

## Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

### Bushfire Management Plan and Site Details

**Site Address / Plan Reference:** Lot 13 on Diagram 069527 25 Woodarburrup Road,

**Suburb:** Scott River East

**State:** WA

**P/code:** 6275

**Local government area:** Shire of Nannup

**Description of the planning proposal:** Development Application

**BMP Plan / Reference Number:** 230559

**Version:** v1.0

**Date of Issue:** 20/09/2023

**Client / Business Name:** Dunmore Farm: Kristy Thompson

Reason for referral to DFES	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Is the proposal any of the following special development types (see SPP 3.7 for definitions)?</b>		
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?**

The site is considered as Vulnerable Use as the property is short stay accommodation for tourists.

**Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".**

### BPAD Accredited Practitioner Details and Declaration

<b>Name</b> Kathy Nastov	<b>Accreditation Level</b> Level 3	<b>Accreditation No.</b> BPAD27794	<b>Accreditation Expiry</b> 01/08/2024
<b>Company</b> Bushfire Prone Planning		<b>Contact No.</b> 64771144	

**I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct**

**Signature of Practitioner**

**Date** 20/09/2023



# Bushfire Management Plan (BMP)



**Dunmore Farm, 25 Woodarburup Coast  
Road, Scott River East**

**Shire of Nannup**

**Local Government Compliance -  
Vulnerable Tourism Land Use**

**20 September 2023**

**Job Reference No: 230559**

**BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING**

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<p><b>Limitations:</b> The protection measures contained in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the recommended protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</p> <p>All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.</p> <p>Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p><b>Copyright © 2022 BPP Group Pty Ltd:</b> All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>					

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## SUMMARY STATEMENTS

### THIS DOCUMENT – STATEMENT OF PURPOSE

#### The Bushfire Management Plan (BMP)

The BMP sets out the required package of bushfire protection measures to lessen the risks associated with a bushfire event. It establishes the responsibilities to implement and maintain these measures.

The BMP also identifies the potential for any negative impact on any environmental, biodiversity and conservation values that may result from the application of bushfire protection measures or that may limit their implementation.

#### Risks Associated with Bushfire Events

The relevant risks are the potential for loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss. For a given site, the level of that risk to persons and assets (the exposed elements) is a function of the potential threat levels generated by the bushfire hazard, and the level of exposure and vulnerability of the at risk elements to the threats.

#### Bushfire Protection Measures

The required package of protection measures is established by *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*, its associated *Guidelines* and any other relevant guidelines or position statements published by the Department of Planning, Lands and Heritage. These measures are limited to those considered by the WA planning authorities as necessary to be addressed for the purpose of land use planning. They do not encompass all available bushfire protection measures as many are not directly relevant to the planning approval stage. For example:

- Protection measures to reduce the vulnerability of buildings to bushfire threats is primarily dealt with at the building application stage. They are implemented through the process of applying the Building Code of Australia in accordance with WA building legislation and the application of construction requirements based on a building's level of exposure - determined as a Bushfire Attack Level (BAL) rating); or
- Protection measures to reduce the threat levels of consequential fire (ignited by bushfire and involving combustible materials surrounding and within buildings) and measures to reduce the exposure and vulnerability of elements at risk exposed to consequential fire, are not specifically considered.

The package of required bushfire protection measures established by the Guidelines includes:

- The requirements of the bushfire protection criteria which consist of:
  - Element 1: Location (addresses threat levels).
  - Element 2: Siting and Design of Development (addresses exposure levels of buildings).
  - Element 3: Vehicular Access (addresses exposure and vulnerability levels of persons).
  - Element 4: Water (addresses vulnerability levels of buildings).
  - Element 5: Vulnerable Tourism Land Uses (addresses exposure and vulnerability as per Elements 1-4 but in use specific ways and with additional considerations of persons exposure and vulnerability).
- The requirement to develop Bushfire Emergency Plans / Information for 'vulnerable' land uses for persons to prepare, respond and recover from a bushfire event (this addresses vulnerability levels).
- The requirement to assess bushfire risk and incorporate relevant protection measures into the site emergency plans for 'high risk' land uses (this addresses threat, exposure and vulnerability levels).

#### Compliance of the Proposed Development or Use with SPP 3.7 Requirements

The BMP assesses the capacity of the proposed development or use to implement and maintain the required 'acceptable' solutions and any additionally recommended bushfire protection measures - or its capacity to satisfy the policy intent through the justified application of additional bushfire protection measures as supportable 'alternative' solutions.

THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Environmental Considerations		Assessment Outcome
Will identified environmental, biodiversity and conservation values limit the full application of the required bushfire protection measures?		No
Will identified environmental, biodiversity and conservation values need to be managed in the implementation and maintenance of the bushfire protection measures - but not limit their application?		No
Required Bushfire Protection Measures		Assessment Outcome
The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		
Element	The Acceptable Solutions	
Other Short Term Accommodation	A5.7a Siting and design – APZ – caravan park	N/A
	A5.7b Siting and design – APZ – certain accommodation	N/A
	A5.7c Siting and design – APZ – all other accommodation	Fully Compliant
	A5.7d Siting and design – APZ – landscape management	N/A
	A5.7e Siting and design – onsite shelter – pedestrian paths	N/A
	A5.7f Siting and design – onsite shelter – exposure to hazard	N/A
	A5.7g Siting and design – onsite shelter – construction requirements.	N/A
	A5.8.1a Vehicular access – internal access/private driveway - availability	Fully Compliant
	A5.8.1b Vehicular access – internal access/private driveway – tech. req.	Fully Compliant
	A5.8.1c Vehicular access – signage	Fully Compliant
	A5.8.2a Vehicular access – multiple access routes	Fully Compliant
	A5.8.2b Vehicular access – no-through roads – maximum length	Fully Compliant
	A5.8.2c Vehicular access – EAW – alternative access option	N/A
	A5.8.2d Vehicular access – public roads - technical requirements	Fully Compliant
	A5.8.2e Vehicular access – access limitations - onsite shelter option	N/A
	A5.9a Provision of water - reticulated	N/A
	A5.9b Provision of water – non-reticulated	Fully Compliant
	Camping Ground Only (remote) or Nature-Based Park	A5.10a Siting and design – reduce exposure to radiant heat (separation)
A5.10b Siting and design – fire pits		Fully Compliant

	A5.10c Siting and design – onsite shelter – pedestrian paths	N/A
	A5.10d Siting and design – onsite shelter – open area	N/A
	A5.11a Vehicular access – multiple access routes	Fully Compliant
	A5.11b Vehicular access – no-through roads – maximum length	Fully Compliant
	A5.11c Vehicular access – EAW – alternative access option	Fully Compliant
	A5.11d Vehicular access – access limitations - onsite shelter option	N/A
	A5.11e.1a Vehicular access – internal access/private driveway - availability	Fully Compliant
	A5.11f Vehicular access – internal access/private driveway – tech. req.	Fully Compliant
	A5.11g Vehicular access – signage	Fully Compliant
	A5.12a Provision of water – no supply required	N/A
	A5.12b Provision of water – non-reticulated	Fully Compliant
	A5.12c Provision of water – non-reticulated technical requirements	Fully Compliant
Rural Produce Store (day use only)	A5.13a Siting and design – APZ	Fully Compliant
	A5.13b Siting and design – onsite shelter – pedestrian paths	N/A
	A5.13c Siting and design – onsite shelter – exposure to hazard	N/A
	A5.13d Siting and design – onsite shelter – construction requirements.	N/A
	A5.14a Vehicular access – multiple access routes	Fully Compliant
	A5.14b Vehicular access – no-through roads – maximum length	Fully Compliant
	A5.14c Vehicular access – EAW – alternative access option	N/A
	A5.14d Vehicular access – access limitations - onsite shelter option	N/A
	A5.14e Vehicular access – public roads - technical requirements	Fully Compliant
	A5.14f Vehicular access – internal access/private driveway – tech. req.	Fully Compliant
	A5.14g Vehicular access – internal access/private driveway - availability	Fully Compliant
	A5.14h Vehicular access – signage	Fully Compliant
	A5.15a Provision of water – reticulated	N/A
A5.15b Provision of water – non-reticulated – tank capacity	Fully Compliant	



	A5.15c Provision of water – non-reticulated technical requirements	Fully Compliant
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# 1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

## 1.1 The Proposed Development/Use Details, Plans and Maps

Planning Stage:	Development Application
The stated bushfire planning land use for which additional assessments and documents are required, will apply.	Vulnerable Tourism Land Use
Factors that have identified the proposal's bushfire planning land use classification:	<p>The proposed development is a land use that can be categorised as a:</p> <p>Short term accommodation (other than B&amp;B/Holiday House) including motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park (which incorporates camping grounds).</p> <p>Camping ground only (remote) or nature-based park.</p> <p>The proposed land use for tourism or recreation involves visitors who are unfamiliar with the surroundings and/or presents evacuation challenges.</p>
Subject lot/site total area:	45.4086 ha
Number of additional lots being created:	N/A
Description of the proposed development/use:	
<p>This Bushfire Management Plan is being developed for Dunmore Farm, a feed lot and cattle farm that is seeking to establish a complimentary eco-tourism experience including a one-bedroom cottage, nature stay camping, a second seasonal nature stay camp area and a rural produce store. The proposed development site is at the entrance to the D'Entrecasteaux National Park and Black Point year-round access point.</p> <p>The cottage is located adjacent to the main residence and the proposed Rural Produce Store will be located in front of the main homestead. This will also act as the check in for camping and cottage accommodation.</p> <p>The proposed nature-stay camp area to the north east of the homestead will be located in existing paddocks (grassland vegetation). These camp areas will be fenced to manage existing land use activities.</p> <p>The proposed seasonal nature-stay camp area is accessed from Milyeannup Coast Road and the driveway is through Water Corporation tenure. Due to crossing the Scott River this area could only be used during the summer months.</p> <p>The property is located in an area of Extreme fire danger, with Forest and Scrub vegetation surrounding the development site on three sides. As a Tourism Land Use the proposed development is by default also considered a Vulnerable Land Use and the emphasis will be on early evacuation as the primary emergency procedure.</p> <p>The BAL vegetation map has been derived for the proposed development on the subject site. The purpose is to inform future development planning by determining or indicating the Bushfire Attack Levels (BAL's) that future buildings, within the development site are potentially subject to.</p> <p>The Shire of Nannup requires a 20m APZ around all buildings. Vegetation surrounding the cottage is maintained in an Excluded manner and work continues to reduce the canopy cover to the east.</p> <p>The proposal requires the application of State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7). The assessed bushfire risk is manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan.</p>	

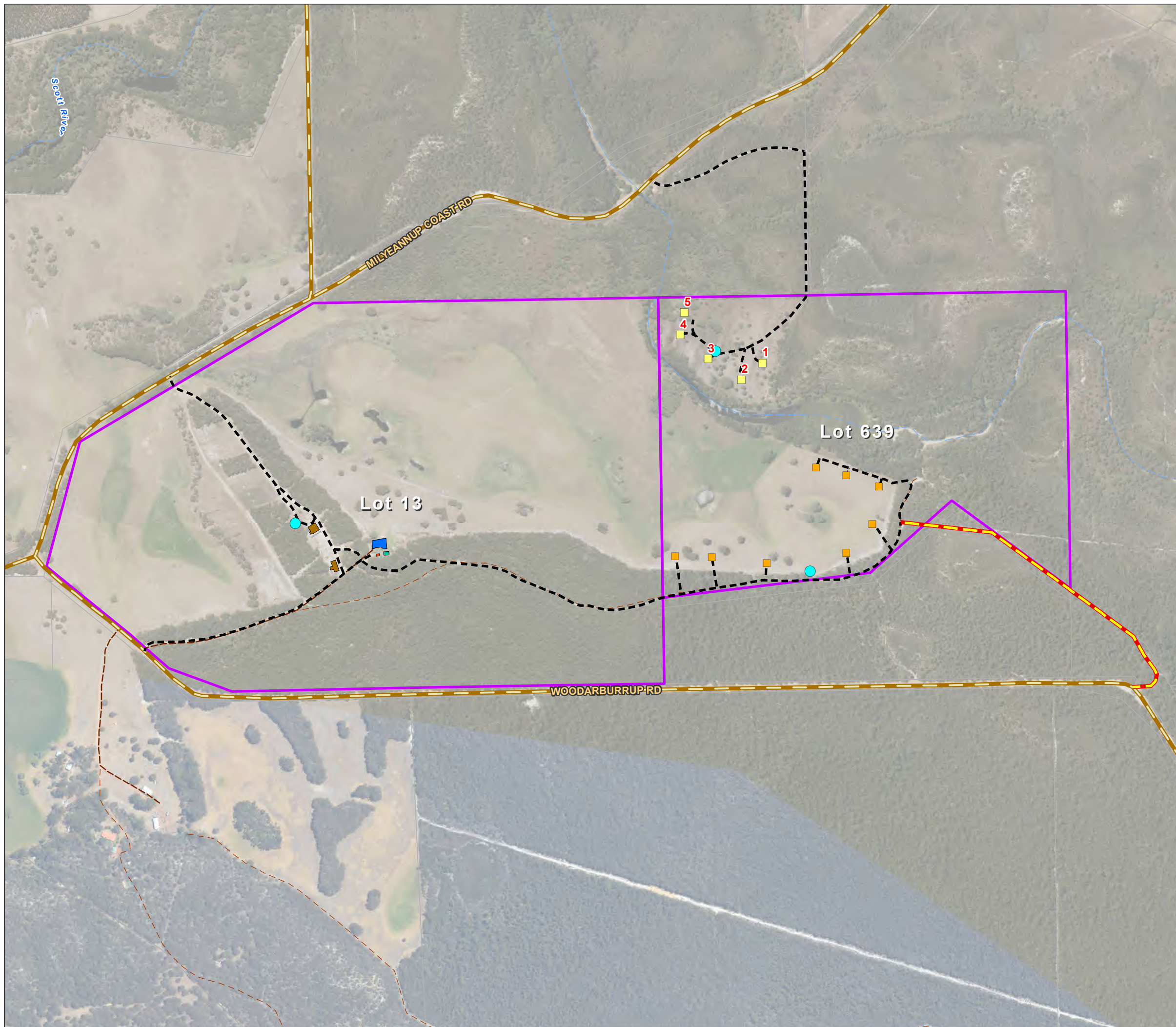
#### Development and management of potential bushfire hazard issues:

25 Woodarburrup Coast Road is located along the Scott River Coastal Plain, within an Extreme fire danger area. The risk during the bushfire season comes from both the Forest and Scrub vegetation surrounding the property, and fire coming from the Gingilup Swamp, fuelled by strong Easterly winds.

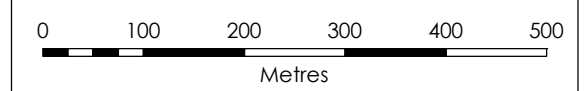
Potential bushfire hazards identified include the remote location within a bushfire area. There are vast tracts of bushfire prone vegetation within 150 metre of the site boundary which represents an extreme bushfire risk. Visitors may not be familiar with the terrain and speed at which a bushfire can travel through the region, due to the vegetation type.

Figure 1.1  
**Proposed Development**

Lot 639 on Plan 132959, Area : 45.4086 ha  
 25 Woodarburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



- **LEGEND** -----
- Subject Site
  - Other Lots
  - Nature Stay Site
  - Seasonal Stay Site
  - Water Tank
- Access / Egress**
- Emergency Access Way
  - Driveways
- Existing Building**
- Dwelling
  - Shed
- Proposed Building**
- Cottage
  - Rural Produce Store



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 24/10/2023  
 Map updated by: Ian 24/10/2023  
 A3 Scale 1:7,500

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.  
 Map Document Path / Name: K:\Projects\Jobs 2023\230559 - Dunmore Farm, 25 Woodarburrup Coast Rd, Scott River East (BMP Evac STA)\Mapping\MXD\CAMP\230559\_CAMP\_Fig1-1\_DEV\_Dunmore Farm.mxd

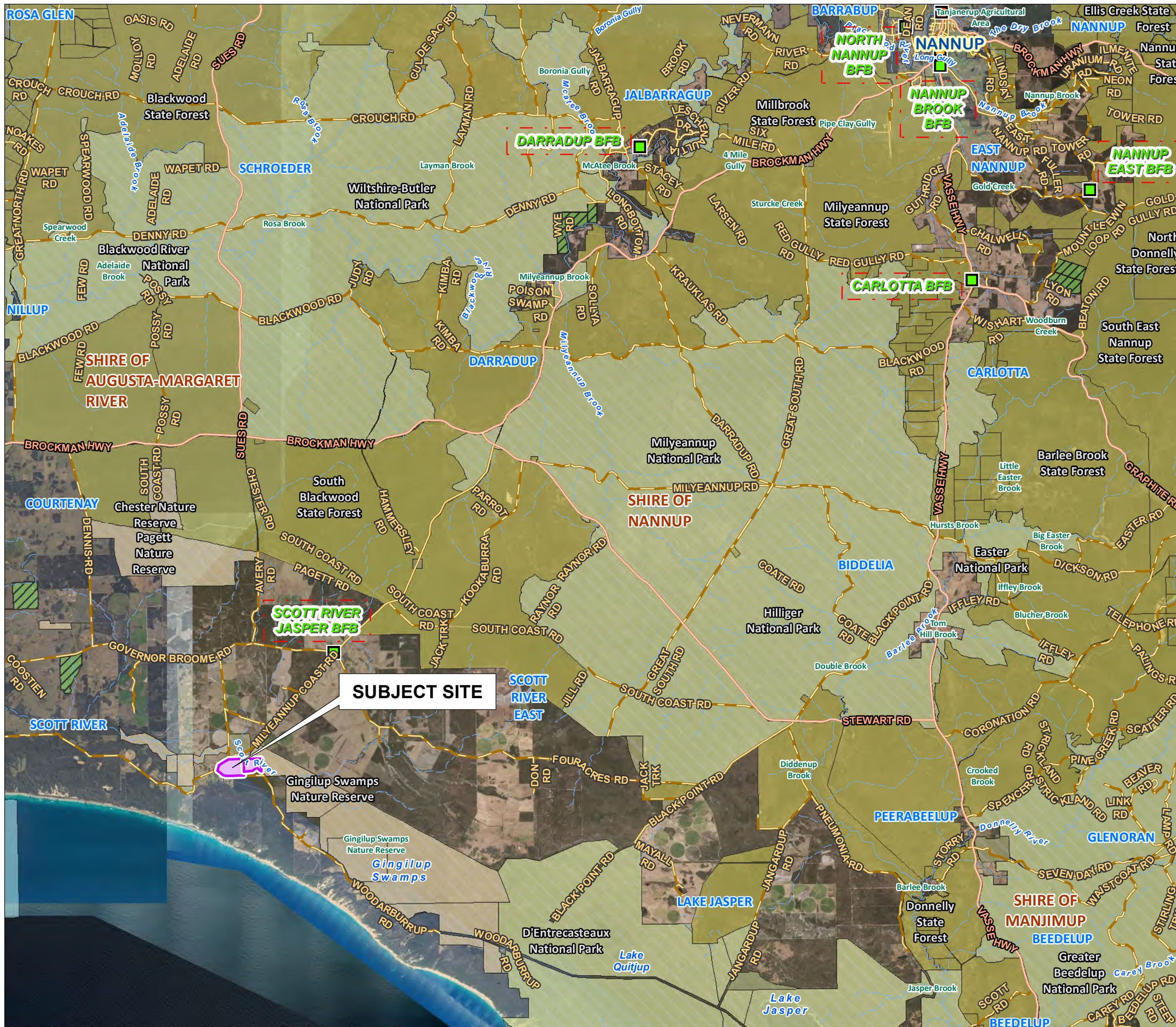













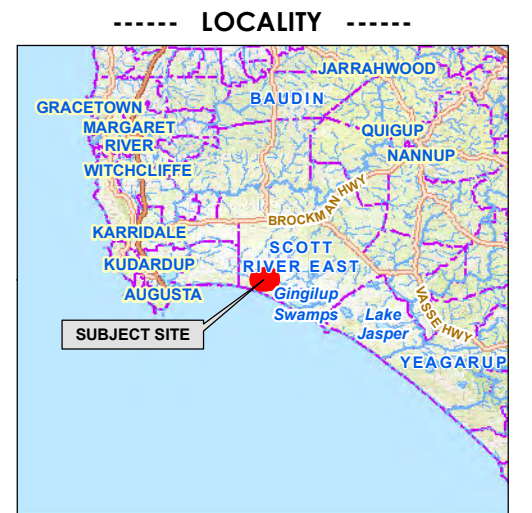
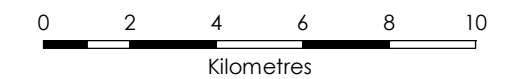


Figure 1.2  
Location Plan


Lot 639 on Plan 132959, Area : 45.4086 ha  
25 Woodaburrup Road,  
SCOTT RIVER EAST 6275  
SHIRE OF NANNUP

- LEGEND -----
-  Subject Site
  -  Bush Fire Brigade
  -  State Emergency Service Unit
  -  Volunteer Fire & Rescue Service
- Reserves**
-  Reserves
- Legislated Lands and Waters**
-  Section 34A Freehold
  -  Timber Reserve
  -  Nature Reserve
  -  Marine Park
  -  National Park
  -  Section 5(1)(g) Reserve
  -  Section 5(1)(h) Reserve
  -  State Forest
- DBCA Lands of Interest**
-  Crown Freehold - Dept Interest
  -  UCL - Dept Interest



Aerial Imagery : Landgate/SLIP  
Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
Projection: Universal Transverse Mercator Units: Metre  
Map compiled by: Ian Ross 19/10/2023  
Map updated by: Ian 19/10/2023  
A3 Scale 1:175,000



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Map Document Path / Name: K:\Projects\Jobs 2023\230559 - Dunmore Farm, 25 Woodaburrup Coast Rd, Scott River East (BMP Evac STA)\Mapping\MXD\CAMP\230559\_CAMP\_Fig1-3\_LOC\_Dunmore Farm.mxd

#### WHERE SPP 3.7 AND THE GUIDELINES ARE TO APPLY – DESIGNATED BUSHFIRE PRONE AREAS

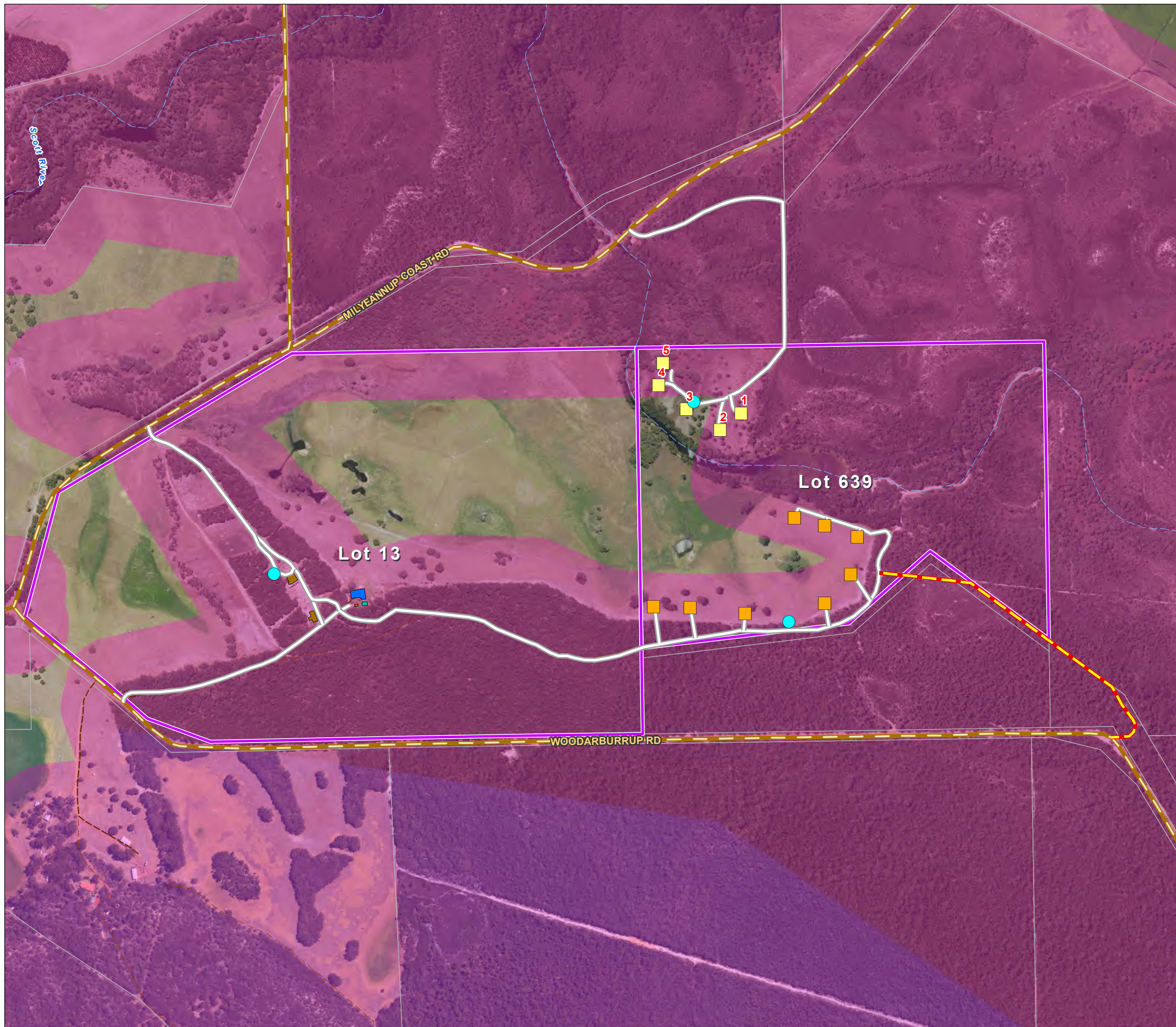
All higher order strategic planning documents, strategic planning proposals, subdivisions and development applications located in designated bushfire prone areas need to address SPP 3.7 and its supporting Guidelines. This also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.

For development applications where only part of a lot is designated as bushfire prone and the proposed development footprint is wholly outside of the designated area, the development application will not need to address SPP 3.7 or the Guidelines. (Guidelines DPLH 2021 v1.4, s1.2).

For subdivision applications, if all the proposed lots have a BAL-LOW indicated, a BMP is not required. (Guidelines DPLH 2021 v1.4, s5.3.1).

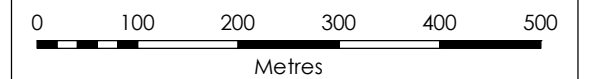
Figure 1.3  
**Bushfire Prone Area**

Lot 639 on Plan 132959, Area : 45.4086 ha  
 25 Woodaburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**

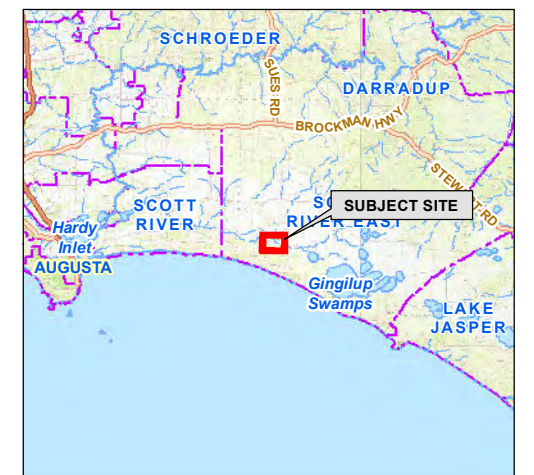


----- **LEGEND** -----

- Subject Site
- Other Lots
- Nature Stay Site
- Seasonal Stay Site
- Water Tank
- Access / Egress**
- Emergency Access Way
- Driveways
- Existing Building**
- Dwelling
- Shed
- Proposed Building**
- Cottage
- Rural Produce Store
- Bush Fire Prone Areas**
- Bushfire Prone Areas (2021)



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 24/10/2023  
 Map updated by: Ian Ross 24/10/2023  
 A3 Scale 1:7,500



## 1.2 The Bushfire Management Plan (BMP)

### 1.2.1 Commissioning and Purpose

Landowner / proponent:	Dunmore Farm
Bushfire Prone Planning commissioned to produce the BMP by:	kristythompson510@gmail.com
Purpose of the BMP:	To apply the requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and accompany the development application.
BMP to be submitted to:	Shire of Nannup

### 1.2.2 Other Relevant Documentation - Existing or Concurrently Developed

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject site and the proposal/application. They potentially have implications for the assessment of bushfire threats and the implementation of the protection measures that are dealt with in the Bushfire Management Plan.

Table 1.1: Existing or concurrently developed relevant documentation.

RELEVANT DOCUMENTS			
Existing Document	Relevant to the Proposal and the BMP	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	-
Bushfire Management Plan	No	N/A	
Bushfire Emergency Plan or Information	No	N/A	
Bushfire Emergency Plan Supporting Information	No	N/A	
Bushfire Risk – Assessment and Management Report	No	N/A	
Environmental Asset or Vegetation Survey	No	N/A	-
Landscaping (Revegetation) Plan	No	N/A	-
DPLH BMP Guidance 'Regions & Uses'	No	N/A	-



## 2 ENVIRONMENTAL CONSERVATION (DESKTOP ASSESSMENT)

**Important:** This 'desktop' assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the **Environmental Protection Act 1986** (EP Act) and requires a clearing permit under the **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The **Department of Water and Environmental Regulation** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

**Local Planning Policy or Local Biodiversity Strategy:** Natural areas that are not protected by the above Act and Regulations (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and <https://www.der.wa.gov.au/our-work/clearing-permits>

### 2.1 Existing Vegetation on Private Land

#### 2.1.1 Declared Environmentally Sensitive Areas (ESA)

Table 2.1: Identification of relevant ESA.

IDENTIFICATION OF ESA							
ESA Class	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Wetlands and their 50m Buffer (Ramsar, conservation category and nationally important)	Yes	Possible	DBCA-010 and 011, 019, 040, 043, 044	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See note below
Bush Forever	No	N/A	DPLH-022, SPP 2.8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None

Threatened and Priority Flora + 50m Continuous Buffer	No	No	DBCA-036	Restricted Scale of Data Available (security)	<input type="checkbox"/>	<input type="checkbox"/>	Confirm with relevant agency
Threatened Ecological Community	No	No	DBCA-038		<input type="checkbox"/>	<input type="checkbox"/>	Data not available - confirm with relevant agency
Heritage Areas National / World	No	No	Relevant register or mapping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Environmental Protection (Western Swamp Tortoise) Policy 2002	No	No	DWER-062	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A

### DESCRIPTION OF THE IDENTIFIED AREA(S) OF VEGETATION

The relevant State agencies should be further consulted, and details confirmed as part of due diligence for the proposal. There are a number of Geomorphic Wetland areas within the development area. It would be recommended that campsite locations are moved if native vegetation is required to be cleared. Revised camp locations are outlined in Fig 3.1.1.

## 2.2 Post Development Vegetation - Planned Landscaping and/or Re-vegetation

Table 2.2: Identification of land subject to planned vegetation modification.

AREAS OF LAND PLANNED FOR RE-VEGETATION OR LANDSCAPING			
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Planned Vegetation Modification	Description
Riparian Zones	No	N/A	
Foreshore Areas	No	N/A	-
Wetland Buffers	No	N/A	-
Legislated Lands	No	N/A	-
Public Open Space	No	N/A	-
Road Verges	No	N/A	-

## 2.3 Identified Requirement for Onsite Vegetation Modification or Removal

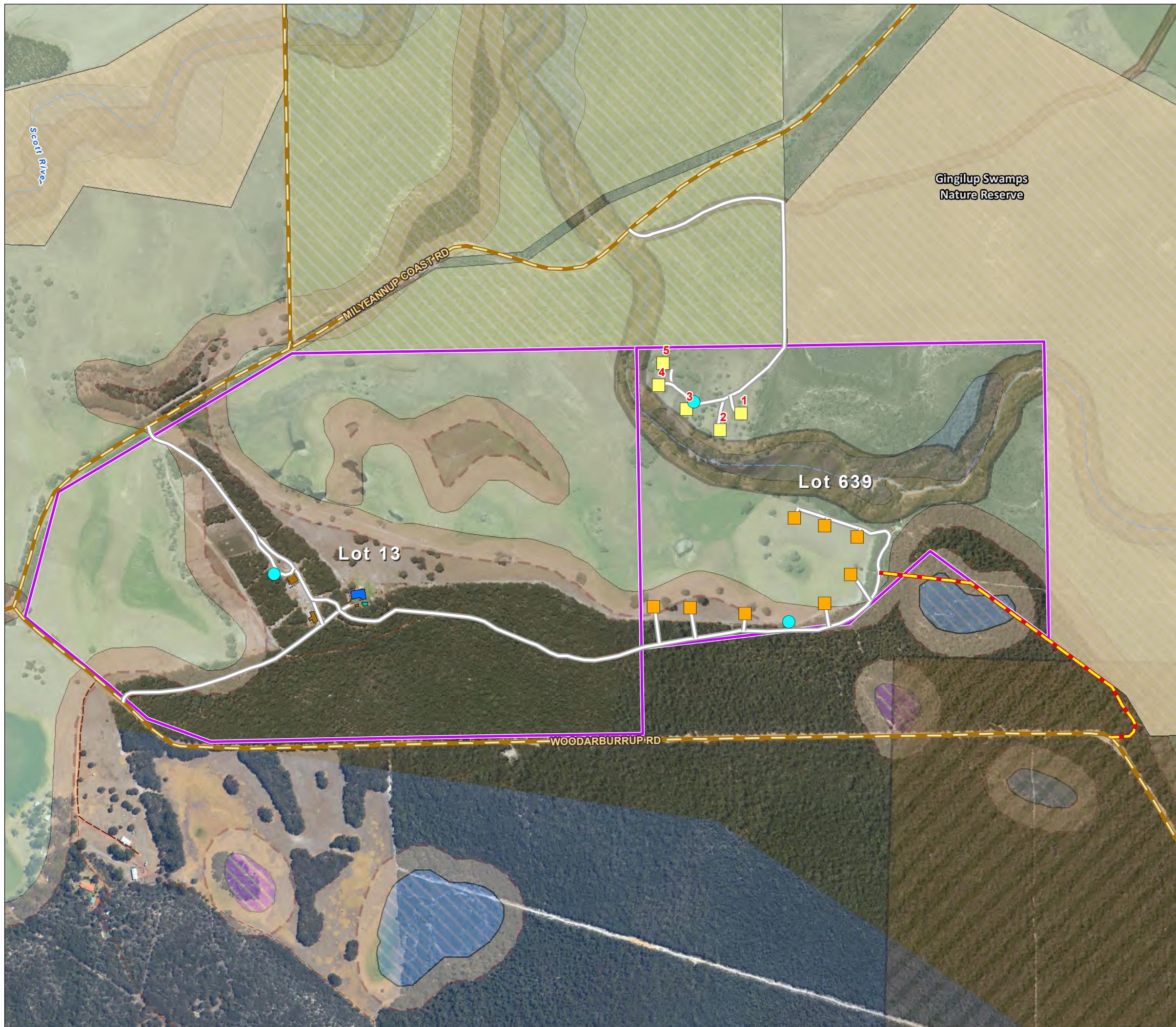
IDENTIFICATION OF POTENTIAL NATIVE VEGETATION MODIFICATION OR REMOVAL	
Has a requirement to modify or remove native vegetation to establish the required bushfire protection measures on the subject site been identified?	Yes
Is evidence provided (from relevant agencies, the environmental or planning consultant and/or the local government), that the required modification or removal of the vegetation can be achieved?	No

## 2.4 Cultural Heritage

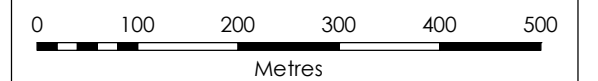
IDENTIFIED AREAS OF LAND HERITAGE VALUE		
Land with Heritage Value	Relevant to Proposal	Description and Potential Impact on Implementation of Bushfire Protection Measures
Aboriginal Heritage Places (DPLH)	No	The Scott River is a registered Aboriginal Heritage site, however this would not impact on the establishment of the campground.
National Heritage List (Dept. of Agriculture, water and the Environment)	No	

Figure 2.1  
**Environmental Considerations**

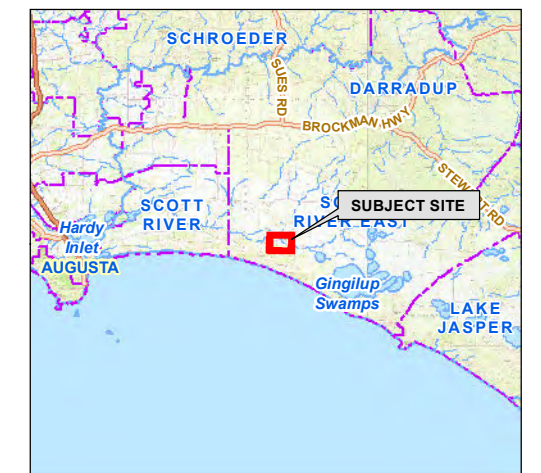
Lot 639 on Plan 132959, Area : 45.4086 ha  
 25 Woodaburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



- **LEGEND** -----
- Subject Site
  - Nature Stay Site
  - Seasonal Stay Site
  - Water Tank
- Access / Egress**
- Emergency Access Way
  - Driveways
- Existing Building**
- Dwelling
  - Shed
- Proposed Building**
- Cottage
  - Rural Produce Store
- Reserves**
- Reserves
- Legislated Lands and Waters**
- Nature Reserve
- Geomorphic Wetlands DBCA\_017**
- Dampland
  - Floodplain
  - Palusplain
  - Sumpland
- Clearing Regulations**
- Clearing Regulations
- Aboriginal Heritage Place DPLH\_001**
- Aboriginal Heritage Place



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 24/10/2023  
 Map updated by: Ian Ross 24/10/2023  
 A3 Scale 1:7,500



### 3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

#### BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m<sup>2</sup>. The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

#### DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

#### INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

#### BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. **Planning Approval:** SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. **Building Approval:** The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

### 3.1 BAL Assessment Summary (Contour Map Format)

#### INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

### 3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.2 / BAL Contour Map
Method 2 (Detailed)	-	-	-	-	

### 3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for future buildings/structures on the proposed lots.

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDINGS / STRUCTURES ON STATED LOT <sup>1</sup>		
Assessment	Future Buildings / Structure	
	Indicative BAL <sup>2</sup>	Determined BAL <sup>2</sup>
Cottage	N/A	BAL-29
Campsites	BAL-29	BAL-29
Seasonal campsites	BAL-29	BAL-29
Rural produce store	BAL-29	BAL-29

<sup>1</sup> The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

<sup>2</sup> Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

### 3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No 3.1.
The relevant vegetation for the pre-development BAL contour map will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No 3.1.
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure No 3.2
Supporting Assessment Details: None required	

Table 3.2: The calculation inputs applied to determining the site specific separation distances corresponding to levels of potential radiant heat transfer (including BAL's).

COTTAGE & RURAL PRODUCE STORE SUMMARY OF CALCULATION INPUT VARIABLES APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO RADIANT HEAT LEVELS <sup>1</sup>												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Variables Corresponding to the BAL Determination Method Applied												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(A) Forest	80	Downslope >0-5	d/slope 4								
2	(A) Forest	80	Downslope >5-10	d/slope 6.8								
3	(A) Forest	80	Downslope >10-15	d/slope 11								
4	(G) Grassland	110	Downslope >5-10	d/slope 5.8								
5	Excluded cl 2.2.3.2(e & f)	-	-	-								

<sup>1</sup> All data and information supporting the determination of the classifications and values stated in this table and any associated justification, is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.



**NATURE STAY CAMPGROUNDS & SEASONAL CAMPGROUNDS SUMMARY OF CALCULATION INPUT VARIABLES APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO RADIANT HEAT LEVELS <sup>1</sup>**

Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Variables Corresponding to the BAL Determination Method Applied												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(G) Grassland	110	Upslope or flat 0	flat 0								
2	(D) Scrub	80	Upslope or flat 0	flat 0								
3	(G) Grassland	110	Downslope >0-5	d/slope 2.4								
4	Excluded cl 2.2.3.2(e & f)	-	-	-								

<sup>1</sup> All data and information supporting the determination of the classifications and values stated in this table and any associated justification, is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the radiant heat levels illustrated as BAL contours in Figure 3.2.

COTTAGE & RURAL PRODUCE STORE CALCULATED VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT <sup>1</sup>									
Vegetation Classification		Separation Distances Corresponding to Stated Level of Radiant Heat (metres)							
		Bushfire Attack Level						Maximum Radiant Heat Flux	
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW	10 kW/m <sup>2</sup>	2 kW/m <sup>2</sup>
1	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100		
2	(A) Forest	<26	26-<33	33-<46	46-<61	61-<100	>100		
3	(A) Forest	<33	33-<42	42-<56	56-<73	73-<100	>100		
4	(G) Grassland	<7	7-<9	9-<14	14-<20	20-<50	>50		
5	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-		

<sup>1</sup> All calculation input variables are presented in Table 3.2. A copy of radiant heat calculator output for each area of classified vegetation are presented in Appendix A3.

NATURE BASED CAMPGROUNDS & SEASONAL CAMPGROUNDS CALCULATED VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT <sup>1</sup>									
Vegetation Classification		Separation Distances Corresponding to Stated Level of Radiant Heat (metres)							
		Bushfire Attack Level						Maximum Radiant Heat Flux	
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW	10 kW/m <sup>2</sup>	2 kW/m <sup>2</sup>
1	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50		
2	(D) Scrub	<10	10-<13	13-<19	19-<27	27-<100	>100		
3	(G) Grassland	<7	7-<9	9-<14	14-<20	20-<50	>50		
4	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-		

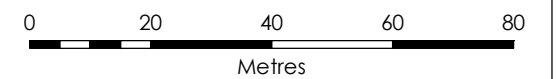
Figure 3.1  
**Classified Vegetation & Topography (Existing)**

Lot 13 on Diagram 069527, Area : 84.8075 ha  
 25 Woodarburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



----- LEGEND -----

- Subject Site
- Other Lots
- ← Photo & Direction
- Existing Building**
- Dwelling
- Shed
- Water Tank
- Proposed Building**
- Cottage
- Rural Produce Store
- 150m Vegetation Assessment Area**
- 150m from Subject Site
- Classified Vegetation**
- Class (A) Forest
- Class (G) Grassland
- Exempt 2.2.3.2



----- LOCALITY -----



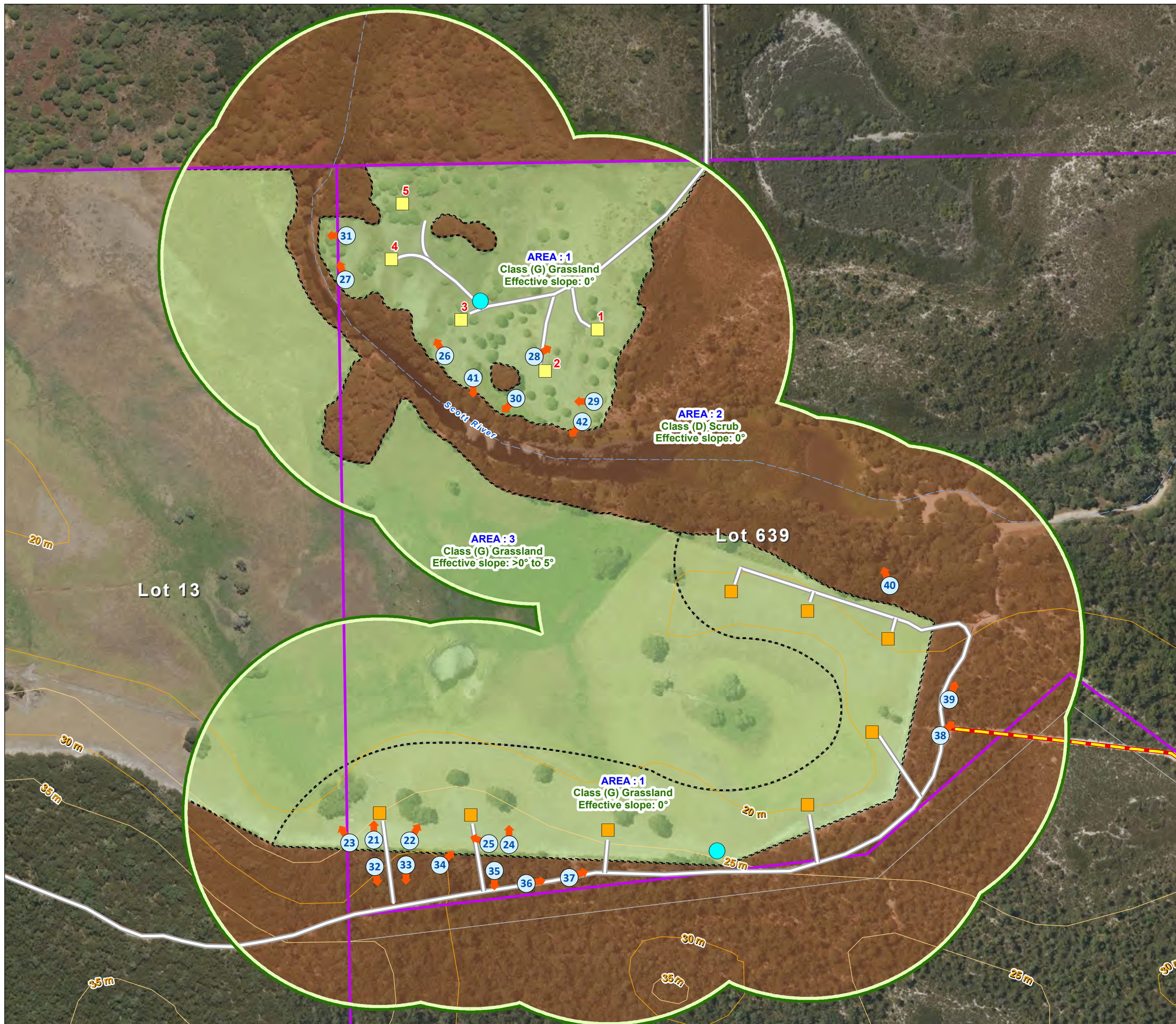
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 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
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 Map updated by: Ian Ross 22/09/2023  
 A3 Scale 1:1,250

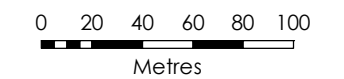


Figure 3.1a  
**Classified Vegetation & Topography (Existing)**

Lot 639 on Plan 132959, Area : 45.4086 ha  
 25 Woodaburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



- **LEGEND** -----
- Subject Site
  - Other Lots
  - ← Photo & Direction
  - Nature Stay Site
  - Seasonal Stay Site
  - Water Tank
- Access / Egress**
- Emergency Access Way
  - Driveways
- 150m Vegetation Assessment Area**
- 150m from Subject Site
- Classified Vegetation**
- Class (D) Scrub
  - Class (G) Grassland



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 24/10/2023  
 Map updated by: Ian 24/10/2023  
 A3 Scale 1:3,000

BUSHFIRE PRONE PLANNING

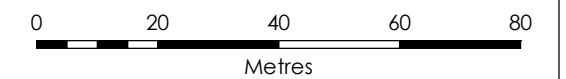
Figure 3.1.1  
**Classified Vegetation & Topography (Post Development)**

Lot 13 on Diagram 069527, Area : 84.8075 ha  
 25 Woodarburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



----- LEGEND -----

- Subject Site
- Other Lots
- Asset Protection**
- APZ - Proposed (BAL 29)
- Existing Building**
- Dwelling
- Shed
- Water Tank
- Proposed Building**
- Cottage
- Rural Produce Store
- 150m Vegetation Assessment Area**
- 150m from Subject Site
- Classified Vegetation**
- Class (A) Forest
- Class (G) Grassland
- Exempt 2.2.3.2
- APZ Distance



----- LOCALITY -----



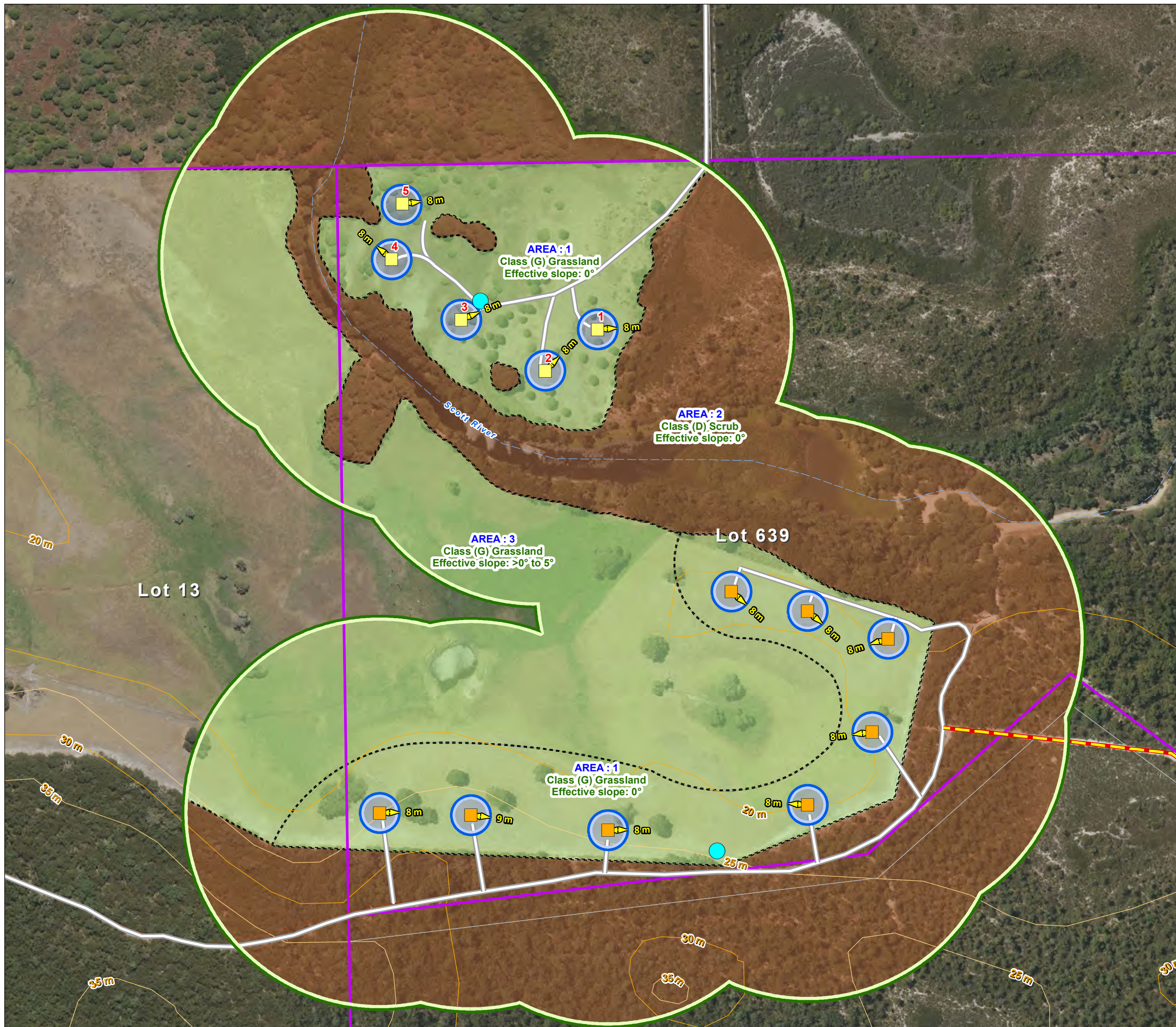
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 Map updated by: Ian Ross 22/09/2023  
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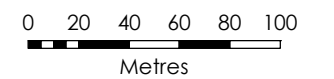


Figure 3.1.1a  
**Classified Vegetation & Topography (Post Development)**

Lot 639 on Plan 132959, Area : 45.4086 ha  
 25 Woodaburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



- **LEGEND** -----
- Subject Site
  - Other Lots
  - Nature Stay Site
  - Seasonal Stay Site
  - Water Tank
- Asset Protection**
- APZ - Proposed (BAL 29)
- Access / Egress**
- Emergency Access Way
  - Driveways
- 150m Vegetation Assessment Area**
- 150m from Subject Site
- Classified Vegetation**
- Class (D) Scrub
  - Class (G) Grassland
  - Exempt 2.2.3.2
  - APZ Distance



----- **LOCALITY** -----

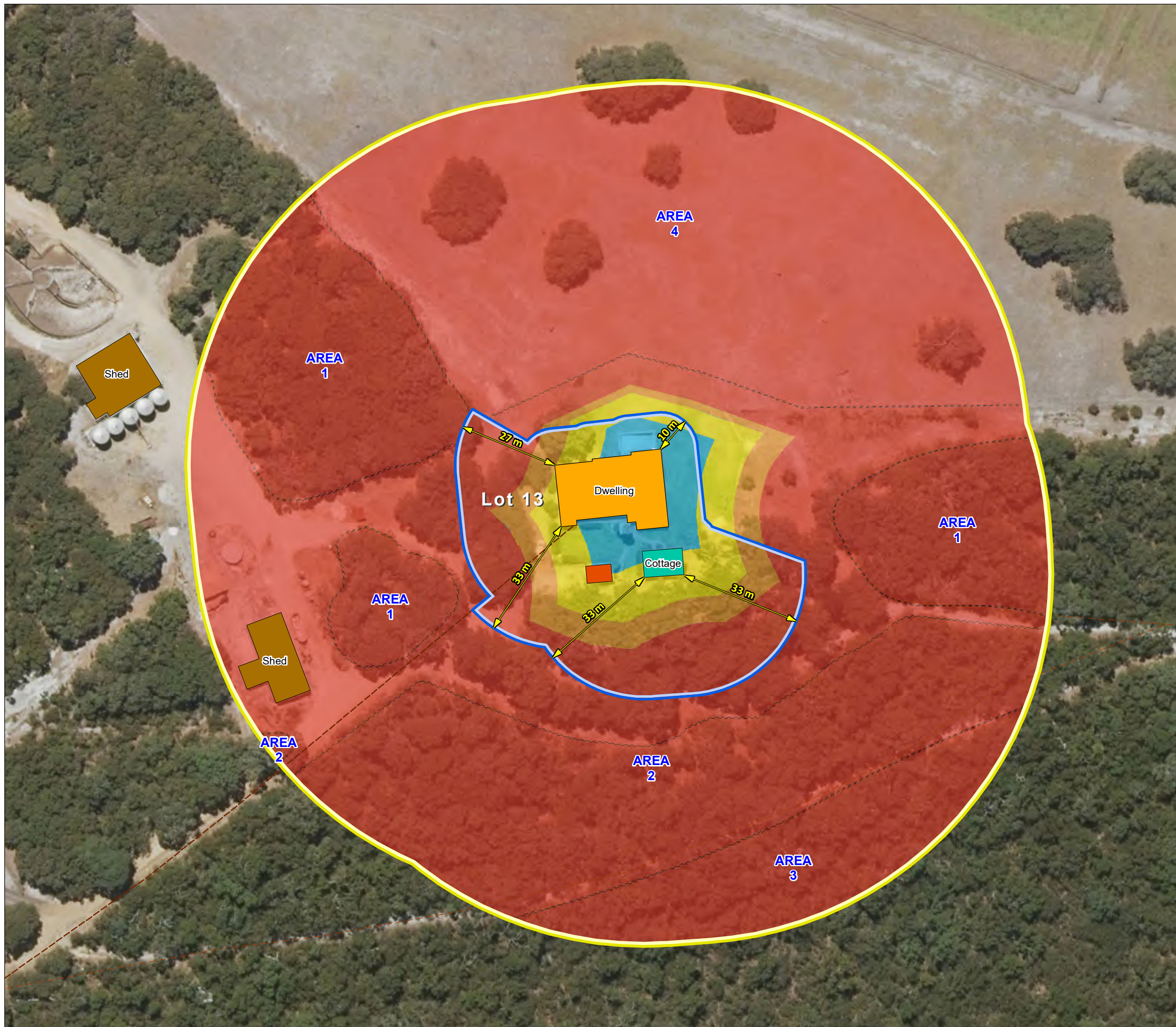


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 Map updated by: Ian 24/10/2023  
 A3 Scale 1:3,000

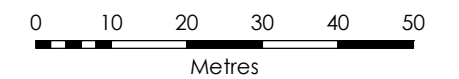
Figure 3.2  
**BAL Contour Map**

Lot 13 on Diagram 069527, Area : 84.8075 ha  
 25 Woodarburrup Road,  
 SCOTT RIVER EAST 6275  
**SHIRE OF NANNUP**



----- **LEGEND** -----

- Subject Site
- Other Lots
- Asset Protection**
- APZ - Proposed (BAL 29)
- Existing Building**
- Dwelling
- Shed
- Proposed Building**
- Cottage
- Rural Produce Store
- 100m Vegetation Assessment Area**
- 100m from Subject Site
- Indicative Bushfire Attack Levels**
- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- Classified Vegetation Boundary
- APZ Distance



----- **LOCALITY** -----

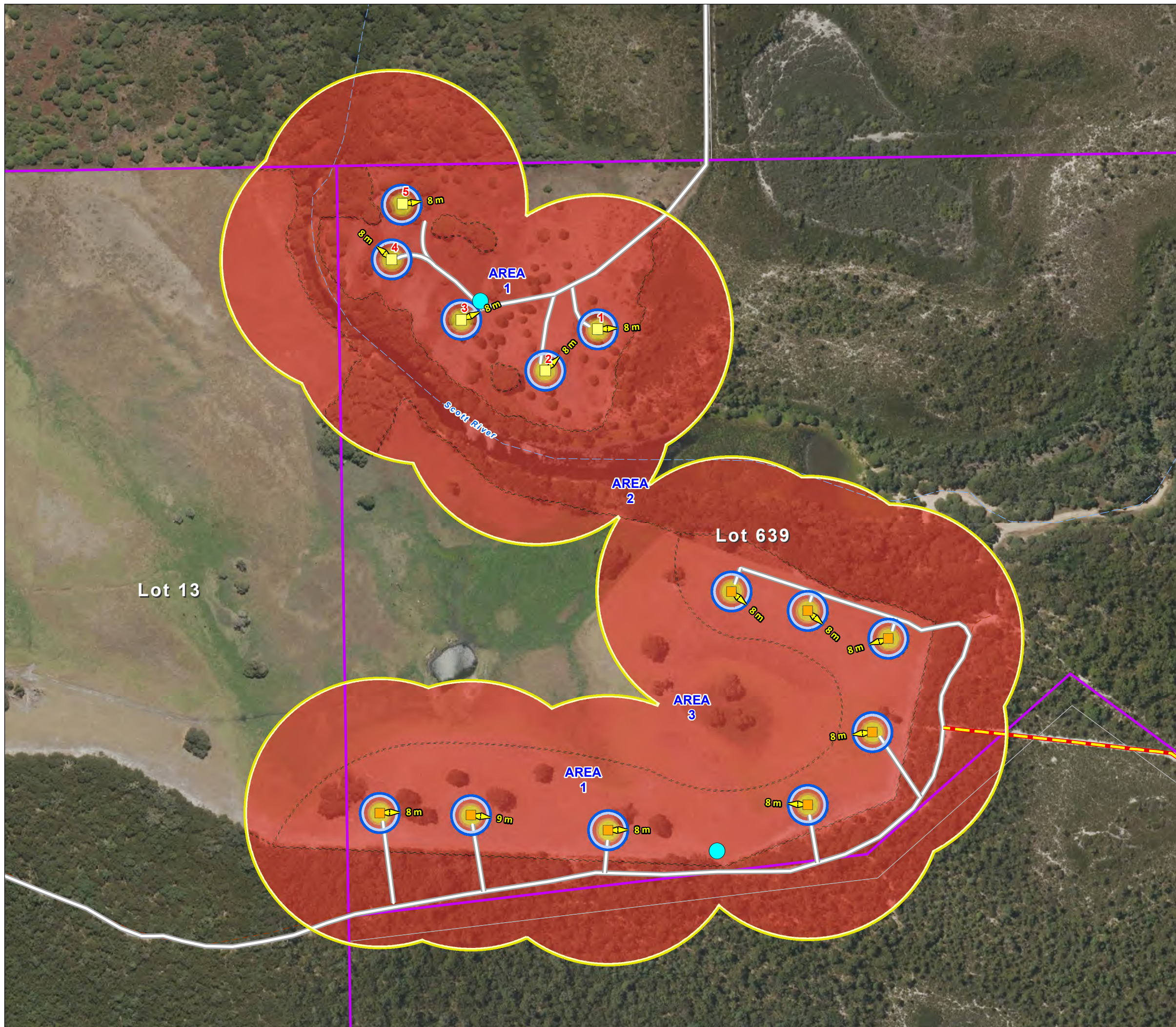


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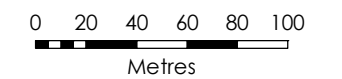
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 Map compiled by: Ian Ross 22/09/2023  
 Map updated by: Ian 22/09/2023  
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Figure 3.2a  
**BAL Contour Map**

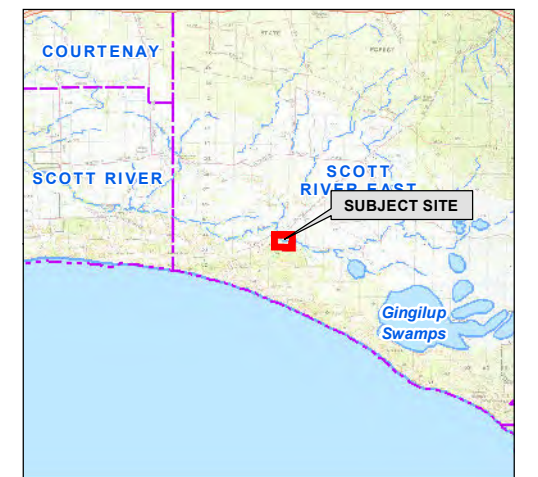
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- **LEGEND** -----
- Subject Site
  - Other Lots
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  - Seasonal Stay Site
  - Water Tank
- Asset Protection**
- APZ - Proposed (BAL 29)
- Access / Egress**
- Emergency Access Way
  - Driveways
- 100m Vegetation Assessment Area**
- 100m from Subject Site
- Indicative Bushfire Attack Levels**
- BAL FZ
  - BAL 40
  - BAL 29
  - BAL 19
- Classified Vegetation Boundary
  - APZ Distance



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 24/10/2023  
 Map updated by: Ian 24/10/2023  
 A3 Scale 1:3,000





## 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support **strategic planning** proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

### Strategic Planning Proposals

If the proposed development is at this stage of planning, this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

### Other Planning Proposals

For all other planning stages the following issues are addressed in other sections of this BMP:

- environmental, biodiversity and conservation values;
- The bushfire threats – with the focus on flame contact and radiant heat; and
- The ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval.

These section include:

- Section 2 – Environmental Conservation;
- Section 3 – Potential Bushfire Impact; and
- Section 5 – Assessment Against the Bushfire Protection Criteria. Including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'*.

**Is the proposed development a strategic planning proposal?**

No

## 5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

### 5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

#### APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	No
Element 2: Siting and Design	No
Element 3: Vehicular Access	No
Element 4: Water	No
Element 5: Vulnerable Tourism Land Uses	Yes

### 5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).

Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?	None known or identified
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## 5.3 Assessment Statements for Element 5: Vulnerable Tourism Land Uses

### 5.3.1 Other Short Term Accommodation

VULNERABLE TOURISM	
<b>Element Intent</b>	To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.
<b>Proposed Development/Use – Relevant Type</b>	<b>Short term accommodation (other than B&amp;B/Holiday House) including motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park (which incorporates camping grounds).</b>
<b>Element Compliance Statement</b>	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
<b>Pathway Applied to Provide an Alternative Solution</b>	N/A
<b>Acceptable Solutions - Assessment Statements</b>	
<p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at <a href="https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas">https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas</a>.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices 2 and 3. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>	
<b>Solution Component Check Box Legend</b>	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="checkbox"/> Not relevant
A5.7 Siting and Design	
<b>A5.7a Asset protection zone (APZ) – caravan park only</b>	<b>Applicable:</b> <span style="background-color: #00AEEF; color: white; padding: 2px;">No</span> <b>Compliant:</b> <span style="background-color: #00AEEF; color: white; padding: 2px;">N/A</span>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <p>The existing and/or proposed campground facilities (i.e. office, managers residence, camper's kitchen, showers, laundry etc.) can be sited within an asset protection zone of the required dimensions that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m<sup>2</sup> (BAL-29).</p>	
<b>Supporting Assessment Details:</b> N/A	
<b>A5.7b Asset protection zone (APZ) – certain accommodation</b>	<b>Applicable:</b> <span style="background-color: #00AEEF; color: white; padding: 2px;">No</span> <b>Compliant:</b> <span style="background-color: #00AEEF; color: white; padding: 2px;">N/A</span>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <p>The following accommodation structures are considered by the proponents to be a tolerable loss in the event of a bushfire. Consequently, there is to be no radiant heat limitations applied to these sites (i.e. no specified dimensioned APZ). These structures are:</p> <ul style="list-style-type: none"> <li>• Caravan and camping sites; and</li> <li>• Eco tents and cabins.</li> </ul>	
<b>Supporting Assessment Details:</b> N/A	

**A5.7c Asset protection zone (APZ) – all other accommodation**
**Applicable:**
**Yes**
**Compliant:**
**Yes**
**APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION**

A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.

This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.

The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.

*Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.*

**THE 'PLANNING BAL-29' APZ DIMENSIONS**

**Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances.** To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m<sup>2</sup>, either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.

*The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.*

**THE 'REQUIRED' APZ DIMENSIONS**

**Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot:** These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

*Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.*

*The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.*

- APZ Width:** Every existing or a future habitable building on the lot(s) of the proposed development, can be located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of

<p>the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m<sup>2</sup>.</p>
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> <b>Restriction on Building Location:</b> It has been identified that the current developable portion of a lot(s) provides for a future building location that will result in that building being subject to a BA-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines s5.3.2).</p>
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>APZ Location:</b> The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the existing or future building(s) is situated.</p>
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> <b>APZ Location:</b> The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the existing or future building(s) is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.</p>
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> <b>APZ Location:</b> It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:</p> <ul style="list-style-type: none"> <li>• If non-vegetated, remain in this condition in perpetuity; and/or</li> <li>• If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.</li> </ul>
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>APZ Management:</b> The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).</p>
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> <b>Subdivision Staging:</b> There are undeveloped future stages of subdivision, containing bushfire prone vegetation, that have been taken into consideration for their potentially 'temporary' impact on the ability to establish a 'Planning BAL-29 APZ' on adjoining developed lots. A staging plan is developed to manage this.</p>
<p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>Firebreak/Hazard Reduction Notice:</b> Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.</p>
<p><b>Supporting Assessment Details:</b> The BAL – 29 APZ can be achieved with managed onsite vegetation. Firebreaks are installed under the requirements established by the local government's annual firebreak notice.</p>
<p><b>A5.7d Asset protection zone (APZ) – landscape management</b> <span style="float: right;"><b>Applicable:</b> <span style="background-color: #00AEEF; color: white; padding: 2px 5px;">No</span> <b>Compliant:</b> <span style="background-color: #00AEEF; color: white; padding: 2px 5px;">N/A</span></span></p>
<p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The preparation of a landscape management plan, to identify ongoing onsite vegetation management, is appropriate for the proposed development. This will be prepared.</p>
<p><b>Supporting Assessment Details:</b> N/A</p>

<b>A5.7e Onsite shelter – pedestrian paths</b>	<b>Applicable:</b>	No	<b>Compliant:</b>	-
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.8.2e (lack of vehicular access), pedestrian paths to an onsite shelter area or building, with the required signage, can and will be provided.				
<b>Supporting Assessment Details:</b> Not applicable				
<b>A5.7f Onsite shelter – exposure to the bushfire hazard</b>	<b>Applicable:</b>	No	<b>Compliant:</b>	-
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.8.2e (lack of vehicular access), a building that will function as a suitable onsite shelter can and will be provided that will reduce persons exposure to bushfire threats (through the shielding provided by the building).				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The building's exposure to the bushfire hazard threat of radiant heat will be limited to a maximum radiant heat flux of 10 kW/m <sup>2</sup> (calculated with an assumed flame temperature of 1200K) by providing the required separation distances from the bushfire hazard.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.8.2e (lack of vehicular access), an open area that will function as a suitable onsite shelter can and will be provided that will limit persons exposure to a maximum radiant heat flux of 2 kW/m <sup>2</sup> (calculated with an assumed flame temperature of 1200K) by providing the required separation distances from the bushfire hazard.				
Supporting Assessment Details: Not applicable				
<b>A5.7g Onsite shelter – bushfire construction requirements</b>	<b>Applicable:</b>	No	<b>Compliant:</b>	N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.8.2e (lack of vehicular access), the building(s) provided as an onsite shelter can and will be designed and constructed in accordance with the National Construction Code and the ABCB Community Shelter Handbook.				
<b>Supporting Assessment Details:</b> N/A				
<b>A5.8 Vehicular Access</b>				
<b>A5.8.1 Vehicular Access for All Proposals</b>				
<b>A5.8.1a Internal access/private driveway - availability</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The internal vehicular access/private driveway can provide emergency access/egress for all patrons and staff in the event of a bushfire.				
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> It is possible to provide at least two internal access/egress points to the public road network.				
<b>Supporting Assessment Details:</b> The internal driveway is constructed to the technical requirements. There is only one access/egress point that is to be used by guests.				
<b>A5.8.1b Internal access/private driveway - technical requirements</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The internal vehicular access/private driveway length is no greater than 70m. No technical requirements need to be met.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.				

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
<b>Supporting Assessment Details:</b> The technical details for the internal driveway are compliant with the Guidelines, Table 6. There is a good turnaround area at the cottage.	
<b>A5.8.1c Signage</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The required information to inform the actions of those persons onsite in the event of a bushfire will be prominently displayed within the site.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	This information will include evacuation routes and distance and the site specific procedural detail that will be established by the Bushfire Emergency Plan (or Information) that is required to be developed for the proposed use.
<b>Supporting Assessment Details:</b> Evacuation signage can be installed in the cottage.	
<b>A5.8.2 Vehicular Access for Short Term Accommodation Outside a Residential Built-out Area</b>	
<b>A5.8.2a Multiple access routes</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Two-way public road access is provided in two different directions to at least two different suitable destinations.
<b>Supporting Assessment Details:</b> Milyeannup Coast Road is a public road that travels in different directions (to Margaret River, Pemberton and Nannup). The road is accessible by 2WD in all weather conditions.	
<b>A5.8.2b No-through roads – maximum length</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The no-through public road for the proposed development is no longer than 200 metres. It is existing and the adjoining classified vegetation (excluding the road reserve) is categorised an Extreme Bushfire Hazard Level (Guidelines, Table 3).
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The no-through public road for the proposed development is no longer than 500 metres. It is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Moderate Bushfire Hazard Level (Guidelines, Table 3).
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The no-through public road is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Low Bushfire Hazard Level (Guidelines, Table 3) or is not identified as bushfire prone. Consequently, there is no limit on its length.
<b>Supporting Assessment Details:</b> Woodarburrup Road is less than 200m in length to Milyeannup Coast Road intersection. Vegetation on either side of the road is classified as low. On the northern side of the road is a feedlot and on the south side of the road is managed grassland.	
<b>A5.8.2c Emergency access way – alternative access option</b>	<b>Applicable:</b> No <b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A5.8.2a and A5.8.2b cannot be achieved.

<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The proposed or existing EAW provides a through connection to a public road.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.
<b>Supporting Assessment Details:</b> The no-through road and multi-access routes are compliant. There is no need for an Emergency Access Way.	
<b>A5.8.2d Public roads - technical requirements</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and sE3.1. Refer also to Appendix C in this BMP). The assessment conducted for the bushfire management plan indicates that it is unlikely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.
<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.
<b>Supporting Assessment Details:</b> Milyeannup Coast Road and Woodarburrrup Road meets the technical requirements for public roads.	
<b>A5.8.2e Access limitations - onsite shelter option</b>	<b>Applicable:</b> No <b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The access requirements of two-way access, restricted no-through road length and provision of an EAW (established by A8.5.2a, A8.5.2b and A8.5.2c) cannot be achieved. The Guidelines provide for the protection measure of an onsite shelter to be provided in lieu of achieving these acceptable solutions.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The capacity of the proposed development is no greater than 100 guests and staff at any one time.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	An onsite shelter can and will be provided that complies with the requirements for exposure to the bushfire hazard, building requirements and pedestrian paths (established by acceptable solutions A5.7e, A5.7f and A5.7g in 'Siting and Design').
<b>Supporting Assessment Details:</b> Not applicable	



A5.9 Provision of Water for Firefighting Purposes			
<b>A5.9a Reticulated supply</b>	<b>Applicable:</b>	No	<b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.		
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A reticulated water supply is available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.		
<b>Supporting Assessment Details:</b> N/A			
<b>A5.9b Non-reticulated supply</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A static water supply (tank) for firefighting purposes will be installed on the lot that is additional to any water supply that is required for drinking and other domestic purposes.		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical requirements (location, volumes, design, materials, pipes and fittings), as established by the Guidelines (Schedule 2 and E4) and/or the relevant local government, can and will be complied with.		
<p><b>Supporting Assessment Details:</b> The cottage is fed by a header tank which connects to the bore. The tank is right next to the cottage. Should a dedicated water source for firefighting be required by the Local Government this can be achieved.</p> <p>Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.</p>			

### 5.3.2 Camping Ground Only (Remote) or Nature-Based Park

VULNERABLE TOURISM	
<b>Element Intent</b>	To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.
<b>Proposed Development/Use – Relevant Type</b>	<b>Camping ground only (remote) or nature-based park.</b>
<b>Element Compliance Statement</b>	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
<b>Pathway Applied to Provide an Alternative Solution</b>	N/A
<b>Acceptable Solutions - Assessment Statements</b>	
<p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at <a href="https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas">https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas</a>.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>	
<b>Solution Component Check Box Legend</b>	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="radio"/> Not relevant

A5.10 Siting and Design			
<b>A5.10a Reduce exposure to radiant heat (separation)</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed camping sites are considered by the proponents to be a tolerable loss in the event of a bushfire. Consequently, there is to be no radiant heat limitations applied to these sites (i.e., no specified dimensioned APZ).			
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The proposed camping sites can be sited within an asset protection zone of the required dimensions that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m <sup>2</sup> (BAL-29).			
<b>Supporting Assessment Details:</b> All campgrounds can achieve siting within an area with a BAL - 29 APZ			
<b>A5.10b Fire pits</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> When open campfires are intended to be part of site operations, they will be contained in constructed fire pits and their use enforced in accordance with the Bush Fires Act 1954, including Section 25 with regard to use restrictions and vegetation clearances.			
<b>Supporting Assessment Details:</b> Fire pits do not constrain ember movement with air currents and wind. In consideration of the surrounding vegetation, their use will be prohibited during the bushfire season.			
<b>A5.10c Onsite shelter - pedestrian paths</b>	<b>Applicable:</b>	No	<b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.11d (lack of vehicular access), pedestrian paths to an onsite shelter area, with the required signage, can and will be provided.			
<b>Supporting Assessment Details:</b> None required			
<b>A5.10d Onsite shelter – open area</b>	<b>Applicable:</b>	No	<b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> To comply with acceptable solution A5.11d (lack of vehicular access), an open area that will function as a suitable onsite shelter can and will be provided that will limit persons exposure to a maximum radiant heat flux of 2 kW/m <sup>2</sup> (calculated with an assumed flame temperature of 1200K) by providing the required separation distances from the bushfire hazard.			
<b>Supporting Assessment Details:</b> None required			
A5.11 Vehicular Access			
<b>A5.11a Multiple access routes</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Two-way public road access is provided in two different directions to at least two different suitable destinations.			
<b>Supporting Assessment Details:</b> Milyeannup Coast Road is a public road that travels in different directions (to Margaret River, Pemberton and Nannup). The road is accessible by 2WD in all weather conditions.			
<b>A5.11b No-through roads – maximum length</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes

<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road for the proposed development is no longer than 200 metres. It is existing and the adjoining classified vegetation (excluding the road reserve) is categorised an Extreme Bushfire Hazard Level (Guidelines, Table 3).
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road for the proposed development is no longer than 500 metres. It is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Moderate Bushfire Hazard Level (Guidelines, Table 3).
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The no-through public road is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Low Bushfire Hazard Level (Guidelines, Table 3) or is not identified as bushfire prone. Consequently, there is no limit on its length.
<p><b>Supporting Assessment Details:</b> Woodarburrup Road is less than 200m in length to Milyeannup Coast Road intersection. Vegetation on either side of the road is classified as low. On the northern side of the road is a feedlot and on the south side of the road is managed grassland.</p>
<p><b>A5.11c Emergency access way – alternative access option</b> <span style="float: right;"><b>Applicable:</b> No <b>Compliant:</b> Yes</span></p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> A5.11aa and A5.11b cannot be achieved.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The proposed or existing EAW provides a through connection to a public road.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.
<p><b>Supporting Assessment Details:</b> Whilst not required, there is an Emergency Access Way from the nature-based campground, following the property boundary to Woodarburrup Road. The Emergency Access Way can comply with the technical requirements.</p>
<p><b>A5.11d Access limitations – onsite shelter option</b> <span style="float: right;"><b>Applicable:</b> No <b>Compliant:</b> N/A</span></p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The access requirements of two-way access, restricted no-through road length and provision of an EAW (established by A5.11a, A5.11b and A5.11c) cannot be achieved. The Guidelines provide for the protection measure of an onsite shelter to be provided in lieu of achieving these acceptable solutions.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The capacity of the proposed development is no greater than 100 guests and staff at any one time.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> An onsite shelter can and will be provided that complies with the requirements for exposure to the bushfire hazard, bushfire construction requirements and pedestrian paths (established by acceptable solutions A5.10c and A5.10d in 'Siting and Design').
<p><b>Supporting Assessment Details:</b> None required</p>

<b>A5.11e Internal access/private driveway – availability</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The internal vehicular access/private driveway can provide emergency access/egress for all patrons and staff in the event of a bushfire.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> It is possible to provide at least two internal access/egress points to the public road network.				
<b>Supporting Assessment Details:</b> The second access/egress point is the Emergency Access Way.				
<b>A5.11f Internal access/private driveway - technical requirements</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The internal vehicular access/private driveway length is no greater than 70m. No technical requirements need to be met.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.				
<b>Supporting Assessment Details:</b> The existing internal driveway to the nature-based campground is a heavy sand base. This is suitable for 2WD traffic in all weather conditions. Gravel will be laid in any areas that are too soft or wet. Passing bays technical requirements can be achieved.				
<p>The existing access to the seasonal campsite is through Water Corporation Reserve 12457. The proponent maintains the accessway and approval has been gained by the Water Corporation (land manager) to utilise the accessway for patrons as egress to the northern side of Scott River for camping. An easement is currently being requested through the Department Planning, Lands and Heritage (land owner). As the accessway traverses a winter tributary and low-lying areas, the campground can only be accessed during summer months. During summer when guests are camping, it is recommended that the property owners check the DFES website for all hazards, in case guests need to evacuate.</p>				
<b>A5.11g Signage</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The required information to inform the actions of those persons onsite in the event of a bushfire will be prominently displayed within the site.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> This information will include evacuation routes and distance, where access is 4WD only and the site specific procedural detail that will be established by the Bushfire Emergency Plan (or Information) that is required to be developed for the proposed use.				
<b>Supporting Assessment Details:</b> Signage can be erected at the entrance way to the nature stay campground and at the entrance to the seasonal campground.				

A5.12 Provision of Water for Firefighting Purposes			
<b>A5.12a No supply required</b>	<b>Applicable:</b>	No	<b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	Drinking water is not provided onsite and the local government has not specifically requested that a firefighting water supply is to be provided. Consequently, no firefighting water supply is required.		
<b>Supporting Assessment Details:</b> Not applicable			
<b>A5.12b Non-reticulated supply</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Drinking water is provided onsite and it <u>is</u> intended for persons onsite to actively defend the site. A minimum of 20,000 litres of static supply will be provided, or a volume to the satisfaction of the local government.		
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	Drinking water is provided onsite and it is <u>not</u> intended for persons onsite to actively defend the site. Consequently, no firefighting water supply is required.		
<b>Supporting Assessment Details:</b> Whilst onsite drinking water will not be provided at the nature-stay campground or the seasonal campground, it is a requirement of the Local Government that a strategic water tank dedicated for fire-fighting purposes of 20,000 litres is located at each campground. This is marked on Fig 3.1			
<b>A5.12c Non reticulated supply – technical requirements</b>	<b>Applicable:</b>	Yes	<b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements (volumes, design, materials), established by the Guidelines and/or the local government, can and will be complied with. The technical requirements (design, construction materials, pipes and fittings), as established by the Guidelines (Element 4, Schedule 2, s2.2) and/or the relevant local government, can and will be complied with.		
<b>Supporting Assessment Details:</b> The technical requirements for strategic fire-fighting water tanks can be achieved. Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.			

### 5.3.3 Day Uses

VULNERABLE TOURISM	
<b>Element Intent</b>	To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.
<b>Proposed Development/Use – Relevant Type</b>	<b>Day uses (with no overnight accommodation) including art gallery, brewery, exhibition centre, hotel, reception centre, restaurant/cafe, small bar, tavern, winery.</b>
<b>Element Compliance Statement</b>	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
<b>Pathway Applied to Provide an Alternative Solution</b>	N/A
<b>Acceptable Solutions - Assessment Statements</b>	
<p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at <a href="https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas">https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas</a>.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>	
<b>Solution Component Check Box Legend</b>	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="checkbox"/> Not relevant
A5.13 Siting and Design	
<b>A5.13a Asset protection zone (APZ)</b>	<b>Applicable:</b> <span style="background-color: #c8e6c9; padding: 2px;">Yes</span> <b>Compliant:</b> <span style="background-color: #c8e6c9; padding: 2px;">Yes</span>
<p style="text-align: center;"><b>APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION</b></p> <p>A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.</p> <p>This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.</p> <p>The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p><i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i></p> </div>	

### THE 'PLANNING BAL-29' APZ DIMENSIONS

**Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances.** To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m<sup>2</sup>, either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.

*The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.*

### THE 'REQUIRED' APZ DIMENSIONS

**Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot:** These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

*Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.*

*The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.*

**APZ Width:** The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building(s) for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m<sup>2</sup>.

**Restriction on Building Location:** It has been identified that the current developable portion of a lot(s) provides for a future building location that will result in that building being subject to a BA-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines s5.3.2).

**APZ Location:** The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.

**APZ Location:** The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.

<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p><b>APZ Location:</b> It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:</p> <ul style="list-style-type: none"> <li>• If non-vegetated, remain in this condition in perpetuity; and/or</li> <li>• If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.</li> </ul>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>APZ Management:</b> The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).</p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p><b>Subdivision Staging:</b> There are undeveloped future stages of subdivision, containing bushfire prone vegetation, that have been taken into consideration for their potentially 'temporary' impact on the ability to establish a 'Planning BAL-29 APZ' on adjoining developed lots. A staging plan is developed to manage this.</p>
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p><b>Firebreak/Hazard Reduction Notice:</b> Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.</p>
<p><b>Supporting Assessment Details:</b> The ability to establish the 'Planning BAL-29' APZ dimensions is illustrated in Figure 3.1</p>	
<p><b>A5.13b Onsite shelter – pedestrian paths</b> <span style="float: right;"><b>Applicable:</b> No <b>Compliant:</b> N/A</span></p>	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>To comply with acceptable solution A5.14d (lack of vehicular access), pedestrian paths to an onsite shelter area or building, with the required signage, can and will be provided.</p>
<p>Supporting Assessment Details: None required</p>	
<p><b>A5.13c Onsite shelter – exposure to the bushfire hazard</b> <span style="float: right;"><b>Applicable:</b> No <b>Compliant:</b> N/A</span></p>	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>To comply with acceptable solution A5.14d, a building that will function as a suitable onsite shelter can and will be provided that will reduce persons exposure to bushfire threats (through the shielding provided by the building).</p> <p>The building's exposure to the bushfire hazard threat of radiant heat will be limited to a maximum radiant heat flux of 10 kW/m<sup>2</sup> (calculated with an assumed flame temperature of 1200K) by providing the required separation distances from the bushfire hazard.</p>
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>To comply with acceptable solution A5.14d (lack of vehicular access), an open area that will function as a suitable onsite shelter can and will be provided that will limit persons exposure to a maximum radiant heat flux of 2 kW/m<sup>2</sup> (calculated with an assumed flame temperature of 1200K) by providing the required separation distances from the bushfire hazard.</p>
<p><b>Supporting Assessment Details:</b> None required</p>	
<p><b>A5.13d Onsite shelter – bushfire construction requirements</b> <span style="float: right;"><b>Applicable:</b> No <b>Compliant:</b> N/A</span></p>	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	<p>The building(s) provided as an onsite shelter can and will be designed and constructed in accordance with the National Construction Code and the ABCB Community Shelter Handbook.</p>



<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The building(s) provided as an onsite shelter can and will be built to the bushfire construction requirements corresponding to BAL-29 (as per AS 3959 or the NASH Standard) as a minimum – while complying with A15.13c (being subject to a maximum radiant heat flux of 10 kW/m <sup>2</sup> ).					
<b>Supporting Assessment Details:</b> None required					
<b>A5.14 Vehicular Access</b>					
<b>A5.14a Multiple access routes</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><b>Applicable:</b></td> <td style="width: 10%; background-color: #4CAF50; color: white; text-align: center;">Yes</td> <td style="width: 10%;"><b>Compliant:</b></td> <td style="width: 10%; background-color: #4CAF50; color: white; text-align: center;">Yes</td> </tr> </table>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes		
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Two-way access is available. Public road access is provided in two different directions to at least two different suitable destinations.					
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> This exception applies. Secondary access cannot be achieved. The tourism land use is in a residential built out area.					
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> This exception applies. Secondary access cannot be achieved. The bushfire emergency plan provides for closure on days with forecast extreme or fire danger rating and a total fire ban and provides for the early evacuation of patrons and staff.					
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> This exception applies. Secondary access cannot be achieved. The bushfire emergency plan provides for non-operation during the bushfire season.					
<b>Supporting Assessment Details:</b> Milyeannup Coast Road is a public road that travels in different directions (to Margaret River, Pemberton and Nannup). The road is accessible by 2WD in all weather conditions.					
<b>A5.14b No-through roads – maximum length</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><b>Applicable:</b></td> <td style="width: 10%; background-color: #4CAF50; color: white; text-align: center;">Yes</td> <td style="width: 10%;"><b>Compliant:</b></td> <td style="width: 10%; background-color: #4CAF50; color: white; text-align: center;">Yes</td> </tr> </table>	<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes
<b>Applicable:</b>	Yes	<b>Compliant:</b>	Yes		
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road for the proposed development is no longer than 200 metres. It is existing and the adjoining classified vegetation (excluding the road reserve) is categorised an Extreme Bushfire Hazard Level (Guidelines, Table 3).					
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road for the proposed development is no longer than 500 metres. It is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Moderate Bushfire Hazard Level (Guidelines, Table 3).					
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The no-through public road is unavoidable and the adjoining classified vegetation (excluding the road reserve) is categorised a Low Bushfire Hazard Level (Guidelines, Table 3) or is not identified as bushfire prone. Consequently, there is no limit on its length.					
<b>Supporting Assessment Details:</b> Woodarburrup Road is less than 200m in length to Milyeannup Coast Road intersection. Vegetation on either side of the road is classified as low. On the northern side of the road is a feedlot and on the south side of the road is managed grassland.					
<b>A5.14c Emergency access way – alternative access options</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><b>Applicable:</b></td> <td style="width: 10%; background-color: #2196F3; color: white; text-align: center;">No</td> <td style="width: 10%;"><b>Compliant:</b></td> <td style="width: 10%; background-color: #2196F3; color: white; text-align: center;">N/A</td> </tr> </table>	<b>Applicable:</b>	No	<b>Compliant:</b>	N/A
<b>Applicable:</b>	No	<b>Compliant:</b>	N/A		
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> A5.14a and A5.14b cannot be achieved.					
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW provides a through connection to a public road.					

<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP.), can and will be complied with.
<b>Supporting Assessment Details:</b> Not applicable	
<b>A5.14d Access limitations - onsite shelter option</b>	<b>Applicable:</b> No <b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The access requirements of two-way access, restricted no-through road length and provision of an EAW (established by A5.14a, A5.14b and A5.14c) cannot be achieved. The Guidelines provide for the protection measure of an onsite shelter to be provided in lieu of achieving these acceptable solutions.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The capacity of the proposed development is no greater than 100 guests and staff at any one time.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	An onsite shelter can and will be provided in accordance with the requirements for exposure to the bushfire hazard, bushfire construction requirements and pedestrian paths (established by acceptable solutions A13b, A13c and A13d in 'Siting and Design').
<b>Supporting Assessment Details:</b> None required	
<b>A5.14e Public roads - technical requirements</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and sE3.1. Refer also to Appendix C in this BMP). The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.
<b>Supporting Assessment Details:</b> Milyeannup Coast Road and Woodarburrup Road meets the technical requirements for public roads.	
<b>A5.14f Internal access/private driveway - technical requirements</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	The internal vehicular access/private driveway length is no greater than 70m. No technical requirements need to be met.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6. Refer also to Appendix C in this BMP), can and will be complied with.

<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
<b>Supporting Assessment Details:</b> The internal driveway to the Rural Produce Store meets the technical requirements.	
<b>A5.14g Internal access/private driveway - availability</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The internal vehicular access/private driveway can provide emergency access/egress for all patrons and staff in the event of a bushfire.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	It is possible to provide at least two internal access/egress points to the public road network.
<b>Supporting Assessment Details:</b> There is one vehicle access way for patrons and guests to use to the Rural Produce Store.	
<b>A5.14h Signage</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The required information to inform the actions of those persons onsite in the event of a bushfire will be prominently displayed within the site.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	This information will include evacuation routes and distance and the site specific procedural detail that will be established by the Bushfire Emergency Plan (or Information) that is required to be developed for the proposed use.
<b>Supporting Assessment Details:</b> A copy of the Evacuation Poster will be displayed in the Rural Produce Store.	
<b>A5.15 Provision of Water for Firefighting Purposes</b>	
<b>A5.15a Reticulated supply</b>	<b>Applicable:</b> No <b>Compliant:</b> N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/>	A reticulated water supply is available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.
<b>Supporting Assessment Details:</b> None required.	
<b>A5.15b Non-reticulated supply – water tank capacity</b>	<b>Applicable:</b> Yes <b>Compliant:</b> Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A static water supply (tank) for firefighting purposes will be installed on the lot that is additional to any water supply that is required for drinking and other domestic purposes.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A water tank(s) will be provided with a minimum capacity of 10,000 litres/500 m <sup>2</sup> of habitable floor space to a maximum of 50,000 litres.
<b>Supporting Assessment Details:</b> The Rural Produce Store is adjacent to a header tank which is fed from the bore. This has generator power and is available for fire-fighting purposes.	

A5.15c Non-reticulated supply – technical requirements	Applicable: Yes	Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The technical requirements (design, construction materials, pipes and fittings), as established by the Guidelines (Element 4, Schedule 2, s2.2) and/or the relevant local government, can and will be complied with.		
<p>Supporting Assessment Details: The Shire of Nannup has indicated that the one tank at this location would be supported, on the proviso that it remains topped up from the bore. (Evidence provided within the report)</p> <p>Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.</p>		

----- Forwarded message -----

From: **Jane Buckland** <[jane.buckland@nannup.wa.gov.au](mailto:jane.buckland@nannup.wa.gov.au)>  
Date: Mon, 7 Aug 2023 at 3:02 pm  
Subject: RE: Cottage - Bushfire site visit report  
To: kristy thompson <[kristythompson510@gmail.com](mailto:kristythompson510@gmail.com)>

Hi Kristy,

As previously advised, a BMP and BEEP will be required for your Development Application due to site characteristics, proposed access and the nature of the proposal. It appears there will be very long driveways (one way in, one way out) servicing the different development precincts.

There will be a need to clarify the extent of clearing of native vegetation to achieve bushfire technical requirements for access.

The Shire is happy to accept hard sand base on tracks if the bushfire practitioner and yourselves can demonstrate the tracks are suitable for year round 2WD access. There may be a need to add some gravel in lower lying areas or crossing drainage lines.

The Shire agrees that Water Corporation need to confirm acceptance of access through Reserve 12457 in writing and clarify whether or not an easement is required. It may be preferable if Water Corporation jointly sign the Development Application form as land managers given their land is critical to the application. We suggest the application includes Reserve 12457 to formalise matters.

The Shire also suggests there may be a need for 3 strategic dedicated water tanks – near the cottage, northern camping area (accessed from Water Corporation land) and southern camping area. A connection to the residential bore is acceptable provided the tank is always topped up.

In regards to the northern access over the Scott River and the other tributary, the bridge/culvert should be able to accommodate the weight and width of bushfire appliances, if not it should be upgraded so that it can. Any changes to river/creek crossings will need to address Aboriginal heritage requirements.

I hope the above helps but if you have any questions, please let me know.

Kind regards,

Jane Buckland

#### Development Services Coordinator



Adam Street, Nannup, WA

PO Box 11, Nannup, WA 6275

P: 9756 1018

[www.nannup.wa.gov.au](http://www.nannup.wa.gov.au)

## 6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE PROTECTION MEASURES

### 6.1 Developer/Landowner Responsibilities – Prior to Opening

DEVELOPER/LANDOWNER RESPONSIBILITIES – PRIOR TO OPENING	
No.	Implementation Actions
1	<p>Establish the Asset Protection Zone (APZ) around campsites to satisfy:</p> <ul style="list-style-type: none"> <li>The dimension requirements established by the assessed site-specific conditions and the determined BAL rating, or the dimensions established by the annually issued local government Firebreak Notice – whichever is greater [refer to Section 5.4 of this BMP – including the notes 'What Sized APZ is to be Installed on the Lot']; and</li> <li>The standards established by the Guidelines DPLH, 2021 v1.4, Schedule 1, or as varied by the local government through their annually issued Firebreak Notice.</li> </ul> <p>This is the responsibility of the developer/landowner before operating.</p>
2	<p>The subject site is to be compliant with current version of the Shire of Nannup's Fire Break Order issued under s33 of the Bushfires Act 1954.</p> <p>This may include specifications for asset protection zones that differ from Schedule 1 in the Guidelines DPLH, 2021 v1.4, with the intent to better satisfy local conditions.</p> <p>[Refer to Section 5.3 and the information presented in Appendix B].</p>
3	<p>Prior to operation, a copy of the Bushfire Emergency Plan (BEP) must be provided, and occupants are to be informed that it contains responsibilities that must be actioned due to the use of the land being defined as a 'Vulnerable Land Use' for the reasons identified in Section 1.1 of this BMP. The BEP 'Pre-Season Preparation Procedure' instructions must be complied with.</p>
4	<p>Prior to operation, when open air campfires will be part of site operations, install firepits and associated vegetation clearance to meet the requirements established by s25 of the Bushfires Act 1954.</p>
5	<p>Prior to operation, all actions contained within the 'Pre-Season Preparation Procedure' established by the Bushfire Emergency Plan, must be completed.</p>
6	<p>Prior to operation, signage must be prominently displayed at the entrance to the camp grounds that informs the actions of those persons onsite in the event of a bushfire.</p>
7	<p>Prior to relevant building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also</p>

	<p>be required to comply with this construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p> <p>The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard – Steel Framed Construction in Bushfire Areas (as amended).</p>
8	<p>Construct the vehicular access routes within the property including the Emergency Access Way to comply with the technical requirements referenced in the BMP and the relevant local government annual firebreak notice.</p>
9	<p>Establish a 20,000 litre static water tank dedicated for fire fighting purposes at each camp area. Ensure the tanks are metal, and couplings and fittings comply with the technical requirements (Appendix D)</p>

## 6.2 Landowner/Occupier Responsibilities – Ongoing Management

LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Management Actions
1	<p>Maintain the Asset Protection Zone (APZ) around buildings, water tanks (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> <li>The dimension requirements established by the assessed site-specific conditions and the building's determined BAL rating, or the dimensions established by the annually issued local government Firebreak Notice – whichever is greater [refer to Section 5.4 of this BMP – including the notes 'What Sized APZ is to be Installed on the Lot']; and</li> <li>The standards established by the Guidelines DPLH, 2021 v1.4, Schedule 1, or as varied by the local government through their annually issued Firebreak Notice.</li> </ul>
2	<p>The subject site is to be compliant with current version of the Shire of Nannup's Fire Break Compliance Notice issued under s33 of the Bushfires Act 1954.</p> <p>This may include specifications for asset protection zones that differ from Schedule 1 in the Guidelines DPLH, 2021 v1.4, with the intent to better satisfy local conditions.</p> <p>[Refer to Section 5.3 and the information presented in Appendix B].</p>
3	<p>As a vulnerable tourism land use for which open air campfires (contained in a firepit) are a part of site operations, enforce the use restrictions established by s25 of the Bush Fires Act 1954 and ensure the required vegetation clearances are maintained.</p>
4	<p>Maintain vehicular access route within the property to comply with the technical requirements referenced in the BMP and the relevant local government annual firebreak notice.</p>
5	<p>Maintain the static firefighting water supply tanks and associated pipes/fittings/pump and vehicle hardstand in good working condition.</p>
6	<p>Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications.</p> <p>The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating.</p> <p>Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with the construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p> <p>The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard – Steel Framed Construction in Bushfire Areas (as amended).</p>



7	<p>Ensure all future buildings the landowner/lessee has responsibility for, are designed and constructed in full compliance with:</p> <ul style="list-style-type: none"><li>• The bushfire resistant construction requirements of the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), as established by the Building Regulations 2012 (WA Building Act 2011); and</li></ul> <p>Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented.</p>
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## APPENDIX A: SUBJECT SITE BAL ASSESSMENT INFORMATION AND ADDITIONAL DATA

### Assessed Site Inputs Common to the Method 1 and Method 2 Procedures

#### A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	110

#### A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

##### Vegetation Types and Classification

In accordance with AS 3959:2018 clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 cl 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

##### Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if maintained in a permanently low threat, minimal fuel condition, satisfying AS 3959:2018 s2.2.3.2(f), and there is sufficient justification to reasonable expect that this modified state will exist in perpetuity.





##### The Influence of Ground Slope





Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.



#### THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE




Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:

No

VEGETATION AREA 1 COTTAGE					
Classification	A. FOREST				
Types Identified	Open forest A-03		Closed scrub D-13		
Exclusion Clause	N/A				
Effective Slope	Measured	d/slope 4 degrees	Applied Range (Method 1)	Downslope >0-5 degrees	
Foliage Cover (all layers)	>90%	Shrub/Heath Height	Up to 6m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers (species as relevant)	Eucalypt (Marri, Jarrah) along with , Peppermint, Banksia and Melaleuca trees to a height of 15m, foliage cover 70%.				
Understorey:	Leaf litter, native grasses and bushes, saplings, Xanthoria				
Additional Justification:	Not Required.				
Post Development Assumptions:	Onsite vegetation can be managed or removed with permission from the Local Government				
					
PHOTO ID: 1			PHOTO ID: 2		
					
PHOTO ID: 3			PHOTO ID: 4 (vegetation in background)		

VEGETATION AREA 2 COTTAGE					
Classification	A. FOREST				
Types Identified	Open forest A-03		Closed scrub D-13		
Exclusion Clause	N/A				
Effective Slope	Measured	d/slope 6.8 degrees	Applied Range (Method 1)	Downslope >5-10 degrees	
Foliage Cover (all layers)	>90%	Shrub/Heath Height	Up to 6m	Tree Height	Up to 30m
Dominant & Sub-Dominant Layers (species as relevant)	Eucalypt (Marri, Jarrah) along with , Peppermint, Banksia and Melaleuca trees to a height of 15m, foliage cover 70%.				
Understorey:	Leaf litter, native grasses and bushes, saplings, Xanthoria				
Additional Justification:	Not Required.				
Post Development Assumptions:	Onsite vegetation can be managed or removed with permission from the Local Government				
 <p style="text-align: right; font-size: small;">-34°17'58", 115°23'36", 7.7m, 278° 16 July 2023 12:58:56 pm</p>			 <p style="text-align: right; font-size: small;">-34°17'58", 115°23'38", 5.3m, 236° 16 July 2023 12:59:50 pm</p>		
PHOTO ID: 5			PHOTO ID: 6		
 <p style="text-align: right; font-size: small;">-34°17'59", 115°23'39", 5.0m, 278° 16 July 2023 1:00:07 pm</p>			 <p style="text-align: right; font-size: small;">-34°17'58", 115°23'40", 5.4m, 268° 16 July 2023 1:00:46 pm</p>		
PHOTO ID: 7			PHOTO ID: 8		

VEGETATION AREA 3 COTTAGE						
Classification	A. FOREST					
Types Identified	Open forest A-03		Closed scrub D-13			
Exclusion Clause	N/A					
Effective Slope	Measured	d/slope 11 degrees	Applied Range (Method 1)		Downslope >10-15 degrees	
Foliage Cover (all layers)	>90%	Shrub/Heath Height	Up to 6m	Tree Height	Up to 30m	
Dominant & Sub-Dominant Layers (species as relevant)	Eucalypt (Marri, Jarrah) along with , Peppermint, Banksia and Melaleuca trees to a height of 15m, foliage cover 70%.					
Understorey:	Leaf litter, native grasses and bushes, saplings, Xanthoria					
Additional Justification:	Not Required.					
Post Development Assumptions:	Onsite vegetation can be managed or removed with permission from the Local Government					
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>34°17'58", 115°23'38", 4.9m, 382° 16 July 2023 12:59:30 pm</p> </div> <div style="text-align: center;">  <p>34°17'58", 115°23'48", 7.9m, 267° 16 July 2023 1:02:32 pm</p> </div> </div>						
PHOTO ID: 9			PHOTO ID: 10			

VEGETATION AREA 4 COTTAGE				
Classification	G. GRASSLAND			
Types Identified	Sown pasture G-26			
Exclusion Clause	N/A			
Effective Slope	Measured	d/slope 5.8 degrees	Applied Range (Method 1)	Downslope >0-5 degrees
Foliage Cover (all layers)		Shrub/Heath Height		Tree Height
Dominant & Sub-Dominant Layers (species as relevant)	Sown pasture for stock.			
Understorey:	Not required.			
Additional Justification:	Not required.			
Post Development Assumptions:	Onsite vegetation can be managed and removed.			
				
PHOTO ID: 11		PHOTO ID: 12		
				
PHOTO ID: 13				





VEGETATION AREA 5 COTTAGE						
Classification	EXCLUDED					
Types Identified						
Exclusion Clause	2.2.3.2 (e) non-vegetated areas and (f) low threat vegetation - high moisture content.					
Effective Slope	Measured	-	Applied Range (Method 1)	-		
Foliage Cover (all layers)	-	Shrub/Heath Height	-	Tree Height	-	
Dominant & Sub-Dominant Layers (species as relevant)	Driveways, carparks, vegetable patch and managed gardens around the house and cottage.					
Understorey:	Not applicable					
Additional Justification:	It is assumed that these areas will be maintained in perpetuity.					
Post Development Assumptions:	Not required					
 <p>34°17'57", 115°23'38", 16.0m, 350° 16 July 2023 12:57:49 pm</p>			 <p>34°17'57", 115°23'38", 13.7m, 273° 16 July 2023 12:57:48 pm</p>			
PHOTO ID: 14			PHOTO ID: 15			
 <p>34°17'57", 115°23'37", 8.9m, 328° 16 July 2023 12:58:44 pm</p>			 <p>34°17'58", 115°23'40", 5.5m, 309° 16 July 2023 1:01:01 pm</p>			
PHOTO ID: 16			PHOTO ID: 17			



PHOTO ID: 18



PHOTO ID: 19



PHOTO ID: 20




VEGETATION AREA 1 NATURE STAY CAMPGROUNDS & SEASONAL CAMPGROUND				
Classification	G. GRASSLAND			
Types Identified	Sown pasture G-26			
Exclusion Clause	N/A			
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees
Foliage Cover (all layers)		Shrub/Heath Height		Tree Height
Dominant & Sub-Dominant Layers (species as relevant)	Sown pasture for stock.			
Understorey:	Not required.			
Additional Justification:	Not required.			
Post Development Assumptions:	Onsite vegetation can be managed and removed.			
				
PHOTO ID: 21		PHOTO ID: 22		
				
PHOTO ID: 23		PHOTO ID: 24		
				

PHOTO ID: 25



PHOTO ID: 26



PHOTO ID: 27



PHOTO ID: 28



PHOTO ID: 29



PHOTO ID: 30

PHOTO ID: 31





VEGETATION AREA 2 NATURE STAY CAMPGROUNDS & SEASONAL CAMPGROUND						
Classification	D. SCRUB					
Types Identified	Open scrub D-14		Closed (low) heath C-10			
Exclusion Clause	N/A					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	10-30%	Shrub/Heath Height	<2m	Tree Height	Up to 30m	
Dominant & Sub-Dominant Layers (species as relevant)	Dominated by Leptospermum, Melaleuca and Banksias to a height of 6m with 30% foliage cover. Typical of coastal areas with sandy soils. Shrubs >2m in height. Individual Jarrah and Marri trees in this area growing to a height of 10m.					
Understorey:	Coastal heath, grasses, native bushes, fallen logs and branches.					
Additional Justification:	Not required.					
Post Development Assumptions:	Onsite vegetation can be managed and removed.					
						
PHOTO ID: 32			PHOTO ID: 33			
						
PHOTO ID: 34			PHOTO ID: 35			



PHOTO ID: 36



PHOTO ID: 37



PHOTO ID: 38



PHOTO ID: 39






PHOTO ID: 40



PHOTO ID: 41



PHOTO ID: 42

VEGETATION AREA 3 NATURE STAY CAMPGROUNDS & SEASONAL CAMPGROUND				
Classification	G. GRASSLAND			
Types Identified	Sown pasture G-26			
Exclusion Clause	N/A			
Effective Slope	Measured	d/slope 2.4 degrees	Applied Range (Method 1)	Downslope >0-5 degrees
Foliage Cover (all layers)		Shrub/Heath Height		Tree Height
Dominant & Sub-Dominant Layers (species as relevant)	Sown pasture for stock.			
Understorey:	Not required.			
Additional Justification:	Not required.			
Post Development Assumptions:	Onsite vegetation can be managed and removed.			
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>-34°10'5", 115°15'28", 352° 16 July 2023 1:25:01 pm</p> </div> <div style="text-align: center;">  <p>-34°17'59", 115°24'8", -2.2m, 295° 16 July 2023 1:21:34 pm</p> </div> </div>				
PHOTO ID: 23 (vegetation for this area is at the rear of the picture. Not possible to enter the paddocks due to bio-security)			PHOTO ID: 24 (vegetation for this area is at the rear of the picture. Not possible to enter the paddocks due to bio-security)	
 <p>-34°17'58", 115°24'8", -1.7m, 282° 16 July 2023 1:21:46 pm</p>				
PHOTO ID: 25 (vegetation for this area is at the rear of the picture. Not possible to enter the paddocks due to bio-security)				

### A1.3: SEPARATION DISTANCE

#### Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

#### Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

#### Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

#### Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated.

This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

#### SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1.

## APPENDIX B: ONSITE VEGETATION MANAGEMENT - THE APZ

### THE ASSET PROTECTION ZONE (APZ)

This is an area surrounding a habitable building containing either no fire fuels and/or low threat fire fuels that are maintained in a minimal fuel condition. The primary objectives include:

- To ensure the building is sufficiently separated from the bushfire hazard to limit the impact of its direct attack mechanisms. That is, the dimensions of the APZ will, for most site scenarios, remove the potential for direct flame contact on the building, reduce the level of radiant heat to which the building is exposed and ensure some reduction in the level of ember attack (with the level of reduction being dependent on the vegetation types of present);
- To ensure any vegetation retained within the APZ presents low threat levels and prevents surface fire spreading to the building;
- To ensure other combustible materials that can result in consequential fire (typically ignited by embers) within both the APZ and parts of the building, are eliminated, minimised and/or appropriately located or protected. The explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available. This is a primary cause of building loss in past bushfire events; and
- Provide a defensible space for firefighting activities.

### B1: The Dimensions and Location of the APZ to be Established and Maintained

#### THE APZ DIMENSIONS

The determined BAL rating of the relevant building/structure will establish the corresponding bushfire construction requirements that are to apply. The minimum required APZ dimensions must be those that will ensure the retention of the determined BAL rating. This ensures that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements are designed to resist.

The size of the APZ that is to be established and maintained surrounding the subject building/structure, will be the largest that is defined by either:

- The dimensions corresponding to the determined BAL rating stated on the BAL Certificate and which accounts for the specific site conditions; or
- The dimensions established by the relevant local government's annual firebreak notice as can be issued under s33 of the Bushfires Act 1954. This may state a required single minimum dimension for an APZ surrounding a building, or a dimension that varies with slope of the land under the different areas of bushfire prone vegetation that impact the building. Check the notice annually for revisions to requirements.

Relevant Buildings(s)	Classified Vegetation [refer Fig 3.1]	Minimum Required Separation Distances (m)				Stated in the Relevant Firebreak Notice
		Corresponding to Stated BAL				
		BAL-29	BAL-19	BAL-12.5	BAL-LOW	
Existing Cottage and Proposed Rural Produce Store	Forest	<b>27m</b>				20m
	Forest	<b>33m</b>				20m
	Forest	<b>42m</b>				20m
	Grassland	10m				<b>20m</b>
Nature Stay Campground & Seasonal Campgrounds	Grassland	<b>8m</b>				
	Scrub	<b>13m</b>				
	Grassland	<b>9m</b>				

### THE APZ LOCATION

The APZ should be contained solely within the boundaries of the lot, except in instances where the neighbouring lot(s) or adjacent public land is non-vegetated or will be maintained to a low-fuel state in perpetuity, and this can be justified. Where possible, planning for siting and design of development should incorporate elements that include non-vegetated areas (e.g., roads / parking / drainage / water body) and/or formally managed areas of vegetation (public open space / recreation areas / services installed in a common section of land), as either part of the required APZ dimensions for each lot or to additionally increase separation distances to reduce exposure further.

## B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.

Guidelines for  
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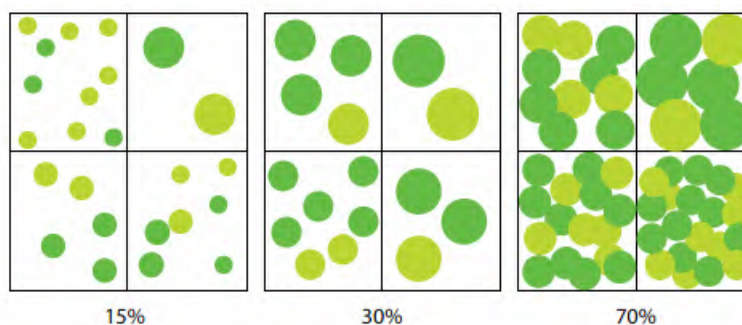
### ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

#### SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> <li>• Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).</li> </ul>
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> <li>• Should be managed and removed on a regular basis to maintain a low threat state.</li> <li>• Should be maintained at &lt;2 tonnes per hectare (on average).</li> <li>• Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch &gt;6 millimetres in thickness.</li> </ul>
Trees* (>6 metres in height)	<ul style="list-style-type: none"> <li>• Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>• Branches at maturity should not touch or overhang a building or powerline.</li> <li>• Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>• Canopy cover within the APZ should be &lt;15 per cent of the total APZ area.</li> <li>• Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.</li> </ul>



**Figure 19:** Tree canopy cover – ranging from 15 to 70 per cent at maturity



<p>Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub &gt;6 metres in height are to be treated as trees.</p>	<ul style="list-style-type: none"> <li>• Should not be located under trees or within three metres of buildings.</li> <li>• Should not be planted in clumps &gt;5 square metres in area.</li> <li>• Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>
<p>Ground covers* (&lt;0.5 metres in height. Ground covers &gt;0.5 metres in height are to be treated as shrubs)</p>	<ul style="list-style-type: none"> <li>• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.</li> <li>• Can be located within two metres of a structure, but three metres from windows or doors if &gt;100 millimetres in height.</li> </ul>
<p>Grass</p>	<ul style="list-style-type: none"> <li>• Grass should be maintained at a height of 100 millimetres or less, at all times.</li> <li>• Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.</li> </ul>
<p>Defendable space</p>	<ul style="list-style-type: none"> <li>• Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.</li> </ul>
<p>LP Gas Cylinders</p>	<ul style="list-style-type: none"> <li>• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>• The pressure relief valve should point away from the house.</li> <li>• No flammable material within six metres from the front of the valve.</li> <li>• Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul>

\* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

### **B3: The Standards for the APZ as Established by the Local Government**

Refer to the Firebreak Notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the relevant annual notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers notices and/or the local government's website for the current version.

## B4: Maintaining Low Threat and Non-Vegetated Areas Excluded from Classification

AS 3959 establishes the methodology for determining a bushfire attack level (BAL). The methodology includes the classification of the subject site's surrounding vegetation according to their 'type' and the application of the corresponding bushfire behaviour models to determine the BAL. Certain vegetation can be considered as low threat and excluded from classification. Where this has occurred in assessing the site, the extract from AS3959:2018 below state the requirements (including the size of the vegetation area if relevant to the assessment) for maintenance of those areas of land.

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AS 3959:2018

### 2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

#### NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

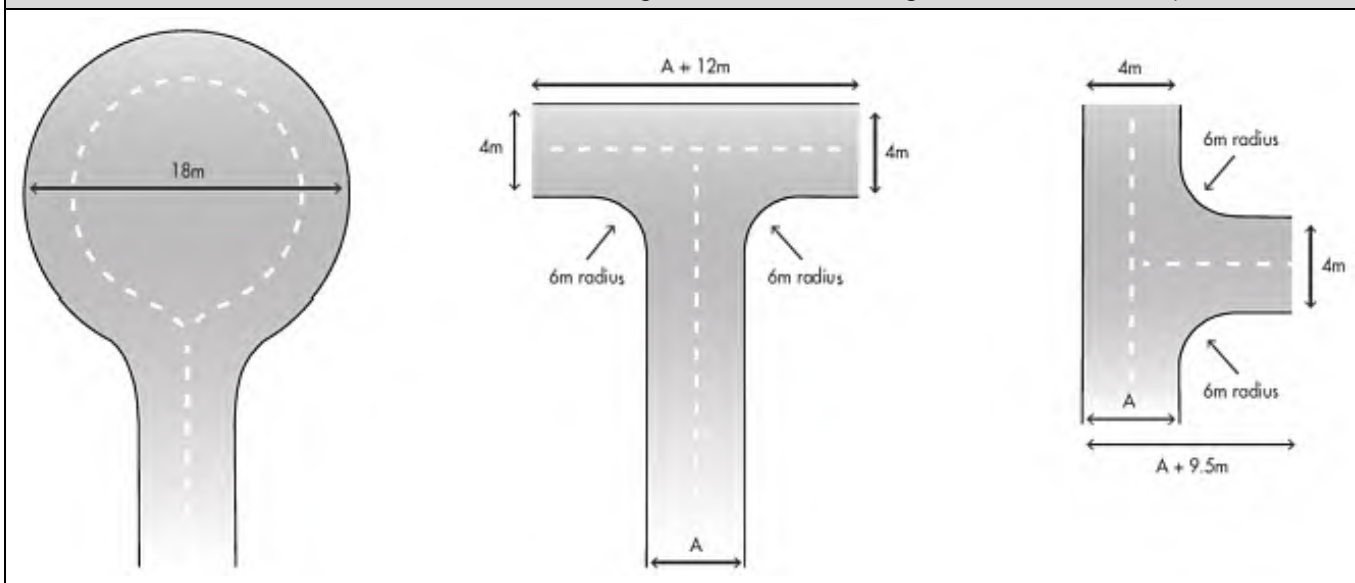
## APPENDIX C: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

**GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS**

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way <sup>1</sup>	Fire Service Access Route <sup>1</sup>	Battle-axe and Private Driveways <sup>2</sup>
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road <sup>3</sup>	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road <sup>3</sup>		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		

**Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways <sup>4</sup>**



**Passing Bay Requirements for Battle-axe leg and Private Driveway**

When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).

**Emergency Access Way – Additional Requirements**

Provide a through connection to a public road, be no more than 500m in length, must be signposted and if gated, gates must be open the whole trafficable width and remain unlocked.

<sup>1</sup> To have crossfalls between 3 and 6%.

<sup>2</sup> Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

<sup>3</sup> Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle.

<sup>4</sup> The turnaround area should be within 30m of the main habitable building.

## APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

### D2: Non-Reticulated Areas – Static Supply

For specified requirements, refer to the Guidelines Element 4: Water – Acceptable Solution A4.2, Explanatory Notes E4 (that provide water supply establishment detail under the headings of water supply; independent water and power supply; strategic water supplies, alternative water sources and location of water tanks) and the technical requirements established by Schedule 2 (reproduced below).

#### SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

##### 2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot <b>or</b> 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

##### 2.2 Technical requirements

###### 2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

###### 2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

###### 2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

###### 2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

EXAMPLE CONSTRUCTION AND FITTINGS



Strategic 47,000 Litre Concrete Tank & Protected Fittings



10,000 Litre Concrete Tank



Storz and Camlock Couplings



Full Flow 50mm Ball Valve



Full Flow 50mm Gate Valve and Male Camlock