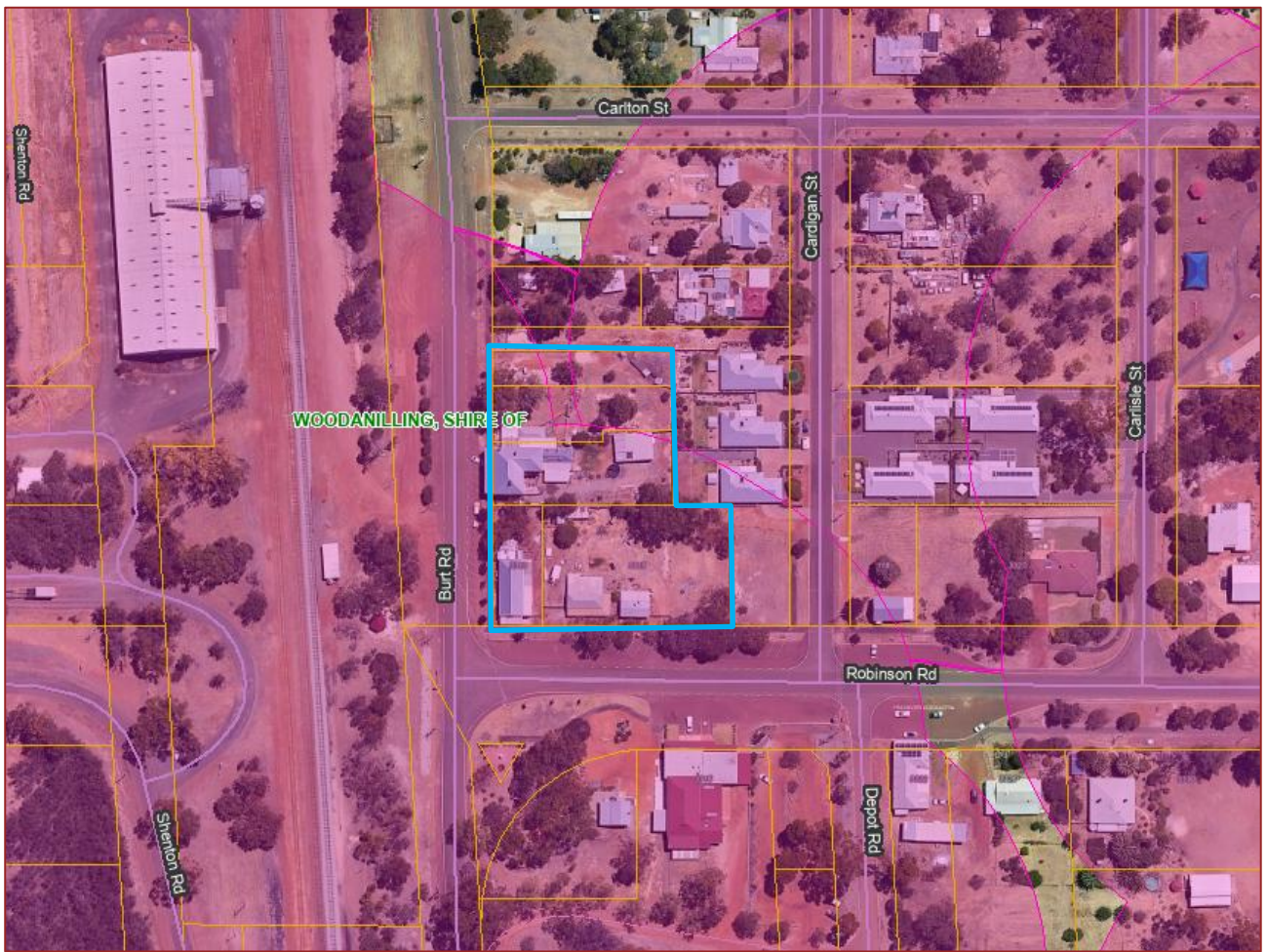


Figure 2 Extract Map of Bush Fire Prone Areas showing the Site in the blue polygon, accessed 21 April 2026.

2 Bushfire Assessment Results

2.1 Assessment Inputs

A Site inspection was conducted on the 15 April 2026 by Gary MacMahon (BPAD35078 - Level 3) for the purpose of determining the Bushfire Attack Level.

All vegetation within 150 m of the Site was classified and the slope under the vegetation determined in accordance with AS 3959-2018, shown in the photos below with map provided in Figure 3.

Plot	1	Vegetation Classification or Exclusion Clause	Class A Forest Upslope / Flat
 Woodanilling 15/4/2026, 2:01:32 pm		 Woodanilling 15/4/2026, 2:02:03 pm	
Photo ID: 1		Photo ID: 2	
 Woodanilling 15/4/2026, 2:00:46 pm		 Woodanilling 15/4/2026, 2:04:01 pm	
Photo ID: 3		Photo ID: 4	
Description / Justification for Classification		Stands of native and introduced tree species over a grassy understorey. The potential for revegetation has been considered with the classification of Class A Forest applied as a worst case scenario.	

Plot	2	Vegetation Classification or Exclusion Clause	Excluded S 2.2.3.2 (a), (e) or (f)
	DIRECTION 155 deg(T) 50H 540107 6286274 ACCURACY 7 m DATUM GDA2020  Woodanilling 15/4/2026, 12:03:12 pm		DIRECTION 85 deg(T) 50H 540120 6286232 ACCURACY 6 m DATUM GDA2020  Woodanilling 15/4/2026, 12:06:24 pm
	Photo ID: 5		Photo ID: 6
	DIRECTION 341 deg(T) 50H 540065 6286211 ACCURACY 10 m DATUM GDA2020  Woodanilling 15/4/2026, 1:34:22 pm		DIRECTION 196 deg(T) 50H 540060 6286224 ACCURACY 8 m DATUM GDA2020  Woodanilling 15/4/2026, 1:35:13 pm
	Photo ID: 7		Photo ID: 8

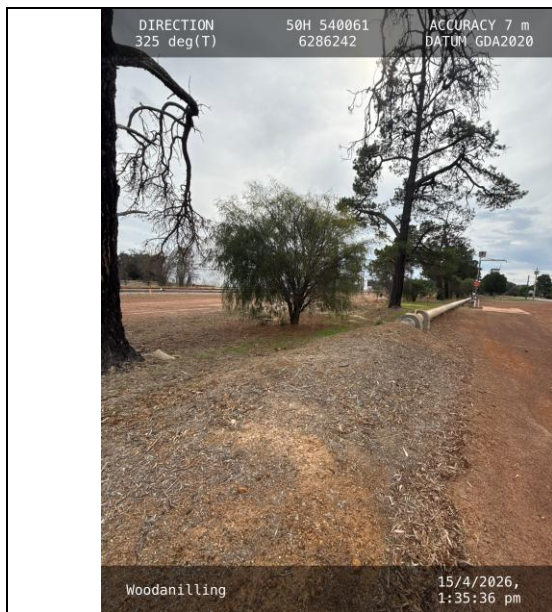


Photo ID: 9



Photo ID: 10



Photo ID: 11



Photo ID: 12



Photo ID: 13



Photo ID: 14

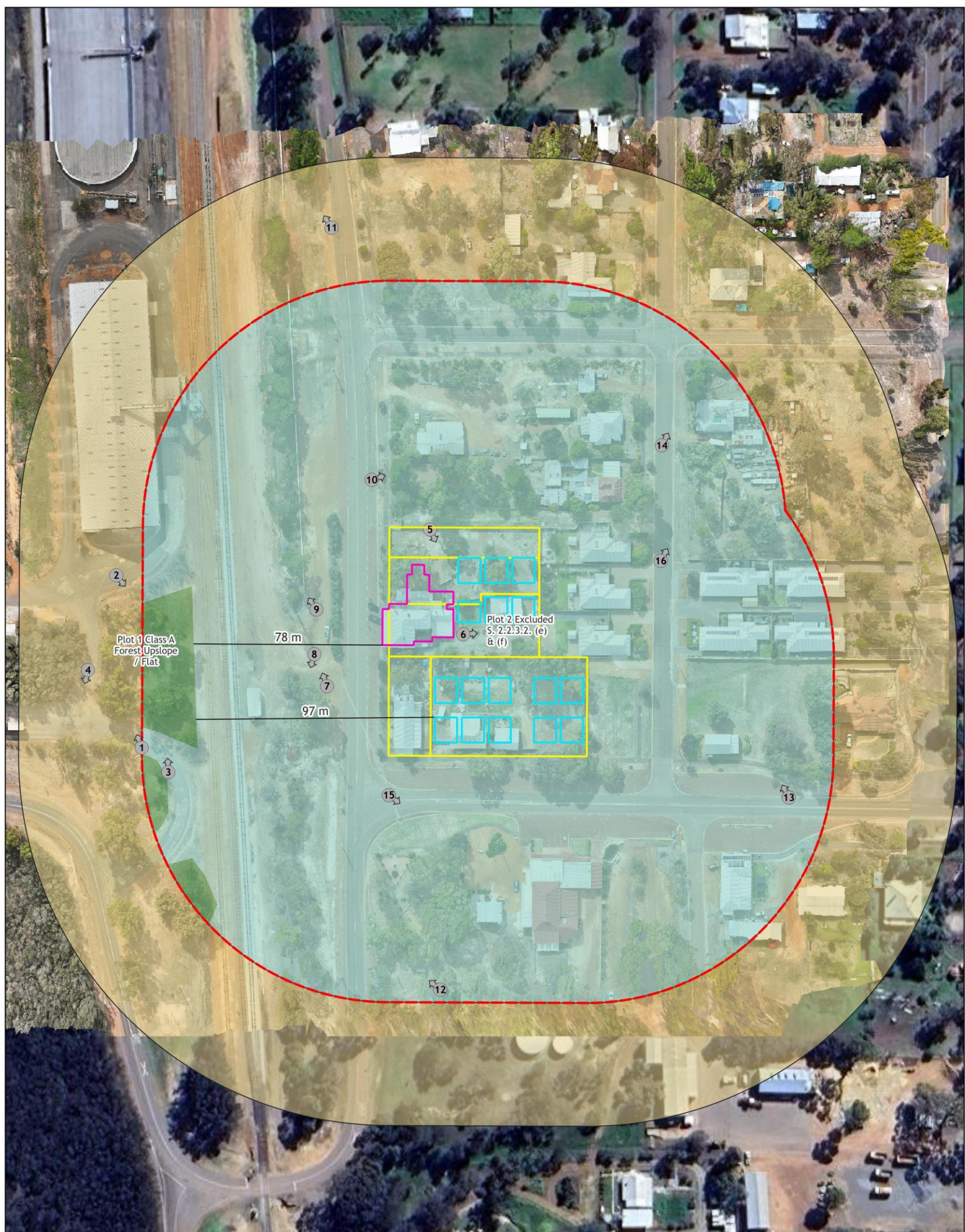
	
<i>Photo ID: 15</i>	<i>Photo ID: 16</i>
Description / Justification for Classification	Areas of 100m from the Site are excluded under S 2.2.3.2 (a). Low threat vegetation including managed and reticulated gardens, reserves and single line of trees are excluded under S 2.2.3.2 (f). Non-vegetated areas including existing buildings and access ways are excluded under S 2.2.3.2 (e).

Table 1 *Site Assessment Results - Current Extent - Taven Extension*

BAL Determination				
Fire Danger Index - 80 (AS3959-2018 Table 2.1)				
Plot	Vegetation Classification	Effective Slope Under the Classified Vegetation (degrees)	Separation Distance to the Classification Vegetation (metres)	Bushfire Attack Level
1	Class A Forest	Upslope / Flat	78 m	BAL-12.5
2	Excluded S 2.2.3.2 (a), (e) & (f)	N/A	N/A	N/A
Determined Bushfire Attack Level				BAL-12.5

Table 2 *Site Assessment Results - Current Extent - Accommodation Units*

BAL Determination				
Fire Danger Index - 80 (AS3959-2018 Table 2.1)				
Plot	Vegetation Classification	Effective Slope Under the Classified Vegetation (degrees)	Separation Distance to the Classification Vegetation (metres)	Bushfire Attack Level
1	Class A Forest	Upslope / Flat	Min 97 m	BAL-12.5
2	Excluded S 2.2.3.2 (a), (e) & (f)	N/A	N/A	N/A
Determined Bushfire Attack Level				BAL-12.5

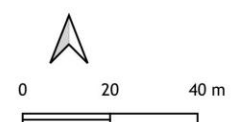


Vegetation Classification Map Woodanilling Tavern Renovation

Project: 262015
 Report: BAL Contour
 Revision: A
 Assessment Date: 15/04/2026
 Prepared By: D. Plowman
 Accreditation Level: Level 2
 Accreditation Number: 46554
 Accreditation Expiry: Aug 2026
 Aerial photo date: Apr 2026
 Projection: GDA2020 / MGA zone 50

Legend

- 150 m Assessment Area
- 100 m Assessment Area
- Lot Boundary
- Proposed Accommodation Units
- Proposed Tavern Extension
- Classified Vegetation
- Excluded S. 2.2.3.2 (a)
- Excluded S. 2.2.3.2 (e) & (f)
- Separation Distance
- Photos

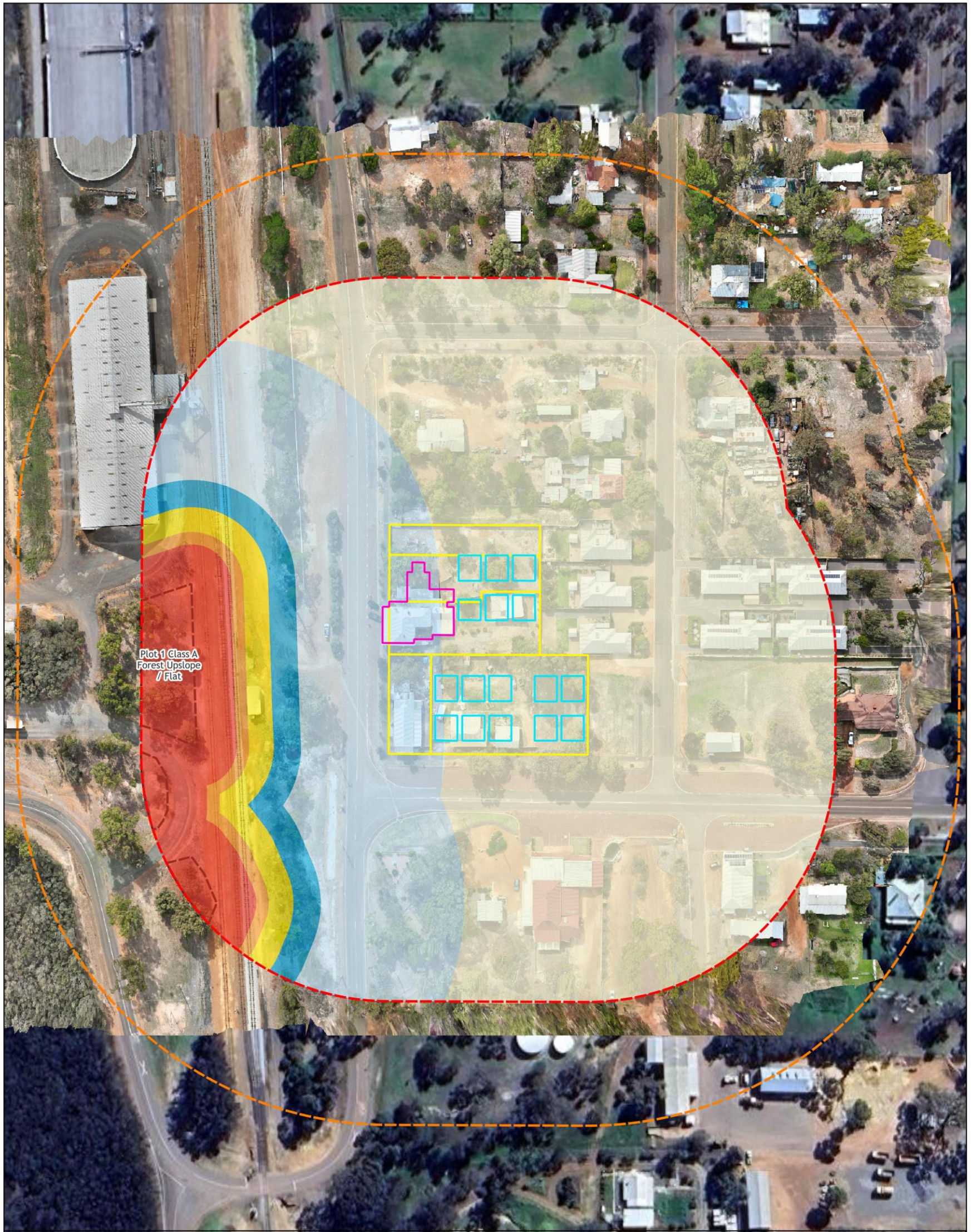


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Figure 3 Map of Vegetation Class and Effective Slope - Current Extent

2.2 Assessment Outputs

The results from the BAL Contour is provided in Figure 4. The Determined Bushfire Attacked Level (highest BAL) for the Tavern is BAL-12.5 and the Accommodation Units are BAL-12.5 to BAL-LOW (depending on exact footprint as shown) determined in accordance with clause 2.5 of AS 3959 - 2018 with map provided in Figure 4.

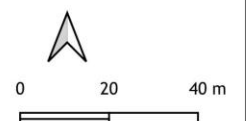


BAL Contour Map Woodanilling Tavern Renovation

Project: 262015
 Report: BAL Contour
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 Prepared By: D. Plowman
 Accreditation Level: Level 2
 Accreditation Number: 46554
 Accreditation Expiry: Aug 2026
 Aerial photo date: Apr 2026
 Projection: GDA2020 / MGA zone 50

Legend

- | | |
|------------------------------|----------|
| 150 m Assessment Area | BAL-12.5 |
| 100 m Assessment Area | BAL-19 |
| Lot Boundary | BAL-29 |
| Proposed Accommodation Units | BAL-40 |
| Proposed Tavern Extension | BAL-FZ |
| BAL-LOW | |



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Figure 4 BAL Contour Map for Woodanilling Tavern

3 Glossary

AS3959: Australian Standard 3959 Construction of Buildings in Bushfire Prone Areas.

Asset Protection Zone (APZ): A low fuel area maintained in accordance with Table 6 of the Guidelines around a building to increase the likelihood that it will survive a bushfire. The size is dependent on adjacent vegetation and slope.

BAL: Bushfire Attack Level (BAL) as set out in the Australian Standards 3959 Construction of Buildings in Bushfire Prone Areas (AS3959, as referenced in the Building Code of Australia (as amended)).

Bushfire: A generic term that may include fire involving grassfire, scrub fires or forest fires.

Bushfire Hazard: a fuel complex, defined by amount, type, condition, arrangement, and location, that determines the degree of hazard.

Bushfire Management Plan (BMP): A document that sets out short-, medium- and long-term risk management strategies for the life of the development.

Bushfire Planning Practitioner: An individual who has attained a Level Two or Level Three accreditation under the *Western Australian Bushfire Accreditation Framework* and has the skills and knowledge to conduct bushfire risk assessment and management activities identified within the Guidelines for Accreditation Bodies.

Bushfire Prone Area: An area that has been designated by the Fire and Emergency Services Commissioner under s.18P of the Fire and Emergency Services Act 1998 as an area that is subject, or likely to be subject, to bushfires.

Bushfire Risk: The chance of a bushfire igniting, spreading, and causing damage to people, property, and infrastructure.

Bushfire Risk Management Measures: Means the application of the bushfire protection criteria contained in the Planning for Bushfire Guidelines (2024).

Planning for Bushfire Guidelines: Guidelines issued by WAPC and Department of Planning Lands and Heritage September 2004

Residential Built out Area: A locality serviced with reticulated water and is within or contiguous with an urban area or town (or similar), which incorporates a suitable destination.

State Planning Policy 3.7 Bushfire: Issued by WAPC and Department of Planning Lands and Heritage September 2004

Vulnerable Land Use: A land use which:

- Is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges.
- Due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or
- Involves visitors who are unfamiliar with the surroundings.

WAPC: Western Australian Planning Commission

Appendix A Technical Requirement of the Planning for Bushfire Guidelines

