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 2, 1785 Keane St,		
Suburb: Mt Helena	**State:** WA	**P/code:**
Local government area: Shire of Mundaring		
Description of the planning proposal: Development Application		
BMP Plan / Reference Number: 230609	**Version:** v1.0	**Date of Issue:** 18/07/2023
Client / Business Name: Lane2 Pty Ltd		

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)?	☐	☒
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)?	☐	☒

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)	☐	☒
Strategic planning proposal (including rezoning applications)	☐	☒
Minor development (in BAL-40 or BAL-FZ)	☐	☒
High risk land-use	☐	☒
Vulnerable land-use	☒	☐

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.)?

Childcare Centre

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

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Mike Scottt	Level 3	BPAD 27795	01/08/2020
Company Bushfire Prone Planning		**Contact No.** 6477 1144	

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** 01/02/2024

BUSHFIRE PRONE PLANNING

Keane Street East Childcare Centre

Bushfire Management Plan (BMP)

- *Assessment of potential bushfire impact*
- *Environmental conservation*
- *Assessment of the **development's ability to** acceptably mitigate bushfire risk through application of required and/or additional bushfire protection measures*
- *Creation of responsibilities to implement and maintain protection measures*

Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Address / Location:

at Lot 2, 1785 Keane St, Mt Helena

Shire of Mundaring

Development Application

18 July 2023

Job Reference No: 230609

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 39 166 551 784 | ABN: 39 166 551 784

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DOCUMENT CONTROL

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VERSION HISTORY		
Version	Details	Date
1.0	Original	20 July 2023
-	-	

DISTRIBUTION					
Destination		Version	No. Copies	Hard Copy	Electronic Copy
Person	Email				
Michael Abrusci	mja@gamacapital.com.au	1.0		☐	☒
		-		☐	☐

Limitations: The protection measures that will be implemented based on information presented 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 required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

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.

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.

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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 (Volumes 1 and 2 of the national Construction Code) 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 The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		Assessment Outcome
Element	The Acceptable Solutions	
1: Location	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Fully Compliant
	A3.2b Emergency access way	N/A
	A3.3 Through-roads	N/A
	A3.4a Perimeter roads	N/A
	A3.4b Fire service access route	N/A
	A3.5 Battle-axe legs	N/A
	A3.6 Private driveways	Fully Compliant
4: Water	A4.1 Identification of future water supply	N/A
	A4.2 Provision of water for firefighting purposes	Fully Compliant
Other '**Bushfire Planning**' Documents to Be Produced This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended). As necessary, relevant outcomes are also captured as responsibilities in this BMP.		Required
Bushfire Emergency Plan – as preparation, response, and recovery operational information document. Includes a supporting information document to justify the plan's content.		Yes
Summary Statement: The proposed development is assessed as a vulnerable land use. It is a requirement of State Planning Policy 3.7 that a development application for a vulnerable land use should include an Emergency Evacuation Plan for proposed occupants prior to occupancy/operation.		
Bushfire Emergency Information – as response information poster.		Yes
Summary Statement: N/A		

1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

The **Proposal's** Planning Stage For which certain bushfire planning documents are required to accompany the planning application.		Development Application
Total Area of Subject Lot/Site		1897m2
Number of Additional Lots Created		N/A
Primary Proposed Construction	Type(s)	New Building(s)
	NCC Classification	Class 3 (residential building not Class 1 or 2)
Specific **'Bushfire Planning'** Land Use Type When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan.		Vulnerable Land Use
Factors Determining the 'Bushfire Planning' Land Use Type		The proposed use and its dedicated facility is designed to accommodate occupants with reduced physical or mental ability and are likely to present evacuation challenges. Occupants include the elderly, children (<18 yrs) and/or the sick and injured.
Description of the Proposed Development/Use		
This Bushfire Management Plan has been prepared to accompany a Development Application for the construction of a new Childcare Centre located at Lot 2, 1785 Keane St, Mt Helena in the Shire of Mundaring.		

PROPOSED CHILD CARE CENTRE

0-18 MONTHS	12 CHILDREN	3 STAFF	39m²	84m²
18-24 MONTHS	12 CHILDREN	3 STAFF	39m²	84m²
24-36 MONTHS	25 CHILDREN	5 STAFF	81.25m²	175m²
+36 MONTHS	30 CHILDREN	3 STAFF	97.5m²	210m²
TOTAL	79 CHILDREN	14 STAFF		

BLOOM
ARCHITECTURE

Mount Helna Child Care

Concept Ground Floor Plan

Project number	N/A	SK02	
Date	03.07.2023		
Drawn by	PRELIM		
Revision	SK02	Scale	1 : 100

Figure 1.2

Proposed Development

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING

------ LEGEND -----

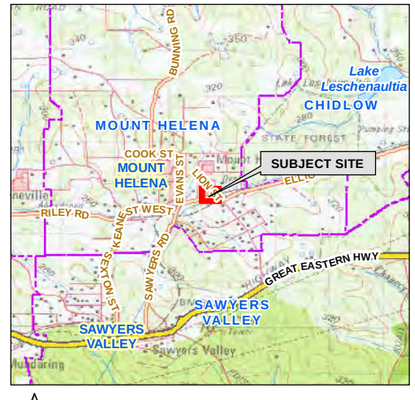
- Subject Site
- Other Lots
- Hydrant

Proposed Building

- Child Care Centre
- Carpark
- Play Area

0 10 20 30 40 50
Metres

------ LOCALITY ------



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BUSHFIRE PRONE PLANNING

Aerial Imagery : Landgate/SLIP
Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 20/07/2023
Map updated by: Ian 20/07/2023
A3 Scale 1:1,000

Map Document Path / Name: K:\Projects\Jobs 2023\230609 - 2 Keane Street East Mount Helena (tbc)\Mapping\MXD\230609_Fig1-2_DEV_2 Keane Street East.mxd

Figure 1.3

Location Plan

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING

SUBJECT SITE

------ LEGEND ------

- Subject Site
- Local Government Authority
- Locality / Suburb
- Bush Fire Brigade

Reserves
- Reserves

Legislated Lands and Waters
- Conservation Park

0 100 200 300 400 500
Metres

------ LOCALITY ------

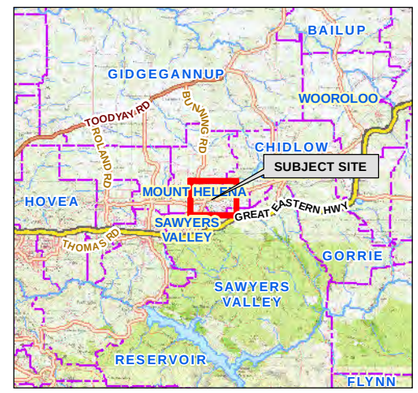

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Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 20/07/2023
Map updated by: Ian 20/07/2023
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BUSHFIRE PRONE PLANNING

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Figure 1.4

Bushfire Prone Area

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING

------ LEGEND ------

- Subject Site
- Other Lots
- Bush Fire Brigade
- Hydrant

Proposed Building

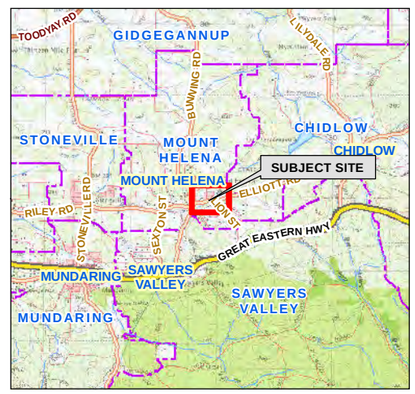
- Child Care Centre
- Carpark
- Play Area

Bush Fire Prone Areas

- Bushfire Prone Areas (2021)

0 50 100 150 200
Metres

------ LOCALITY ------



Aerial Imagery : Landgate/SLIP
Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 20/07/2023
Map updated by: Ian 20/07/2023
A3 Scale 1:4,000

BUSHFIRE PRONE PLANNING

Map Document Path / Name: K:\Projects\Jobs 2023\230609 - 2 Keane Street East Mount Helena (tbc)\Mapping\MXD\230609_Fig1-4_BPA_2 Keane Street East.mxd

1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Proponent:	Michael Abrusci
Bushfire Prone Planning commissioned to produce the BMP by:	Lane2 Pty Ltd
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 Mundaring

1.2.2 Existing Documents with Implications for Development of this BMP

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 1.4: Existing documents that may impact threat assessments and protection measure development.

EXISTING RELEVANT DOCUMENTS			
Existing Document	Relevant to the Proposal and the BMP	Copy Provided by Proponent / Developer	Title
Structure Plan	No	No	
Bushfire Management Plan	No	No	
Bushfire Emergency Plan or Information	No	No	
Bushfire Risk – Assessment and Management Report	No	No	
Environmental Asset or Vegetation Survey	No	No	
Implications for the BMP: Not Applicable.			
Landscaping (Revegetation) Plan	Yes	Yes	Landscape Planting Plan – Prepared by Kelsie Davies Landscape Architecture dated August 2022
Implications for the BMP: An approved Landscape Management Plan must comply with Asset Protection Zone requirements as per the guidelines for planning in bushfire prone areas.			

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 Regulation (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)	No	N/A	DBCA-010 and 011, 019, 040, 043, 044	☒	☐	☐	Confirm with relevant agency
Bush Forever	No	N/A	DPLH-022, SPP 2.8	☒	☐	☐	None
Threatened and Priority Flora + 50m Continuous Buffer	No	N/A	DBCA-036	Restricted Scale of Data Available (security)	☐	☐	None
Threatened Ecological Community	No	N/A	DBCA-038		☐	☐	None
Heritage Areas National / World	No	N/A	Relevant register or mapping	☒	☐	☐	None

DESCRIPTION OF THE IDENTIFIED AREA(S) OF VEGETATION

N/A

2.2 Existing Vegetation on Public Land

Table 2.2: Identification of vegetation on public land with environmental, biodiversity and conservation values.

IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND							
Land with Environmental, Biodiversity, Conservation and Social Values	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	
Legislated Lands (tenure includes national park/reserve, conservation park, crown reserve and state forest)	No	N/A	DBCA-011	☒	☐	☐	None
Conservation Covenants	No	Possible	DPIRD-023	Only Available to Govt.	☐	☐	N/A
National World Heritage Areas	No	N/A	-	☒	☐	☐	None

2.3 Planned Landscaping and/or Re-vegetation

Table 2.3: 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	

2.4 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?	No
Comments: The required Asset Protection Zones (APZ) falls outside the lot boundary. The western boundary adjoining the forest reserve can be established within the extents of the subject allotment without removal or modification of bushfire prone vegetation. The southern and eastern boundaries are bordered by Keane Street and Blair Place and footpaths, and to the north are managed existing properties (existing residential development).	
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?	N/A
Comments: Not Applicable	

2.5 Implications for the Proposed Development and the BMP

Table 2.5: Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the development proposal and the BMP.

THE IMPLICATIONS FOR THE PROPOSED DEVELOPMENT (AND BMP) FROM THE IDENTIFIED **'PROTECTED' VEGETATION**	
The Determination of Bushfire Threat Levels and the Exposure of at Risk Elements	Relevant to the BMP
The ability to reduce the potential bushfire impact on the development through modification or removal of vegetation is limited due to the existence of 'protected' areas of vegetation.	No
Comments: Not Applicable	
The planned development will result in additional areas of bushfire prone vegetation (due to re-vegetation and/or landscaping) that will support fire and that may impact the development. This vegetation has been accounted for within the BMP.	No
Comments: Landscaping on the subject lot will be managed to Asset Protection Zone standards and will remain in a low bushfire threat state.	
The Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal	Relevant to the BMP
Modify the development location to reduce exposure by increasing separation distance.	N/A
Comments: Not Applicable	
Redesign development, structure plan or subdivision.	N/A
Comments: Not Applicable	
Reduction of lot yield where this can increase available separation distances.	N/A
Comments: Not Applicable	
Cluster development to limit modification or removal of vegetation.	N/A
Comments: Not Applicable	
Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances.	N/A

Comments: Not Applicable

Figure 2.1

Environmental Considerations

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING

------ LEGEND ------

- Subject Site
- Other Lots
- Bush Fire Brigade
- Hydrant

Proposed Building

- Child Care Centre
- Carpark
- Play Area

Reserves

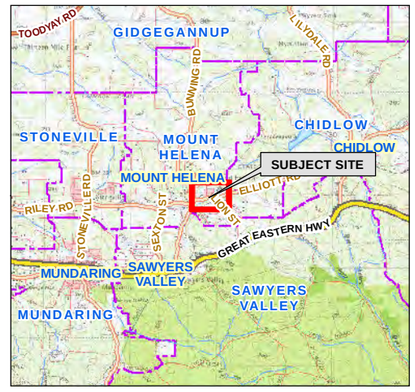
- Reserves

Legislated Lands and Waters

- Conservation Park

0 50 100 150 200
Metres

------ LOCALITY ------



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BUSHFIRE PRONE PLANNING

Map Document Path / Name: K:\Projects\Jobs 2023\230609 - 2 Keane Street East Mount Helena (tbc)\Mapping\MXD\230609_Fig2-1_ENV_2 Keane Street East.mxd

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^2. 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 The BAL Determination Method(s) Applied and the Location of Data and Results

Procedure Method (AS 3959:2018)	Applied to the BAL Assessment	Location of the Site Assessment Data			Location of the Results
		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	Figures 3.1 and 3.2	Table 3.1	Appendix A1	Table 3.2 BAL Contour Map
Method 2 (Detailed)	No	N/A	N/A	N/A	N/A

Figure 3.1

Classified Vegetation & Topography

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING

------ LEGEND ------

- Subject Site
- Other Lots
- Photo & Direction
- Bush Fire Brigade
- Hydrant

Proposed Building

- Child Care Centre
- Carpark
- Play Area

150m Vegetation Assessment Area

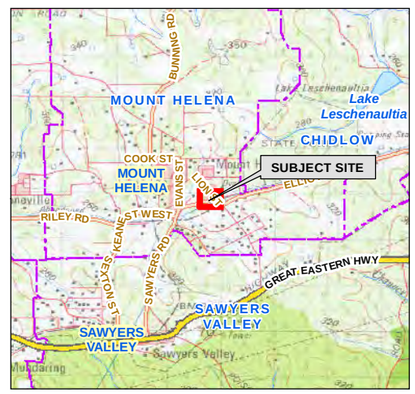
- 150m from Subject Site

Classified Vegetation

- Class (A) Forest
- Exclusion 2.2.3.2

0 20 40 60 80
Metres

------ LOCALITY ------



Aerial Imagery : Landgate/SLIP
Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 20/07/2023
Map updated by: Ian 20/07/2023
A3 Scale 1:1,250

BUSHFIRE PRONE PLANNING

Map Document Path / Name: K:\Projects\Jobs 2023\230609 - 2 Keane Street East Mount Helena (tbc)\Mapping\MXD\230609_Fig3-1_VEG_2 Keane Street East.mxd

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 Map
Identified classified vegetation areas, or portions of areas, within the subject lot are excluded. It is the classified vegetation external to these areas that is the relevant vegetation. This approach is applied to indicate the achievable bushfire attack levels within the specified lot and the resultant area of developable land where buildings will be subject to BAL-29 or less. It is based on the following assumptions: 1. Any classified vegetation within a lot can potentially be managed or removed by the landowner to meet asset protection zone standards; and 2. Future development and consequent removal/management of vegetation that may take place on any adjoining lot cannot be part of considerations for the subject lot.	Figure 3.1
Supporting Assessment Details: None Required.	

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

Table 3.1: Summary of applied calculation input variables applied to determining the site specific separation distances corresponding to each bushfire attack level.

SUMMARY OF CALCULATION INPUT VARIABLES (INCLUDING SITE DATA) APPLIED TO THE DETERMINATION OF SEPARATION DISTANCES CORRESPONDING TO BUSHFIRE ATTACK LEVELS [1]												
Applied BAL Determination Method	METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)											
Calculation Variables Corresponding to BAL Determination Method												
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	Upslope or flat 0	US 1								
2	(A) Forest	80	Upslope or flat 0	0								
3	(A) Forest	80	Upslope or flat 0	0								
4	Excluded cl 2.2.3.2(e & f)	80	N/A									

[1] 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 3.2: Vegetation separation distances corresponding to radiant heat levels and illustrated as BAL contours in Figure 3.2.

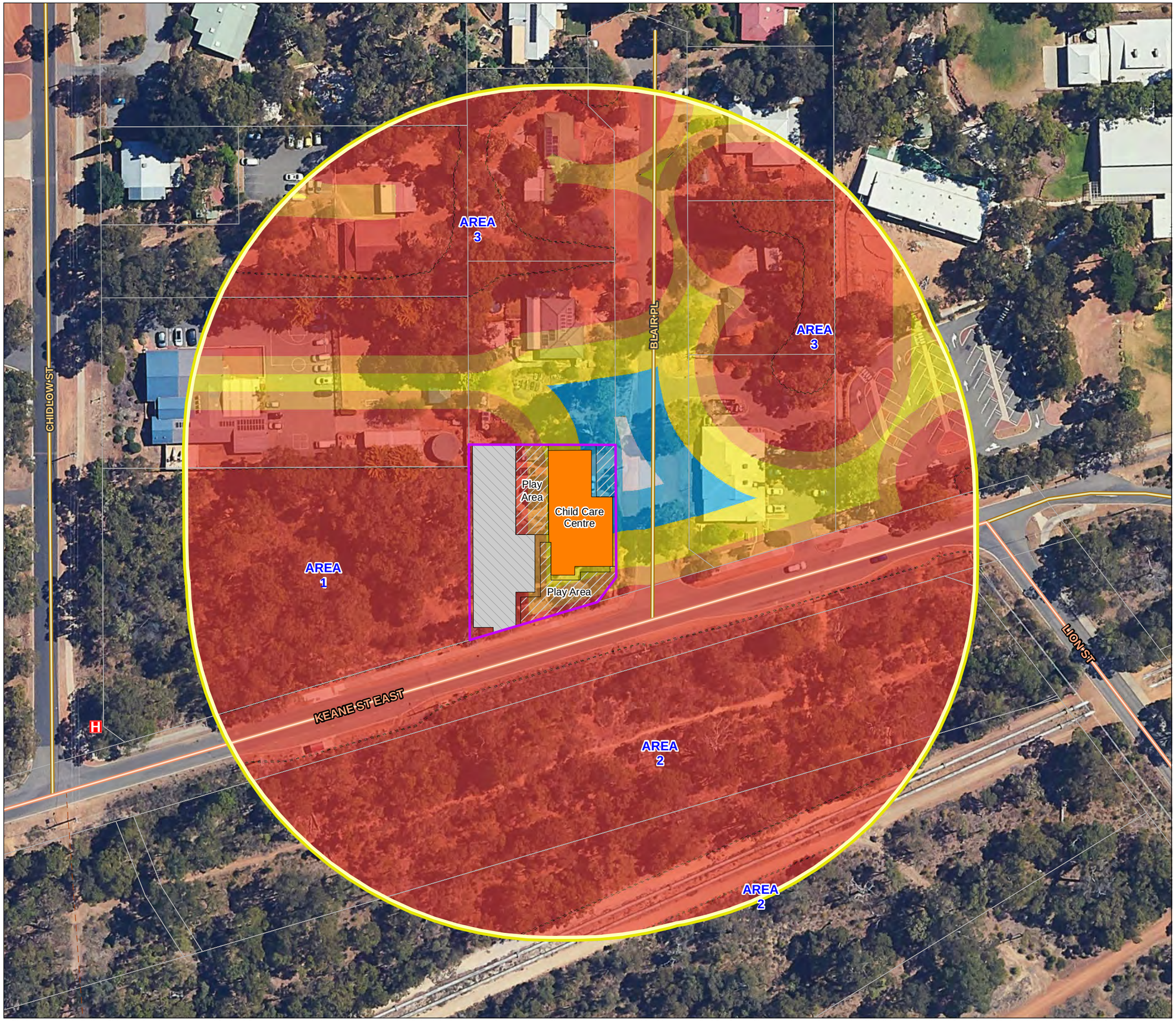
THE CALCULATED VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF RADIANT HEAT [1]									
Vegetation Classification		Separation Distances Corresponding to Stated Level of Radiant Heat (metres)							
		Bushfire Attack Level						Maximum Radiant Heat Flux	
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW	10 kW/m^2	2 kW/m^2
1	(A) Forest	<16	16 – <21	21 – <31	31 – <42	42 – <100	>100		
2	(A) Forest	<16	16 – <21	21 – <31	31 – <42	42 – <100	>100		
3	(A) Forest	<16	16 – <21	21 – <31	31 – <42	42 – <100	>100		
7	Excluded cl 2.2.3.2(e & f)	N/A	N/A	N/A	N/A	N/A	N/A		

[1] All calculation input variables are presented in Table 3.1. The summary 'printouts' of calculation input and output values for each area of classified vegetation are presented in Appendix A.

Figure 3.2

BAL Contour Map

Lot 2 on Diagram 027974, Area : 1,897 sq m
1785 Keane Street East,
MOUNT HELENA 6082
SHIRE OF MUNDARING



------ LEGEND ------

- Subject Site
- Other Lots
- Hydrant

Proposed Building

- Child Care Centre
- Carpark
- Play Area

100m Vegetation Assessment Area

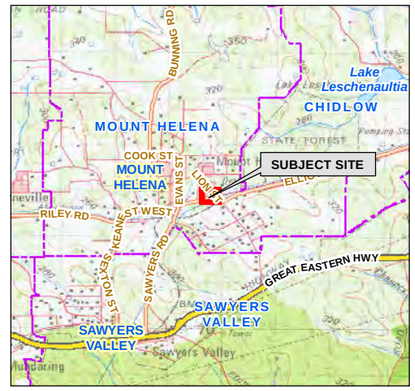
- 100m from Subject Site

Indicative Bushfire Attack Levels

- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- Classified Vegetation Boundary

0 10 20 30 40 50
Metres

------ LOCALITY ------



N

Aerial Imagery : Landgate/SLIP
Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 20/07/2023
Map updated by: Ian 20/07/2023
A3 Scale 1:1,000

BUSHFIRE PRONE PLANNING

Map Document Path / Name: K:\Projects\Jobs 2023\230609 - 2 Keane Street East Mount Helena (tbc)\Mapping\MXD\230609_Fig3-2_BAL_2 Keane Street East.mxd

3.1.5 BAL Ratings Derived from the Contour Map

Table 3.3: Determined BAL(s) for proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE [1]	
Building/Structure Description	Determined BAL [2]
Childcare Centre Building	BAL-29
[1] The assessment data used to derive the BAL ratings is sourced from Table 3.2 and Figure 3.2.	
[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.	

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

For strategic planning proposals 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.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Environmental Conservation: Assess environmental, biodiversity and conservation values);
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; 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'):* Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

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 with these 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	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes
Element 5: Vulnerable Tourism Land Uses	No

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

5.3 Assessment Statements for Element 1: Location

LOCATION					
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of the element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *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 Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and 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 https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.*					
Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
A1.1 Development location	Applicable:	Yes	Compliant:	Yes	
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES					
☑ ☐ ☐ The development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.					
Supporting Assessment Details: The future development of the subject building on the allotment will be located within an area subject to BAL-29, and is therefore considered suitable for development, as BAL-40 or BAL-FZ construction standards will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1 and its associated explanatory note.					
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)					
"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site." Strategic Planning Proposals: Consider the threat levels from any vegetation adjoining and within the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats. Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but within the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.					
The planning proposal is a development application, consequently the referred to position statement is not applicable to the Element 1 assessment.					

5.4 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT					
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)				
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development				
Element Compliance Statement	The proposed development/use achieves the intent of the element by being fully compliant with all applicable acceptable solutions.				
Pathway Applied to Provide an Alternative Solution	N/A				
Acceptable Solutions - Assessment Statements *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 Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and 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 https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.*					
Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
A2.1 Asset Protection Zone (APZ)	Applicable:	Yes	Compliant:	Yes	

UNDERSTANDING THE APZ PLANNING ASSESSMENT VERSUS APZ IMPLEMENTATION REQUIREMENTS

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 is to be established and maintained.

To reduce risk to buildings (and indirectly to persons) from a bushfire event, a key bushfire protection measure required to be implemented is reducing the exposure of building elements 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 buildings.

This is achieved by separating existing and/or proposed buildings from areas of classified bushfire prone vegetation. The total area of separation is identified as the Asset Protection Zone (APZ), which exists as an area of minimal fire fuels (or no fuel) and is considered able and likely to remain a low threat and/or be maintained to a low threat state in perpetuity. The required separation distances will vary according to the site specific conditions.

THE APZ PLANNING ASSESSMENT: To achieve planning approval for this factor it must be demonstrated that separation distances that correspond to a maximum level of radiant transfer to a building (29 kW/m^2), either exist or can be established (with certain exceptions). These separation distances are the dimensions of the **'Planning BAL-29' APZ**.

The purpose of this planning assessment is to identify and justify how this low threat area (the Planning BAL-29' APZ) can exist – or not.

THE DIMENSIONS OF THE 'PLANNING BAL-29' APZ MAY EXTEND OUTSIDE SUBJECT LOT BOUNDARIES. THE APZ MAY NOT BE EQUIDISTANT AROUND A BUILDING AS THE REQUIRED SEPARATION DISTANCES DEPEND ON THE TYPE OF VEGETATION PRESENT IN EACH DIRECTION ALONG WITH OTHER SITE VARIABLES.

IT IS IMPORTANT **TO UNDERSTAND THAT THE 'PLANNING BAL-29' APZ IS NOT NECESSARILY THE SIZE OF THE APZ THAT MUST** BE PHYSICALLY ESTABLISHED AND MAINTAINED BY A LANDOWNER. IT IS A SCREENING TOOL FOR MAKING PLANNING APPROVAL DECISIONS.

THE APZ TO BE IMPLEMENTED: The required dimensions to be established and maintained by the landowner will be those that correspond to the determined BAL rating of a relevant building but limited to the land of the subject lot (with limited exceptions). The requirement for a greater dimension within a lot will only exist if it is required by the relevant local government's annual firebreak / hazard reduction notice or the APZ size is increased as an additional bushfire protection measure as a recommendation of this BMP.

Within this BMP it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary.

The exceptions are the data provided in Appendix B part B1 and when a Property Bushfire Management Statement is required to be produced for a development application, in which case the '**Landowner' APZ** dimensions will be shown on the site map (refer to s6.3.1 when relevant).

	ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES
☑ ☐ ☐	APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building 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^2.
☑ ☐ ☐	Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-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 low threat vegetation and non-vegetated areas.
☑ ☐ ☐	APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will: • If non-vegetated, remain in this condition in perpetuity; and/or • If vegetated, be low threat vegetation managed in a minimal fuel condition in perpetuity.
☑ ☐ ☐	APZ Management: The area of land (within the 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).
☐ ☐ ⊘	Subdivision Staging: 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.

☑ ☐ ☐	Firebreak/Hazard Reduction Notice: 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.

Supporting Assessment Details: An asset protection zone cannot be contained solely within the extent of the boundaries of the subject land. It can be justified that the land forming part of an APZ, can meet s2.2.3.2 exclusion requirements of AS3959-2018.

The APZ that will exist external to the lot, will consist of the following:

- Roads and vegetated verges
- Footpaths
- Parking bays
- Any applicable landscaping

APZ Management Within the Subject Land: The exclusion requirements of s2.2.3.2 of AS3959 demonstrates that vegetation that is onsite is within the control of the subject site's landowner and therefore can potentially be removed or modified to mitigate the bushfire risk.

APZ Management Outside the Subject Lot (Lot 205) **–** Refer to Figure 3.2:

- South: The proposed building is separated from classifiable vegetation by a footpath, sealed 2 way road (Keane St) and road verge (managed drain). The area of exclusion that meets AS 3959 exclusion requirements is measured at 14m, from road verge to subject lot boundary. A 7m restrictive covenant will be placed on the Title.
- West: The classifiable vegetation is separated from the boundary by a 3m firebreak, however the firebreak has not been assessed as low threat, therefore the vegetation has been assessed as adjoining the subject site boundary. A 21m restrictive covenant will be placed on the Title.
- North and East: Areas within the APZ on the north and east sides of the subject lot consist of roads and footpaths, managed road verges and gardens.

APZ Management - General: Where any part of the required APZ dimension is vegetated for the purposes of landscaping, it will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines). The APZ specifications are also detailed in Appendix 1 and the Shire of Mundaring.

ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)

Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."

Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.

The planning proposal is a development application, consequently the position statement is not applicable to the proposed development.

5.5 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS	
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development
Element Compliance Statement	The proposed development/use achieves the intent of the element by being fully compliant with all applicable acceptable solutions.
Pathway Applied to Provide an Alternative Solution	N/A

Acceptable Solutions - Assessment Statements

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 Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and 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 https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.

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).

Solution Component Check Box Legend ☑ Relevant & met ☒ Relevant & not met ⊘ Not relevant

A3.1 Public roads	Applicable: Yes	Compliant: Yes

☑ ☐ ☐	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).
☑ ☐ ☐	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 E3.1. 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.
☐ ☐ ⊘	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.
Supporting Assessment Details: None Required.	

A3.2a Multiple access routes	Applicable: Yes	Compliant: Yes

☑ ☐ ☐	For each lot, two-way public road access is provided in two different directions to at least two different suitable destinations with an all-weather surface.
☐ ☐ ⊘	The two-way access is available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.

☐ ☐ ⊘	The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are: • Demonstration of no alternative access (refer to A3.3 below); • The no-through road travels towards a suitable destination; and • The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m^2).
Supporting Assessment Details: Public Road access is provided in two different directions to two different destinations via Keane Street and Chidlow Street. As such, compliance with this Acceptable Solution is achieved. The technical requirements established by the Guidelines and/or the local government can and will be complied with. These requirements are set out in Appendix C.	
A3.2b Emergency access way — Applicable: No — Compliant: N/A	
☐ ☐ ⊘	The proposed or existing EAW provides a through connection to a public road.
☐ ☐ ⊘	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.
☐ ☐ ⊘	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.
Supporting Assessment Details: None Required.	
A3.3 Through-roads — Applicable: No — Compliant: N/A	
☐ ☐ ⊘	A no-through public road is necessary as no alternative road layout exists due to site constraints.
☐ ☐ ⊘	The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).
☐ ☐ ⊘	The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.
☐ ☐ ⊘	The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.
☐ ☐ ⊘	The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.
Supporting Assessment Details: None Required.	
A3.4a Perimeter roads — Applicable: No — Compliant: N/A	
☐ ☐ ⊘	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.

☐ ☐ ⊘	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of: • The vegetation adjoining the proposed lots is classified Class G Grassland; • Lots are zoned rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have existing frontage to a public road.
☐ ☐ ⊘	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.
Supporting Assessment Details: None Required.	

A3.4b Fire service access route	Applicable:	No	Compliant:	N/A

☐ ☐ ⊘	The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.
☐ ☐ ⊘	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ⊘	The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.
☐ ☐ ⊘	Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.
Supporting Assessment Details: None Required.	

A3.5 Battle-axe access legs	Applicable:	No	Compliant:	N/A

☐ ☐ ⊘	A battle-axe leg cannot be avoided due to site constraints.
☐ ☐ ⊘	The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met.
☐ ☐ ⊘	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ⊘	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
Supporting Assessment Details: None Required.	

A3.6 Private driveways	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met.

☐ ☐ ⊘	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ⊘	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
☐ ☐ ⊘	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
Supporting Assessment Details: None Required.	

5.6 Assessment Statements for Element 4: Water

FIREFIGHTING WATER	
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development
Element Compliance Statement	The proposed development/use achieves the intent of the element by being fully compliant with all applicable acceptable solutions.
Pathway Applied to Provide an Alternative Solution	N/A

Acceptable Solutions - Assessment Statements

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 Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and 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 https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.

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).

Solution Component Check Box Legend	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant

A4.1 Identification of future firefighting water supply	Applicable:	No	Compliant:	N/A

☐ ☐ ⃠	It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the subdivision and/or development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.

Supporting Assessment Details: Not Required.

A4.2 Provision of water for firefighting purposes	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐	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.
☐ ☐ ⃠	A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.
☐ ☐ ⃠	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. The proposed subdivision will retain an existing habitable building for which the same standard of water supply will be provided.
☐ ☐ ⃠	A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.

☐ ☐ ⊘	The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).
☐ ☐ ⊘	The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.

Supporting Assessment Details: Hydrants are located along surrounding public roads/streets in accordance with Water Corporation and DFES standards. An existing hydrant is located at crossroads Keane St and Chidlow St, 190m from the subject site.

Technical requirements for firefighting water supply are provided in Appendix C. The Water Reticulation Plan for the subject lot is provided in Addendum 1.

Note: Mt Helena Bushfire Brigade is located 200m from the subject site.

5.7 Additional Bushfire Protection Measures to be Implemented

The following bushfire protection measures are recommended to be implemented and maintained. They are additional to, or a variation of, those established by the relevant acceptable solutions applied to the proposed development/use within Sections 5 of this BMP (as applicable to the proposed development).

The intent of their application is to improve the bushfire performance of the proposed development/use and reduce residual risk levels to persons and property from a bushfire event.

The development of these additional and/or varied protection measures originates from five potential sources:

1. Out of the relevant merit based assessment when the Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
2. Out of the relevant performance based assessment when Section titled 'Non-compliance – Additional Assessments' has been used in this BMP;
3. Out of the development of any other required bushfire planning documents. These include a Bushfire Emergency Plan and the Bushfire Risk Assessment and Management Report;
4. Out of any additional bushfire planning guidance documents or position statements issued by the WA Department of Planning, Lands and Heritage; or
5. As a recommendation from the bushfire consultant.

When necessary, the implementation responsibility for these additional protection measures will be stated in Section 6 of this BMP and included in other operational documents as relevant.

5.7.1 Additional Protection Measures to Improve Bushfire Performance

The detail of the protection measures is either provided within the relevant Section titled 'Non-compliance – Additional Assessments' or is established on the following pages. The table summarises the additional bushfire protection measures that are required and/or recommended to be implemented and the protection principles being employed.

Additional Protection Measure No. 1:

Training Staff – Understanding the Bushfire Emergency Plan and its application – Bushfire Emergency Awareness Management Training.

Provide update and/or induction training to staff to assist with understanding the Bushfire Emergency Plan, learn how it is to be implemented and identify the persons responsible for ensuring its proper application.

Promote awareness of the obligation to operate and maintain an environment that reduces the risks from the threats of bushfire and consequential local fire.

- ✓ All new and existing staff/employees to complete mandatory training in bushfire awareness and the application of the bushfire procedures and actions contained within the Bushfire Emergency Plan.
- ✓ Conduct simulation drills for assembly, evacuation and sheltering procedures.
- ✓ Ensure enough daily rostered staff/employees are trained and hold current Senior First Aid Certification.
- ✓ Assign persons to the 'Onsite Responsible Persons' roles.

6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE PROTECTION MEASURES

6.1 Developer / Landowner Responsibilities – Prior to Sale or Occupancy/Operation

DEVELOPER/LANDOWNER RESPONSIBILITIES – PRIOR TO SALE OR OCCUPANCY/OPERATION	
No.	Implementation Actions
1	The local government may condition a development application approval with a requirement for the landowner/proponent to register a notification onto the certificate of title and deposited plan. This will be done pursuant to Section 70A *Transfer of Land Act 1893* as amended ('Factors affecting use and enjoyment of land, notification on title'). This is to give notice of the bushfire hazard and any restrictions and/or protective measures required to be maintained at the owner's cost. This condition ensures that: 1. Landowners/proponents are aware their lot is in a designated bushfire prone area and of their obligations to apply the stated bushfire risk management measures; and 2. Potential purchasers are alerted to the Bushfire Management Plan so that future landowners/proponents can continue to apply the bushfire risk management measures that have been established in the Plan.
2	*Condition that may be imposed (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines DPLH, 2021 v1.4, s5.3.2)* A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-FZ. 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 land within areas that have been assessed a BAL-40 or BAL-FZ. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: "*No habitable buildings are to be built within areas identified as BAL-40 or BAL-FZ*". (Shire of Mundaring).
3	Establish the 'Landowner' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions. These are to be the greatest measurements derived from either the separation distances corresponding to the determined BAL rating for the subject building/structure, or the local government's annual firebreak / hazard reduction notice (issued under s33 of the Bushfires Act 1954), or a combination of these requirements [refer to Appendix B]; and • The standards established by the Guidelines DPLH, 2021 v1.4, Schedule 1, or as varied by the local government through their annually issued firebreak / hazard reduction notice when the variations have been endorsed by the WAPC and DFES as per s4.5.3 of the Guidelines. If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice). This is the responsibility of the landowner.
4	Prior to occupancy of the proposed development, the lot is to be compliant with current version of the Shire of Mundaring Fire Hazard Reduction Notice issued under s33 of the Bushfires Act 1954.

	This may include standards for asset protection zones that differ from Schedule 1 in the Guidelines DPLH, 2021 v1.4, with the intent to better satisfy local conditions. [Refer to the 'Siting and Design' assessments against the Bushfire Protection Criteria and the information presented in Appendix B].
5	Implement the bushfire protection measures that have been established within Section 5.7.1 of this BMP as measures additional to those established by the acceptable solutions.
6	Prior to occupancy, there is an outstanding obligation, created by this Bushfire Management Plan, for a Bushfire Emergency Plan for proposed occupants to be developed and approved for the 'vulnerable' land use.
7	Prior to occupancy, signage must be prominently displayed within the site that informs the actions of those persons onsite in the event of a bushfire. This will include evacuation route information, site procedures – as per the instructions within the Bushfire Emergency Plan or Bushfire Information Poster developed for the site and use.
8	Prior to occupancy, all actions contained within the 'Pre-Season Preparation Procedure' established by the Bushfire Emergency Plan, must be completed.
9	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. 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 these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. 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).

6.2 Landowner / Occupier Responsibilities – Ongoing Management

LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Management Actions
1	Maintain the 'Landowner' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions. These are to be the greatest measurements derived from either the separation distances corresponding to the determined BAL rating for the subject building/structure, or the local government's annual firebreak / hazard reduction notice (issued under s33 of the Bushfires Act 1954), or a combination of these requirements [refer to Appendix B]; and • The standards established by the Guidelines DPLH, 2021 v1.4, Schedule 1, or as varied by the local government through their annually issued firebreak / hazard reduction notice when the variations have been endorsed by the WAPC and DFES as per s4.5.3 of the Guidelines.
2	Comply with the Shire of Mundaring Fire Hazard Reduction Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.
3	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. 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 these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. 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).
4	Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: • 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 • Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented.
5	Maintain the bushfire protection measures that have been established within Section 5.7.1 of this BMP as measures additional to those established by the acceptable solutions.
6	Annually review the Bushfire Emergency Plan and complete all actions contained within the 'Pre-Season Preparation Procedure' and the 'In-Season Preparation Procedure' at the appropriate times of the year.

7	The bushfire specific content of the operation's site emergency plan must be reviewed annually, relevant information updated and ensure all bushfire related preparation procedures are carried out.

6.3 Local Government Responsibilities – Ongoing Management

LOCAL GOVERNMENT – ONGOING MANAGEMENT	
No.	Management Actions
1	Monitor landowner compliance with the annual Fire Hazard Reduction Notice and with any bushfire protection measures that are: • Established by this BMP; • Are required to be maintained by the landowner/occupier; and • Are relevant to local government operations.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment 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:	N/A

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 they consist of low threat vegetation managed in a 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:	None
Assessment Statement:	Fragmented pockets of forest exist to the west, north and east, to the south are landscape scape forest fuels, however the land is undulating and fragmented by some development. It is unlikely Area 1 (forest) will develop dynamic bushfire propagation and subsequent extreme fire development. Dynamic fire propagation arises from complex interactions between the terrain, the atmosphere and the fire. The intensified fire behaviour of an extreme bushfire event will significantly increase the threat levels generated by the bushfire attack mechanisms.

VEGETATION AREA 1						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	Flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	15	
Description/Justification:	Open forest dominated by marri and jarrah with elevated and near surface fuels consisting of grasstrees, parrot bush, juvenile marri and jarrah and jarrah marri heath.					
Post Development Assumptions:	N/A					

PHOTO ID: 1	PHOTO ID: 2

VEGETATION AREA 2						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	Flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	15	
Description/Justification:	Open forest dominated by marri and jarrah with elevated and near surface fuels consisting of grasstrees, parrot bush, juvenile marri and jarrah and jarrah marri heath					
Post Development Assumptions:	N/A					

PHOTO ID: 3	PHOTO ID: 4

VEGETATION AREA 3						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Effective Slope	Measured	Flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	15	
Description/Justification:	Open forest dominated by marri and jarrah with elevated and near surface fuels consisting of grasstrees, parrot bush, juvenile marri and jarrah and jarrah marri heath					
Post Development Assumptions:	N/A					

PHOTO ID: 5

PHOTO ID: 6

PHOTO ID: 7

VEGETATION AREA 4						
Exclusion Clause	2.2.3.2 (e & f) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.					
Effective Slope	Measured	N/A	Applied Range (Method 1)	N/A		
Foliage Cover (all layers)	N/A	Shrub/Heath Height	N/A	Tree Height	N/A	
Description/Justification:	Non-vegetated areas include sealed public roads, paved and gravel private driveways and laydown areas, sealed carparks, and permanently cleared mulched areas. Low threat vegetation includes private managed gardens, reticulated lawns under 100mm in height.					
Post Development Assumptions:	Low threat vegetation can reasonably be expected to remain in a low threat state in perpetuity. The subject lot will be landscaped in accordance with a landscape plan and will consist of minimal vegetation and playground equipment.					

PHOTO ID: 8

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PHOTO ID: 12

PHOTO ID: 13

A1.3: EFFECTIVE SLOPE

Measuring

Effective slope refers to the slope "under the classified vegetation which most significantly influences bushfire behaviour (AS 3959:2018, clause B4, CB4). It is not the average slope.

It is described as upslope, flat or downslope when viewed from the exposed element (e.g., building) looking towards the vegetation – and measured in degrees. Ground slope has a direct and significant influence on a bushfire's rate of spread and intensity, which increases when travelling up a slope.

The slope under the vegetation in closest proximity to the exposed element(s), over the distance that will most likely carry the entire depth of the flaming front, will be a significant consideration in the determination of the effective slope. This distance is determined as a function of the potential quasi-steady rate of spread and expected residence time (i.e., the flaming combustion period at a single point on the ground), of a bushfire in the specific vegetation type/landscape scenario.

Slope Variation Within Areas of Vegetation

Where a 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.

Slope Variation Due to Multiple Development Sites

When the effective slope, under a given area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified.

The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

Differences in Application of Effective Slope - AS 3959:2018 Method 1 versus Method 2 Procedures

The Method 1 procedure provides five different slope ranges from flat (including all upslopes) to 20 degrees downslope to define the effective slope and bushfire behaviour model calculations apply the highest value in each range (i.e., 0^0, 5^0, 10^0, 15^0 or 20^0).

The Method 2 procedure requires an actual slope (up or down in degrees) to be determined. AS 3959:2018, clause B1 limits the effective slope that can be applied to 30 degrees downslope and 15 degrees upslope. Where any upslope is greater than 15 degrees, then 15 degrees is to be used.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.1 of this Bushfire Management Plan. When their derivation requires additional explanation and justification, this is provided below.

A1.4: 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 (via a Compliance Report) 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 3.2 and illustrated as a BAL contour map in Figure 3.2a.

APPENDIX B: ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) - DESCRIPTION

This is an area surrounding a habitable building containing either no fire fuels and/or low threat fire fuels that are managed 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. (Note: The explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available. Research shows that consequential fire, ignited by embers, is the primary cause of building loss in past bushfire events); and
- To provide a defendable space for firefighting activities.

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

UNDERSTANDING THE APZ PLANNING ASSESSMENT VERSUS ITS IMPLEMENTATION REQUIREMENTS

THE 'PLANNING BAL-29' APZ

It is important ***to understand is that the 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be*** *physically established and maintained by a landowner. It is a screening tool for making planning approval decisions.*

The assessment against the Bushfire Protection Criteria is conducted for planning approval purposes. To satisfy acceptable solution 'A2.1: Asset Protection Zone', it must be demonstrated that certain minimum separation distances between the relevant building/structure and different classes of bushfire prone vegetation either exist or can be created and will remain in perpetuity.

The required minimum separation distances are those that will ensure the potential radiant heat impact on relevant existing or future buildings does not exceed 29 kW/m^2. The area of land contained within these separation distances is described as an Asset Protection Zone (APZ) and is to be comprised of non-vegetated land or low threat vegetation managed in a minimal fuel condition.

The applicable minimum separation distances will vary dependent on the vegetation types, the slope of the land they are growing on and other relevant factors specific to the site and its use.

The resulting **'Planning BAL-29'** APZ dimensions may extend outside subject lot boundaries.

It is the purpose of the bushfire consultant's 'Supporting Assessment Detail', that is presented in the assessment against the acceptable solution A2.1, that will identify and justify how any offsite land within the 'Planning BAL-29 APZ (which the subject landowner has no authority or responsibility to manage), will meet the requirements of being either non-vegetated land or low threat vegetation managed in a minimal fuel condition and likely to remain in this state in perpetuity. Or otherwise, explain how this condition cannot be met.

It is the 'Planning BAL-29' APZ dimensions that will be stated in relevant tables and shown on maps as necessary in this BMP. The exceptions are the tables that are included within this appendix - when relevant to the subject lot(s) - which will present 'BAL Rating' and 'Landowner' APZ dimensions.

THE 'BAL RATING' APZ

The 'BAL Rating' APZ will ensure that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements, (i.e., those corresponding to the building/structure's determined BAL rating), are designed to resist.

The minimum dimensions of the 'BAL Rating' APZ to be established and maintained will be those that correspond to the determined BAL rating for the specific building/structure. They will account for the specific conditions on and surrounding the subject lot.

*The required **dimensions of the 'BAL Rating' APZ establish the size of the APZ that must physically exist either** entirely within a subject lot or in combination with an area of adjoining land.*

If in combination with adjoining (offsite) land, it must be justified how the offsite land can most reasonably be expected to either remain unvegetated or be able to meet and maintain the APZ Standards in perpetuity, without any actions by the owner of the subject lot.

The applicable determined BAL rating will have been stated in the relevant assessment section of this BMP when it can be assessed as a 'determined' rather than 'indicative' rating. Otherwise, it will be shown on the BAL Certificate that is submitted as part of a building application.

THE 'LANDOWNER' APZ

Dimensions: The 'Landowner' APZ is to be established and maintained by the owner of the subject lot. The minimum dimensions are the 'BAL Rating' APZ dimensions except that they will be limited to the distance that they can be established within the subject lot. (Note: Any removal of native vegetation my require the approval of the relevant authority.

The remaining required separation distance outside the lot has been assessed by the bushfire consultant to be most likely to remain in a low threat state in perpetuity without any actions to be taken by the owner of the subject lot.

These minimum 'within the lot' APZ dimensions will only be greater when the relevant local government's annual firebreak / hazard reduction notice (issued under s33 of the Bushfires Act 1954), specifies the APZ dimensions to be applied within the lot and they are greater. Consequently, the 'Landowner' APZ dimensions can be a combination of the 'BAL Rating' Dimensions and the Local Government requirements. Check their annual notice for revisions to these requirements.

***The dimensions of the 'Landowner' APZ establish the size of the APZ that must be established and maintained by the** landowner within the subject lot.*

Location: The 'Landowner' APZ for which the landowner has the responsibility to establish and maintain, is that which will exist entirely within the boundaries of the relevant lot, unless an approved formal and enforceable agreement allows them to manage a specified area of land external to the subject lot.

In most cases the landowner will only have authority and responsibility to establish and manage the APZ within the subject lot.

Otherwise, when there is a remaining part of the 'BAL Rating' APZ existing outside the subject lot, then these areas of land will, in most situations, include non-vegetated areas (e.g., roads / parking / drainage / water body), formally managed areas of vegetation (e.g., public open space / recreation areas / services installed in a common section of land) or an APZ on a neighbouring lot that is required to be established and maintained by the owner of that adjoining lot.

> *For vulnerable land uses, the 'BAL Rating' APZ and 'Landowner' APZ will also refer to the dimensions corresponding to radiant heat impact levels of 10 kW/m² and 2 kW/m² (calculated using 1200K flame temperature).*
>
> *For development applications only, the 'Landowner' APZ dimensions are also shown on the Property Bushfire Management Statement in Section 6.3.1 of this BMP when it is a required component of the Bushfire Management Plan.*

Table B1.1: The applicable 'Landowner' APZ Dimensions when the determined BAL rating (or maximum level of radiant heat i.e., kW/m^2) has been established by the BMP.

DETERMINATION OF THE 'REQUIRED' APZ DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT											
Relevant Buildings(s)	Vegetation Classification [Refer to Fig 3.1]		Minimum Required Separation Distances from Building to Vegetation (metres)								
			Established by the 'BAL Rating' APZ Dimension						Established by the "Local Government' APZ Dimension		The 'Required' APZ Dimensions [see note]
			Determined Radiant Heat Impact		Stated 'Indicative' or 'Conditional' BAL				Firebreak / Hazard Reduction Notice	Maximum Allowed	
	Area	Class			BAL-29	BAL-19	BAL-12.5	BAL-LOW			
Proposed Childcare Centre	1	A (Forest)	BAL-29	21	29				N/A	N/A	21
	2	A (Forest)		21							
	3	A (Forest)		21							
	7	Excluded cl 2.2.3.2(e & f)		-							
Note: The 'Required' APZ Dimension corresponding to each area of vegetation is the greater of the 'BAL Rating' or the 'Firebreak/Hazard Reduction Notice' APZ dimensions - unless a local government maximum distance is to apply (as a consequence of their environmental considerations). The area of the APZ will also be limited to the subject lot boundary unless otherwise justified in this Report/Plan. Final determination of the dimensions will require that any indicative or conditional BAL becomes a 'Determined' BAL.											
Comments: An Asset Protection Zone (APZ) will be established on the entire subject lot and is expected to be continually managed by the subject site landowner to meet s2.2.3.2 exclusion requirements of AS3959-2018. See Supporting Assessment Details in Section 5.4, and Figure 3.2, for explanation of the portion of the APZ outside the subject lot.											

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:

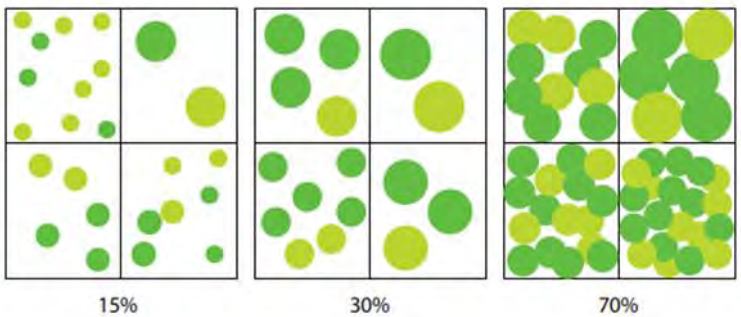
- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant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

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	• 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).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	• Should be managed and removed on a regular basis to maintain a low threat state. • Should be maintained at <2 tonnes per hectare (on average). • Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building. • Branches at maturity should not touch or overhang a building or powerline. • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be <15 per cent of the total APZ area. • 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.

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



Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	• Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	• 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.
LP Gas Cylinders	• 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. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

** 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 / hazard reduction 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 applicable 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.

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.

C1: Reticulated Areas – Hydrant Supply

The Guidelines state "where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority."

The main scheme water suppliers / authorities in WA are The Water Corporation, AqWest – Bunbury Water Corporation and Busselton Water Corporation. Various local authority exists in other non-scheme and regional areas. However, most existing fire hydrants are connected to Water Corporation water mains.

Consequently, the hydrant location specifications from The Water Corporation's 'No 63 Water Reticulation Standard' (Ver 3 Rev 15) are provided in the extract below with the key distances relevant to bushfire planning assessments being highlighted. This Standard is deemed to be the baseline criteria for developments and should be applied unless different local water supply authority conditions apply. Other applicable specification will be found in the Standard.

Note: The maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas.

2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run) between hydrants in residential areas with lots per dwelling <10,000m² shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m² (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e., median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage;
- directly on top of the main using a tee unless proved to be impractical.