DEVELOPMENT SERVICES ATTACHMENTS
ORDINARY MEETING OF COUNCIL
WEDNESDAY 20 MAY 2026

REPORT NUMBER	REPORT TITLE AND ATTACHMENT DESCRIPTION	PAGE NUMBER(S)
DS01 – 05/26	**Application for Development Approval – Nature Based Caravan Park – Lot 2105 (411) Teatree Road, Bindoon** **Attachments** 1. Application Details 2. Schedule of Submissions	01 – 165
DS02 – 05/26	**Final Adoption of Local Planning Policy No. 1 - Sea Containers** **Attachments** 1. Draft Amended Local Planning Policy No.1 – Sea Containers 2. Schedule of Submissions	166 – 172

Hugo De Vos
Principal Planning Officer
Shire of Chittering
Emailed: hugo.devos@chittering.wa.gov.au

15 March 2026

Dear Hugo,

AMENDED DEVELOPMENT APPLICATION - P064/25 - 411 TEATREE ROAD, BINDOON
PROPOSED SELF-CONTAINED CAMPGROUND

I write in my capacity as a planning professional engaged by Peter Easey to assist in progressing and refining the Development Application for the proposed nature-based self-contained campground at 411 Teatree Road, Bindoon.

Having reviewed the application material, agency referrals and public submissions to date, I have worked with the landowners to consolidate the proposal, clarify its operational framework, and introduce a series of amendments that directly respond to matters raised during consultation. A response to all questions by the Shire's Principal Planner have been provided, including a Context Map, Amended Site Plan, response to Schedule of Submissions, Technical Note on Environmental Considerations and Campground Management Plan to address all matters raised, which form attachments to this letter and form part of the proposal.

This correspondence provides a planning summary and outlines why the proposal warrants approval on its planning merits.

1. Overview of the Proposal

The application seeks approval for a small-scale, low-impact nature-based campground comprising a maximum of eight short-stay sites (six unpowered and two powered), limited to self-contained caravans and RVs, with a maximum three-night stay.

The proposal:

- Does not include permanent tourist accommodation buildings.
- Requires all vehicles to be fully self-contained.
- Provides onsite caretaker management.
- Incorporates formalised emergency management, fire response procedures and site controls.
- Operates on a modest footprint within an established rural holding.

This is not a high-intensity caravan park. It is a carefully managed, boutique rural tourism use designed to complement (and not fundamentally change) the locality. A Campground Management Plan (CMP) has been prepared to ensure the proposal remains a low impact proposal.

2. Zoning and Statutory Planning Context

The land is zoned Agricultural Resource under the Shire's Local Planning Scheme and is located within a rural landscape characterised by lifestyle properties and hobby farming. A small-scale campground of this nature is consistent with the objectives of the Agricultural Resource zone where:

- The use is ancillary and does not compromise agricultural potential.
- Built form is minimal.
- The rural character of the area is retained.
- Land degradation and environmental impacts are avoided.

The proposal satisfies these principles. No significant clearing is required. No intensive infrastructure is proposed. The land remains fundamentally rural in character and function. The development represents an appropriate diversification activity, a land use increasingly recognised as necessary to sustain rural landholdings and support the local economy.

3. Bushfire Risk and Emergency Management

A Bushfire Attack Level assessment undertaken in accordance with AS 3959-2018 confirms the highest rating of BAL-FZ, which is not uncommon in semi-rural settings. Importantly, the proposal is not reliant on new habitable buildings, consisting of temporary, movable, self-contained vehicles, significantly reducing vulnerability. The site further enjoys frontage to two public roads, further strengthening emergency evacuation procedures.

A comprehensive Bushfire Management Plan and Emergency Plan have been prepared in accordance with State Planning Policy 3.7 and the Planning for Bushfire Guidelines. Referral feedback from the Department of Fire and Emergency Services has been acknowledged, and any reasonable modifications will be incorporated as required by the Shire of Chittering.

4. Environmental Management

The property is situated within the Bindoon locality, which contains environmentally sensitive areas and wetland systems. The amended proposal strengthens environmental safeguards and reinforces the “self-contained” requirement to ensure:

- No greywater discharge onsite.
- No blackwater disposal onsite.
- No clearing within wetland buffers.
- Carry-in / carry-out waste management.
- No uncontrolled campfires.
- Managed access and defined camping locations.

The referral from the Department of Water and Environmental Regulation raised no objection. The Department of Health similarly raised no objection subject to compliance with applicable legislation, which the proponent accepts and will implement through licensing processes. A Technical Note has been prepared (**Attachment 2**), accompanying this letter, outlining the environmental considerations for the proposal and how these will be managed. **Attachment 6** shows the revegetation the landowner has carried out to rehabilitate the property over a 25 year period.

5. Amenity, Character and Neighbourhood Considerations

It is acknowledged that nearby residents value privacy and rural tranquillity. The landowner of 411 Tea Tree Road shares these values. The amended proposal reinforces:

- Strict quiet hours.
- Limited site numbers (capped at eight).
- Maximum stay duration.

- Caretaker presence.
- Defined camping areas away from boundaries.
- No events, functions or amplified entertainment.

The scale of the use remains deliberately small. Vehicle movements are limited and dispersed. There is no permanent tourism infrastructure or high-intensity facility proposed. The rural character of the locality remains intact.

6. Infrastructure and Servicing

The proposal does not require significant additional public infrastructure. It relies on:

- Existing access to Teatree Road.
- Self-contained visitor vehicles.
- Offsite waste disposal (RV dump points).
- Minimal servicing demand.

It does not create a structural burden on local services. Rather, it introduces controlled, modest visitor activity consistent with regional tourism patterns.

7. Economic and Strategic Merit

This proposal aligns with broader regional objectives to:

- Diversify rural income streams.
- Encourage low-impact tourism.
- Support local businesses in Bindoon and surrounding areas.
- Increase overnight visitation.
- Strengthen the local economy without urbanising rural land.

Visitors staying onsite will utilise:

- Local cafes and bakeries.
- Fuel stations.
- Wineries and farm-gate producers.
- Local events and attractions.

In regional planning terms, this is precisely the type of incremental, sustainable tourism development that supports small towns without overwhelming them.

8. Response to Submissions

A detailed, structured response to agency and public submissions has been prepared and accompanies this letter as Attachment 1. That document outlines specific responses and clarifications to directly address the matters raised.

9. Conclusion

On balance, the proposal:

- Is consistent with the objectives of the Agricultural Resource zone.

- Demonstrates compliance with State Planning Policy 3.7.
- Has addressed agency comments.
- Incorporates strengthened environmental and operational controls.
- Provides measurable economic and tourism benefit.
- Remains small-scale and low-impact.
- Preserves rural character.

This is a carefully considered rural diversification initiative, not a high-intensity commercial campground. I respectfully submit that the proposal demonstrates sound planning merit and warrants approval, subject to appropriate and reasonable conditions.

10. Development Conditions

To provide the Shire of Chittering with certainty that the proponent will operate the facility in line with this application, the proponent accepts the following development conditions being applied to the officer recommendation:

1. The nature-based campground shall operate in accordance with the approved Campground Management Plan at all times to the satisfaction of the Shire of Chittering.

2. The approved Bushfire Management Plan and Emergency Plan shall be complied with at all times to the satisfaction of the Shire of Chittering.

Should officers require further clarification or wish to discuss any element of the amended documentation, I am available at your convenience.

We would also welcome the review of any development conditions proposed prior to finalising the Officer Recommendation to Council.

Yours sincerely,

Chaz Roberts MPIA

Attachment 1: Schedule of Submissions
Attachment 2: Technical Note – Environmental Considerations
Attachment 3: Campground Management Plan
Attachment 4: Context Map
Attachment 5: Amended Site Plan
Attachment 6: Revegetation Plan

Technical Note: Environmental Considerations – Conservation Category Wetland and Environmentally Sensitive Area

A portion of the subject land contains a mapped Conservation Category Wetland (CCW), and the property is also mapped within an Environmentally Sensitive Area (ESA). The ESA is effectively the CCW boundary plus a 50m radius, which covers most of the existing property, including neighbouring properties, surrounding public roads and associated services.

Submissions received from adjoining landowners and local environmental groups have raised concerns regarding potential impacts to environmental values associated with these designations. These matters have been carefully considered in the refinement of the proposal.

Importantly, the design and layout of the campground has been specifically developed to ensure that environmentally sensitive areas of the property are protected. Government agencies responsible for health and environment regulation have not raised any objections to the proposal.

Separation from the Wetland and Watercourse

No camping areas or visitor facilities are proposed within or immediately adjacent to the wetland or associated watercourse. The nearest proposed campsite is located in excess of 20 metres from the mapped watercourse, providing a substantial buffer between visitor activity and the wetland environment. This setback significantly exceeds the distance typically required to protect riparian vegetation and water quality from low-intensity recreational uses.

The wetland area itself will remain entirely undisturbed, with no clearing, earthworks or infrastructure proposed within the mapped wetland extent.

Low-Impact Nature of the Proposal

The proposal involves a small-scale, nature-based campground with a limited number of sites dispersed across the property. Unlike more intensive tourism or residential development, the proposal:

- does not involve building envelopes or permanent structures within environmentally sensitive areas
- does not require significant vegetation clearing
- does not introduce urban infrastructure such as roads, drainage networks or large hardstand areas

Camping areas are proposed within previously cleared or disturbed portions of the property, ensuring that native vegetation and habitat values are retained.

As such, the development represents a low-impact land use that maintains the rural and environmental character of the site.

Environmental Stewardship Outcomes

It is also relevant to recognise that the proposal will result in improved management and stewardship of the land.

Nature-based tourism uses of this scale often lead to stronger environmental outcomes compared with unmanaged rural land because they create a direct incentive for landowners to protect and maintain the natural assets that attract visitors.

In this case, the landowner has a strong interest in:

- maintaining vegetation health
- protecting the wetland and riparian areas
- preventing environmental degradation

The implementation of a Campground Management Plan will further ensure that visitors are required to comply with environmental protection measures including:

- designated camping areas
- prohibition of vegetation disturbance
- controlled waste management
- restrictions on campfires during fire danger periods.

Environmentally Sensitive Area Mapping

While the property is mapped within an ESA, it is important to note that ESA mapping is applied broadly across large areas of the region and does not in itself preclude appropriately managed rural land uses. Rather, the purpose of the designation is to ensure that development proposals appropriately consider environmental values and avoid or mitigate impacts where necessary.

The current proposal has been designed to avoid direct impacts to the wetland, maintain significant setbacks from the watercourse, and operate at a scale consistent with the environmental capacity of the land.

Accordingly, the proposal is considered compatible with the intent of the ESA framework, which seeks to ensure environmental values are protected while allowing appropriate land uses to occur.

Conclusion

Having regard to the above considerations, the proposal is unlikely to result in any material adverse impact to the CCW or associated environmental values.

The combination of:

- substantial separation distances from the wetland
- the small scale of the campground
- the low-impact nature of the use
- operational controls contained within the Campground Management Plan

ensures that the environmental values of the site will be protected.

On this basis, the proposal represents a responsible and environmentally sensitive rural tourism activity that is capable of being supported.

Campground Management Plan

Nature-Based Campground - 411 Tea Tree Road, Bindoon

1. Introduction

This Campground Management Plan (CMP) has been prepared to support a Development Application for a small-scale nature-based campground on land located at 411 Tea Tree Road, Bindoon within the Shire of Chittering.

The purpose of this Management Plan is to establish operational procedures that ensure the campground operates in a responsible and environmentally sustainable manner while maintaining the amenity of surrounding rural properties.

The campground is intended to provide low-impact, short-stay accommodation within a rural landscape, enabling visitors to experience the natural environment while ensuring that potential impacts relating to noise, traffic, fire risk and environmental management are appropriately controlled.

This plan outlines the operational framework, visitor management measures and environmental safeguards that will govern the operation of the campground.

2. Site Overview

Item	Description
Property	Lot M2105 on Plan 6492, No. 411 Tea Tree Road, Bindoon
Land Area	9.7558hA
Zoning	Agricultural Resource
Local Government	Shire of Chittering
Landowner	Peter Easey
Proposed Use	Nature-based campground
Maximum Campsites	8
Maximum Guests	32

The campground will comprise a limited number of dispersed camping areas designed to maintain the natural character of the site and ensure appropriate separation between guests.

No large-scale tourism infrastructure is proposed. The intent is to provide a quiet, low-intensity rural camping experience consistent with the environmental values of the locality.

3. Campground Operations

3.1 Booking System

All campsite bookings will be pre-booked through an online booking platform. Walk-in camping will not be permitted. This ensures visitor numbers are controlled, guest details are recorded and conditions of stay are accepted prior to arrival.

3.2 Maximum Capacity

The campground will operate with a maximum of:

- 8 Campsites (2 powered and 6 unpowered)
- 32 guests at any one time (4 guests maximum per site)

This cap ensures the use remains low-intensity and compatible with the rural setting. In practice, typical occupancy is expected to be substantially lower than the maximum capacity, with the campground generally accommodating a small number of booking groups at any given time.

3.3 Vehicle Limits

Each campsite may accommodate one primary camping vehicle (caravan, camper trailer or RV) and one associated towing vehicle where applicable. Additional vehicles are not permitted unless approved by the property manager.

3.4 Length of Stay

The campground is intended for short-stay recreational camping, with a maximum stay of 3 nights per booking. Long-term occupation will not be permitted.

3.4 Approved Site Layout

The campground must operate in accordance with the approved Development Approval and associated Site Plan for the property. Campsites, internal access tracks and campground infrastructure must be located only in the positions shown on the approved Site Plan. Relocation of campsites, creation of additional sites, or expansion of the campground beyond the approved layout is not permitted without further planning approval from the Shire of Chittering.

4. Visitor Code of Conduct

All guests will be required to agree to a Campground Code of Conduct at the time of booking. The Code will include the following requirements:

Noise

- Quiet hours between 9:00pm and 7:00am
- No amplified music or party events
- Visitors must respect the rural amenity of surrounding properties

Behaviour

- Anti-social behaviour will not be tolerated
- Failure to comply with rules may result in eviction from the property

Lighting

- External lighting will be kept minimal to protect rural night skies

Pets

- Dogs may be permitted on the property provided they:
  - remain under control and on a leash at all times
  - do not disturb wildlife or neighbouring properties
  - are cleaned up after by their owners.
- The campground operator reserves the right to require removal of animals that create nuisance or safety issues.

Generators

- Portable generators may be used only between 8:00am and 7:00pm.
- Generators must comply with the Environmental Protection (Noise) Regulations 1997.
- Generator use must not cause unreasonable disturbance to other guests.

5. Environmental Management

The campground is designed to operate with minimal environmental impact. Key management measures include:

Vegetation Protection

- Campsites will be located within cleared or previously disturbed areas
- Native vegetation outside designated camping areas will be protected

Land Disturbance

- No clearing beyond that approved as part of the development
- Campsites will remain informal and low-impact

Wildlife Protection

Visitors will be required to:

- store food securely
- avoid disturbing wildlife
- refrain from feeding animals

Wetland Protection

The following management measures will be implemented to manage impacts on waterways:

- Maintain a minimum 20m setback/buffer from mapped wetland areas, with no camping, vehicle access or infrastructure permitted within the buffer zone.

- Install low-impact boundary markers and signage to clearly delineate wetland protection areas and prevent inadvertent encroachment by campers.
- Prohibit vehicle access outside designated tracks, with bollards or natural barriers used where necessary to protect sensitive wetland edges.
- Implement stormwater management measures (e.g. swales or infiltration areas) to ensure runoff from camping areas does not discharge directly into wetlands.
- Require all wastewater and greywater to be contained and removed off-site, with no discharge permitted to ground within proximity of wetlands.
- Undertake periodic monitoring of wetland condition, including vegetation health and evidence of trampling or erosion, with adaptive management implemented if impacts are identified.
- Manage weed introduction and spread through routine inspections and prompt removal of invasive species within the wetland buffer.
- Prohibit campfires, clearing, or vegetation disturbance within wetland areas and buffers.

6. Waste Management

A waste management strategy will be implemented to ensure the campground remains clean and environmentally responsible.

General Waste

The following requirements apply:

- Guests must take all waste with them, onsite bins are not provided;
- No greywater or blackwater discharge permitted onsite;
- No uncontrolled campfires

Recycling

Guests will be encouraged to recycle and utilise town-based containers for change services.

7. Water and Amenities

Self-Contained Vehicles

- The campground operates as a self-contained camping facility only.
- All camping units must be fully self-contained vehicles equipped with an onboard toilet and wastewater storage system.
- Tents and non-self-contained camping setups are not permitted.
- Guests must confirm compliance with self-containment requirements at the time of booking.

8. Fire Management

Given the rural bushland context, fire management is a critical operational consideration.

Campfires

Campfires may be permitted only under controlled conditions, including:

- within designated fire pits
- only when no fire bans are in place
- using firewood supplied on site or approved sources

Fire Ban Compliance

During declared fire danger periods:

- all campfires will be prohibited
- guests will be notified prior to arrival

Visitors must comply with all directions issued by Shire of Chittering and Department of Fire and Emergency Services.

Emergency Access

- Internal access tracks will remain unobstructed at all times to ensure access for emergency and firefighting vehicles**.**
- The campground will operate in accordance with the approved Bushfire Management Plan and relevant bushfire planning requirements.

9. Traffic and Access

The campground will utilise existing property access arrangements from Tea Tree Road. Traffic generation will be minimal due to:

- the limited number of campsites
- pre-booked arrivals

Vehicle movements will primarily occur during daylight hours associated with arrival and departure. On-site parking will be provided within each campsite to avoid roadside parking. Driving and parking outside designated driveways and campsites is strictly prohibited.

Internal Vehicle Circulation

- Vehicle movement within the campground is limited to designated internal access tracks only**.**
- Internal tracks are designed to accommodate caravans, camper trailers and RV manoeuvring, including turning areas where required.
- Driving off designated tracks is prohibited to protect vegetation and environmental values.

10. Safety and Supervision

The campground will be actively managed by the landowner or nominated manager who will reside on the property and oversee day-to-day campground operations, including guest supervision and compliance with site rules. Management responsibilities include:

- monitoring guest behaviour
- ensuring compliance with site rules
- responding to any issues or complaints

Contact details for the landowner or manager will be provided to the Shire if required.

11. Complaint Management

A clear process will be in place to respond to any complaints.

If a complaint is received:

1. The issue will be investigated by the landowner/campsite manager.
2. Appropriate action will be taken to address the concern.
3. Repeat breaches by guests may result in removal from the campground.

The operator will work cooperatively with the Shire of Chittering to resolve any issues that arise.

12. Compliance and Review

This Campground Management Plan will guide the ongoing operation of the campground. The landowner commits to operating the campground in accordance with:

- Any conditions of development approval
- Relevant local government requirements
- the procedures outlined in this Management Plan.

The plan may be reviewed periodically to ensure the campground continues to operate in a responsible and sustainable manner.

13. Conclusion

The proposed campground is a small-scale, nature-based tourism use designed to operate with minimal environmental and amenity impacts. Through the implementation of the operational procedures outlined in this Campground Management Plan, the use will:

- maintain compatibility with the surrounding rural environment
- manage visitor behaviour
- protect environmental values
- ensure appropriate amenity for neighbouring landowners.

Property Infrastructure
- Boundary

Environmental Constraints
- Conservation Category Wetland
- Geomorphic Wetlands - (DBCA-019)
- ESA - (DWER-046)
- Lake Boundary
- Creek Flow

CONTEXT MAP - ATTACHMENT 4
411 Teatree Rd. Bindoon 6502

0 100 200 300 m



Property Infrastructure

- Firebreak
- Gates
- Boundary

Existing Site Assets

- Fire water tank 1
- Fire water tank 2
- Emergency Gate
- Front gate
- Garage
- House
- Rain water tank
- Shed
- Workshop

Layouts & Separations

- Vehicle Turning radius (12.5m)
- Internal roads
- Proposed Camp Sites
- Setback from Watercourse (m)
- Site Separation (m)
- Access Dimensions (m)

Environmental Constraints

- Lake Boundary
- Creek Flow

Site Notes;
* Campsite Dimensions: approx. 10m x 15m
* Setback of Campsites to southern lot boundary. 32m
* Vehicle access/turning templates to comply with AS2890.1 and AS2890.2
* 71.4m and 79.7m dimensions show distance of nearest campsites to watercourse.

AMENDED SITE PLAN - ATTACHMENT 5
411 Teatree Rd. Bindoon 6502

0 50 100 m

ATTACHMENT 6: 25-YEAR ECOLOGICAL RESTORATION & STEWARDSHIP

* Property Condition*

Right Hand sde: - Circa 2003 (At Purchase)

Below: - Current Condition - 2026 (Following Landowner Revegetation)





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Submissions received from adjoining landowners and local environmental groups have raised concerns regarding potential impacts to environmental values associated with these designations. These matters have been carefully considered in the refinement of the proposal.

Importantly, the design and layout of the campground has been specifically developed to ensure that environmentally sensitive areas of the property are protected. Government agencies responsible for health and environment regulation have not raised any objections to the proposal.

Separation from the Wetland and Watercourse

No camping areas or visitor facilities are proposed within or immediately adjacent to the wetland or associated watercourse. The nearest proposed campsite is located in excess of 20 metres from the mapped watercourse, providing a substantial buffer between visitor activity and the wetland environment. This setback significantly exceeds the distance typically required to protect riparian vegetation and water quality from low-intensity recreational uses.

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The proposal involves a small-scale, nature-based campground with a limited number of sites dispersed across the property. Unlike more intensive tourism or residential development, the proposal:

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Camping areas are proposed within previously cleared or disturbed portions of the property, ensuring that native vegetation and habitat values are retained.

As such, the development represents a low-impact land use that maintains the rural and environmental character of the site.

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It is also relevant to recognise that the proposal will result in improved management and stewardship of the land.

Nature-based tourism uses of this scale often lead to stronger environmental outcomes compared with unmanaged rural land because they create a direct incentive for landowners to protect and maintain the natural assets that attract visitors.

In this case, the landowner has a strong interest in:

- maintaining vegetation health
- protecting the wetland and riparian areas
- preventing environmental degradation

The implementation of a Campground Management Plan will further ensure that visitors are required to comply with environmental protection measures including:

- designated camping areas
- prohibition of vegetation disturbance
- controlled waste management
- restrictions on campfires during fire danger periods.

Environmentally Sensitive Area Mapping

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Accordingly, the proposal is considered compatible with the intent of the ESA framework, which seeks to ensure environmental values are protected while allowing appropriate land uses to occur.

Conclusion

Having regard to the above considerations, the proposal is unlikely to result in any material adverse impact to the CCW or associated environmental values.

The combination of:

- substantial separation distances from the wetland
- the small scale of the campground
- the low-impact nature of the use
- operational controls contained within the Campground Management Plan

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On this basis, the proposal represents a responsible and environmentally sensitive rural tourism activity that is capable of being supported.

Campground Management Plan

Dated 5 May 2026

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The campground is intended to provide low-impact, short-stay accommodation within a rural landscape, enabling visitors to experience the natural environment while ensuring that potential impacts relating to noise, traffic, fire risk and environmental management are appropriately controlled.

This plan outlines the operational framework, visitor management measures and environmental safeguards that will govern the operation of the campground.

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3.4 Length of Stay

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3.4 Approved Site Layout

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4. Visitor Code of Conduct

All guests will be required to agree to a Campground Code of Conduct at the time of booking. The Code will include the following requirements:

Noise

- Quiet hours between 9:00pm and 7:00am
- No amplified music or party events
- Visitors must respect the rural amenity of surrounding properties

Behaviour

- Anti-social behaviour will not be tolerated
- Failure to comply with rules may result in eviction from the property

Lighting

- External lighting will be kept minimal to protect rural night skies

Pets

- Dogs may be permitted on the property provided they:
  - remain under control and on a leash at all times
  - do not disturb wildlife or neighbouring properties
  - are cleaned up after by their owners.
- The campground operator reserves the right to require removal of animals that create nuisance or safety issues.

Generators

- Portable generators may be used only between 8:00am and 7:00pm.
- Generators must comply with the Environmental Protection (Noise) Regulations 1997.
- Generator use must not cause unreasonable disturbance to other guests.

5. Environmental Management

The campground is designed to operate with minimal environmental impact. Key management measures include:

Vegetation Protection

- Campsites will be located within cleared or previously disturbed areas
- Native vegetation outside designated camping areas will be protected

Land Disturbance

- No clearing beyond that approved as part of the development
- Campsites will remain informal and low-impact

Wildlife Protection

Visitors will be required to:

- store food securely
- avoid disturbing wildlife
- refrain from feeding animals

Wetland Protection

The following management measures will be implemented to manage impacts on waterways:

- Maintain a minimum 20m setback/buffer from mapped wetland areas, with no camping, vehicle access or infrastructure permitted within the buffer zone.

- Install low-impact boundary markers and signage to clearly delineate wetland protection areas and prevent inadvertent encroachment by campers.
- Prohibit vehicle access outside designated tracks, with bollards or natural barriers used where necessary to protect sensitive wetland edges.
- Implement stormwater management measures (e.g. swales or infiltration areas) to ensure runoff from camping areas does not discharge directly into wetlands.
- Require all wastewater and greywater to be contained and removed off-site, with no discharge permitted to ground within proximity of wetlands.
- Undertake periodic monitoring of wetland condition, including vegetation health and evidence of trampling or erosion, with adaptive management implemented if impacts are identified.
- Manage weed introduction and spread through routine inspections and prompt removal of invasive species within the wetland buffer.
- Prohibit campfires, clearing, or vegetation disturbance within wetland areas and buffers.

6. Waste Management

A waste management strategy will be implemented to ensure the campground remains clean and environmentally responsible.

General Waste

The following requirements apply:

- Guests must take all waste with them, onsite bins are not provided;
- No greywater or blackwater discharge permitted onsite;
- No uncontrolled campfires

Recycling

Guests will be encouraged to recycle and utilise town-based containers for change services.

7. Water and Amenities

Self-Contained Vehicles

- The campground operates as a self-contained camping facility only.
- All camping units must be fully self-contained vehicles equipped with an onboard toilet and wastewater storage system.
- Tents and non-self-contained camping setups are not permitted.
- Guests must confirm compliance with self-containment requirements at the time of booking.

8. Fire Management

Given the rural bushland context, fire management is a critical operational consideration.

Campfires

Campfires may be permitted only under controlled conditions, including:

- within designated fire pits
- only when no fire bans are in place
- using firewood supplied on site or approved sources

Fire Ban Compliance

During declared fire danger periods:

- all campfires will be prohibited
- guests will be notified prior to arrival

Visitors must comply with all directions issued by Shire of Chittering and Department of Fire and Emergency Services.

Emergency Access

- Internal access tracks will remain unobstructed at all times to ensure access for emergency and firefighting vehicles**.**
- The campground will operate in accordance with the approved Bushfire Management Plan and relevant bushfire planning requirements.

9. Traffic and Access

The campground will utilise existing property access arrangements from Tea Tree Road. Traffic generation will be minimal due to:

- the limited number of campsites
- pre-booked arrivals

Vehicle movements will primarily occur during daylight hours associated with arrival and departure. On-site parking will be provided within each campsite to avoid roadside parking. Driving and parking outside designated driveways and campsites is strictly prohibited.

Internal Vehicle Circulation

- Vehicle movement within the campground is limited to designated internal access tracks only**.**
- Internal tracks are designed to accommodate caravans, camper trailers and RV manoeuvring, including turning areas where required.
- Driving off designated tracks is prohibited to protect vegetation and environmental values.

10. Safety and Supervision

The campground will be actively managed by the landowner or nominated manager who will reside on the property and oversee day-to-day campground operations, including guest supervision and compliance with site rules. Management responsibilities include:

- monitoring guest behaviour
- ensuring compliance with site rules
- responding to any issues or complaints

Contact details for the landowner or manager will be provided to the Shire if required.

11. Complaint Management

A clear process will be in place to respond to any complaints.

If a complaint is received:

1. The issue will be investigated by the landowner/campsite manager.
2. Appropriate action will be taken to address the concern.
3. Repeat breaches by guests may result in removal from the campground.

The operator will work cooperatively with the Shire of Chittering to resolve any issues that arise.

12. Compliance and Review

This Campground Management Plan will guide the ongoing operation of the campground. The landowner commits to operating the campground in accordance with:

- Any conditions of development approval
- Relevant local government requirements
- the procedures outlined in this Management Plan.

The plan may be reviewed periodically to ensure the campground continues to operate in a responsible and sustainable manner.

13. Conclusion

The proposed campground is a small-scale, nature-based tourism use designed to operate with minimal environmental and amenity impacts. Through the implementation of the operational procedures outlined in this Campground Management Plan, the use will:

- maintain compatibility with the surrounding rural environment
- manage visitor behaviour
- protect environmental values
- ensure appropriate amenity for neighbouring landowners.

Property Infrastructure
- Boundary

Environmental Constraints
- Conservation Category Wetland
- Geomorphic Wetlands - (DBCA-019)
- ESA - (DWER-046)
- Lake Boundary
- Creek Flow

CONTEXT MAP - ATTACHMENT 4
411 Teatree Rd. Bindoon 6502

0 100 200 300 m



Property Infrastructure

- Firebreak
- Gates
- Boundary

Existing Site Assets

- Fire water tank 1
- Fire water tank 2
- Emergency Gate
- Front gate
- Garage
- House
- Rain water tank
- Shed
- Workshop

Layouts & Separations

- Vehicle Turning radius (12.5m)
- Internal roads
- Proposed Camp Sites
- Setback from Watercourse (m)
- Site Separation (m)
- Access Dimensions (m)

Environmental Constraints

- Lake Boundary
- Creek Flow

Site Notes;
* Campsite Dimensions: approx. 10m x 15m
* Setback of Campsites to southern lot boundary. 32m
* Vehicle access/turning templates to comply with AS2890.1 and AS2890.2
* 71.4m and 79.7m dimensions show distance of nearest campsites to watercourse.

AMENDED SITE PLAN - ATTACHMENT 5
411 Teatree Rd. Bindoon 6502

0 50 100 m

ATTACHMENT 6: 25-YEAR ECOLOGICAL RESTORATION & STEWARDSHIP

* Property Condition*

Right Hand sde: - Circa 2003 (At Purchase)

Below: - Current Condition - 2026 (Following Landowner Revegetation)





Bushfire Management Plan Coversheet

Site address:	Lot 2105 (411) Teatree Road Bindoon						
Site visit / date:	Yes	✓	No		25 September 2025		
Report author or reviewer:	Kathy Nastov						
Not accredited		Level 1 BAL assessor		Level 2 practitioner		Level 3 practitioner	✓
BPAD accreditation number:	27794	Accreditation expiry – month / year		February	2026		
Bushfire Management Plan - version / date:	V1.0	29 October 2025					

If one or more of the following responses are yes, then these should be automatically referred to DFES.	Yes	No
Strategic planning is required to address SPP 3.7 and the Guidelines		✓
The application is a vulnerable land use		✓

If one or more of the following responses are yes, and the decision-maker requires input from DFES, then the application can be referred.	Yes	No
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959		✓
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria		✓

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

The information provided within this bushfire management plan, to the best of my knowledge, is true and correct:

Dated signature of report author or reviewer:		29 October 2025

BUSHFIRE PRONE PLANNING

411 Teatree Road – Camping Grounds

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines

Lot 2105
411 Teatree Road
Bindoon

Shire of Chittering

Development Application - Vulnerable Land Uses

29 October 2025

Job Reference No:
250893

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

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LIMITATIONS AND DISCLAIMER

Management of Risks Associated with Bushfire

For the subject planning proposal, the protection measures to be implemented based on information presented in this Bushfire Management Plan, prepared for land-use planning purposes, are the minimum requirements for management of the relevant risks.

The applied protection measures do not guarantee that during a bushfire event, no buildings or infrastructure will be damaged, persons injured, or fatalities occur - either on the subject site or off the site when evacuating.

This is substantially due to the unpredictable nature of fire weather conditions, bushfire behaviour and the actions of landowners and/or operators – including the correct implementation and ongoing maintenance of required and recommended protection measures (including bushfire resistant construction) and complying with public bushfire warnings and directions from emergency services - over which Bushfire Prone Planning has no control.

Provision of Mapping Data

All maps included herein are indicative in nature and are not to be used for accurate calculations. This data has been prepared for bushfire risk management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey.

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When the separate provision of Digital Geographic Data (GIS Files) is an agreed project deliverable, these should be used in conjunction with the relevant information presented in the associated report. Areas and/or Dimensions specified in the report will have priority over digital data transmitted and must correspond to the final 'as-built' location of the applicable buildings, other structures or boundaries.

Bushfire Prone Planning's Liability

All surveys, forecasts, projections and recommendations made in this report, associated with the subject planning proposal, are made in good faith based on information available to Bushfire Prone Planning at the time.

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.

TABLE OF CONTENTS

STATEMENT OF PURPOSE – THE 'PLANNING' BUSHFIRE MANAGEMENT PLAN 3

1 THE PLANNING PROPOSAL 4

1.1 DETAILS, PLANS AND MAPS 4

1.2 THE PLANNING PROPOSAL AND ITS REQUIREMENT TO ADDRESS BUSHFIRE RISK 9

1.2.1 APPLIED STATUTORY BUSHFIRE PROVISIONS REQUIRING A PLANNING APPLICATION 9

1.2.2 APPLIED TRIGGERS TO APPLY STATE PLANNING POLICY 3.7 BUSHFIRE 11

1.2.3 APPLIED TRIGGERS ESTABLISHED BY THE LOCAL GOVERNMENT AS THE DECISION MAKER 13

1.2.4 IDENTIFIED EXEMPTIONS 14

1.3 REQUIRED 'BUSHFIRE PLANNING' ASSESSMENTS AND DOCUMENTS 16

1.4 OTHER DOCUMENTS RELEVANT TO PREPARING THE BMP 17

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION 18

2.1 BIODIVERSITY OR CONSERVATION VALUES IDENTIFIED 18

2.2 RESPONSE OF THE PLANNING PROPOSAL TO PROTECTION OF NATIVE VEGETATION 22

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA 24

3.1 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT SUMMARY (CONTOUR MAP FORMAT) 24

3.1.1 BAL DETERMINATION METHODOLOGY AND LOCATION OF DATA AND RESULTS 24

3.1.2 BAL RATINGS DERIVED FROM THE CONTOUR MAP 25

3.1.3 SITE ASSESSMENT DATA APPLIED TO CONSTRUCTION OF THE BAL CONTOUR MAP(S) 26

3.1.4 CLASSIFIED VEGETATION AND TOPOGRAPHY MAP(S) 29

3.1.5 BAL CONTOUR MAP(S) 31

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES 32

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC) 33

5.1 LOCAL GOVERNMENT VARIATIONS TO APPLY 33

5.2 ASSESSMENT SUMMARY 34

5.3 BPC 8.2: DEVELOPMENT – VULNERABLE TOURISM LAND USES AND DAY USES - ACCEPTABLE SOLUTIONS ASSESSMENT 35

5.3.1 ELEMENT 2: SITING AND DESIGN 35

5.3.2 ELEMENT 3: VEHICULAR ACCESS 39

5.3.3 ELEMENT 4: WATER SUPPLY 48

6 RESPONSIBILITY CHECKLISTS 50

6.1 PROTECTION MEASURE IMPLEMENTATION CHECKLIST 50

6.2 PROTECTION MEASURE MAINTENANCE CHECKLIST 53

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION 56

A1: BAL ASSESSMENT INPUTS COMMON TO THE METHOD 1 AND METHOD 2 PROCEDURES 56
A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI) 56
A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION 56
A1.3: EFFECTIVE SLOPE 62
A1.4: SEPARATION DISTANCE 65
APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES 66
B1: UNDERSTANDING BUSHFIRE ATTACK LEVEL (BAL) RATINGS 66
B2: BAL CONTOUR MAP INTERPRETATION 68
B3: THE ASSET PROTECTION ZONE (APZ) 69
B4: VEGETATION EXCLUDED FROM CLASSIFICATION – ENSURE CONTINUED LOW THREAT STATUS 71
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS 73
C1: ROAD COMPONENT TERMINOLOGY 73
C2: VEHICULAR ACCESS TECHNICAL REQUIREMENTS 74
APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY 76
D1: HYDRANT LOCATION IN RETICULATED AREAS 76
D2: FIREFIGHTING WATER SUPPLY - TANK AND FITTINGS 77
ADDEDUM: SHIRE COMMUNICATIONS RE: WATER TANKS 80

LIST OF FIGURES

Figure 1.1: Proposed development plan. 6
Figure 1.2: Proposed development map. 7
Figure 1.3: Location map (spatial context). 8
Figure 1.4: Extract from Map of Bushfire Prone Areas (Office of Bushfire Risk Management, DFES) 15
Figure 2.1: Land identified with known environmental, biodiversity and conservation values. 21
Figure 3.1 Classified vegetation and topography map. 29
Figure 3.1.1 Post Development classified vegetation and topography map. 30
Figure 3.2: BAL Contour Map 31

STATEMENT OF PURPOSE – THE 'PLANNING' BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7)	November 2024

> The Stated Intent of SPP 3.7 is to *implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 and B2 for additional information.

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	Lot 2105 (411) Teatree Road Bindoon	
Applicable Local Government	Shire of Mundaring	
Proponent	Peter Easey	
Entity Commissioning Production of the BMP	Peter Easey	
THE PLANNING PROPOSAL STAGE AND TYPE		
Strategic Planning Document	☐	N/A
Structure Plan	☐	N/A
Subdivision Application	☐	N/A
Development Application	☑	Construction and/or use of a caravan park, nature-based park or camping ground that is subject to bushfire planning requirements.
DESCRIPTION		
Proposed Campgrounds on an existing Rural Residential lot including 3 powered sites and 7 unpowered sites will be provided.		
Primary Proposed or Intended Construction		
EXPLANATORY INFORMATION Note: A habitable building is defined in the WA *Planning and Development (LPS) Regulations 2015* to mean: A permanent or temporary structure on land that: (a) Is fully or partially enclosed; and (b) Has at least one wall of solid material and a roof of solid material; and (c) Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained.		
Primary Type(s)	Caravan and camping sites	
BCA Classification	Class 10a (non-habitable - inc. shed, carport, deck)	
Vulnerable Land Use Determination		
Applying the definition established in SPP 3.7: • A land use which is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or		☐
• A land use which due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or		☐

• A land use which involves visitors who are unfamiliar with the surroundings.	☑
In applying the Guidelines, Appendix B5 and DPLH officer level advice, consideration is also given to:	
• The location and to the number of employees and visitors on-site at any one time; and	☐
• If the decision-maker considers that the preparation of a bushfire emergency plan is warranted, then the use should be considered vulnerable.	☑
• Grouped dwellings for older persons (e.g. Lifestyle / over 55's) where there is no nursing care component, may not need to be considered a vulnerable use (including when a Class 3 but not a Class 9c building).	☐
Assessment Supporting Details: Proposed campgrounds will involve guests who are unfamiliar with the area.	

Development Type - Establishing the Applicable Bushfire Protection Criteria			
Vulnerable Tourism Land Use and Day Uses	For the construction, and/or use of, or additions to a habitable building for a vulnerable tourism land use. *[Guidelines s8]*	Tourist and visitor accommodation.	☑
		Day Uses (no overnight stay)	☐
		Outdoor Events (may include overnight camping).	☐
		Caravan Park, nature based park and/or camping ground, with or without a habitable building(s).	☐
Assessment Supporting Details: None required.			

411 Teatree road Site Layout



DS01 - 05/26

Figure 1.2

Attachment 1

Proposed Development

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering



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

- Subject Site
- Cadastral
- Driveways / Accessways

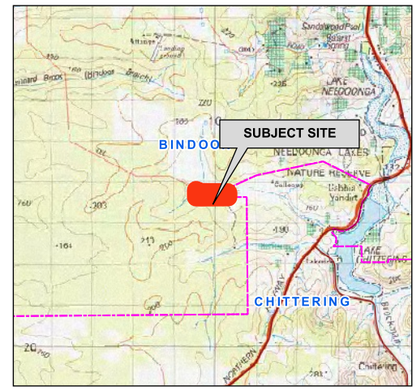
Proposed Development

- Camlock Fitted Water Tank
- Existing Residence
- Powered Site
- Shed
- Unpowered Site

0 20 40 60 80 100

Metres

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



AERIAL IMAGERY: Landgate/SLIP

N

BUSHFIRE PRONE PLANNING

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 29-10-2025
SCALE (A3): 1 : 2500

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DS01 - 05/26

Figure 1.3

Attachment 1

Location Map

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

GREST HILL RD
GREAT NORTHERN HWY
KAY RD
Mount Byroomanning Nature Reserve
GRAY RD
Bindoon Primary School
CHITTERING BINDOON BFB BFB
PIONEER DR
Bell Hill Reserve
Lennard Brook Bindoon Branch
FOREST HILLS PDE
Rangeview Walk
RIDGETOP RMBL
SPICE RD
WINDEMERE WAY
Hidden Gully Reserve
TEATREE RD
BRENNAN RD
SUBJECT SITE
UPPER CHITTERING BFB
HART DR
Spoonbill Park
Yearby Park
Brockman River
DENSLEY RD
FLAT ROCKS RD
Belle Caddy Park
Aquila Park
Evergreen Reserve
CHITTERING RD
Carty Park
LAKE RD
Spice Brook
Spice Brook

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

- Subject Site

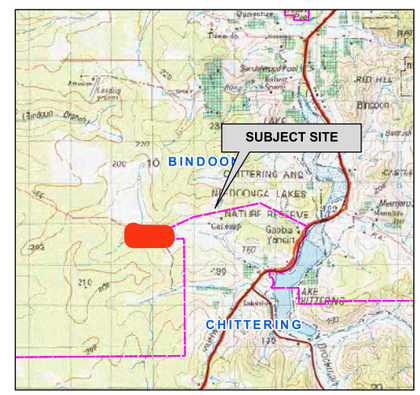
DBCA Lands of Interest (DBCA-012)
- Crown Freehold - Dept Interest

DFES Stations (DFES-023)
- Bush Fire Brigade
- Reserves

0 1 2 km

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 14-10-2025
SCALE (A3): 1 : 40000

BUSHFIRE PRONE PLANNING

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1.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

Development means the development or use of any land, including (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land (b) the carrying out on the land of any excavation or other works (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

(a) is fully or partially enclosed; and

(b) has at least one wall of solid material and a roof of solid material; and

(c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

1.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING APPLICATION IS TO BE SUBMITTED TO THE LOCAL GOVERNMENT FOR DETERMINATION	
For the proposed development (construction and/or use) the local government is the decision maker. The local government determination will be made under: • The Planning and Development Act 2005, its relevant subsidiary legislation (e.g. Regulations) and associated policies that establish the objectives and high-level guidance; and/or • The local government's local planning scheme and associated policies that establishes objectives and guidance, specific to the jurisdiction, in addressing the requirements established by the above legislation and associated policy.	
A BUILDING OR PLANNING APPLICATION REQUIRES A BAL RATING AND PLANNING APPROVAL The proposed development is for building works subject to the Building Code of Australia and is located in a designated bushfire prone area (Map of Bushfire Prone Areas). One or more of the following applies.: • The local government requires submission of a building permit application under the Building Act 2011 / Building Regulations 2012) including a bushfire attack level (BAL) assessment (and certificate). Applicable when the proposed development is a class of building subject to bushfire construction requirements (i.e. Classes 1, 2, 3 buildings and associated Class 10a, and Class 9 vulnerable use buildings under the Building Code of Australia).	-

• The local government has a responsibility under the Planning and Development (LPS) Regulations 2015 to ensure strategic planning proposals, structure plans and development applications address SPP 3.7 and the Guidelines. • The local government, in accordance with its local planning scheme, is responsible to administer the relevant development controls, with due regard to SPP 3.7 and the Guidelines.	
WHERE PRE-DEVELOPMENT BUSHFIRE ATTACK LEVEL (BAL) OF RELEVANT BUILDINGS IS BAL-40 OR BAL-FZ The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, Part 10A – Bushfire risk management, establish: 1. If the proposed development is: (a) The construction or use, or construction and use, of a single house or ancillary dwelling on a lot or lots with a total area of 1,100 m^2 or more; or (b) The construction or use, or construction and use, of (i) a habitable building other than a single house or ancillary dwelling; or (ii) a specified building; and (c) Is not the use of a dwelling as hosted or unhosted short-term rental accommodation (STRA) which is specifically excluded; and 2. The development site is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), requiring the developer to have prepared a BAL assessment for the development site: then 3. Where the pre-development (before the establishment of an APZ), calculated bushfire attack level of the development site is BAL-40 or BAL-FZ, then the developer must have development approval to commence any development on the development site.	✓
Assessment Supporting Details: Proposed campgrounds are subject to a pre -development BAL-40 or BAL/FZ.	

1.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistences between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. *(Source: Explanatory Note SPP 3.7, DPLH, 25/11/24)*

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

	SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7	APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	No
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	Yes
	AND	
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	No
	Result in an increase of visitors, residents or employees; or	Yes
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
	AND	
3	THE PLANNING PROPOSAL IS A:	
	(Source: SPP 3.7, Part 4) A development application for construction and/or use of a caravan park, nature-based park or camping ground (whether it contains a habitable building(s) or not), and where the development site(s) has a BAL rating above BAL-LOW.	Currently not triggered by legislation - BUT – the relevant decision-maker has established the requirement to apply SPP 3.7

Assessment Supporting Details:

The proposal requires a planning application and represents a vulnerable use. Due regard must be given the SPP3.7 and the Guidelines.

1.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
  - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
  - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS	
Identification of the Relevant Instrument	No indication of applicability from the local government authority.

1.2.4 Identified Exemptions

EXPLANATORY INFORMATION	
The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as: • Evidence they have been considered when relevant; and • Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal.	
EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	N/A
(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that: • Are not designated as bushfire prone; • Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and • does not restrict vehicular access to any existing or future habitable building.	N/A
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	N/A
(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where: • The application does not result in an increase of occupants onsite; and/or • There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.	N/A
Assessment Supporting Details: None required.	

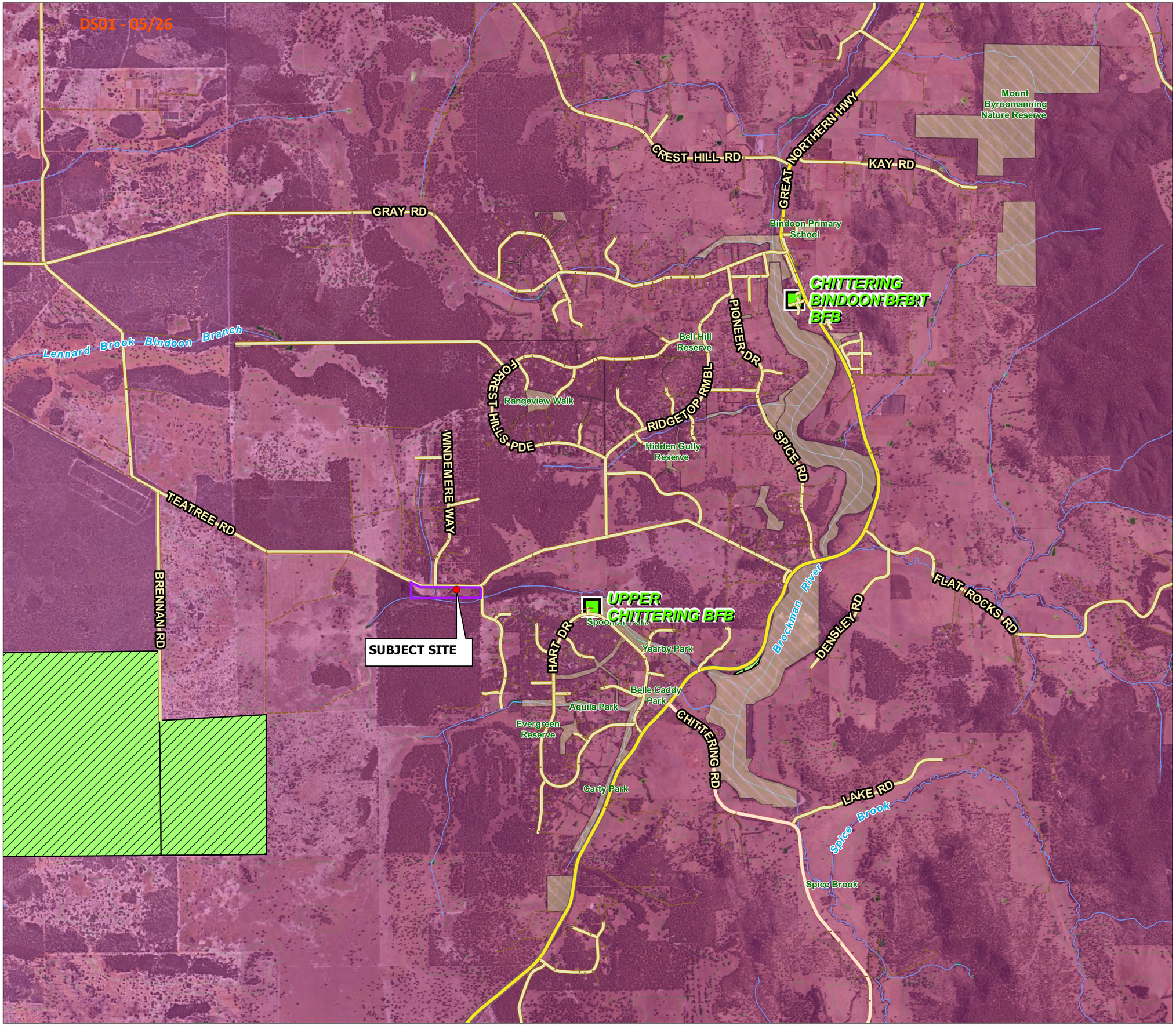
DS01 - 05/26

Figure 1.4

Attachment 1

Bushfire Prone Area

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering



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

- Subject Site

DBCA Lands of Interest (DBCA-012)

- Crown Freehold - Dept Interest

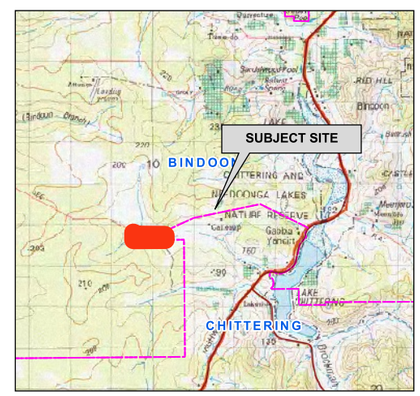
DFES Stations (DFES-023)

- Bush Fire Brigade
- Reserves

0 1 2 km

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 14-10-2025
SCALE (A3): 1 : 40000

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1.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS 'PLANNING' BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT'S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓ **Excluding E1**	✓	✓ **Excluding E1**
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	✓
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

1.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION

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 planning proposal.

They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.

RELEVANT DOCUMENTS					
Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Bushfire Management Plan	No	N/A	N/A	N/A	-
Preliminary bushfire advice (may include a BAL contour map)	Yes	Yes	N/A	N/A	-250893 - 411 Teatree Road Bindoon (Advice Brief)
Implications for the BMP: Advice Brief identified that the proposed development can comply with the current Guidelines.					
Bushfire Emergency Plan	Yes	Yes	Yes	N/A	-250893 - 411 Teatree Road Bindoon (BEP) V1.0
Implications for the BMP: To be developed in tandem with this BMP.					
Bushfire Risk Report	No	N/A	N/A	N/A	-
Environmental Asset or Vegetation Survey	No	N/A	N/A	N/A	-
Landscape Management Plan	No	N/A	N/A	N/A	-
Revegetation Plan	No	N/A	N/A	N/A	-

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2), State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these polices is to avoid development that may result in unacceptable environmental damage.

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 exemptions 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 Native vegetation clearing permits | Western Australian Government, the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable). The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.	No Report Available / Provided
The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy. When applicable, this information is presented on the following pages of this BMP.	No Report Available / Provided

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied				Further Action Required by Proponent
			WA Govt. Agency Dataset (ID)		Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report	
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	N/A	-	☒	DBCA-045	☐	☐	None
RAMSAR Sites (wetlands of international importance)	N/A	-	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	N/A	-	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	None
Threatened Ecological Communities	N/A	-		DBCA-038	☐	☐	None
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	N/A	-	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	N/A	-	☐	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	N/A	-	☐	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	N/A	-	☐	DWER-070	☐	☐	None

ADDITIONAL INFORMATION

An unnamed non-perennial watercourse flows through the site and is visible in Figure 2.1



Figure 2.1

Attachment 1

Environmental Considerations

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

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

- Subject Site
- Cadastral
- Hydrants
- Reserves

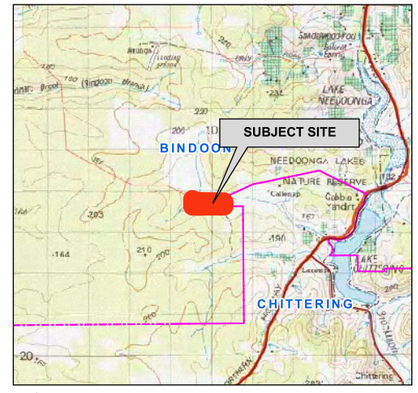
DBCA Lands of Interest (DBCA-012)

- Crown Freehold - Dept Interest

0 0.5 1 km

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 15-10-2025
SCALE (A3): 1 : 18848

BUSHFIRE PRONE PLANNING

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2.2 Response of the Planning Proposal to Protection of Native Vegetation

The protection of native vegetation is to be prioritised by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation (BMP Manual, November 2024 DPLH).

SOLUTIONS APPLIED TO MINIMISE NATIVE VEGETATION REMOVAL / MODIFICATION	
Clearing and/or modification of native vegetation is proposed and necessary.	Yes
Proposed Modification: Some Class B Woodland within the subject site needs to be managed to a low threat state in perpetuity. This exists as an unmanged privacy screen on the southern side of the lot. All trees will be pruned up to 2m and grasses slashed below 5cm.	
Conservation Response	
The proposal reserves native vegetation for conservation, recreation or environmental protection purpose. These can include ecological linkage, local natural area, waterway, or foreshore area or wetland buffer.	Yes
No native vegetation will be removed as part of this development.	
Siting / Design / Construction Responses	
Reduction in the proposed intensification of land use or development potential.	N/A
Containing or clustering areas of intensification of land use to reduce clearing requirements.	Not required
Consideration of locating proposed development to have greater initial vegetation separation distances from bushfire hazards by utilising non-vegetated interfaces.	Not required
Modification or redesign of the proposed areas of intensification of land use to avoid areas with high environmental, biodiversity or conservation values.	Yes
Assessment Supporting Details: All proposed sites will be sited in BAL-29 and avoid clearing native vegetation.	
The proposal has applied a reduction in the intensification of land use or development potential (e.g. reduced lot yield or smaller building footprints), to ensure the retention of greater areas of native vegetation while achieving the required vegetation separation distances to limit exposure to unacceptable levels of potential bushfire impact.	N/A
The proposal situates required non-vegetated elements (e.g. footpaths, paved areas, roads, parking, open drainage channels, and major services delivery installed in common corridors), between bushfire hazards and elements at risk – to effectively achieve required vegetation separation distances with less vegetation clearing and/or modification.	Not required
The proposal applies building envelopes, and these have located to minimise the requirement to clear and/or modify native vegetation.	N/A

The proposal utilises the clustering habitable buildings to reduce requirements for native vegetation clearing and/or modification.	N/A
The proposal aligns roads and pathways to work around trees and other vegetation, preserving their ecological values.	N/A
The proposal establishes requirements for the construction of building(s) to satisfy the requirements corresponding to higher BAL ratings to ensure a reduced vegetation separation distance requirement.	N/A

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

Refer to Appendix B2 for additional information and guidance regarding interpretation of the BAL Contour Map.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map
Method 2 (Detailed)	No	N/A	N/A	N/A	

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE [1]		
Building/Structure Description	Indicative BAL [2]	Determined BAL [2]
All campground sites	BAL-29	N/A
Existing residence	BAL-29	N/A

[1] The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'.

[2] Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.

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

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No.3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure No.3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS [1]												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method [2]												
Methods 1 and 2		Method 1		Method 2								
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(A) Forest	80	Downslope >0-5	d/slope 3								
2	(A) Forest	80	Upslope or flat 0	flat 0								
3	(B) Woodland	80	Upslope or flat 0	flat 0								
4	(G) Grassland	80	Upslope or flat 0	flat 0								
5	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-								

Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.

Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) [1]									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)							
		>40 kW/m²	40 kW/m²	29 kW/m²	19 kW/m²	12.5 kW/m²	N/A [2]	10 kW/m²	2 kW/m²
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(A) Forest	<20	20-<27	27-<37	37-<50	50-<100	>100	-	-
2	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
3	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100	-	-
4	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
5	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-

Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.

Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.

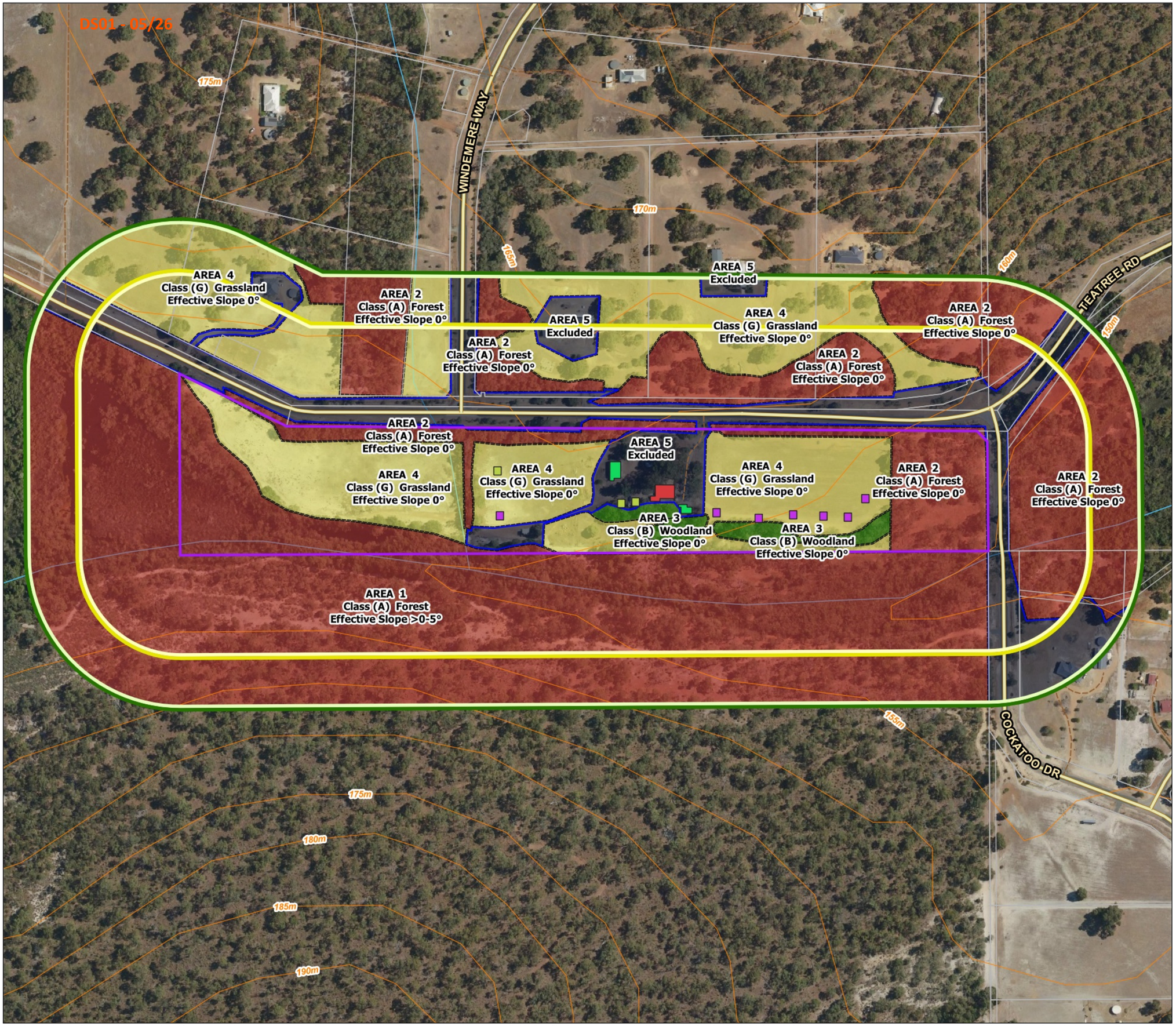


Figure 3.1

Attachment 1

Classified Vegetation & Topography (Existing)

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

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

- Subject Site
- Cadastral

Proposed Development

- Existing Residence
- Powered Site
- Shed
- Unpowered Site
- 150m Assessment Area
- 100m Assessment Area

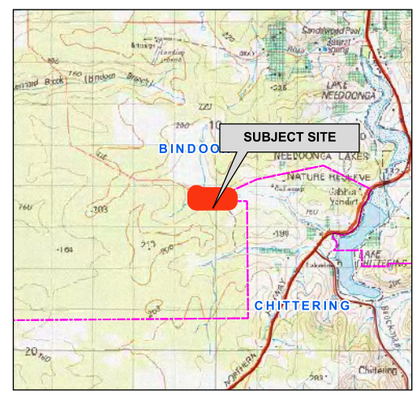
Classified Vegetation

- Forest
- Woodland
- Grassland
- Excluded 2,2,3,2 (e)

0 20 40 60 80 100

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 15-10-2025
Scale (A3): 1 : 3450

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250893 - FIG 3.1 VEG 411 Teatree Road Bindoon.qgz

DS01 - 05/26

Figure 3.1.1 **Attachment 1**

Classified Vegetation & Topography (Post Dev)

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

WINDEMERE WAY
TEATREE RD
COCKATOO DR

AREA 1
Class (A) Forest
Effective Slope >0-5°

AREA 2
Class (A) Forest
Effective Slope 0°

AREA 4
Class (G) Grassland
Effective Slope 0°

AREA 5
Excluded

20 m

165m
170m
175m
150m
155m

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

- Subject Site
- Cadastral

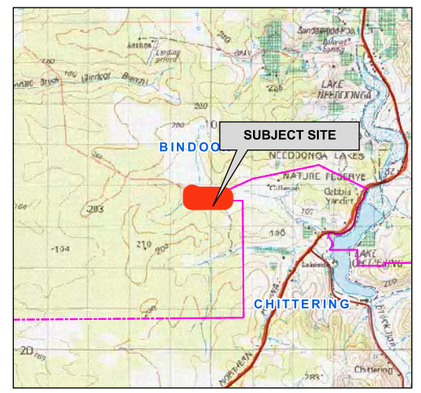
Proposed Development

- Existing Residence
- Powered Site
- Shed
- Unpowered Site
- Driveways / Accessways
- Asset Protection Zone (APZ)
- APZ Distance (m)
- Firebreaks
- 150m Assessment Area
- 100m Assessment Area

0 20 40 60 80 100

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 15-10-2025
Size (A3): 1 : 2000

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Figure 3.2 **Attachment 1**

BAL Contour Map

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

WINDEMERE WAY

TEATREE RD

COCKATOO DR

180m
175m
170m
165m
160m
155m
150m

AREA 1
AREA 2
AREA 3
AREA 4
AREA 5

20 m

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

- Subject Site
- Cadastral

Camping Sites

- Powered Site
- Unpowered Site
- Existing Residence
- Shed
- Asset Protection Zone (APZ)
- APZ Distance (m)
- 100m Assessment Area

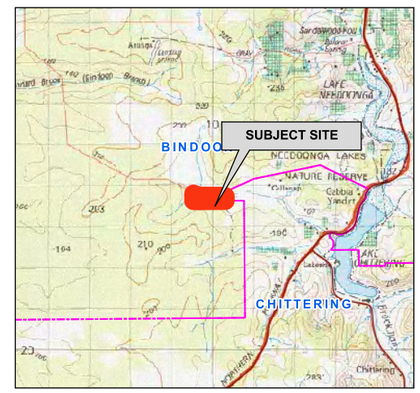
Bushfire Attack Levels

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL VEG Edge and Label

0 20 40 60 80 100

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 15-10-2025
SCALE (A3): 1 : 2164

BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

EXPLANATORY INFORMATION

Section Content Guidance (DPLH/WAPC)

'Bushfire Hazard Issues' is a section of the Bushfire Management Plan (BMP) in accordance with guidance presented in the BMP Manual (DPLH/WAPC, November 2024).

The Manual indicates the intent of applying its guidance with the following statement:

> *"The standardisation of BMP's improves efficiencies in decision making at local and state government level by promoting the clear and succinct presentation of information required under SPP 3.7 and the Guidelines."*

Bushfire Prone Planning's Approach

In complying more broadly with the above efficiency intentions, Bushfire Prone Planning (BPP) will also seek to:

- Improve the efficiency of BMP development by its consultants; and
- Ensure the readability and understanding of the BMP by persons who will need to read the document.

Key to achieving these efficiency and comprehension outcomes is the design and quality of the explanatory and assessment content of the BMP. This includes the effective use of Section 4 by not repeating content and assessment summaries that are presented in other sections of the BMP.

Typically, bushfire hazard issues will be appropriately addressed in Sections 2 and 3 of the BMP which identify:

- The required environmental considerations; and
- The assessment of potential levels of bushfire impact and their justification.

Limitation on Section 4 Content

As a consequence of the above considerations, content in this section will be limited to raising decision maker awareness regarding additional site specific matters that otherwise may not be a component of the standard BMP bushfire hazard assessment.

Additional information is provided on an 'as necessary' basis for the following scenarios:

1. When local governments have provided jurisdiction specific bushfire hazard assessment and/or management guidance that needs to be addressed. How these have been considered by the bushfire consultant in conducting their bushfire hazard assessments will be discussed.
2. When, due to difficult site conditions, additional explanation and justification of the bushfire hazard assessment process undertaken by the bushfire consultant would assist decision making.
3. Matters are identified when they are either not considered or are only partially considered, under the bushfire hazard assessments conducted in accordance with SPP 3.7/Guidelines. These include matters that would potentially reflect poorly on the bushfire consultant's professional integrity if ignored.

For the subject planning proposal, has the bushfire practitioner determined (in accordance with the explanatory information above), that presenting additional information in this section is necessary?	No
Additional bushfire hazard information is provided below for the relevant scenarios.	N/A

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC)

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) establishes policy outcomes (cl. 6) that "specify the role of planning and development in contributing to the overall objectives" of the policy.

The policy outcomes are incorporated into the four elements of the bushfire protection criteria established in the Planning for Bushfire Guidelines (Guidelines).

CONSEQUENTLY, TO SATISFY THE OBJECTIVES AND POLICY OUTCOMES OF SPP 3.7, A PLANNING PROPOSAL IN A DESIGNATED BUSHFIRE PRONE AREA IS REQUIRED TO DEMONSTRATE THAT COMPLIANCE WITH THE BUSHFIRE PROTECTION CRITERIA CAN BE ACHIEVED.

The Guidelines in Section 2.2.1 establish two pathways to demonstrate compliance:

1. The deemed to comply pathway - in which compliance is able to be demonstrated with all relevant acceptable solutions associated with each Element, for a specific planning stage or use; or
2. An alternative pathway when all relevant acceptable solutions cannot be fully achieved, which utilises either:
   (a) The outcomes-based approach (established in SPP 3.7 cl. 6) alone; or
   (b) A combination of the outcomes-based approach and the acceptable solutions.

For the subject planning proposal:

- The assessment applying the deemed to comply pathway assessment is presented in Section 5.3.
- When an assessment applying the alternative pathway is necessary, the required additional information is presented in Section 5.4.

5.1 Local Government Variations to Apply

EXPLANATORY INFORMATION

1. Local governments may add to or modify the acceptable solutions contained within the Guidelines to recognise special local or regional circumstances that reinforce the SPP 3.7 objectives and outcomes. This is achieved through regional or local variations that form part of a local planning strategy and/or local planning scheme via a scheme amendment or special control area.

   This could include acceptable solutions that address topography, vegetation or climate to the satisfaction of the Western Australian Planning Commission (WAPC) that the modifications comply with the corresponding SPP 3.7 objectives and outcomes. (Planning for Bushfire Guidelines, s. 3.4, 2024).
2. Under the relevant state legislation (LPS Regulations 2015), SPP 3.7 does not apply to hosted or unhosted short-term rental accommodation. However, the local government under its Local Planning framework (i.e. Strategy / Scheme and Policy as applicable), may require that certain bushfire protection measures or variations to the measures (the bushfire protection criteria), established by SPP 3.7 and the Guidelines, are to be applied.

Endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the planning proposal?	None known or identified
The proposed land use for hosted or unhosted short-term rental accommodation, and the local government requires certain bushfire protection measures, contained within the BPC, to be applied, that under the LPS Regulations 2015, would otherwise not be required?	None known or identified

5.2 Assessment Summary

PATHWAY APPLIED TO DEMONSTRATE ACHIEVING POLICY OUTCOMES OF SPP 3.7 BUSHFIRE [1] INCLUDES SUMMARY OF THE PROPOSAL'S ASSESSMENT AGAINST THE BPC ACCEPTABLE SOLUTIONS			
DEVELOPMENT – VULNERABLE TOURISM LAND USES AND DAY USES			
The Acceptable Solutions Corresponding to the Policy Outcomes of SPP 3.7 Bushfire as Incorporated into the Elements of the Bushfire Protection Criteria (Guidelines)	Acceptable Solutions Pathway Compliance Status	Alternative Pathway [2] Outcomes-Based Approach Only	Alternative Pathway [2] Combination of Pathways
ELEMENT 2: SITING AND DESIGN:	Fully Compliant	-	-
A2.1a Siting and design	Fully Compliant		
A2.1b Asset Protection Zone (APZ)	Fully Compliant		
A2.2a Siting in an area with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ)	Not Applicable		
A2.2b Asset Protection Zone (APZ)	Fully Compliant		
A2.3 Clearing of native vegetation	Fully Compliant		
A2.4 Landscape management plan	Not Applicable		
A2.5 Onsite shelter (safer building) - schools	Not Applicable		
ELEMENT 3: VEHICULAR ACCESS:	Fully Compliant	-	-
A3.1 Public roads	Fully Compliant		
A3.2a Access routes	Fully Compliant		
A3.2b Access routes for a day use with no overnight accommodation	Not Applicable		
A3.3a No-through roads	Not Applicable		
A3.3b No-through roads technical requirements	Not Applicable		
A3.4 Emergency access way	Not Applicable		
A3.5 Onsite shelter	Not Applicable		
A3.6 Fire service access route	Not Applicable		
A3.7 Internal vehicular access & private driveways	Fully Compliant		
A3.8 Signage	Fully Compliant		
ELEMENT 4: WATER SUPPLY:	Fully Compliant	-	-
A4.1 Water supply	Fully Compliant		
Note 1: Achieving the objectives and policy outcomes of SPP 3.7 Bushfire can be demonstrated through either the acceptable solutions pathway, the outcomes- based approach only, or a combination of both pathways (refer to Guidelines s 2.2.1). Note 2: When applied, the required additional assessment details are provided in Section 5.4 of this BMP. The content and comprehensiveness of the assessment will vary dependant on the specific conditions of the broader landscape, the development site, its use and the degree to which any relevant acceptable solutions cannot be complied with.			

5.3 BPC 8.2: Development – Vulnerable Tourism Land Uses and Day Uses - Acceptable Solutions Assessment

5.3.1 Element 2: Siting and Design

ELEMENT 2: SITING AND DESIGN (DEVELOPMENT – VULNERABLE TOURISM LAND USES LAND USES AND DAY USES)

EXPLANATORY INFORMATION

Refer to Appendices B1 and B3 of this BMP for additional information and to *the bushfire protection measure implementation checklist in Section 6 for the APZ dimensions applicable to this planning proposal.*

The Planning Assessment and the APZ

This assessment is a 'planning assessment' being conducted for planning approval purposes only. All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended).

> *Note the assessment is not conducted for building approval purposes. The derivation of 'determined' BAL ratings for building permit applications is not the intended outcome of this planning assessment. However, in limited situations, the presented indicative BAL rating might also be considered as 'determined' as an incidental outcome.*

To comply with the relevant acceptable solutions contained in the 'Bushfire Planning Guidelines', the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) - subject to location constraints and allowances established by the Guidelines - can be installed surrounding a habitable or specified building.

Approved BMP's and the APZ Dimensions to be Implemented

An approved BMP, unless stated otherwise, is only approving the installation of an APZ comprised of:

- The minimum dimensions that ensure the radiant heat impact of a bushfire (on building works) does not exceed 29 kW/m² (BAL-29); or
- For specific 'vulnerable' land uses, the minimum dimensions that ensures the radiant heat impact of a bushfire (on building works) does not exceed the level of radiant heat exposure stated in the applicable acceptable solution; or
- The specific minimum dimensions that may be applied through the application of an outcomes-based approach.

Consequently, the 'minimum' dimensions of the approved APZ are also the 'maximum' approved dimensions when installation of the APZ will require the modification/removal of native vegetation. Installing a larger dimensioned APZ, to lower the determined BAL rating of specific building works, will need additional approval from the relevant planning authority.

The following bushfire planning policy and guidance potentially limit installed APZ dimensions:

- SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – "Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.
- SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.
- The Guidelines, Appendix B2, B.2.1 states - "clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported."

	The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved
O2	**Ensure siting and design solutions:** • **Manage or mitigate the bushfire risk to people, property and infrastructure; and** • **Avoid, or where unavoidable, minimises the clearing of native vegetation. (SPP 3.7, 6.2)**
E2	Acceptable Solutions Pathway - Compliance Statement
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⃠ Not relevant

A2.1a Siting and design	Applicable: Yes	Compliant: Yes

☑ ☐ ☐	Every habitable building achieves a radiant heat impact not exceeding 29 kW/m² (BAL-29).
☐ ☐ ⃠	A2.1a is not applicable to the subject planning proposal as it cannot be complied with and an alternative acceptable solution A2.2a (dealing with the same protection measure), is provided and establishes a higher level of radiant heat impact that will be considered for planning approval, if it can be satisfactorily demonstrated that the allowable constraints apply to the subject development site.

Assessment Supporting Details: All proposed campground sites and the existing habitable building can and will be sited in BAL-29.

A2.1b Asset Protection Zone (APZ)	Applicable: Yes	Compliant: Yes

☑ ☐ ☐	A2.1b is not applicable to the subject planning proposal because it is a requirement associated with the compliant application of A2.1a. Given A2.1a is not applicable to the subject planning proposal, A2.1b is also not applicable.

Where a habitable building(s) cannot be wholly within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements for width, location and management:

☑ ☐ ☐	**APZ Width:** The APZ, when measured from the development site (or any external wall or supporting post or column), is of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) to any part of the building, in all circumstances.
☑ ☐ ☐	**APZ Location – Option 1:** The indicative 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot.
☐ ☐ ⃠	**APZ Location – Option 2:** The indicative 'Planning BAL-29' APZ cannot be contained solely within the boundaries of the lot. However, the relevant vegetation on the adjoining land / lot(s) is, and will continue to be, on an ongoing basis in perpetuity, low threat as per: • Clause 2.2.3.2 of AS 3959 (including non-vegetated land such as a sealed or unsealed road, or a water body); or

- The requirements of the Guidelines Appendix B.2, Table 9 – APZ technical requirements; or
- The alternative standard in the local planning scheme (when it exists).

☑ ☐ ☐ **APZ Management:** The APZ is (or can and will be) managed in accordance with the requirements established in the Guidelines, Appendix B.2 or the alternative standard in the gazetted local planning scheme (when it exists).

Assessment Supporting Details:
Some vegetation management will be required to achieve BAL-29 for each camp site and the existing residence.

A2.2a Siting in an area with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ)	Applicable:	No	Compliant:	-

☑ ☐ ☐ A2.2a is not applicable to the subject planning proposal because A2.1a can be complied with.

☐ ☐ ⊘ The habitable building(s) or structure(s) is sited with a radiant heat impact exceeding 29 kW/m² (i.e. BAL-40 or BAL-FZ) and is unable to establish an APZ in accordance with A2.1b. However, meeting **all** of the following established requirements allows consideration for approval:

☐ ☐ ⊘
- There are no bushfire construction standards required under the BCA; and

☐ ☐ ⊘
- There are demonstrated site characteristics and/or environmental values that prevent the achievement of a radiant heat impact not exceeding 29 kW/m2 (BAL-29); and

☐ ☐ ⊘
- It is acknowledged within the bushfire management plan that it is understood that in the event of a bushfire it is possible the building or structure will be damaged or destroyed; and

☐ ☐ ⊘
- The vegetation immediately surrounding the building(s) or structure(s) can and will be managed as defendable space in accordance with Appendix B.2, Table 9 – APZ technical requirements.

Assessment Supporting Details:
None required.

A2.2b Asset Protection Zone (APZ)	Applicable:	No	Compliant:	-

☐ ☐ ⊘ A2.2b is not relevant to the subject planning proposal because A2.2a is not applicable.

☐ ☐ ⊘ The provision of an APZ with width and location requirements in accordance with acceptable solution A2.1b (to result in BAL-29 exposure), cannot be achieved for the subject planning proposal.

Instead, the vegetation immediately surrounding the habitable building, to the extent possible within the lot, is to be managed as defendable space in accordance with Appendix B.2, Table 9 – APZ technical requirements.

Assessment Supporting Details: None required.

A2.3 Clearing of native vegetation	Applicable:	Yes	Compliant:	Yes

☑ ☐ ☐ The development avoids, or where unavoidable, minimises the clearing of native vegetation.

Assessment Supporting Details: No native vegetation will be cleared as part of this development.

A2.4 Landscape management plan	Applicable:	No	Compliant:	No

☐ ☐ ⊘ A landscape management plan has been prepared to identify ongoing onsite vegetation management.

Assessment Supporting Details: The proposal is small in scale and only requires minimal pruning/mowing to achieve BAL-29. For the purposes of this proposal, the BMP contains landscaping management commitments to the extent that a discrete Landscape Management Plan is not warranted in this instance.

A2.5 Onsite shelter (if required)	Applicable:	No	Compliant:	-

☐ ☐ ⊘ An onsite shelter is proposed. It will comply with A3.5 Onsite shelter and can and will meet all the relevant following established requirements.

☐ ☐ ⊘ An onsite shelter building(s) is proposed for which there is sufficient separation distance from the bushfire prone vegetation to avoid exposure to a radiant heat flux exceeding 10 kW/m^2 (applying an assumed flame temperature of 1200 K).

☐ ☐ ⊘ The building(s) identified as suitable for onsite shelter is (or can and will be) designed in accordance with Building Code of Australia and the ABCB Design and Construction of Community Bushfire Refuges Handbook.

☐ ☐ ⊘ An open space area is proposed to function as an onsite shelter. There is sufficient separation distance between the open space area and the bushfire prone vegetation to avoid exposure to a radiant heat flux exceeding 2 kW/m^2 (applying an assumed flame temperature of 1200 K).

☐ ☐ ⊘ Pedestrian paths to any onsite shelter(s) are (or can and will be) provided and clearly signposted.

Assessment Supporting Details: None required.

5.3.2 Element 3: Vehicular Access

ELEMENT 3: VEHICULAR ACCESS (DEVELOPMENT – VULNERABLE TOURISM LAND USES AND DAY USES)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced. The technical construction requirements for access types and components are established in the Guidelines Appendix B.3, Table 10 (certain information is copied and presented in Appendix C of this BMP). 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 as an appendix if requested by the local government. ***Note:*** *The following understanding of what constitutes a 'road', and the stated definitions can be important considerations for assessments against an acceptable solution for Element 3.* • *Guidelines Appendix B3: Vehicular Access, identifies a 'road' as being either a public road (that includes a no-through road) or a perimeter road. All other access types (i.e. emergency access ways, fire service access routes, battle-axes and private driveways) are considered a different class of access i.e. they are not 'roads'.* • *SPP 3.7 defines 'no-through road' as "a cul-de-sac or dead end road".* • *SPP 3.7 defines 'two-way access' as "vehicular access from a site in two different directions to at least two different suitable destinations". This allows for required access to potentially be provided by an emergency access way.*	
O3	**The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved**
	Ensure the design and capacity of vehicular access and egress provide: • **For efficient and effective evacuation to a suitable destination(s); and/or** • **As a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option. (SPP 3.7, 6.3)**
E3	Acceptable Solutions Pathway - Compliance Statement
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS					
Check Box Legend:	☑ Relevant & met	☒ Relevant & not met	⃠ Not relevant		
A3.1 Public roads		Applicable:	Yes	Compliant:	Yes
☑ ☐ ☐	Public roads meet (or can and will meet) the technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).				
☑ ☐ ☐	Public roads meet (or can and will meet) the technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.				

☑ ☐ ☐	Public road technical requirements for minimum horizontal clearance, gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The applicable class(s) of road and their technical requirements have been confirmed with the relevant local government/Main Roads WA. These are (or can and will) be complied with.

Assessment Supporting Details: Teatree Road services the campgrounds and provides two-way access and egress.

A3.2a Access routes	Applicable:	Yes	Compliant:	Yes

☐ ☐ ⊘	A3.2a is not applicable to the subject planning proposal because will not provide overnight accommodation and consequently is considered a day use. Therefore A3.2b is the applicable acceptable solution.
☐ ☐ ⊘	The subject site is in Area 1 (Urban) (Map of BPA). Public road access, with all-weather surfaces, is to be provided to at least one suitable destination.
☑ ☐ ☐	The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is provided in two different directions, to at least two different suitable destinations.

Assessment Supporting Details: Teatree Road services the campgrounds and is provides two-way access and egress.

A3.2b Access routes for a day use with no overnight accommodation	Applicable:	No	Compliant:	-

☐ ☐ ⊘	A3.2b is not applicable to the subject planning proposal as it intends to provide overnight accommodation and consequently not considered a day use. Therefore A3.2a is the applicable acceptable solution.
☐ ☐ ⊘	The subject site is in Area 1 (Map of BPA). Public road access, with all-weather surfaces, is (or can and will be) provided in one direction to a single suitable destination.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is (or can and will be) provided in two different directions, to at least two different suitable destinations.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is (or can and will be) only provided in one direction to a single suitable destination. The Guidelines establish this as an acceptable solution when: • It is demonstrated that secondary access (including an emergency access way), cannot be provided due to site constraints; and • The proposed day use site is located within a residential built out area.
☐ ☐ ⊘	The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is (or can and will be) only provided in one direction to a single suitable destination. The Guidelines establish this as an acceptable solution when: • It is demonstrated that secondary access (including an emergency access way), cannot be provided due to site constraints; and • The required Bushfire Emergency Plan (BEP) provides for:

- Closure during days forecasted to be an extreme or catastrophic fire danger rating and/or days a total fire ban is declared; and
- The early evacuation of patrons and staff.

☐ ☐ ⊘ The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is (or can and will be) only provided in one direction to a single suitable destination.

The Guidelines establish this as an acceptable solution when:

- It is demonstrated that secondary access (including an emergency access way), cannot be provided due to site constraints; and
- The required Bushfire Emergency Plan (BEP) provides for non-operation during the bushfire season.

Assessment Supporting Details: None required.

A3.3a No-Through Roads	Applicable:	No	Compliant:	-

☐ ☐ ⊘ A3.3a is not applicable to the subject planning proposal because the subject site is in Area 1 (Urban) (Map of BPA), for which there is no limitation on no-through road lengths.

☑ ☐ ☐ The subject site is in Area 2 (Map of BPA) but A3.3a is not applicable to the subject planning proposal because access to the subject site is via a private driveway from a public road providing two-way access.

Consequently, vehicular access to the subject site does not have a no-through road component.

☐ ☐ ⊘ The subject site is in Area 2 (Map of BPA) but A3.3a is not applicable to the subject planning proposal as the proposal can satisfy the two-way access exception conditions established by A3.2b as the applicable acceptable solution for a day use that will not provide any overnight accommodation (refer to the A3.2b assessment).

Compliant access applying acceptable solution A3.2b as the relevant and overriding solution, can be via a single public road, of any length, to a single suitable destination. Consequently, the requirement for consideration of the length of a no-through road and the availability of an "intersection within 200 metres of the subject lot boundary from which two-way access is available", cannot logically be relevant to the subject proposal.

Note To Decision Makers

Regarding A3.2b potentially negating the requirement to apply 3.3a. DPLH officer level advice has been received by BPP stating their agreement with the above interpretation of the applicable acceptable solutions and that consideration of the relative level of risk for the different use scenarios is incorporated into those acceptable solutions.

The intended risk outcome is to ensure that the residual level of risk to 'vulnerable' persons can be considered as equally acceptable or tolerable for both compliant overnight stay and day use only scenarios.

The application of this approach is identified in the DPLH SPP 3.7 Explanatory Note (25/11/2024), Part 3 where it is identified risk levels are being considered "… specific bushfire protection criteria for day uses … have been introduced. This acknowledges the lesser risk and increased opportunities for businesses approved for development to close on days with an extreme or catastrophic fire danger rating."

☐ ☐ ⊘ The subject site is in Area 2 (Map of BPA); Access to the subject site is via a no-through public road that does not exceed the established maximum of 200 metres in length from the subject site boundary to an intersection where two-way access is provided.

☐ ☐ ⊘ The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided.

It is demonstrated that there are site constraints and/or that there are no alternative design options to achieve the 200 metre maximum length.

Compliant two-way access within 200 metres from the proposed lot(s) boundary will be established through the provision (or existence) of a compliant emergency access way through the application of acceptable solution A3.4: Emergency Access Way.

☐ ☐ ⊘ The subject site is in Area 2 (Map of BPA); Access to the subject site is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided.

However, the additional road length can be considered to satisfy the acceptable solution as the following three established requirements can be met:

☐ ☐ ⊘ 1. It is demonstrated that that an alternative access, including an emergency access way, cannot be provided due to site constraints; and

☐ ☐ ⊘ 2. The no-through road travels towards a suitable destination; and

☐ ☐ ⊘ 3. The balance of the no-through road that is greater than 200 metres from the subject site is:
- Wholly within a residential built-out area; or
- Wholly within an area designated Area 1 (Urban) on Map of BPA; or
- Potentially subject to radiant heat levels from adjacent bushfire prone vegetation not exceeding 12.5 kW/m^2 / BAL-LOW (Guidelines Figure 29).

Assessment Supporting Details: None required.

A3.3b No-through roads technical requirements	Applicable:	No	Compliant:	-

☑ ☐ ☐ A3.3b is not applicable to the subject planning proposal because the assessment against A3.3a has established that vehicular access to the site does not have a no-through road component.

☐ ☐ ⊘ The no-through road meets (or can and will meet) the public road technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).

☐ ☐ ⊘ The no-through road meets (or can and will meet) the public road technical requirement recommended in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.

☐ ☐ ⊘ The no-through road (i.e. public road) technical requirements for minimum horizontal clearance (excluding perimeter road), gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.

The applicable class(s) of road and their technical requirements have been confirmed with the relevant local government/Main Roads WA. These are (or can and will be) complied with.

☐ ☐ ⊘ The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: None required.

A3.4 Emergency access way	Applicable:	No	Compliant:	-

☑ ☐ ☐ A3.4 is not applicable to the subject planning proposal because it has been assessed as compliant with A3.2a and 3.2b (and A3.3a and A3.3b when applicable), and an emergency access way is not required.

☐ ☐ ⊘ A3.4 is applicable to the subject planning proposal because an emergency access way currently exists and has been part of the subject planning proposal's ability to comply with A3.2a.

Consequently, it will apply with regard to meeting (or being able to meet), the specified technical requirements and ongoing management requirements, rather than its installation.

☐ ☐ ⊘ The requirements established for acceptable no-through road access to the subject site in A3.2 and A3.3 cannot be achieved. An emergency access way (EAW) is provided as the alternative access and can be considered as an acceptable solution, when the following established requirements are met:

☐ ☐ ⊘
- It is demonstrated that site constraints prevent the requirements of A3.2 and A3.3 being met; and

☐ ☐ ⊘
- The access way is no more than 500 metres in length, provides a through connection to a public road connecting to a public road network; and

☐ ☐ ⊘
- The access way meets the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and

☐ ☐ ⊘
- The access way meets the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and

☐ ☐ ⊘
- The access way will be signposted and, if gated, gates will open for the whole carriageway width and remain unlocked; and

☐ ☐ ⊘
- The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the emergency access way.

Assessment Supporting Details: None required.

A3.5 Onsite shelter	Applicable:	No	Compliant:	-

☑ ☐ ☐ A3.5 is not applicable to the subject planning proposal because the proposal has been assessed as compliant with the relevant part of A3.2, A3.3 (if applicable) and A3.4 (if required), providing two-way access and an onsite shelter is not required.

☐ ☐ ⊘ The proposed development has a capacity of up to a maximum of 50 guests and employees at any one time and the requirement for compliant two-way access cannot be achieved. Consequently, an onsite shelter will be provided in accordance with A2.5.

☐ ☐ ⊘	The proposed development has a capacity of up to a maximum of 50 guests and employees at any one time and the requirement for compliant two-way access cannot be achieved and the bushfire practitioner considers an onsite shelter not necessary. An outcomes-based approach may be prepared to determine the level of relevant risks to persons and property and whether adequate protection measures can be implemented to result in an acceptable or tolerable level of residual risk.
☐ ☐ ⊘	The proposed development has a capacity greater than 50 guests and employees at any one time, the requirement for compliant two-way access cannot be achieved and/or the bushfire practitioner considers an onsite shelter not necessary. An outcomes-based approach may be prepared to determine the level of relevant risks to persons and property and whether adequate protection measures can be implemented to result in an acceptable or tolerable level of residual risk.

Assessment Supporting Details: None required.

A3.6 Fire Service Access Route	Applicable:	No	Compliant:	-

Note To Decision Makers

DPLH officer level advice has been received by BPP (email 18 November 2024) stating that this acceptable solution is applicable to a development application planning proposal when "it is necessary and serves a purpose" i.e. contributes meaningfully to mitigating risks associated with a bushfire event.

The DPLH response indicates a flexibility with the application of this acceptable solution that typically does not exist with other acceptable solutions for development applications (other than access route signage).

Consequently, what should apply as suitable firefighter access, in the opinion of the bushfire consultant, is presented as part of this acceptable solution assessment and there is no need to apply an outcomes-based assessment.

Note the following that have also been considered in determining this approach:

- *The wording of this acceptable solution (Guidelines BPC 8 A3.6) includes "Where proposed lots adjoin classified vegetation". This is better aligned with application to subdivision proposals than a single existing lot and a development application;*
- *The Guidelines explanatory note B3.6 establishes that the fire service access route (FSAR) "can be provided as either an easement in gross over private or Crown land or ceded to the Crown as a reserve. In both approaches management of the FSAR is by the local government as the grantee of the easement or management body of the reserve".*

  This explanation indicates the application of this acceptable solution is better aligned with its application to subdivision proposals than a development application involving a single existing lot; and
- *The management and technical requirements for a FSAR are likely to be impractical and/or excessive for development on the majority of individual lots.*

Where the bushfire consultant's assessment establishes that suitable firefighter access to adjoining classified vegetation (excluding Class G Grassland) is "necessary and serves a purpose", this assessment will identify that the acceptable solution is applicable and the appropriate requirements. The following is considered:

- *If suitable firefighter access is required and currently exists or not;*
- *If suitable firefighter access is required and does not currently exist, the necessary physical requirements must give due regard to the use and scale of proposed development, the size of the lot and the identified bushfire hazard threat levels; and*
- *When is it appropriate to establish firefighter access that complies with the technical requirements for a FSAR (Guidelines Table 10).*

☐ ☐ ⊘	A3.6 is not applicable to the subject planning proposal because the subject lot(s) do not adjoin classified vegetation or only adjoin Class G Grassland (classified under AS 3959).

☐ ☐ ⊘	A3.6 is not applicable to the subject planning proposal because the provision of suitable firefighter access within or external to the subject lot(s) is not necessary and would serve no purpose. It is not a practical response to any identified bushfire hazard associated with the subject planning proposal.
☑ ☐ ☐	The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). Suitable firefighter access, in the opinion of the bushfire consultant, is considered 'necessary and serves a purpose'. Suitable firefighter access to the classified vegetation is currently available. This firefighter access achieves the intent of the acceptable solution but applies a more pragmatic design than that established by the FSAR technical requirements and is aligned with the specifics of the planning proposal's site and use. The requirements for maintenance of the defined firefighter access are referenced in the landowner responsibility checklists of this BMP.
☐ ☐ ⊘	The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). Suitable firefighter access, in the opinion of the bushfire consultant, is considered 'necessary and serves a purpose'. Suitable firefighter access to the classified vegetation is currently not available. The physical requirements of the suitable firefighter access are established by the bushfire consultant within the assessment supporting details below (these will align at a minimum with typical 'firebreak' requirements when installed for firefighter access). This firefighter access achieves the intent of the acceptable solution but applies a more pragmatic design than that established by the FSAR technical requirements and aligned with the specifics of the planning proposal's site and use. The requirements for implementation and maintenance of the firefighter access are referenced in the landowner responsibility checklists of this BMP.
☐ ☐ ⊘	The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). A fire service access route is to be provided for firefighter access to this vegetation. It can and will meet the following established requirements:
☐ ☐ ⊘	• The fire service access route is a through-route with no dead-ends, no further than 500 metres from a public road and will be signposted; and
☐ ☐ ⊘	• The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☐ ☐ ⊘	• The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and
☐ ☐ ⊘	• When gated, gates will open the whole carriageway width and can be locked by the local government and/or the emergency services, when keys are provided for each gate; and
☐ ☐ ⊘	• The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the fire service access route (unless it is a Crown reserve managed by another entity).

Assessment Supporting Details:

The subject site will have firebreaks compliant with the Shire of Chittering Firebreak Notice which provide access to the bushfire prone vegetation within the lot and the neighbouring lots. The firebreaks are located around the perimeter of the subject site.

A3.7 Internal vehicular access and private driveways	Applicable:	Yes	Compliant:	Yes

☐ ☐ ⊘	A3.7 is not applicable to the subject planning proposal because the proposal does not contain internal vehicular access and private driveways longer than 70 metres.
☑ ☐ ☐	There are internal vehicular access and private driveways longer than 70 metres and the subject site meets (or can and will meet) all the following established requirements:
☑ ☐ ☐	• The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (6 metres) or where not required to comply with the Guidelines width, it meets the requirements of the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision; and
☑ ☐ ☐	• The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☑ ☐ ☐	• The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for the gradients of different surfaces and dips; and
☐ ☐ ⊘	• Passing bays are (or can and will be) installed every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres i.e. the combined carriageway width of the passing bay and constructed private driveway will be a minimum 6 metres; and
☑ ☐ ☐	• The turnaround area/head meets (or can and will meet) the design and location (within 30m of main habitable building) requirements established by the Guidelines (refer to Figures 30 and 38).

Assessment Supporting Details: The subject site has an existing driveway which is compliant with the Guidelines.

A3.8 Signage	Applicable:	Yes	Compliant:	Yes

Note To Decision Makers

DPLH officer level advice has been received by BPP (email 18 November 2024) stating that this acceptable solution is applicable to a development application planning proposal when "it is necessary and serves a purpose" i.e. contributes meaningfully to mitigating risks associated with a bushfire event.

The DPLH response indicates a flexibility with the application of this acceptable solution that typically does not exist with other acceptable solutions for development applications (other than a fire service access route).

There are development application situations where this acceptable solution is unlikely to serve a purpose and would not contribute meaningfully to the reduction of bushfire risk.

This is likely to be the case for situations which have attributes such as; relatively small lot size, no or limited length no-through roads, good public road access network (surfaces, widths, gradients, visibility, connectivity etc), multiple suitable destinations easily, good road signage or in a built out areas or situations where persons are likely to be familiar with their surrounds.

Consequently, should the described signage requirements of the acceptable solution, in the opinion of the bushfire consultant, serve no purpose – justification for this position is presented as part of this acceptable solution assessment and there is no need to apply an outcomes-based assessment.

☐ ☐ ⊘	A3.8 is not applicable to the subject planning proposal because the provision of signage is, in the opinion of the bushfire consultant, not necessary and would serve no purpose. Signage would not meaningfully contribute to mitigating risks associated with a bushfire event, for the subject proposal.
☑ ☐ ☐	Signage can and will be provided within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire.
Assessment Supporting Details: Signage will be provided to show visitors and first responders where to go in the event of a bushfire.	

5.3.3 Element 4: Water Supply

ELEMENT 4: WATER SUPPLY (DEVELOPMENT –VULNERABLE TOURISM LAND USES AND DAY USES)	
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.	
O4	**The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved**
	Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire. (SPP 3.7, 6.4)
E4	Acceptable Solutions Pathway - Compliance Statement
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes
	N/A

ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS

Check Box Legend: ☑ Relevant & met ☒ Relevant & not met ⃠ Not relevant

A4.1 Water supply	Applicable: Yes	Compliant: Yes

☐ ☐ ⃠	Evidence is provided that a reticulated water supply, available for firefighting purposes, exists or can be provided. Hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).
☑ ☐ ☐	The provision of or the specifications of a reticulated water supply cannot be met. Evidence is provided that a sufficient, sustainable and accessible non-reticulated water supply, dedicated to firefighting purposes, can and will be provided in accordance with the specifications established in the Guidelines, Appendix B4: Water Supply:
☐ ☐ ⃠	• The planning proposal is for a vulnerable land use development (not camping ground). For each habitable building a water supply, dedicated to firefighting purposes, will be stored in tanks at 10,000 litres of water per 500 m^2 of floor area up to 50,000 litres in total; and
☑ ☐ ☐	• The planning proposal is for a 'camping ground' vulnerable land use development. The required water supply dedicated to firefighting purposes is to be determined at the discretion of the local government and this will be complied with. Evidence is provided of the determined requirements and is presented as an Addendum in this BMP; and
☐ ☐ ⃠	• The above ground water supply tank(s), dedicated to firefighting purposes (and tank stand(s) when applicable), will be constructed of non-combustible material and as necessary, will comply with AS/NZS 3500.1(as amended). This includes not using the same water supply for both domestic use and firefighting purposes. If a combined use tank(s) is to be used, it will separate the storage compartments in accordance with the provisions of the standard (i.e. internal installation of double partition walls); and
☐ ☐ ⃠	• The outlet connection fitting for the water supply tank(s), dedicated to firefighting purposes, will have a full flow valve and a 50 mm male camlock coupling; and

☑ ☐ ☐	• All above-ground, exposed water supply pipes and fittings will be metal and positioned facing away from the source of bushfire hazard and/or shielded against potential bushfire impact – to allow access by emergency services; and
☑ ☐ ☐	• The planned provision of the water supply tank(s) will consider locations relative to the bushfire hazard. Location of the tank(s) and management of vegetation will ensure vegetation will not exist over or against the tank(s) and that sufficient separation exists to limit the potential bushfire impact. Due consideration will also be given to the provision of sufficient separation from vegetation and/or shielding for the protection of firefighters accessing the water supply; and
☑ ☐ ☐	• An unobstructed, hardened ground surface, for emergency services vehicle access, can and will be installed within 4 metres of the water supply outlet (refer to Figure 39, Guidelines); and
☐ ☐ ⊘	• It is proposed for a water supply tank outlet(s) is to be remote from the tank, the local government and DFES will have been consulted regarding the application and location. The determined requirements are presented as an Addendum in this BMP.
☑ ☐ ☐	The planning proposal intends that a suitable static water supply is to be provided by a dam or river that complies with the DFES guidelines for acceptable sources of water for firefighting purposes. Evidence is provided that: • Demonstrates that the water level will be maintained above the top of the highest fire brigade suction point; and • Approval has been obtained from the decision maker in consultation with the emergency services and is presented as an Addendum in this BMP.

Assessment Supporting Details:

The local government has indicated that they will not support the use of offsite strategic tanks (See addendum email)

An existing water tank exists north of the existing residence which has a camlock fitting installed. This water tank will have at least 10,000L for firefighting purposes.

The onsite water tank is continually filled from the a windmill pump which draws water from the dam.

[Refer to additional technical requirement information contained in Appendix D]

6 RESPONSIBILITY CHECKLISTS

EXPLANATORY INFORMATION

This section of the BMP sets out the responsibilities of the relevant entity or person for:

- The initial implementation of the required bushfire protection measures and their timing; and
- The ongoing maintenance of the required bushfire protection measures to ensure their continued effectiveness.

Note: Protection measures that may be recommended by the bushfire consultant in the BMP section titled "Additional Recommended Bushfire Protection Measures' are not included in the Responsibility Checklists (at least initially).

The reason for this is the additional measure(s) are either:

- Provided as additional risk management advice to the proponent and it is up to them to choose to apply; or
- Part of an outcomes-based approach being applied to satisfy the required outcomes of SPP 3.7. Consequently, the need for their application (which would create a responsibility) is currently subject to assessment and approval by the decision maker.

  When their application is established by planning approval, the responsibility checklists in this BMP will be required to be updated.

6.1 Protection Measure Implementation Checklist

TABLE 6.1
PROPONENT/LANDOWNER RESPONSIBILITIES PRIOR TO SALE/OCCUPANCY/OPERATION

No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Install an Asset Protection Zone (APZ) surrounding habitable buildings. It must: 1. Consist of non-vegetated areas and low bushfire threat vegetation, able to be maintained in perpetuity in a low threat state, by complying with the established APZ technical requirements (refer to the Guidelines Appendix B2 and Appendix B3 of this BMP); and 2. Be located within the boundaries of the lot except for any allowable variances allowed and discussed in the assessment against the bushfire protection criteria in Section 5, Element 2: Siting and design, and the relevant APZ acceptable solution. (Refer also to the illustrated APZ on the Property Bushfire Management Statement in Section 6.3); and 1. Have dimensions equal to the minimum distances corresponding to the BAL-29 rating as these are the distances approved for implementation when this BMP is approved by the decision maker (refer to the insert table below for the BAL-29 dimensions). Exceptions to this APZ dimension limitation exists when: • The relevant building/structure has a lower certified ('determined') BAL rating - either via the assessment in this BMP or a subsequent BAL Assessment Report - in which case the dimensions corresponding to the applicable BAL rating in the table below will apply; or • The relevant building is associated with a vulnerable tourism land use, can be used as an on-site shelter and is to be subject to radiant heat exposure not exceeding 10 kW/m^2, in which case the corresponding dimensions in the table below are to apply; or • The larger dimensioned APZ does not require the modification/removal of native vegetation.

THE MINIMUM (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES ESTABLISHING APZ DIMENSIONS [1]							
Building / Structure	Vegetation Classification [2]		Minimum Distances (metres) Corresponding to Potential Bushfire Impact				
	Area / Class		2 kW/m²	10 kW/m²	BAL12.5	BAL-19	BAL-29
Campsites and Existing residence.	1	(A) Forest	-	-	>50	>37	>27
	2	(A) Forest	-	-	>42	>31	>21
	3	(B) Woodland	-	-	>29	>20	>14
	4	(G) Grassland	-	-	>17	>12	>8
	5	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-
Note 1: Will include the application of the radiant heat barrier when applicable to the proposal. Note 2: Refer to the Vegetation and Topography Map in Section 3.2.4							

Note 1: If a BAL rating lower than BAL-29 can be achieved by the proposed building works but native vegetation is required to be modified or removed to establish the associated larger APZ, ensure prior approval has been received from the relevant authority before installing.

Note 2: Greater APZ dimensions than those derived from the above information may be established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954. When relevant to the subject development this is identified below in this table and must be given due regard when installing the APZ.

Note 3: Greater APZ dimensions than those derived from the above information are established via the application of the Building Code of Australia and its bushfire resistance requirements for the subject Class 9 vulnerable use buildings. This is identified below in this table and must be given due regard when installing the APZ.

It is recommended that the existing dwelling installs a BAL-29 Asset Protection Zone to reduce the risk of flame contact to residents.

2	The development is a 'vulnerable land use'. Ensure the required signage is provided within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire. Comply with the site specific requirements established in the BMP at Element 3: Vehicular access, A3.8 Signage.
3	Install the required volume firefighting water supply tank (minimum 10,000 litres and up to 50,000 litres when applicable), including fittings and the required hardstand/access, to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 4: Water supply.
4	A purchaser, occupier and/or operator of the site must be made aware of the existence of this approved BMP and provided with access to a copy and be informed of their ongoing responsibilities it contains.
5	The development is a 'vulnerable land use', and a Bushfire Emergency Plan (BEP) has been produced for site operations. Complete all relevant actions contained within the 'Site Preparation Procedure'.

IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES

Measures Established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954	
6	Install the required firebreaks, providing emergency access within the lot, to the stated specifications established by the Shire of Chittering Firebreak Notice. *Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.*
7	Install the required asset protection zone surrounding relevant buildings to the dimensions and technical requirements established by the BPP: Enter the exact name of the relevant LG and Notice when these are greater than the dimensions corresponding to either the BAL-29 rating or the 'determined' BAL rating(s) for the relevant buildings stated in implementation responsibility No. 1 above. *Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.*

6.2 Protection Measure Maintenance Checklist

TABLE 6.2 LANDOWNER/OCCUPIER – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Annually review and enact the following maintenance responsibilities established in this approved BMP for the development site prior to the bushfire season.
2	The site's use is a 'vulnerable use', and a Bushfire Emergency Plan (BEP) has been produced for site operations. Complete all relevant actions contained within the 'Site Preparation Procedure' annually prior to the bushfire season.
3	Maintain the Asset Protection Zone (APZ) surrounding all habitable buildings by applying: 1. The Established APZ Technical Requirements: The APZ must consist of non-vegetated areas and low bushfire threat vegetation maintained in perpetuity in the low threat state by complying with the established APZ technical requirements (refer to the Guidelines Appendix B2 and Appendix B3 of this BMP); and 2. The Established APZ Dimensions: Refer to the first item of the protection measure implementation checklist in the preceding Table 6.1 in which the required dimensions have been established. Where these include the authority to maintain offsite land as part of the APZ this is identified below. The required dimensions will be either: (a) The dimensions corresponding to the determined BAL rating(s) applicable to each habitable building. This ensures the building's constructed bushfire resistance continues to align with its calculated potential exposure to flame contact and radiant heat; or (b) Where a relevant building is associated with a vulnerable tourism land use and is to be used as an on-site shelter – then the dimensions corresponding to a radiant heat exposure of 10 kW/m2; or (c) In the absence of an applicable determined BAL rating for a building/structure, the dimensions should be no greater than the minimum distances corresponding to the BAL-29 rating. *Note 1: Where greater APZ dimensions than those derived from the above information are established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954 these must be given due regard when maintaining the APZ. When this requirement is relevant to the subject development it is identified in the implementation checklist in the preceding Table 6.1 and below in this table.* *Note 2: Greater APZ dimensions than those derived from the above information are established via the application of the Building Code of Australia and its bushfire resistance requirements for the subject Class 9 vulnerable use buildings. This is identified in the implementation checklist in the preceding Table 6.1 and below in this table and must be given due regard when maintaining the APZ.*
4	Classified vegetation has been assessed as remaining onsite, and it has influenced the BAL rating that is to apply to relevant buildings (refer to Figure 3.1.1). Ensure that this vegetation is not actively modified in the future to present higher bushfire threat levels corresponding to a different classification type (e.g. change Grassland to Shrubland or Woodland to Forest).

5	Maintain the private driveways / internal vehicular access to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access, A3.1 Private driveways or A3.6 Internal vehicular access and private driveways or A3.7 Internal vehicular access and private driveways.
6	The development is a 'vulnerable land use'. Maintain the required signage within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire. Comply with the site specific requirements established in the BMP at Element 3: Vehicular access, A3.8 Signage.
7	Maintain the fighting water supply tank(s), including fittings and the required hardstand/access, in good working condition. Ensure the tanks are maintained at full capacity.
8	When the property changes ownership or occupancy, to assist with the ongoing maintenance of the implemented bushfire protection measures, ensure that the relevant person(s) is aware of the BMP, and the responsibilities it contains. Provide access to a copy of the BMP and the Bushfire Emergency Plan (BEP).
	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954
9	Maintain the required firebreaks, providing emergency access within the lot, to the stated specifications established by the Shire of Chittering Firebreak Notice *Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.*
10	Maintain the required asset protection zone surrounding relevant buildings to the dimensions and technical requirements established by the BPP: Enter the exact name of the relevant LG and Notice when these are greater than the dimensions identified in the implementation checklist in the preceding Table 6.1 corresponding to either the BAL-29 rating or the 'determined' BAL rating(s) for the relevant buildings. *Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.*
	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by the Building Code of Australia (Vol. 1 and 2 of the National Construction Code)
11	Prior to any future building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The BMP 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 stated ratings are only indicative. BAL certificates will need to be produced to accompany building applications. The BMP may also establish, as a 'Required Additional Bushfire Protection Measure', that bushfire construction requirements to be applied must be those corresponding to a specified higher BAL rating. Compliance with the current 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) and Class 9 vulnerable use buildings. Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as a 'Required Additional Bushfire Protection Measure' 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 for Class 1 and associated Class 10a buildings only, the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). *Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.*
12	*Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.* Maintain the Asset Protection Zone (APZ) surrounding the subject Class 9 vulnerable use building(s) by applying: 1. **The Established APZ Technical Requirements:** The APZ must consist of non-vegetated areas and low bushfire threat vegetation maintained in perpetuity in the low threat state by complying with the established APZ technical requirements (refer to the Guidelines Appendix B2 and Appendix B3 of this BMP); and 2. **The Established APZ Dimensions:** Refer to the second item of the protection measure implementation checklist under measures established by the BCA in the preceding Table 6.1 Refer to Addendum 1 for guidance regarding potential vegetation separation distances to be implemented.

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 Clause 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 (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.

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:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1						
Classification	**A. FOREST**					
Types Identified	Open forest A-03					
Exclusion Clause	N/A					
Effective Slope	Measured	d/slope 3 degrees	Applied Range (Method 1)	Downslope >0-5 degrees		
Foliage Cover (all layers)	30-70%	Shrub/Heath Height	1-2m	Tree Height	8-12m	
Dominant & Sub-Dominant Layers	Mixed eucalyptus species on a gentle slope leading to a creek line.					
Understorey	Mixed native shrubs including melaleuca and juvenile eucalypts over long sedges.					
Justification Comments:	Not Required.					
Post Development Assumptions:	None required.					



PHOTO ID: 1



PHOTO ID: 2

VEGETATION AREA 2						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Exclusion Clause	N/A					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	30-70%	Shrub/Heath Height	1-2m	Tree Height	8-12m	
Dominant & Sub-Dominant Layers	Mixed eucalyptus species as part of remnant forest and unmanaged privacy screen.					
Understorey	Scattered melaleuca, acacia and juvenile eucalypts over long sedges.					
Justification Comments:	Not Required.					
Post Development Assumptions:	None required.					



PHOTO ID: 3



PHOTO ID: 4



PHOTO ID: 5



PHOTO ID: 6

VEGETATION AREA 3						
Classification	**B. WOODLAND**					
Types Identified	Woodland B-05					
Exclusion Clause	N/A					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)	Upslope or flat 0 degrees		
Foliage Cover (all layers)	10-30%	Shrub/Heath Height	N/A	Tree Height	6-8m	
Dominant & Sub-Dominant Layers	Privacy screen (single row) of established eucalyptus trees both native and endemic.					
Understorey	Long pastural grasses and perennial weeds.					
Justification Comments:	Not Required.					
Post Development Assumptions:	All trees within the privacy screen to be pruned up to 2m and grasses slashed below 5cm.					



PHOTO ID: 7



PHOTO ID: 8



PHOTO ID: 8



PHOTO ID: 10

VEGETATION AREA 4						
Classification	G. GRASSLAND					
Types Identified	Open tussock G-23		Open herbfield G-27			
Exclusion Clause	N/A					
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	N/A	
Dominant & Sub-Dominant Layers	Pastural grasses and perennial weeds on pastural lots.					
Justification Comments:	Not Required.					
Post Development Assumptions:	Areas within asset protection zones to be managed in perpetuity.					



PHOTO ID: 11



PHOTO ID: 12



PHOTO ID: 13



PHOTO ID: 14

VEGETATION AREA 5	
Classification	**N/A**
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - reduced flammability.
Justification Comments:	Area includes existing asset protection zones and accessways.
Post Development Assumptions:	Areas to remain managed in perpetuity.



PHOTO ID: 15



PHOTO ID: 16



PHOTO ID: 17



PHOTO ID: 18

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizonal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3–4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	Will Vary	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the effective slope value that is applied (i.e., with a greater length - apply to a greater extent). But the actual slope of these shorter slopes is less likely to be applied as it is not a 'significant' length.
20-30	Possibly - Likely	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support an assessment of not 'significant'. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher consequent risk levels require greater precaution meaning these length slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may justifiably be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single 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).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].
- "It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification) … (i.e. the vegetation within 100 m) (Clause C2.2.5).
- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

Explanation and justification of their determination is presented 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 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES

B1: Understanding Bushfire Attack Level (BAL) Ratings

BUSHFIRE ATTACK LEVEL

IMPORTANT

It is not the purpose of this 'planning' BMP to derive a 'determined' BAL rating (and associated minimum APZ dimensions), that will apply to an existing or future habitable or specified building, for the purpose of establishing its bushfire resistant construction requirements in accordance with the Building Code of Australia (contained in the NCC).

However, in limited situations a 'determined' BAL can be an incidental outcome of the planning assessment.

BUSHFIRE ATTACK LEVEL (BAL)

The potential transfer (flux/flow) of radiant heat from a bushfire to a receiving object is measured in kW/m^2. The AS 3959:2018 Bushfire Attack Level (BAL) determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level.

These ranges of radiant heat transfer are titled BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

For certain classes of building/structure the bushfire performance requirements and the associated deemed to satisfy solutions are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). For most jurisdictions the relevant building classes are 1, 2, 3, 9 and associated 10a.

The assessed BAL rating that applies to a specific building/structure determines the bushfire resistant construction requirements for those works in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas,* or for Class 1 buildings, the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021),* as the recognised deemed to satisfy solutions.

DETERMINED BAL RATINGS

A BAL can only be classed as 'determined' and therefore apply to an existing or future building/structure when:

1. The building/structure 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. The building/structure will always remain subject to the same BAL regardless of:
    (a) The retention of all existing classified vegetation either onsite or offsite; and
    (b) Its design or position on the lot - including, as relevant and necessary, accounting for any regulatory or enforceable building setbacks from lot boundaries (i.e. R-codes, restrictive covenants and defined building envelopes).

Consequently, a BAL Certificate may be able to be issued for a BAL stated in the BMP when it can be considered 'determined'. However, this is not the typical outcome but an incidental one.

If the BMP can derive determined BAL(s), the BAL Certificate(s) required for submission with building applications could potentially be provided, using the BMP as the supporting assessment data.

INDICATIVE AND CONDITIONAL BAL RATINGS

An 'Indicative BAL' indicates the highest BAL rating that exists for the applied set of parameters that have been applied to the site's assessment. Because the potential remains for these parameters to be varied, they are unable to be considered a 'determined' BAL.

A 'Conditional BAL' establishes the BAL rating that will be considered as a 'Determined BAL' once the stated requirements (i.e. the conditions), which may require approval by the relevant authority, are implemented and subsequently confirmed as being met.

Relevant conditions that may need to be met include:

- The location of future development sites being identified accurately and/or modified; and/or
- Classified vegetation being modified or removed (after obtaining any required approvals from the relevant authority), to establish the required vegetation separation distances.

A BAL Certificate cannot be issued for an indicative or conditional BAL rating – only for a 'Determined BAL'.

BAL RATINGS FOR BUILDING VERSUS PLANNING PURPOSES – ASSESSMENT & REPORTING REQUIREMENTS ARE DIFFERENT

Building Permit Applications

The relevant requirements are established in accordance with the WA Building Act 2011 and Building Regulations 2012 which reference the application of the Building Code of Australia (within the National Construction Code).

The required BAL rating is a 'determined' BAL rating (stated on a BAL Certificate) and supported by the requisite assessment details. Typically, this will be a Bushfire Attack Level (BAL) Report produced specifically for this purpose.

The required supporting assessment information may be derived from a Bushfire Management Plan (BMP) when a 'determined' BAL can be derived for a planning proposal. This is possible when the specific conditions discussed under 'Determined BAL Ratings' above, can be met, as an incidental outcome.

Planning Proposal Applications

The relevant requirements are established in accordance with the Planning and Development Act 2005, LPS Regulations 2015, SPP 3.7 Bushfire and the associated Guidelines.

To comply with the relevant acceptable solutions contained in the Guidelines, the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) - subject to location constraints and allowances established by the Guidelines - can be installed surrounding a habitable or specified building.

The minimum dimensions are those that ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m^2 from fire in any surrounding types of classified vegetation. This is the upper limit of the range of radiant heat flux corresponding to the BAL-29 rating.

Consequently, the BAL ratings identified in a Bushfire Management Plan (BMP) only need to be 'indicative' - although 'determined' ratings may be derived as an incidental outcome when relevant conditions are met (discussed under 'Determined BAL Ratings' above).

The indicative BAL-29 dimensioned APZ is not necessarily the APZ that will be required to be implemented and maintained surrounding any subject building/structure that exists as per an approved planning proposal. Refer to Appendix B3 in this BMP for additional information.

B2: BAL Contour Map Interpretation

THE BAL CONTOUR MAP

The Bushfire Attack Level (BAL) contour map is a diagrammatic representation of the outcome of the bushfire attack level assessment that has been conducted.

The map presents six shaded radiant heat contours extending out from each area of classified vegetation. Each coloured contour represents a different BAL rating (BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ) and corresponds to a set range of potential radiant heat transfer (kW/m^2), in accordance with AS 3959:2018 BAL determination methodology.

The highest BAL rating contour that an exposed element (building, person or other defined element), is partly or fully located within, is the BAL rating that will apply to that element.

The width of each BAL contour:

- Will vary dependent on the BAL rating it represents; and
- The assessed potential bushfire behaviour that considers site specific vegetation types, fuel loads, ground slopes and fire weather; and
- Represents the minimum and maximum vegetation separation distances corresponding to the BAL rating it represents.

For 'post development' BAL contour maps, the areas of classified vegetation applied to the production of the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and/or re-vegetation have been completed.

IMPORTANT

A BAL contour map is typically constructed for planning assessment and application purposes rather than building permit application purposes.

The BAL ratings identified from a BAL contour map will likely only be 'indicative' of what can be achieved – with planning compliance for this factor being satisfied when BAL-29 is indicated.

However, future building works require a 'determined' BAL rating for building permit applications and a BAL Certificate. The required 'determined' BAL rating is not necessarily able to be derived from the BAL contour map. There are only limited scenarios where this is possible. Refer to Appendix B1 and B3 for additional information.

Consequently, a subsequent assessment of the site data and associated report for building application purposes may be required to determine the BAL rating that is to apply for building purposes. Note: If approval from the relevant authority needs to be obtained for native vegetation modification and/or removal this also establishes that a subsequent assessment and report will be required.

B3: The Asset Protection Zone (APZ)

THE APZ – DESCRIPTION, TECHNICAL REQUIREMENTS AND DIMENSIONS

DESCRIPTION AND PURPOSE

An asset protection zone (APZ) is an area surrounding a habitable or specified building that is:

- Not vegetated; and/or
- Supports retained or planted vegetation that can be considered to present a low bushfire threat as a result of;
    - Low flammability and/or higher moisture content characteristics; and/or
    - Minimal fuel loads (either naturally or as a result of continual maintenance).

The primary objectives of establishing an APZ are:

1. To ensure a reduction in the exposure of the building/structure to the bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation distances from each identified area of classified vegetation.

   These distances are measured from the nearest part of an external wall and/or the supporting posts of building parts without external walls; and
2. To ensure a reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
    - Preventing surface fire spreading to the building/structure;
    - Minimising the potential for tree strike that can decrease building/structure resilience to bushfire direct attack mechanisms; and
    - Limiting the potential for consequential fires to impact the building/structure by eliminating, reducing, moving away and/or shielding consequential fire fuels.

      These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Note that consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and
3. To provide a defendable space for firefighting activities.

TECHNICAL REQUIREMENTS

Established by the Guidelines

The relevant technical requirements for an APZ are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B2: Siting and design and available online at Planning WA - SPP 3.7 Bushfire

Established by the Relevant Local Government

Certain LGA may state technical requirements to be complied with that vary from and/or are additional to those established by the Guidelines.

Refer to the notice issued annually by the relevant local government under s33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc). These technical requirements may also be established by their gazetted local planning scheme. Refer to the ratepayer notice and/or the local government's website for the current version.

Information Published by the Bushfire Centre of Excellence (DFES)

The book titled Firewise Gardening in Western Australia (2024), is a good source of relevant information and is available online at https://dfes.wa.gov.au/hazard-information/bushfire/bcoe#bushfire-resources.

DIMENSIONS

The dimensions of the APZ that will be the responsibility of a landowner to implement and/or maintain around a habitable or specified building/structure, are stated as the separation distances between these buildings and each identified area of classified vegetation. These distances will be site specific and dependant on variables which include:

- The potential bushfire behaviour in the identified vegetation which is dependent on factors including vegetation types, fuel loads, ground slopes and fire weather;
- The intended use of the site, with vulnerable uses requiring greater safety margins; and
- The constructed bushfire resistance of the subject building/structure (typically corresponding to a BAL rating or kW/m^2 level of radiant heat exposure).

Dimensions Established by the BAL Rating of the Subject Building/Structure

These minimum separation distances, to be installed and maintained, correspond to a 'determined' BAL rating and align the building's applied level of bushfire resistant construction to its potential level of exposure to flames, radiant heat and embers from the bushfire (note: this will not account for any exposure from significant consequential fires closer to the building).

The dimensions should be stated within a Bushfire Attack Level Report (BAL Report) produced for building application purposes. They may also be identified in an associated Bushfire Management Plan (BMP) produced for planning application purposes.

Dimensions Established by the Guidelines, DPLH/WAPC for an On-site Shelter for a Vulnerable Tourism Land Use

For the stated specific use, the Guidelines specify the maximum level of radiant heat exposure allowed. Consequently, the BMP produced for planning application purposes will state the minimum distances that are to be installed and maintained.

> *Note: Other than for the above use, the Guidelines do not establish the dimensions of the APZ for other buildings/structures that must be installed. They only establish that at least a BAL-29 dimensioned APZ should be the minimum that is installed and ensures that this is possible for the subject planning proposal. Consequently, the BMP can only indicate the separation distances corresponding to different levels of radiant heat exposure. Refer also to Appendix B1 in this BMP.*

Dimensions Established by this BMP

The required dimensions may be identified in this BMP when specific increased separation distances have been applied through the application of an outcomes-based assessment that requires this as an additional protection measure.

Dimensions Established by the BCA (NCC 2022) for Certain Class 9 Vulnerable Use Buildings

These separation distances are stated in the BCA in Specification 43 as either:

- Not less than the minimum distances specified in Table S43C2; or
- Those corresponding to radiant heat flux on exposed building elements not exceeding 10kW/m^2 from a justified design bushfire analysis; or
- Those justified as an outcome of a building performance solution.

The separation distances may be included in the BMP by the bushfire practitioner as additional information to inform proponents and decision makers. They are not addressed by the Guidelines and therefore not a required part of the bushfire assessments presented within a BMP for planning application purposes.

Dimensions Established by a Local Government

To satisfy certain local government requirements, required APZ dimensions may be stated in the notice issued annually by the relevant local government under s.33 of the Bushfires Act 1954. These may be greater than the dimensions applied by the above mechanisms. A maximum APZ dimension could also be applied by the LGA.

These separation distances may be included in the BMP for informative purposes, but they are not a requirement for a BMP submitted for planning application purposes in accordance with the Guidelines.

B4: Vegetation Excluded from Classification – Ensure Continued Low Threat Status

MAINTAINING THE LOW THREAT STATUS OF EXCLUDED VEGETATION

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being a 'low bushfire threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant low threat areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as - proximity to the subject site / small areas of vegetation / low flammability / higher moisture content / low fuel load.

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space or crown land, written evidence that the land manager e.g. local government or a State Government department, agrees to maintain the designated area of land in a low threat state in perpetuity.

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

The following vegetation shall be excluded from a BAL assessment:

(a) Vegetation of any type that is more than 100 m from the site.

(b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.

(c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.

(d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.

(e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.

(f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).

2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

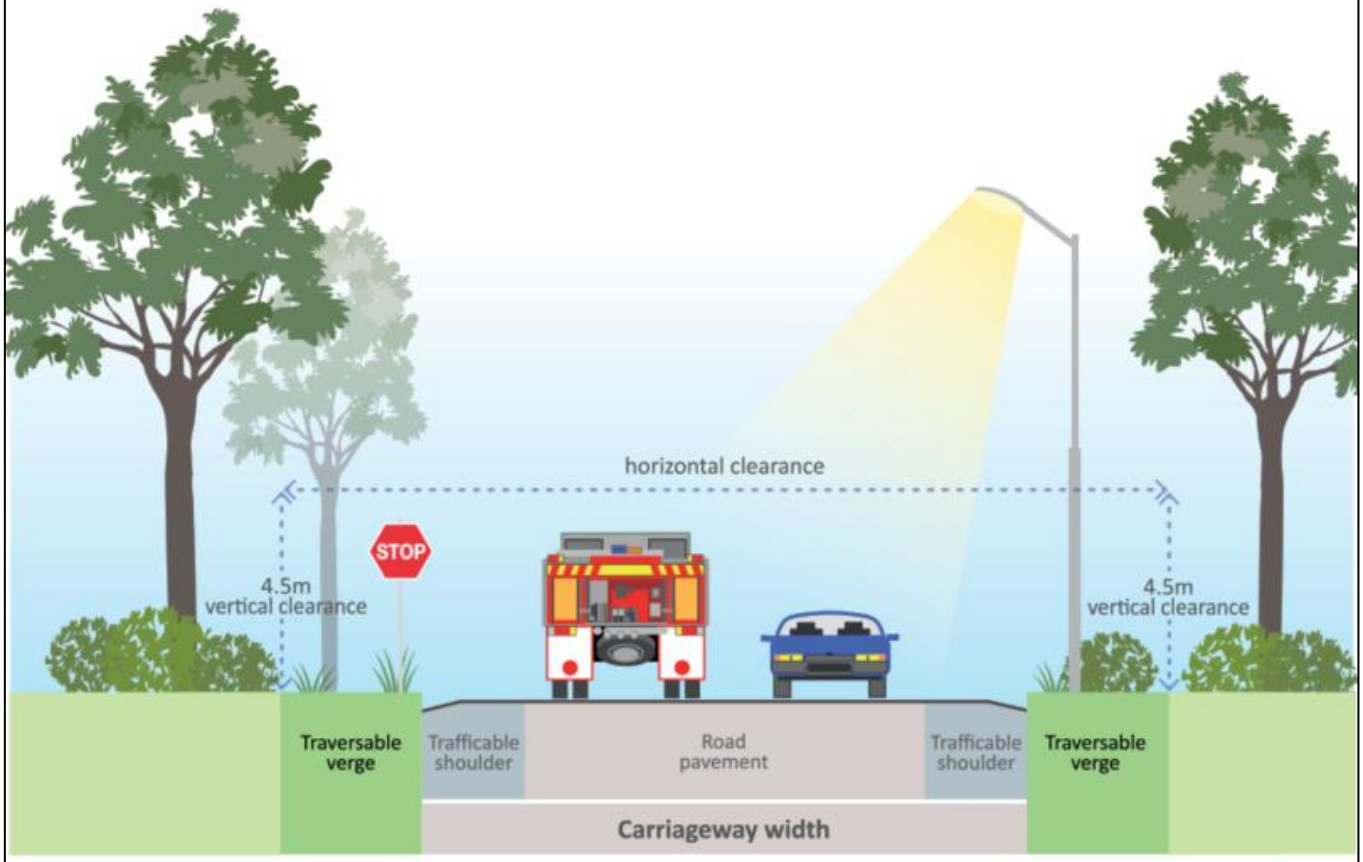
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B3: Vehicular access and available online at Planning WA - SPP 3.7 Bushfire

The following excerpts are presented here as a quick reference to applicable terminology and design requirements applied in the assessment against the bushfire protection criteria, Element 3: Vehicular access in this BMP.

C1: Road Component Terminology

Figure 26: Area encompassing horizontal clearance and vertical clearance



Horizontal clearance: The carriageway width (including the road pavement and trafficable shoulder) and traversable verge that provides for the movement and parking of vehicles and area required by emergency services to operate. Infrastructure and vegetation within the traversable verge should be frangible, however, non-frangible items can occur providing they do not restrict vehicular movement in the event of an emergency.

C2: Vehicular Access Technical Requirements

Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	**PERIMETER ROADS**		**PUBLIC ROADS**		**EMERGENCY ACCESS WAY[3]**		**FIRE SERVICE ACCESS ROUTE[3]**		**BATTLE-AXE & PRIVATE DRIVEWAYS[1]**	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road[2]	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road[2,4]					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

[1] Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.

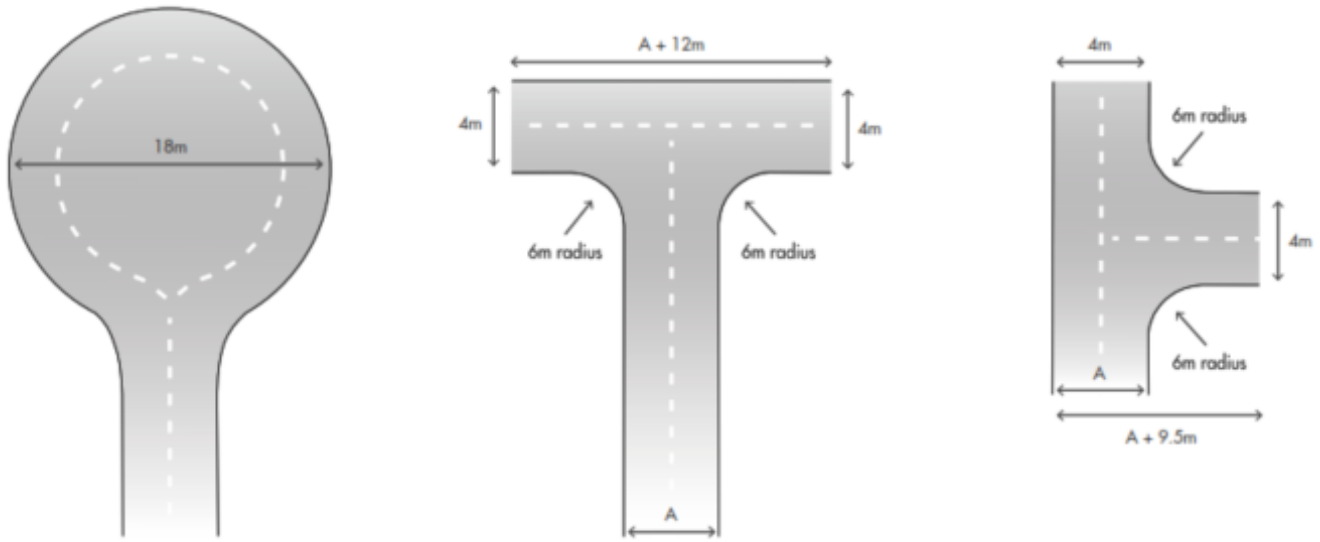
[2] Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.

[3] To have crossfalls between 3 per cent and 6 per cent.

[4] For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.

[5] As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B4: Water supply and available online at Planning WA - SPP 3.7 Bushfire

The information provided in this appendix is additional to that provided in the Guidelines. It includes:

- For reticulated water supply, the hydrant location specifications established by the WA Water Corporation (Design Standard DS 63), as dependant on land use type and relevant to bushfire planning assessments (highlighted). 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; and
- Images of example installations of acceptable water supply tanks and outlet fittings.

D1: Hydrant Location in Reticulated Areas

Design Standard DS 63
Water Reticulation Standard

WATER

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 <10,000m^2 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 m^2 (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

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Page 19 of 49

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D2: Firefighting Water Supply - Tank and Fittings

Bushfire Centre of Excellence
TRAINING / KNOWLEDGE / ENGAGEMENT

Water tank connections for bushfire-prone areas (domestic and commercial)

Information Sheet, January 2025

This fact sheet provides information on how to best set up water supplies to assist firefighters on properties in bushfire-prone areas. It includes information on the siting, capacity, access and appropriate fittings needed for firefighters to access and use water supplies during an emergency.

Please note: if you are establishing water supplies to comply with planning requirements, you should read this fact sheet in conjunction with the *Planning for Bushfire Guidelines*, as well as relevant planning schemes or policies from your local government.



What fittings should I fit the water tank with?

All tanks for firefighting should be fitted with a 50 millimetres or 100 millimetres male camlock fitting. This fitting is readily available from most hardware and rural supply shops. DFES recommends a male camlock fitting, as it means there are no perishable washers or working parts to maintain.

The fitting should be controlled by a butterfly, ball or gate valve, as these can easily control flow.



Why do I need a water tank for bushfires on my property?

You may have a water tank dedicated to bushfires to make your property as resilient as possible, or it may be a formal requirement under relevant planning or building regulations.

A water tank dedicated to firefighting supports firefighters attempting to protect your property and other assets from bushfires. You should consider a dedicated water tank alongside other bushfire prevention and preparedness activities, such as managing bushfire fuels and having a bushfire plan.

Where should I site a water tank?

You should site water tanks on clear, level ground compacted to take the maximum weight of the tank when full.

The tank should also be in a low-fuel area with at least 3 metres cleared around it to prevent direct contact with flames.

The water tank must be accessible to firefighting appliances and include a suitable area for these to turn around. You can find more information on recommended minimum standards for access in the *firebreak construction guidelines*.

What capacity should the tank be?

The recommended minimum capacity for a firefighting water supply is 10,000 litres.

You may be using the tank for other purposes besides bushfire fighting, such as water for livestock or other rural purposes. However, it is recommended that a minimum of 10,000 litres is always available for firefighting.







Example Strategic 47,000 Litre Concrete Tank & Protected Fittings



Example 10,000 Litre Concrete Tank



Example Storz and Camlock Couplings

ADDEDUM: SHIRE COMMUNICATIONS RE: WATER TANKS

FW: I25163900 - Camping ground at 411 Teatree Road Bindoon

HD Hugo De Vos <hugo.devos@chittering.wa.gov.au>
To Gearoid Fitzmaurice
Cc Graham Furlong
You forwarded this message on 29/10/2025 12:25 PM.

Hi Gearoid

Thank you for your email requesting general development advice for Lot 2105 (No. 411) Teatree Road in Bindoon regarding firefighting resources.
I have discussed this request with Graham Furlong who is the Shire's Bushfire Risk & Ranger Coordinator. He has advised that:

1. The Shire does not support the use of the strategic firefighting water tanks for the Bushfire Management Plan and Bushfire Emergency Plan.
2. The Shire will support the use of a 10,000L reserve on an existing water tank onsite which is fitted with a camlock valve.

I hope this helps.

Kind regards,

Hugo de Vos
Principal Planning Officer

6177 Great Northern Highway
PO Box 70, BINDOON WA 6502
(08) 9576 4600
chatter@chittering.wa.gov.au
www.chittering.wa.gov.au

Shire of Chittering

The Shire of Chittering acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to the Elders, past and present.

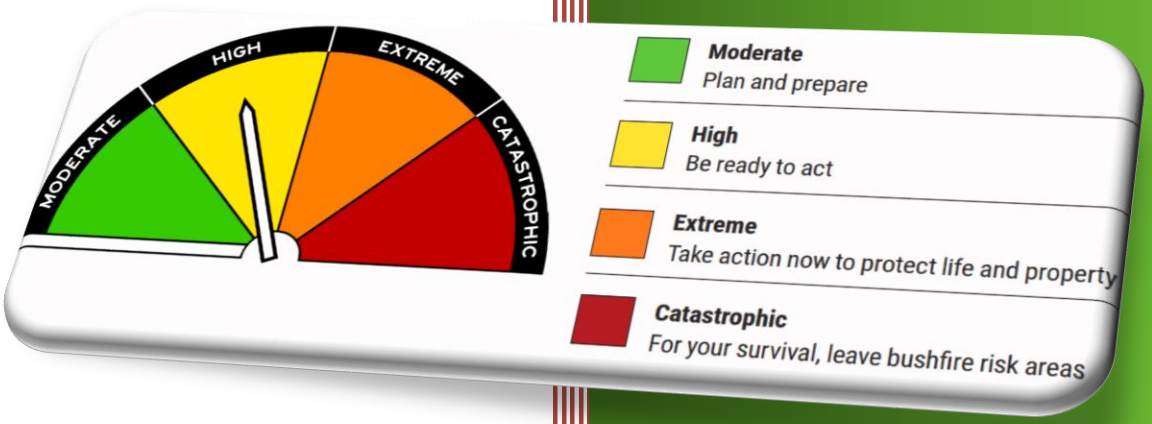
DS01 - 05/26

Attachment 1

411 Teatree Road Campgrounds

Bushfire Emergency Plan

The Operational Document for Onsite Personnel Responsible for Emergency Management



PREVENT | PREPARE | RESPOND | RECOVER

Lot 2105
411 Teatree Road
Bindoon

Shire of Chittering

Facility/Premises Use: Select.

ATTENTION
It is important that all relevant persons at this facility/premises receive formal training in the application of this Bushfire Emergency Plan, as established in the associated Bushfire Management Plan.

29 October 2025

Associated BMP: **BPP Ref. No. 250893**

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

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		-		☐	☐

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LIMITATIONS AND DISCLAIMER

Management of Risks Associated with Bushfire

The procedures and their associated actions contained in this Bushfire Emergency Plan do not guarantee that during a bushfire event, no buildings or infrastructure will be damaged, persons injured, or fatalities occur - either on the subject site or off the site when evacuating.

This is substantially due to the unpredictable nature of fire weather conditions, bushfire behaviour and the actions of landowners and/or operators – including the correct implementation and ongoing maintenance of required and recommended protection measures (including bushfire resistant construction) and complying with public bushfire warnings and directions from emergency services - over which Bushfire Prone Planning has no control.

Bushfire Prone Planning's Liability

All surveys, forecasts, projections and recommendations made in this report, associated with the subject planning proposal, are made in good faith based on information available to Bushfire Prone Planning at the time.

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.

THE PURPOSE AND APPLICATION OF THIS BUSHFIRE EMERGENCY PLAN

The purpose of this Bushfire Emergency Plan (BEP) is to assist persons conduct the operations of the facility/premises that are directed at managing and protecting persons and property from the risks associated with a bushfire event.

To best support the purpose, this BEP is constructed to be used as an **OPERATIONAL DOCUMENT** that facilitates the reliable implementation of required actions at different times of the year, including during the urgent and high pressure conditions of a bushfire event.

The BEP utilises an approach that:

- **Establishes Situational Scenarios as Triggers to Implement an Emergency Procedure:** Each scenario has a corresponding initial bushfire emergency procedure, and associated actions, that is to be implemented. These have been developed considering the specifics of the facility/premises and its use.
- **Facilitates Effective Implementation:** It is structured logically and written concisely. The important reference information in the appendices assists with applying the procedures and their actions, of which the included indicative fire behaviour for the bushfire prone vegetation relevant to the facility/premises is particularly important.
- **Encourages Formal Training in the Application of the BEP:** It is important that persons responsible for actioning this BEP are fully aware of and knowledgeable in the application of the information presented in both the operational sections and the appendices.
- **Presents Supporting Data as Necessary:** This is data that may include identification of the level and types of potential risks to the site and its use and justifies the choice of protection measures incorporated into this BEP to manage those risks.

TABLE OF CONTENTS

1. APPLYING THE BUSHFIRE EMERGENCY PLAN 4

2. PRIMARY GUIDANCE TABLE – THE TRIGGERS TO IMPLEMENT AN *INITIAL* BUSHFIRE EMERGENCY PROCEDURE 5

3. EMERGENCY CONTACTS 7

3.1. EMERGENCY SERVICES 7

3.2. FACILITY/PREMISES PERSONNEL WITH EMERGENCY RESPONSIBILITIES 7

3.3. UTILITIES / MEDICAL / ASSISTANCE 7

4. EMERGENCY INFORMATION SOURCES 8

5. RELOCATING PERSONS - IDENTIFIED SAFER LOCATIONS AND TRANSPORT 9

5.1. RELOCATION ONSITE – ASSEMBLY AND/OR SHELTER IN PLACE 9

5.2. RELOCATION OFFSITE – EVACUATION DESTINATIONS 9

5.3. EVACUATION TIME & TRANSPORT – PERSONS AND VEHICLES 11

6. DISPLAY MAP – SITE EMERGENCY INFORMATION 12

7. DISPLAY MAP - EVACUATION ROUTES 13

8. BUSHFIRE EMERGENCY PROCEDURES AND ACTIONS 14

8.1. SITE PREPARATION 14

8.2. MONITOR AND MAINTAIN 19

8.3. PRE-EMPTIVE 21

8.4. ELEVATED THREAT 23

8.5. SAFE (EARLY) EVACUATION 26

8.6. SHELTER IN PLACE 30

8.7. RECOVERY 33

LIST OF ADDITIONAL INFORMATION

APPENDIX 1: BUSHFIRE WARNINGS – WHEN A BUSHFIRE IS IDENTIFIED 34

APPENDIX 2: FIRE DANGER RATINGS - FORECAST BUSHFIRE RISK 35

APPENDIX 3: FIRE BEHAVIOUR INDEX - FORECAST BUSHFIRE RISK 36

APPENDIX 4: BUSHFIRE RISKS AND DANGERS 37

APPENDIX 5: GUIDELINES FOR TRAVELLING IN CARS DURING A BUSHFIRE 38

APPENDIX 6: INDICATIVE BUSHFIRE BEHAVIOUR TO IMPACT THE FACILITY/PREMISES 39

1. APPLYING THE BUSHFIRE EMERGENCY PLAN

TO DETERMINE THE REQUIRED ACTIONS TO IMPLEMENT

- **At any time of the year;**
- **For any day of operation; and**
- **Whether a bushfire exists or not.**

REFER TO THE *PRIMARY GUIDANCE TABLE* ON THE NEXT PAGE AND

1. **Identify the applicable situational scenario that acts as the *trigger* for implementing an *initial procedure*; and**
2. **Identify the corresponding initial procedure and its page number.**

THEN PROCEED TO THE APPLICABLE *INITIAL PROCEDURE* AND CONDUCT ALL STATED *ACTIONS*.

2. PRIMARY GUIDANCE TABLE – THE TRIGGERS TO IMPLEMENT AN *INITIAL* BUSHFIRE EMERGENCY PROCEDURE

THE IMPLEMENTATION TRIGGERS ESTABLISHED AS SITUATIONAL SCENARIOS RELEVANT TO THE SITE			THE INITIAL PROCEDURE TO IMPLEMENT [1]						
			PREVENT	PREPARE		RESPOND			RECOVER
			NO BUSHFIRE EXISTS			A BUSHFIRE EXISTS			
I.D.			SITE PREPARATION Page 14	MONITOR & MAINTAIN Page 19	PRE-EMPTIVE Page 21	ELEVATED THREAT Page 23	SAFE (EARLY) EVACUATION Page 26	SHELTER-IN-PLACE Page 30	RECOVERY Page 33
DURING THE BUSHFIRE SEASON (OCTOBER TO APRIL or ALL YEAR ROUND) WHEN LARGE PUBLIC EVENTS ARE NOT A PART OF PREMISES OPERATIONS									
A	A BUSHFIRE EXISTS	A bushfire **EMERGENCY** or **WATCH AND ACT** warning has been issued and applies to the site. The highest level response procedure (the primary response), as determined specifically for the site and its use, is triggered.					☒		
B		A bushfire **ADVICE** warning has been issued and applies to the site.				☒			
C		A bushfire warning has not been issued.				☒			
D		The bushfire is either now controlled, or the fire front has moved past the facility/premises. Evacuation or shelter in place procedures may have been implemented earlier.							☒
E	NO BUSHFIRE EXISTS	The forecast Fire Danger Rating (FDR) is Catastrophic; OR The forecast Fire Danger Rating (FDR) is Extreme, and the forecast Fire Behaviour Index (FBI) is 75 or greater (refer to BOM website, see Section 4 'Emergency Information Sources'); AND/OR A Total Fire Ban is declared. A Harvest and Vehicle Movement Ban (HVMB) may also be declared.			☒				
F		The forecast fire danger rating (FDR) is High or Moderate or there is no FDR.		☒					

PROCEDURE IMPLEMENTATION TRIGGERS SITUATIONAL SCENARIOS RELEVANT TO THE SITE		THE INITIAL PROCEDURE TO IMPLEMENT [1]						
		PREVENT	PREPARE		RESPOND			RECOVER
		NO BUSHFIRE EXISTS			A BUSHFIRE EXISTS			
I.D.		SITE PREPARATION	MONITOR & MAINTAIN	PRE-EMPTIVE	ELEVATED THREAT	SAFE (EARLY) EVACUATION	SHELTER-IN-PLACE	RECOVERY
		Page 14	Page 19	Page 21	Page 23	Page 26	Page 30	Page 33
PRIOR TO THE BUSHFIRE SEASON (MAY TO SEPTEMBER)								
G	For the site location, this is the period of the year during which a bushfire event is considered to have a lower likelihood of occurrence and expected fire intensity will be lower. If a bushfire event does occur, the relevant 'Bushfire Identified' trigger will apply (see below). BPP: When fire season is 'all year round' include under ID 'F'	☒						

Note [1]: Each trigger will activate an initial single emergency management PROCEDURE. The corresponding ACTIONS can include conducting a re-evaluation of the current situation. This can result in a different PROCEDURE needing to be implemented.

3. EMERGENCY CONTACTS

3.1. EMERGENCY SERVICES

AGENCY/AUTHORITY	SERVICES	CONTACT
Department of Fire and Emergency Services / Police / Ambulance	Will respond to life threatening emergencies. Use to report a fire.	**Phone call: triple zero '000'** **Phone app: EMERGENCY PLUS**
State Emergency Service (SES)	Emergency assistance - securing your property, rescuing persons.	13 2500

3.2. FACILITY/PREMISES PERSONNEL WITH EMERGENCY RESPONSIBILITIES

EMERGENCY ROLE	POSITION HELD AT FACILITY/PREMISES	LOCATION	CONTACT	
Chief Fire Warden	Property Owner	Offsite	Peter Easey	Phone: 0427 620 680
Deputy Chief Fire Warden	Property Manager	Onsite	TBD	Phone: TBD

3.3. UTILITIES / MEDICAL / ASSISTANCE

AGENCY/ORGANISATION	SERVICES	CONTACT
Chittering Health Centre	Emergency medical services	(08) 9576 1091
Joondalup Health Campus	Emergency medical services	(08) 9400 9400
Western Power	Response to electricity supply outages and damage.	13 1351
Crisis Care	Crisis accommodation	1800 199 008
Australian Red Cross	Humanitarian assistance	1800 733 276 redcross.org.au/emergencies
Salvation Army	Social services care	13 72 58 (13 SALVOS) salvationarmy.org.au/need-help/disasters-and-emergencies/

4. EMERGENCY INFORMATION SOURCES

THE IMPORTANCE OF BEING AWARE OF YOUR SURROUNDINGS

Know the types of vegetation that grow on surrounding land. Be aware of the potential behaviour of a fire in this vegetation and the threats it can present under different conditions. Relevant information is included in **Appendix 6**.

Knowledge and awareness of the local environment and immediate past and current conditions is a valuable source of information that will assist with decision making – with hot/dry/windy weather presenting the worst conditions.

Lookout for smoke (i.e., evidence of fire) within your surrounding landscape, for as far as you can see. Be aware of the current and forecast wind direction as any fire will be likely to spread in the direction to which the wind is blowing.

YOUR FIRE WEATHER DISTRICT (BOM)	**Swan Inland North**
SOURCE	INFORMATION
Emergency WA emergency.wa.gov.au	This is the primary and most up to date source of information (maps and lists) for: • Current warnings and incidents. • Designated bushfire evacuation centre. • Fire Danger Ratings (FDR) • Total Fire Bans (TFB)
Bureau of Meteorology (BOM) bom.gov.au/wa/forecasts/fire-danger-ratings.shtml	Fire Danger Ratings (FDR) and the corresponding Fire Behaviour Index (FBI).
WA Department of Fire & Emergency Services (DFES) Information Line: 13 3337 (13 DFES) dfes_wa dfeswa dfes.wa.gov.au/hazard-information/bushfire	Republishing of Emergency WA Warnings. General emergency information. Provides overviews of bushfire hazard educational information, including bushfire behaviour and preparation, response, recovery information, and FAQ.
Local Radio Stations ABC (AM/digital) or 6PR (882) abc.net.au/radio/stations	Current bushfire warnings, designated bushfire evacuation centre and other relevant information.
Emergency Alerts – through automated government telephone warning system	Voice messages (landline) and text messages (mobile) can be sent within a defined area under an immediate threat.
Bushfire.IO bushfire.io	Map based bushfire warnings, bushfire incidents and wind forecasts. A visual tool run privately – crosscheck with other sources.
Main Roads WA Phone: 13 8138 travelmap.mainroads.wa.gov.au/Home/Map	Road alerts and closures (incidents and roadworks).

5. RELOCATING PERSONS - IDENTIFIED SAFER LOCATIONS AND TRANSPORT

5.1. RELOCATION ONSITE – ASSEMBLY AND/OR SHELTER IN PLACE

DESIGNATED ON-SITE ASSEMBLY AREA	REFERENCE
Name: Assembly Area Description: Driveway/ lawn area within the campgrounds. Location: Entrance to site -just north of the main residence	Site Information Map

5.2. RELOCATION OFFSITE – EVACUATION DESTINATIONS

IDENTIFICATION OF THE OFFSITE SAFER LOCATION(S) [this will correspond to use of the facility/premises and types of occupants]		
IMPORTANT: DECLARATION OF OPERATIONAL BUSHFIRE EVACUATION CENTRES If the facility/premises has potential Bushfire Evacuation Centres available, the declaration of which centre will become the operational centre will only be made by DFES and/or WA Police and with the involvement the Local Government - once the bushfire exists. **IN THE EVENT OF A BUSHFIRE ⇨ CHECK INFORMATION SOURCES FOR THE OPERATIONAL EVACUATION CENTRE** If this information is not yet available or if it is identified below that a Bushfire Evacuation Centre is not required, then the applicable offsite safer locations are stated on the following page. Multiple types may be applicable.		
Safer Location Type	Description	Identified as Relevant to Facility / Premises
Type 1	**Designated bushfire evacuation centres.** Providing a safer location, away from the existing bushfire threats. Provides a temporary habitable space with potable water, toilet facilities, communication and possibly some medical services. Overnight(s) stay is likely required before returning to facility/premises or other arrangements are made.	
Type 2	**Suitable buildings/grounds but not a designated bushfire evacuation centre.** Providing the facilities and level of services required by the evacuees from the facility/premises. In some instances, such as significant health care dependency, these can be high level requirements. Overnight(s) stay may be required before returning to facility/premises or other arrangements are made.	✓
Type 3	**Established urban/residential centres**. Providing a safer location, away from the existing bushfire threats, that will likely provide some access to potable water and toilet facilities but no overnight stays. The evacuees will typically have no need to return to the facility/premises. From this location, relocation decisions will be made which may include returning home (local persons) or finding alternative accommodation.	✓
Type 4	**A safer location within the public road network to initially head towards.** No facilities or services will exist at this location. The evacuees will typically have no need to return to the facility/premises. From this location options exist for returning home (local persons), returning to local accommodation or otherwise relocating.	✓

Type 5	**Safer open area.** Providing the necessary reduction in exposure to bushfire threats for the limited period for which the threats will exist. Services and facilities will be non-existent or minimal, dependent on what provisions are possible and have been established by the Bushfire Emergency Plan and associated Bushfire Management Plan.	
SAFER OFFSITE LOCATION NO. 1		
Destination	Description/Name: Vibe Roadhouse Address: 5 Binda Place Bindoon, WA 6502 Nearest Cross Street: Cnr Binda Place and Great Northern Hwy Phone No: 0895761168	
Evacuation Route	Head east on Teatree Rd towards Cockatoo Dr and continue for 4km. Turn left onto National Highway 95 (Great Northern Highway) and head north for 4km. Turn left onto Binda Pl and the destination will be on the left.	
SAFER OFFSITE LOCATION NO. 2		
Destination	Description/Name: Gingin Town Centre Address: Gingin WA Nearest Cross Street: Cnr Old Mooliabeenee Road and Weld Street.	
Evacuation Route	Head west on Teatree Rd towards Windemere Way and continue for 11.3km. Turn left onto Mooliabeneenee Road and continue for 8.2km Turn right onto Weld Street and continue into Gingin Town Centre (200m).	

5.3. EVACUATION TIME & TRANSPORT – PERSONS AND VEHICLES

ESTIMATED TIME REQUIRED FOR EVACUATION - INITIATION TO COMPLETION

CONSIDERATION	ESTIMATED TIME (minutes)			
	Less Dependent / Lower Care Persons		High Dependency / High Care Persons	
	Own Transport	Provided Transport	Own Transport	Provided Transport
Preparation for evacuation (occupants, visitors/customers, staff)	40	0	0	0
Travel to furthest designated evacuation destination	20	0	0	0
When travelling to the furthest designated evacuation destination, relative safety for persons in vehicles may be attained at an earlier point enroute (refer to map). When applicable, this shorter time is applied.	0	0	0	0
APPLIED TOTAL	**20**	**0**	**0**	**0**

PLANNED MAXIMUM PERSON NUMBERS AND VEHICLE SOURCE

Person Type	Own Vehicles	Facility Transport	Contract Transport	Details
Occupants	-	-	-	
Visitors / Customers	All	-	As required	All visitors will have their own vehicles. A third party contractor (taxi) can be contacted if required.
Staff	All	-	-	All staff members will have their own transportation.

DS01 - 05/26

Figure 1

Attachment 1

Site Response Map

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering

THE AUSTRALIAN FIRE DANGER RATING SYSTEM
DESCRIBES THE POTENTIAL LEVEL OF DANGER SHOULD A BUSHFIRE START

NO RATING	MODERATE	HIGH	EXTREME	CATASTROPHIC
NO ACTION REQUIRED	PLAN AND PREPARE	BE READY TO ACT	TAKE ACTION NOW TO PROTECT YOUR LIFE AND PROPERTY	FOR YOUR SURVIVAL, LEAVE BUSH FIRE RISK AREAS

WINDEMERE WAY

Firefighting Water

TEATREE RD

TEATREE RD

ASSEMBLY AREA

AA

Firefighting Water

Firefighting Water

COCKATOO DR

BUSHFIRE WARNING SYSTEM

EMERGENCY WARNING
There is a threat to lives or homes.
You are in danger and need to take immediate action to survive.

WATCH AND ACT
There is a possible threat to lives or homes.
You need to leave or get ready to defend – do not wait and see.

ADVICE
A fire has started but there is no immediate threat to lives or homes.
Be aware and keep up to date.

In Emergency Dial 000
or use EMERGENCY PLUS phone app

EMERGENCY INFORMATION
emergency.wa.gov.au | 13 DFES (13 33 37)
@dfeswa | @dfes_wa | Local ABC Radio

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

- Subject Site
- Cadastral

Campgrounds
- Camlock Fitted Water Tank
- Existing Residence
- Powered Site
- Shed
- Unpowered Site
- Driveways / Accessways

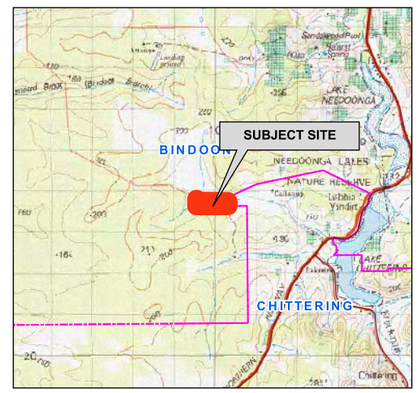
Evacuation Locations
- AA — Assembly Area

Evacuation Routes
- Primary Evacuation Route
- Secondary Evacuation Route

0 20 40 60 80 100

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 05-11-2025
Scale (A3): 1 : 2500

BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

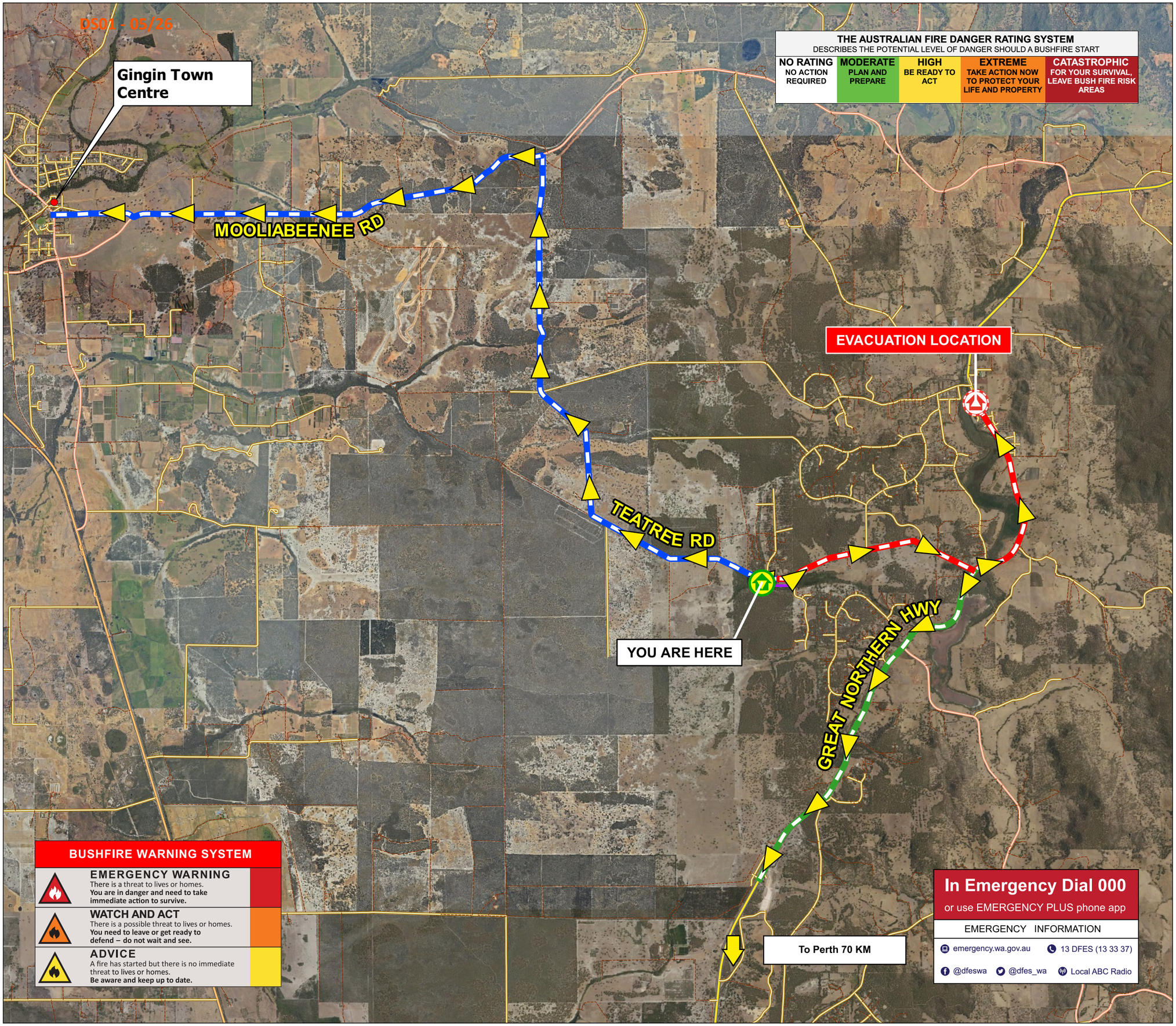
OS01 - 05/26

Figure 2

Attachment 1

Evacuation Routes and Destinations Map

Lot 2105
411 Teetree Road
Bindoon
Shire of Chittering



THE AUSTRALIAN FIRE DANGER RATING SYSTEM
DESCRIBES THE POTENTIAL LEVEL OF DANGER SHOULD A BUSHFIRE START

NO RATING	MODERATE	HIGH	EXTREME	CATASTROPHIC
NO ACTION REQUIRED	PLAN AND PREPARE	BE READY TO ACT	TAKE ACTION NOW TO PROTECT YOUR LIFE AND PROPERTY	FOR YOUR SURVIVAL, LEAVE BUSH FIRE RISK AREAS

BUSHFIRE WARNING SYSTEM

EMERGENCY WARNING
There is a threat to lives or homes.
You are in danger and need to take immediate action to survive.

WATCH AND ACT
There is a possible threat to lives or homes.
You need to leave or get ready to defend – do not wait and see.

ADVICE
A fire has started but there is no immediate threat to lives or homes.
Be aware and keep up to date.

In Emergency Dial 000
or use EMERGENCY PLUS phone app

EMERGENCY INFORMATION
emergency.wa.gov.au | 13 DFES (13 33 37)
@dfeswa | @dfes_wa | Local ABC Radio

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

Subject Site

Evacuation Locations

Evacuation Location

You Are Here

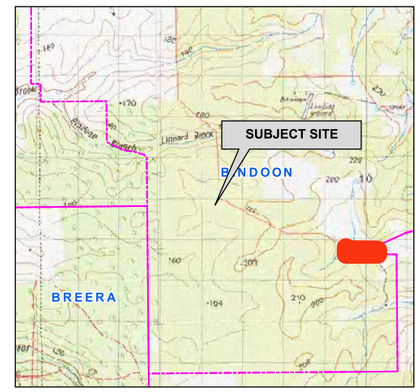
Evacuation Routes

Primary Evacuation Route
Secondary Evacuation Route
Third Evacuation Route

0 1 2 km

Metres

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



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Merctaor Units: Metre
Map by: 16-10-2025
Scale (A3): 1 : 69000

BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

8. BUSHFIRE EMERGENCY PROCEDURES AND ACTIONS

8.1. SITE PREPARATION

SITE PREPARATION PROCEDURE – ACTIONS TO IMPLEMENT

When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.

1. STAFF PREPARATION – FORMAL TRAINING

Prior to the bushfire season (June to October), provide, to all staff, induction and refresher training to the degree necessary and corresponding to the scale and complexity of the facility/premises use.

Training is to consist of:

- Bushfire behaviour awareness specific to the site and its surrounds. Establish the necessity to operate and maintain an environment that mitigates the risks to persons and property from the direct threats of bushfire (flame contact, radiant heat, ember attack) and indirect threats of bushfire threats of bushfire (debris accumulation, consequential fire, wind attack and tree strike);
- Understand the content of this site specific Bushfire Emergency Plan and its application; and
- For staff assigned bushfire emergency management roles, provide the necessary training.

☐ All new and existing staff/employees to complete mandatory training in bushfire awareness and the application of the Bushfire Emergency Plan procedures and associated actions.

☐ Identify and assign the necessary bushfire emergency management roles to appropriate staff and provide training as necessary.

☐ Ensure enough daily rostered staff/employees hold current Senior First Aid Certification. BPP: When relevant to site operations

☐ Conduct simulation drills for evacuation and shelter in place procedures. BPP: When relevant to site operations

2. ANNUAL REVIEW OF THE BUSHFIRE EMERGENCY PLAN

Update and amend the Bushfire Emergency Plan as required. Assistance from a bushfire consultant is advised.

☐ Identify any requirements for reassignment of bushfire emergency management roles for facility/premises personnel.

☐ As necessary, change contact details (names, phone number) of those persons responsible for bushfire emergency management and planning at the facility/premises and any changes in roles.

☐ Make required changes to emergency contacts and emergency information sources. Ensure that any changes are also applied to the bushfire emergency information displayed within the facility/premises.

☐ Ensure the designated assembly area, shelter-in-place building/area and the off-site safer locations and nominated evacuation routes are still the best options. Incorporate any changes into the Bushfire Emergency

Plan and the information displayed within the facility/premises.

☐ Where an offsite safer destination is an identified building(s), contact relevant persons to confirm continued availability for potential use during a bushfire emergency.

☐ Contact nominated third party transport suppliers to confirm continued availability and capability for use during a bushfire emergency.

☐ Account for any change to buildings or equipment onsite that has implications for emergency management.

☐ Incorporate any improvements or additions to the emergency management procedures/actions that have been identified by staff and/or emergency services resulting from relevant experience with a bushfire event or changes in best practice bushfire emergency management that are developed over time.

☐ In the event any part of this Bushfire Emergency Plan is amended as part of its annual review, replace old copies and destroy them.

3. DISPLAY & AVAILABILITY OF BUSHFIRE EMERGENCY INFORMATION

The required bushfire emergency information is to be displayed in prominent position/s and readily accessible to all persons.

☐ Ensure the following up to date bushfire emergency information is displayed (framed or laminated) within the relevant buildings (including near an assembly area and inside the designated 'shelter in place' building.

- The Site Emergency Information Map
- The Evacuation Routes Map
- The Emergency Contacts.
- The Bushfire Information Sources to Monitor
- The relevant indicative bushfire behaviour information (Appendix 6)

Additional information can be displayed when considered appropriate, examples of which are contained within the appendices and are available for download from the DFES website.

☐ Ensure signage for bushfire water supply, emergency assembly area and evacuation routes are in place and legible. BPP: state display locations as relevant or delete.

☐ Have available copies of the current Bushfire Emergency Plan in locations accessible by the facility/premises persons with bushfire emergency responsibilities.

4. BUILDING / EQUIPMENT PREPARATION

These actions address the required preparation of the buildings that comprise the facility/premises, prior to and during the bushfire season to ensure:

- Continued compliance with the construction standards that correspond to its Bushfire Attack Level (as determined in the Bushfire Management Plan);

- The vulnerability of buildings and other consequential fire fuels, to the direct and indirect attack mechanisms of bushfire is minimised; and
- The operational readiness of any installed firefighting equipment and infrastructure.

☐ If the facility/premises is constructed to BAL-12.5 requirements or higher, ensure any external gaps continue to be blocked or screened with non-combustible material (e.g. rock wool, sealant, mesh – maximum aperture of 2mm) to prevent ember entry. This includes under eaves, external cladding, roofs, external vents, skylights etc. Otherwise, it is recommended that this action is applied.

☐ Check that all required window and door screening is in place. This prevents ember entry to internal spaces and reduces radiant heat load on the glass.

☐ If installed, ensure all installed bushfire shutters are operational.

☐ If there is recent construction or planned construction of attached structures (decks, stairs, patio, carport etc.) or adjacent structures (dwelling, shed, carport etc.), ensure bushfire resistant materials (including non-combustible) have been used to the greatest extent possible.

☐ If an evaporative air cooler is installed ensure it is either constructed to the required BAL rating or is fitted with an appropriate ember protection screen.

☐ Ensure all installed firefighting infrastructure and associated equipment including water storage tanks, pump, valves, pipework, fire hose reels & fire extinguishers are serviced, operating and correctly located.

☐ LP Gas Cylinders: Be aware of the factors determining cylinder safety in bushfire prone areas and take the appropriate actions.

The following requirements for their location, design and maintenance are intended to limit the potential for flames and high levels of radiant heat to directly impact a building, adjacent combustible materials or persons. (from gas flaring from the safety release valve or explosion). The cylinders should be:

- outside of buildings, nominally at ground level;
- not under a building or stairway;
- on a firm, level and non-combustible base;
- have only metal connections to and from gas cylinders (no polymer-sheathed flexible gas lines to be used;
- be restrained from falling over by securing to a solid structure with chain and metal fixings;
- be positioned so the safety valves point away from the building, adjacent structures, other cylinders and persons access routes;
- when cylinders are kept close to a building, be clear of combustible materials out to at least 2 metres; and
- when cylinders are at a distance from buildings, flammable materials are kept clear to a distance of 10 metres and shielded on the hazard side.

The heat from the bushfire or a closer consequential fire can cause gas cylinder pressures to reach critical levels beyond which their pressure release valve releases large quantities of LP gas. If these gas cylinders fall over, this pressure release valve may no longer function correctly, and internal pressures continue to rise with continued heating until the cylinder ruptures. The resulting explosion includes a pressure wave and large ball of flame which can threaten nearby life and buildings. Flared or ruptured gas bottles are commonly found in post bushfire surveys.

☐ Remove and maintain at low levels, accumulated vegetation debris (fine fuels) near, on, in and against buildings and structures, including:

- In construction crevices, gaps, on horizontal / shallow angle surfaces and at re-entrant corners in access ways, at wall/floor, wall/ground, roof/wall junctions and around doors, vents, windows;
- In roof gutters and valleys; and
- Adjoining/adjacent drains, culverts and pits.

☐ Around building(s), including verandahs and decks, remove or relocate away from the facility/premises those combustible items that may be seldom used or able to be stored more appropriately in the bushfire season. This includes furniture and mats. Refer to Appendix 7 'LANDSCAPING DESIGN & CONSTRUCTION PRINCIPLES TO APPLY' for further information regarding consequential fire fuels and recommended separation distances.

☐ Ensure all first aid equipment and supplies are stocked, current and accessible.

☐ Ensure mobile phones are available for facility/premises personnel with emergency management roles.

☐ Ensure the designated Shelter-in-Place Building is stocked with adequate supplies of drinking water.

5. GROUNDS PREPARATION

These actions address the required management of onsite combustible items/materials (fuels) around, on or in buildings. Fuel management must be completed prior to the start of the bushfire season and maintained during the season.

Consequential (local) fire is the most significant cause of building/structure damage/loss in bushfire events. By removing or reducing fuels, the likelihood and intensity of consequential fire is significantly reduced.

For additional guidance, refer to:

- The DFES publications '*Bushfire Preparation Toolkit*' and '*Firewise Gardening in Western Australia*' (available online - search 'DFES publications');
- The *Planning for Bushfire Guidelines, Appendix B2: Siting and Design, WAPC November 2024* (available online - search 'WAPC bushfire SPP3.7)*; and*
- Where initial or renovation landscaping of grounds surrounding the facility/premises is being conducted, apply the directions and principles of the measures presented in Appendix 7 to the greatest extent possible.

☐ **The Firebreak Notice:** Maintain compliance with the local government's annual firebreak and fuel load notice issued under section 33 of the Bush Fires Act 1954. Where the requirements are additional to or provide a greater level of bushfire protection than those established in this Bushfire Emergency Plan, they must be complied with.

☐ **Accessibility:** Ensure all property access/egress routes are kept clear and easily trafficable.

☐ **The Asset Protection Zone (APZ) Dimensions:** Ensure the APZ dimensions stated below (established by the associated Bushfire Management Plan for the premises/facility), are installed and maintained.

- A 20m area around the existing dwellings and camping areas. All grasses within this area will be slashed below 5cm and trees pruned up to 2m.

☐ **Asset Protection Zone Management:**

Trees (greater than 6 metres in height):

- Remove branches overhanging buildings and powerlines;
- Remove lower branches to a height of 2m above the ground or any surface vegetation; and
- Remove loose bark (rake) to at least a height of 2m above the ground or any surface vegetation.

Shrubs (0.5 metres to 5 metres in height) and ground covers (greater than 0.5 metres in height):

- Ensure location and clump sizes remain in accordance with guidance in Appendix 7; and
- Remove all dead plant material.

Grass to be reduced and maintained at a height of 50 mm.

Fine Fuels (i.e., less than 6 mm in thickness):

- Ensure combustible dead vegetation matter is reduced to and maintained at less than 2 t/ha on average. Collecting and weighing an indicative 1m^2 of this litter above the mineral earth will indicate the fuel load (100g/m^2 = 1 t/ha); and
- Remove all debris piles.

Heavy Fuels (i.e., greater than 6 mm in thickness):

- Includes fallen branches, timber, firewood, packaging materials, building materials, outdoor furniture, and garbage bins. These to be removed from the APZ or be separated from buildings/structures in accordance with guidance in Appendix 7.

Applied mulches:

- Should be non-combustible e.g., stone, gravel and crushed rock. Where wood mulch is used it should be greater than 6mm in thickness.

8.2. MONITOR AND MAINTAIN

MONITOR AND MAINTAIN PROCEDURE – ACTIONS TO IMPLEMENT
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.

1. MONITOR BUSHFIRE INFORMATION SOURCES

☐ Be aware of your surroundings:

- High temperatures, wind and low humidity will increase the threat levels of bushfire attack mechanisms and their potential impact.
- Regularly scan the broader landscape in all directions, for any smoke that might indicate the ignition or existence of a bushfire.

If a potential bushfire is noticed and it is not yet been identified by emergency information sources, then report the fire by calling '000'. Refer to the 'Primary Guidance Table' for the relevant procedure to action.

☐ Regularly monitor the applicable 'Emergency Information Sources' for current information regarding Bushfire Warnings, Fire Danger Ratings (FDR), Fire Behaviour Index (FBI), Total Fire Bans (TFB) and Harvest Vehicle Movement Bans (HVMB). For next day forecasts, check after 4.00pm.

Be aware of the relevant 'Procedure Implementation Triggers' in the 'Primary Guidance Table' that incorporates these warnings, ratings and bans.

TFB: A TFB can automatically exists when higher Fire Danger Ratings apply, or they are declared by the Department of Fire and Emergency Services (DFES) on days when fires are most likely to threaten lives and property due to adverse weather conditions or when widespread fires are stretching firefighting resources. During a TFB it is illegal to carry out any activity in the open air likely to cause a fire. Refer to the DFES website for ban details.

HVMB: Harvest and Vehicle Movement Bans are declared by the local Bushfire Control Officer and may impose a ban on the use or operation of engines, vehicles, plant, or machinery. They are imposed to restrict activities that are likely to cause a bush fire or contribute to the spread of a bush fire when the expected weather conditions indicate that if a wildfire was to start, it would be dangerous, destructive and difficult to stop once started. They can be issued for any period during a day and in conjunction with a TFB. Refer to the DFES website for ban details.

2. MAINTAIN BUILDINGS AND FIRE FIGHTING EQUIPMENT

☐ During the bushfire season (October to April), refer to Action List No. 4 in the 'Site Preparation Procedure' and ensure all actions applicable to management during the bushfire season are implemented.

☐ Ensure the designated Shelter-in-Place Building is stocked with adequate supplies of water.

☐ Ensure all mobile phones and any radio communication devices are fully charged.

3. MAINTAIN ASSET PROTECTION ZONES

☐ During the bushfire season (October to April), refer to Action List No. 5 in the 'Site Preparation Procedure' and ensure all actions applicable to management during the bushfire season are implemented.

4. MONITOR MOVEMENT OF PERSONS

☐ For operations where management is required to use 'persons onsite registers', locate and ensure availability of the 'Occupant/Visitor Register'.

☐ Record the onsite/offsite movement of all relevant persons (time in / time out) to ensure there is knowledge of the of the number and type of persons onsite at any time.

8.3. PRE-EMPTIVE

PRE-EMPTIVE PROCEDURE – ACTIONS TO IMPLEMENT
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.
THIS PROCEDURE IS NOT REQUIRED AS A RISK MANAGEMENT MEASURE FOR THIS FACILITY/PREMISES This has been determined through assessments conducted to support the development of this bushfire emergency plan (refer to Addendum 1).

1. INFORM PERSONS ONSITE

☐ Inform all persons onsite of the current / forecast conditions that have triggered the requirement to initiate the Pre-emptive Procedure.

☐ Ensure all staff are aware of the location of Site Emergency Information (Site Emergency Information Map, Evacuation Routes Map and Emergency Information Sources or copies of the Bushfire Emergency Plan).

☐ Ensure all occupants are aware of the 'Guest Bushfire Emergency Guide' and encourage them to read it and take any necessary preparatory actions.

☐ Locate and have available the 'Occupant/Visitor Register' to facilitate updating and to identify who is on site (for operations where management is required to use person registers).

2. CANCEL PLANNED PUBLIC EVENT

☐ Communicate with the relevant persons/authorities to discuss and confirm the requirement to implement the Pre-emptive Procedure or not.

☐ Cancel any event that is planned for the following day(s). Inform all persons who have registered (paid) or were likely to attend, using all methods that have been planned as appropriate and necessary.

3. CEASE FACILITY/PREMISES OPERATIONS

☐ Where a Total Fire Ban (TFB) or Harvest and Vehicle Movement Ban (HVMB) have been issued, ensure banned activities are stopped. Refer to the DFES website for ban details.

TFB: A TFB can automatically exists when higher Fire Danger Ratings apply, or they are declared by the Department of Fire and Emergency Services (DFES) on days when fires are most likely to threaten lives and property due to adverse weather conditions or when widespread fires are stretching firefighting resources. During a TFB it is illegal to carry out any activity in the open air likely to cause a fire.

HVMB: Harvest and Vehicle Movement Bans are declared by the local Bushfire Control Officer and may impose a ban on the use or operation of engines, vehicles, plant, or machinery. They are imposed to restrict activities that are likely to cause a bush fire or contribute to the spread of a bush fire when the expected weather conditions indicate that if a wildfire was to start, it would be dangerous, destructive and difficult to stop once started. They can be issued for any period during a day and in conjunction with a TFB.

☐ Ensure that non-essential staff, visitors and contractors are kept away from the site.

4. EVACUATE

☐ For the persons below, it has been determined that a pre-emptive evacuation will be the required risk management measure to be applied. Refer to the Safe (Early) Evacuation Procedure detailed on page ## and complete the relevant actions.

- All people on site shall evacate.

5. CARETAKER PERSONS (STAFF) REMAINING ONSITE

☐ Monitor the local environment and the relevant 'Emergency Information Sources' for updated information. If the situation changes, identify from the 'Primary Guidance Table' if the actions of a different 'Procedure' are triggered.

☐ If practicable, and not recently been conducted as part of the 'Monitor and Maintain Procedure', remove from the APZ:

- Accumulated vegetation debris from the land surface within the APZ, including any stored piles of debris.
- Accumulated vegetation debris from on, in and against buildings/structures.

☐ Move heavy consequential fire fuels such building materials, packaging materials, firewood, branches, sporting/playground equipment, outdoor furniture, garbage bins and mats at least 6 metres away from buildings/structures and access/egress paths, unless they are enclosed.

☐ Move large heavy consequential fire fuels such as boats, caravans, cars, trailers etc at least 12 metres away from buildings/structures and access/egress paths, unless they are enclosed.

8.4. ELEVATED THREAT

ELEVATED THREAT PROCEDURE – ACTIONS TO IMPLEMENT
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.

BE PREPARED TO MAKE AND CHANGE DECISIONS AS NECESSARY

As a person onsite, you are likely to not always have access to expert guidance during different stages of a bushfire event, if at all. Consequently, you must be prepared to take responsibility and make decisions regarding the actions to take, as best as possible.

A bushfire is a dynamic emergency with many variables. However, you have knowledge of the immediate situation regarding local conditions, how the bushfire is impacting the site and the status of persons onsite. This is important information to apply to 'on the ground' practical decision making.

When a bushfire is close to the facility/premises and/or evacuation routes, exercise greater situational awareness, judgement and caution as the margin of safety is less.

Utilise the information provided in this BEP to assist with your decision making, including **Appendix 6 'Indicative Bushfire Behaviour To Impact the Facility/Premises'**. Prior to the bushfire season, training in the use of this BEP is important preparation for an emergency event.

1. CONTINUALLY RE-EVALUATE THE SITUATION TO ENSURE APPROPRIATE PROCEDURE IS IMPLEMENTED

EVALUATION	RESPONSE	
Evaluation No.1: It remains unknown if a bushfire warning has been issued.	YES	Conduct Evaluation No. 2
	NO	A warning is issued. Refer to the Primary Guidance Table and identify if the trigger to implement a different procedure applies and proceed to implement that procedure.
Evaluation No.2: Is the bushfire relatively close, continuing to develop and you are concerned for the immediate safety of persons onsite?	YES	Refer to the Primary Guidance Table and identify the emergency procedure corresponding to **Implementation Trigger A** and implement this procedure.
	NO	Continue the Elevated Threat Procedure.

2. INFORM RELEVANT PERSONS OFF-SITE

☐ If you have identified a bushfire but are unaware if a bushfire warning has been issued, check the bushfire warning status from an information source. Refer to Section 4: Emergency Information Sources. If a warning has not been issued, report it by calling triple zero '000'.

☐ Notify the planned providers of evacuation transport of the elevated threat procedure being activated by the facility/premises and the numbers of persons onsite for which transport may be required at short notice.

3. INFORM PERSONS ON-SITE

☐ Inform all persons that a bushfire warning exists for the location (or a bushfire has been identified) and the requirement to initiate the Elevated Threat Procedure. Advise that you will continue to keep persons informed about the situation including if it becomes necessary to activate a different procedure or when the bushfire threat no longer exists.

☐ Make all persons aware of the location of the displayed bushfire emergency information. This may be displayed in prominent areas of the facility/premises and in a 'Guest Bushfire Emergency Guide'. Encourage to read and take any necessary preparatory actions. These include:

- Having belongings ready to move at short notice.
- Know the designated evacuation destinations and shelter in place building or area.

☐ Advise those persons that may be more vulnerable due to health conditions or impaired mobility, to consider relocating as soon as possible to accommodation outside the higher risk area as a precautionary measure.

4. MONITOR THE BUSHFIRE

☐ Try to locate the position of the bushfire on the Evacuation Routes Map (Section 7):

- Be aware of the local wind and the direction it is blowing to, as this will indicate the direction the flame front is likely to be moving. If an internet connection is available, utilise the maps on the Emergency WA and Bushfire IO websites to locate (refer to Section 4: Emergency Information Sources). A bushfire moving directly away from the facility/premises, or an evacuation route presents a lower threat;
- Identify If the fire is moving towards a designated evacuation route and its proximity to the route. This information will be important in making the correct choice of evacuation route should this become necessary.
- Be aware there may be more than one bushfire.

5. MONITOR BUSHFIRE INFORMATION SOURCES

☐ Continue to monitor relevant information sources for updated information. If a Bushfire Warning is issued or the existing Bushfire Warning is changed to a higher level, this may trigger the implementation of a different bushfire emergency procedure – refer to the 'Primary Guidance Table'.

☐ Check the relevant information sources to determine if a Total Fire Ban (TFB) and/or a Harvest Vehicle Movement Ban (HVMB) has been issued. These will restrict the activities that can be conducted or continued onsite (refer to Action List No. 6 below).

6. SITE OPERATIONS

☐ If a Total Fire Ban (TFB) and/or a Harvest Vehicle Movement Ban (HVMB) has been declared, comply with the relevant operation and activity bans. Refer to the DFES website for additional ban details.

TFB: A TFB can automatically exists when higher Fire Danger Ratings apply, or they are declared by the Department of Fire and Emergency Services (DFES) on days when fires are most likely to threaten lives and property due to adverse weather conditions or when widespread fires are stretching firefighting resources. During a TFB it is illegal to carry out any activity in the open air likely to cause a fire.

HVMB: Harvest and Vehicle Movement Bans are declared by the local Bushfire Control Officer and may impose a ban on the use or operation of engines, vehicles, plant, or machinery. They are imposed to restrict activities that are likely to cause a bush fire or contribute to the spread of a bush fire when the expected weather conditions indicate that if a wildfire was to start, it would be dangerous, destructive and difficult to stop once started. They can be issued for any period during a day and in conjunction with a TFB.

☐ Ensure that non-essential staff, visitors and contractors are kept away from the site.

7. FACILITY/PREMISES PREPAREDNESS

☐ If practicable, and not recently been conducted as part of the 'Monitor and Maintain Procedure', remove from the APZ:

- Accumulated vegetation debris from the land surface within the APZ, including any stored piles of debris.
- Accumulated vegetation debris from on, in and against buildings/structures.

☐ Move heavy consequential fire fuels such building materials, packaging materials, firewood, branches, sporting/playground equipment, outdoor furniture, garbage bins and mats at least 6 metres away from buildings/structures and access/egress paths, unless they are enclosed.

☐ Move large heavy consequential fire fuels such as boats, caravans, cars, trailers etc at least 12 metres away from buildings/structures and access/egress paths, unless they are enclosed.

☐ LP gas cylinders:

- Turn off all cylinders;
- Note: Do not plan to cover with wet materials to keep cool as these may dry out and become combustible.

8.5. SAFE (EARLY) EVACUATION

SAFE (EARLY) EVACUATION PROCEDURE – ACTIONS TO IMPLEMENT
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.
DO NOT EVACUATE LATE Analysis of past events identify that most people who die in bushfires are caught in the open, either in vehicles or on foot, because they have left their property too late. Being in vehicles on roads when a bushfire is close is a high risk action. For evacuation to be the safest response, it must be conducted early. Otherwise, sheltering-in-place is likely to provide greater protection to persons than a vehicle, particularly when a suitable onsite shelter building or area has been identified in the Bushfire Emergency Plan.

1. DIFFERENT 'CLASSES' OF PERSONS PRESENT ONSITE REQUIRING DIFFERENT INITIAL PROCEDURES

In developing the Bushfire Emergency Plan for the subject facility/premises, it has been determined that two different classes of persons will exist on the site and require different initial procedures to be implemented.

'CLASS' OF VULNERABLE PERSONS	PROCEDURE TO IMPLEMENT
Class 2: Less or Not Dependent. Persons who are not medically dependant on services, are easily able to be mobilised for evacuation. Includes those staff who are not essential to the caring of the Class 1 type of persons.	Continue the Safe (Early) Evacuation Procedure for these persons. Be aware that if the continued availability of a safe evacuation route becomes less certain, the evacuation will need to stop, and the Shelter-in-Place Procedure activated for the remaining persons.

2. CONTINUALLY RE-EVALUATE THE SITUATION TO ENSURE APPROPRIATE PROCEDURE IS IMPLEMENTED

EVALUATION	RESPONSE	
Evaluation No.1: Is the controlling agency of the emergency services in contact with you or are emergency services personnel in attendance at your facility/premises?	YES	Conduct Evaluation No.2.
	NO	Conduct Evaluation No.3.
Evaluation No.2: Have the attending emergency services specifically instructed you to either evacuate or shelter in place?	YES	Implement the Procedure they have instructed.
	NO	Conduct Evaluation No.3.
Evaluation No.3: Does a safe evacuation route remain available to use? The route must not be impacted or likely to be imminently impacted by the bushfire, including by smoke. This condition can be met if: • Any effects of the bushfire will be a sufficient distance away from the evacuation route; or • The route will require driving directly away from the existing bushfire; or • The bushfire is moving away from the evacuation route.	YES	Commence the Safe (Early) Evacuation Procedure. Be aware the procedure may have to be stopped for some persons if the continued availability of a safe evacuation route is threatened.
	NO	Commence the Shelter In Place Procedure

3. TRANSPORT - ORGANISE FACILITY/PREMISES AND/OR CONTRACT TRANSPORT

☐ Arrange for the facility/premises onsite vehicles planned to be utilised in evacuation, to be moved near assembly area. Keep all driveways clear for emergency vehicles.

☐ Contact pre-arranged transport operators and instigate the delivery of evacuation vehicles. Refer to Section 5.1 'Evacuation Time and Transport – Persons and Vehicles'.

4. INSTRUCT ALL (OR RELEVANT) PERSONS ON-SITE TO MOVE TO THE DESIGNATED ASSEMBLY AREA

☐ Inform all persons onsite of the conditions (FDR, Bushfire Warning etc.) that exist and have triggered the requirement to initiate the Safe (Early) Evacuation Procedure.

☐ Instruct all persons onsite to move to the Designated Assembly Area (except those with specific bushfire responsibilities). Communicate instructions loud and clearly. Inform that briefing will take place once assembled.

☐ Instruct all persons onsite to bring their vehicles to the assembly/muster point. Keep all driveways clear for emergency vehicles.

☐ Account for all persons onsite. Do not assume any building on site is empty – check!

5. AT ASSEMBLY AREA - INSTRUCTIONS

☐ Inform persons at the Assembly Area of the possible evacuation routes and that the decision regarding which route/s to use will be made shortly after conducting a current situation check including an assessment of evacuation route continuing availability.

6. CEASE FACILITY/PREMISES OPERATIONS

☐ Cease all indoor and outdoor activities.

☐ Ensure any flammable materials are stored in the dangerous goods store or a designated storage area.

☐ If time permits - check perimeter of all buildings and store inside all combustible, easy to move outdoor mats and furniture otherwise move them well away from buildings.

7. CURRENT SITUATION CHECK

BE PREPARED TO MAKE AND CHANGE DECISIONS AS NECESSARY

As a person onsite, you are likely to not always have access to expert guidance during different stages of a bushfire event, if at all. Consequently, you must be prepared to take responsibility and make decisions regarding the actions to take, as best as possible.

A bushfire is a dynamic emergency with many variables. However, you have knowledge of the immediate situation regarding local conditions, how the bushfire is impacting the site and the status of persons onsite. This is important information to apply to 'on the ground' practical decision making.

When a bushfire is close to the facility/premises and/or evacuation routes, exercise greater situational awareness, judgement and caution as the margin of safety is less.

Utilise the information provided in this BEP to assist with your decision making, including **Appendix 6 'Indicative Bushfire Behaviour To Impact the Facility/Premises'**. Prior to the bushfire season, training in the use of this BEP is important preparation for an emergency event.

☐ Try to locate the position of the bushfire on the Evacuation Routes Map (Section 7):

- Be aware of the local wind and the direction it is blowing to, as this will indicate the direction the flame front is likely to be moving. If an internet connection is available, utilise the maps on the Emergency WA and Bushfire IO websites to locate (refer to Section 4: Emergency Information Sources). A bushfire moving directly away from the facility/premises, or an evacuation route presents a lower threat;
- Identify If the fire is moving towards a designated evacuation route and its proximity to the route. This information will be important in making the correct choice of evacuation route should this become necessary.
- Be aware there may be more than one bushfire.

☐ Confirm the current Bushfire Warning level and its advice, through the relevant bushfire emergency information sources (refer to Section 4).

☐ Consider variations in the facility/premises operational routines that can impact the length of time to initiate and complete the evacuation procedure – including informing and preparing occupants. Refer to Section 5.3 'Evacuation Time and Transport – Persons and Vehicles'.

☐ Consider that you may not have enough time to initiate and fully complete the evacuation procedure, depending on the bushfire's direction and speed of movement and its location relative to the facility/premises and the evacuation routes.

Evacuating a proportion of occupants with the remainder sheltering in place may be a necessary outcome. The decision to evacuate and continuing to evacuate must be continually evaluated.

- ☐ Re-evaluate the correct response procedure to be applying by using Action No. 1 / 2 in this list. In particular, Evaluation No.3 - Does a safe evacuation route remain available to use?

- ☐ Follow the specific direction/advice of emergency services personnel if they are present on the site and providing directions.

8. LEAVING THE FACILITY/PREMISES/PREMISES CHECKS

- ☐ Notify emergency services by calling triple zero (000) that the decision has been taken to evacuate the facility/premises. State the intended destination, numbers of persons and the means of transport.

- ☐ If the offsite safer destination is a building, notify relevant persons informing them of impending arrival. State the numbers of persons and the means of transport.

- ☐ Shut down all air conditioning and any mechanical ventilation.

- ☐ If gas is plumbed into the building, turn off at the meter or bottles.

- ☐ Ensure all doors and windows of all buildings are closed but left unlocked. Close fire shutters where installed.

9. AT THE EVACUATION DESTINATION (THE OFFSITE SAFER PLACE)

- ☐ Account for all persons.

- ☐ Call triple zero (dial 000) to notify emergency services of arrival at the evacuation destination and the status of all persons.

8.6. SHELTER IN PLACE

SHELTER IN PLACE PROCEDURE – ACTIONS TO IMPLEMENT	
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.	
DESIGNATED ONSITE AREA	**LOCATION**
Existing Residence	Main building in the centre of the property.

1. CONTINUALLY RE-EVALUATE THE SITUATION TO ENSURE APPROPRIATE PROCEDURE IS IMPLEMENTED

EVALUATION	RESPONSE	
Evaluation No.1: Is the controlling agency of the emergency services in contact with you or are emergency services personnel in attendance at your facility/premises?	YES	Conduct Evaluation No. 2
	NO	Continue the Sheltering-in-Place Procedure.
Evaluation No.2: Have the relevant emergency services specifically instructed you to evacuate despite being made aware that Shelter-in-Place is the designated procedure to implement according to the Implementation Trigger in this Bushfire Emergency Plan?	YES	Commence the Safe (Early) Evacuation Procedure.
	NO	Continue the Shelter-in-Place Procedure.

2. INSTRUCT ALL PERSONS ON-SITE TO MOVE TO THE DESIGNATED ASSEMBLY AREA

☐ Inform all persons onsite of the conditions that have triggered the requirement to initiate the Shelter in Place Procedure.

☐ Instruct all persons onsite to move to the Designated Assembly Area (except those with specific bushfire responsibilities). Communicate instructions loud and clearly. Inform that briefing will take place once assembled.

☐ Assemble on foot- do not bring vehicles or luggage. Only bring mobile phone, other communication devices, required medicines, health/mobility aids and water.

☐ Account for all persons onsite. Do not assume any building on site is empty – check!

3. CEASE FACILITY/PREMISES OPERATIONS

☐ Cease all indoor and outdoor activities.

☐ Ensure any flammable materials are stored in the dangerous goods store or the designated storage area.

☐ If time permits - check perimeter of all buildings and store inside all combustible, easy to move outdoor mats and furniture otherwise move them well away from buildings.

4. NOTIFY EMERGENCY SERVICES

- ☐ Notify emergency services by calling triple zero (000), that the decision has been taken to shelter in the designated Shelter-in-Place Building.
- ☐ Describe the designated Shelter-in-Place Building and state its location (street address and site position as relevant).
- ☐ State the number of persons sheltering and if any special needs persons.
- ☐ Describe current bushfire observations – distance / direction / flames / embers / smoke / spot fires.
- ☐ Notify emergency services by calling triple zero (000) if the situation changes regarding conditions being experienced, number of persons sheltering and when the bushfire is no longer presenting a threat.

5. MANAGEMENT OF PERSONS

- ☐ Locate and have available the 'Occupant/Visitor Register' to identify who is on site (for operations where management is required to use person registers).
- ☐ Direct persons with health issues or mobility impairments, to enter the designated shelter-in-place building.

  Inform others that while conditions remain tenable it will likely be more comfortable to assemble in the area near to the building entry but remain outside.
- ☐ When conditions outside the designated shelter-in-place building are no longer tenable, all persons must move inside.
- ☐ Shelter in areas furthest from the fire front but ensure some visibility to what is happening outside is available, that two ways of accessing the outside is available if conditions inside become untenable and if possible, a water supply is available (e.g. laundry).
- ☐ Drink water to avoid becoming dehydrated.
- ☐ Shelter within the building for as long as possible.
- ☐ Once everyone is inside the designated shelter-in-place building, compile a record of persons by using the recording sheets stored within the building. This is to inform emergency services.

6. MANAGEMENT OF THE DESIGNATED SHELTER IN PLACE BUILDING

- ☐ If gas is plumbed into the building, turn off at the meter or bottles.
- ☐ Move furniture/combustible materials as far away from windows as possible. Fill any available containers, (e.g. sinks, baths, bins) with water. Wet materials (e.g. towels, sheets, woollen blankets) and place alongside doors/windows to block any gaps.
- ☐ If an evaporative cooler is installed, keep the water running and turn off the fan if possible
- ☐ If possible, ensure there is access (e.g. ladder) through manhole to monitor the roof space for spot fires.
- ☐ While conditions outside are not subject to excessive radiant heat, embers or smoke (i.e. tenable), keep accessible doors and windows open as necessary to manage internal conditions.

  Close all doors, windows, vents, blinds, curtains and bushfire shutters (if fitted) once all persons are required to be within the designated shelter-in-place building.
- ☐ While conditions outside are still tenable, two persons, if wearing appropriate protection from bushfire, are to make regular exterior inspection for embers and ignition of small local fires and extinguish where possible.

7. MONITOR

- ☐ Continue to monitor the progress of the bushfire through windows. Be aware of what is happening to assist with decision making and informing emergency services.
- ☐ Monitor the relevant Emergency Information Sources for updated information.
- ☐ Monitor the health condition of any 'at risk' persons.

8. AFTER PASSAGE OF THE FIRE FRONT

- ☐ Check for the accumulation of embers and/or fires in materials against or close to the building.

  Designated onsite responsible persons to use available water supplies/equipment to extinguish the embers/fires.
- ☐ To maintain conditions inside the building that are able to be endured or tolerated by persons (i.e. tenable conditions) - cautiously begin to open windows avoiding potential entry of embers, smoke and hotter air that would reduce tenability.
- ☐ If conditions inside the building become unable to be endured or tolerated by persons (i.e. untenable), including if the building catches fire, move to:
  - The designated 'Post Fire Front Shelter Area'; or
  - Any non-vegetated area of land (carpark, driveway, cleared area etc) which the fire front has already passed; or
  - An area of land in the open that has already burnt and conditions are likely to be more tenable.

  Prior to moving, consider the wind direction and/or the existence of noxious fumes from a building fire that may limit the suitability of a shelter area.

8.7. RECOVERY

RECOVERY PROCEDURE – ACTIONS TO IMPLEMENT
When these actions are to be conducted by the facility/premises personnel with designated emergency responsibilities, ensure the Chief Fire Warden is informed of their completion.

1. FOR PERSONS SHELTERING ONSITE AND THE BUSHIRE IS CONTROLLED OR THE FRONT HAS PASSED

- ☐ Always follow the directions of emergency services personnel.
- ☐ If you have been sheltering in a building and if necessary, cautiously begin to open windows to maintain tenable conditions inside.
- ☐ If the shelter building catches fire and conditions inside become untenable, move to the designated 'Post Fire Front Shelter Area' (or an area that has already burnt).
- ☐ If persons are in discomfort, consider evacuation if a route is available. Seek medical assistance for those requiring it e.g. smoke inhalation.
- ☐ Monitor building/s and surrounds for any ignition of combustible material. Be prepared to initiate the Evacuation Procedure if necessary and an evacuation route is available.
- ☐ Be aware of any embers or fires starting in materials close to the building. Use available water supplies to extinguish the embers/fires if necessary.

2. FOR PERSONS EVACUATED TO A SAFER OFFSITE DESTINATION

- ☐ Always follow the directions of emergency services personnel.
- ☐ Seek medical assistance for those requiring it.
- ☐ No person is to re-enter any evacuated building or site until advised by the relevant emergency service that it is safe.
- ☐ The facility/premises management is to arrange inspection of the site to ensure a safe environment before return of any persons.
- ☐ The facility/premises Fire Warden (fire emergency manager) is to arrange the movement of occupants back to the facility/premises and/or their respective accommodation.
- ☐ Inform emergency services (Dial 000) of the status of persons returning to the facility/premises.
- ☐ All occupants must be accounted for on their return using the 'Occupant Register' procedure used by the facility/premises.

APPENDIX 1: BUSHFIRE WARNINGS – WHEN A BUSHFIRE IS IDENTIFIED



BUSHFIRE WARNING SYSTEM

EMERGENCY WARNING

An out of control fire is approaching fast and you need to take immediate action to survive. If you haven't prepared your home it is too late.

You must seek shelter or leave now if it is safe to do so.

WATCH AND ACT

A fire is approaching and there is a possible threat to lives or homes. Put your plan into action. If your plan is to leave, make sure you leave early. If your plan is to stay, check all your equipment is ready.

Only stay and defend if you are mentally and physically prepared.

ADVICE

A fire has started but there is no immediate danger. Stay alert and watch for signs of a fire.

Be aware and keep up to date.

Where can I get information during an emergency?

emergency.wa.gov.au 13 DFES (13 33 37)

@dfeswa @dfes_wa Local ABC Radio

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APPENDIX 2: FIRE DANGER RATINGS - FORECAST BUSHFIRE RISK

THE HIGHER THE RATING, THE MORE DANGEROUS THE CONDITIONS AND THE GREATER THE CONSEQUENCES IF A FIRE STARTS.



Moderate: Plan and prepare.
Most fires can be controlled. Stay up to date and be alert for fires in your area.

High: Be ready to act.
Fires can be dangerous. Decide what you will do if a fire starts.
Leave bushfire risk areas if necessary.

Extreme: Take action now to protect your life and property.
Fires will spread quickly and be extremely dangerous. Put your bushfire plan into action.
If you and your property are not prepared to the highest level, plan to leave early.

Catastrophic: For your survival, **leave bushfire risk areas.**
These are the most dangerous conditions for a fire. If a fire starts and takes hold, lives are likely to be lost. Homes cannot withstand fires in these conditions.

When there is minimal risk, Fire Danger Ratings will be set to **'No Rating'**. On these days you still need to remain alert and abide by local seasonal laws and regulations.

Monitor conditions and emergency.wa.gov.au for ratings and bushfire warnings. If a fire starts near you, take action immediately to protect your life. Do not wait for a warning.

Your life may depend on the decisions you make, even before there is a fire. Create or review your bushfire plan at mybushfireplan.wa.gov.au

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JUNE/2022/V1.0

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APPENDIX 3: FIRE BEHAVIOUR INDEX - FORECAST BUSHFIRE RISK



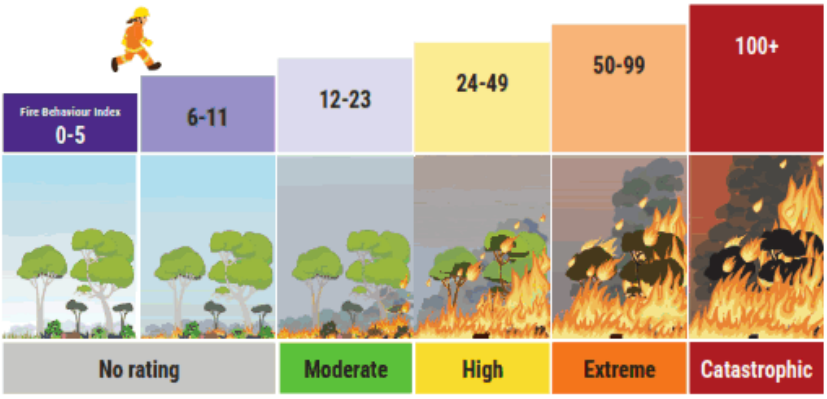
While the AFDRS Fire Danger Ratings are primarily intended for community messaging, the Fire Behaviour Index is intended to support operational fire management decision making.

Features of the FBI:

A Fine Scale of Fire Behaviour	The FBI is expressed in whole numbers from 0 to100+. As the FBI rises, the more dangerous a fire that stars will become.	Takes advantage of decades of improved understanding of fire behaviour, fuels and fire weather.
Stepped Categories	Links transitions in fire behaviour to implications for operational decision making.	Turns the FBI into a powerful operational tool and takes advantage of improved understanding of relationship between fire behaviour, fire spread, suppression and impacts.
Fuel Type Specific	Eight different Fire Behaviour Indexes based on eight different fire behaviour models.	Takes advantage of decades of improved knowledge of fire behaviour in different fuels to produce more specific results.
Nationally Consistent	The index is the same anywhere in Australia.	Supports cross border operations and resource sharing.

The Stepped categories are controlled by tables that define FBI thresholds. The thresholds represent changes in the underlying fire behaviour that have consequences for fire operational decision making, including:

- Indicative fire behaviour and fire weather.
- Implications for prescribed burning.
- Fire suppression and containment strategies that are appropriate.
- Potential for impact on life, property and infrastructure.



For more information visit afac.com.au/initiative/afdrs or email AFDRS@dfes.wa.gov.au

DFES
HOW FIREPROOF IS YOUR PLAN?
AFDRS

APPENDIX 4: BUSHFIRE RISKS AND DANGERS



BUSHFIRE RISKS AND DANGERS

BUSHFIRES HAPPEN EVERY SUMMER; THEY CAN START SUDDENLY AND WITHOUT WARNING.
If you live in or near bushland you need to understand the risks and dangers that bushfires cause.
Remember that flames are not the only risk you face in a bushfire.

EMBER ATTACK

Ember attack occurs before, during and after a fire front passes.

Embers are pieces of burning bark, leaves or twigs that are carried by the wind around the main fire creating spot fires.

Spotting can be carried over half a kilometre from a fire.

Embers can land in areas around your home such as your garden, under or in the gutters of your home and on wooden decks.

If not extinguished, your house could catch fire.

RADIANT HEAT

The hotter, drier and windier the day, the more intense a bushfire will be and the more radiant heat it will generate.

Radiant heat can cause injury and death from burns and cause the body's cooling system to fail, leading to heat exhaustion and possible heart failure.

It is important that you include water and appropriate clothing in your emergency kit and consider where you will shelter during a bushfire to protect yourself from radiant heat.

SMOKE

Lung injuries and suffocation can occur where the body is exposed to smoke and super-heated air.

It is important to seek shelter when heat and smoke are most intense.

Your nose and mouth should be covered with a dust mask, wet towel or scarf.

A special filter mask should be included in your survival kit for people in your family who suffer respiratory conditions such as asthma.

For more information visit
dfes.wa.gov.au/bushfire
or contact DFES Community Preparedness:
Community.Preparedness@dfes.wa.gov.au
or **9395 9816**

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September/2020/V1.0

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HOW FIREPROOF IS YOUR PLAN?

APPENDIX 5: GUIDELINES FOR TRAVELLING IN CARS DURING A BUSHFIRE



TRAVELLING DURING A BUSHFIRE

BUSHFIRES CAN START WITHOUT WARNING. People have been killed or seriously injured during bushfires. If you are travelling or staying near bushland, fire is a real risk to you. Pack an emergency kit including important items such as woollen blankets, drinking water and protective clothing.

IF THERE IS A LOT OF SMOKE

- ◯ Slow down as there could be people, vehicles and livestock on the road.
- ◯ Turn your car headlights and hazard lights on.
- ◯ Close the windows and outside vents.
- ◯ If you can't see clearly, pull over and wait until the smoke clears.

IF YOU BECOME TRAPPED BY A FIRE

Sheltering inside a vehicle is a very high risk strategy. It is unlikely that a person will survive in all but the mildest circumstances.

- ◯ Park the vehicle off the roadway where there is little vegetation, with the vehicle facing towards the oncoming fire front.
- ◯ Turn the engine off.
- ◯ Close the car doors, windows and outside vents, and call 000.
- ◯ Stay in the car until the fire front has passed. Stay as close to the floor as possible and cover your mouth with a damp cloth to avoid inhalation of smoke.
- ◯ Stay covered in woollen blankets, continue to drink water and wait for assistance.
- ◯ Once the front has passed and the temperature has dropped, cautiously exit the vehicle.

IMPORTANT INFORMATION

- ◯ Find the local ABC radio frequency in the area. Stay up to date in a major emergency, when lives and property are at risk, ABC radio will issue broadcast warnings at a quarter to and a quarter past the hour.
- ◯ Main Roads provides updated information on road closures throughout WA. Call 138 138 or www.mainroads.wa.gov.au
- ◯ Check the weather forecast and current fire restrictions. Be aware of the Fire Danger Rating for the area you are travelling to and be prepared to reassess your plans.
- ◯ Download the Bushfire Traveller's Checklist at www.dfes.wa.gov.au

For more information visit **dfes.wa.gov.au/bushfire**
or contact DFES Community Preparedness:
Community.Preparedness@dfes.wa.gov.au
or **9395 9816**

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November/2021/V1.0

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HOW FIREPROOF IS YOUR PLAN?

APPENDIX 6: INDICATIVE BUSHFIRE BEHAVIOUR TO IMPACT THE FACILITY/PREMISES

Information Relevance: This information is included in the Bushfire Emergency Plan to inform and assist the decision making of those persons onsite who have the responsibility to manage a bushfire emergency for the subject facility/premises.

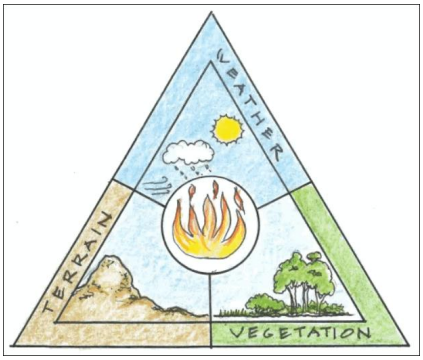
The information establishes the key factors to be considered in understanding the types and scale of key bushfire behaviours that can be expected to impact the facility/premises on a given day. These factors are the type of vegetation that exists on the land surrounding the subject premises/facility, the relevant surrounding terrain, and the forecast Fire Danger Rating (FDR) that applies to the locality.

Information Source: The information is taken from the bushfire behaviour modelling applied within the **Australian Fire Danger Rating System (AFDRS).** Within this system, eight accepted bushfire behaviour models, describing mathematically the way fire moves and spreads through different vegetation types, are currently available and are applied to twenty two different vegetation types across Australia.

The modelling is used to derive the Fire Behaviour Index (FBI) that assists firefighting operational decision making. From the FBI, Fire Danger Ratings (FDR) are derived which provide the broad categories needed to communicate fire danger to the community. The determination of the daily FDR considers the vegetation types present and the forecast fire weather conditions. The higher the rating, the more dangerous the conditions and the greater the consequences if a fire starts. (Source: AFDRS project led by NSW RFS, Australian Bureau of Meteorology and AFAC).

The Fire Behaviour Triangle

The behaviour of a bushfire, including the types of threats, intensity and how quickly it moves, depends on the three factors of vegetation, weather and terrain.



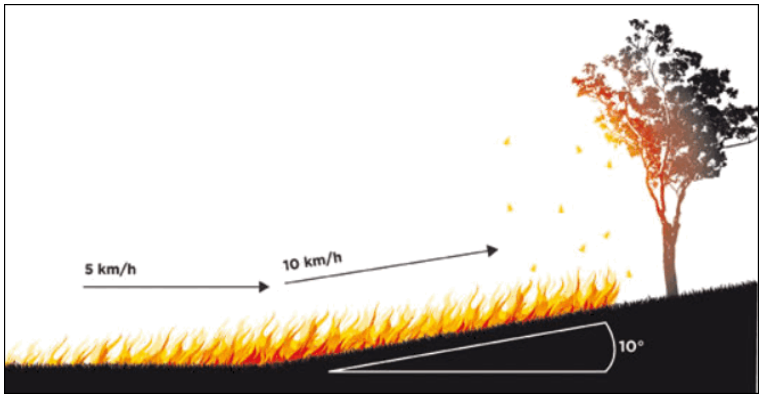
This is known as the fire behaviour triangle – because all three factors combine to shape the characteristics of the bushfire (source: CSIRO 'Bushfire best practice guide' at … research.csiro.au/bushfire/).

The influence of fire weather (FDR) and vegetation types (as per AFDRS) on the potential bushfire impact to the subject facility/premises, can be derived from the tables presented on the following page(s). Greater fuel loads will result in behaviours at the higher end of stated values.

The influence of terrain can be derived by considering the existence and degree of sloping ground and changes in changes in relief (e.g., flat, undulating or rugged land), surrounding the subject facility/premises and particularly under the vegetation.

The Influence of Terrain (topography)

A fire will burn faster uphill. This is because the flames can easily reach more unburnt fuel in front of the fire. Radiant heat pre-heats the fuel in front of the fire, making the fuel even more flammable.



For every 10˚ slope, the fire will double its speed. For example, if a fire is travelling at 5 km per hour along flat ground and it hits a 10˚ slope it will double in speed to 10 km per hour up the hill. By increasing in speed the fire also increases in intensity, becoming even hotter.

The opposite applies to a fire travelling downhill. The flames reach less fuel, and less radiant heat pre-heats the fuel in front of the fire. For every 10˚ of downhill slope, the fire will halve its speed. Fires tend to move more slowly as the slope decreases

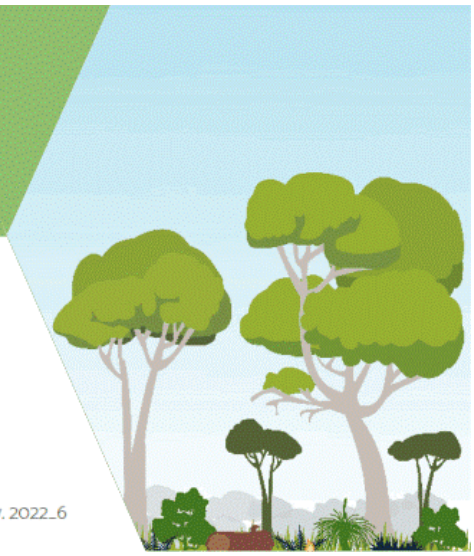
(source: Country Fire Authority, Victoria).

Terrain should be considered for its potential to increase adverse fire behaviour including flame heights, forward rates of spread and ember production (in relevant vegetation i.e., primarily bark fuels). Essentially, where vegetation exists on sloping land near your site, assume that the higher end of adverse fire behaviours is much more likely to apply.

VEGETATION TYPES IDENTIFIED SURROUNDING THE SUBJECT FACILITY/PREMISES		
As Applied in the AFDRS		Vegetation Location Relative to the Facility/Premises
Fire Behaviour Model (short name)	Fuel Types / Description	
Forest	Dry eucalypt forests, shrubby understorey/litter surface fuel. Forests with high moisture content due to structure, topography or inundation.	Within the site and in the broader surrounds. In particular the sloping forest area south of the campgrounds.
Grassland	Continuous/tussock grasslands. Modified/native pasture (grazing). Non-irrigated cropping. Low shrublands (wet or arid) with no overstorey.	Within the site and within nearby pastural lots.

FOREST

THE INDICATIVE FIRE BEHAVIOUR CORRESPONDING TO THE FIRE BEHAVIOUR INDEX (0-100) AND THE ASSOCIATED FIRE DANGER RATING (FDR)



Source: AFDRS v. 2022_6

FDR	INDICATIVE BUSHFIRE BEHAVIOUR			
NO RATING	MAX FLAME HEIGHT <1 m	0-5	RATE OF SPREAD 0-40 m/hr	Fire difficult to ignite and sustain. Fires generally unlikely to spread and likely to self-extinguish.	**SPOTTING POTENTIAL** Potential for any spotting is very limited and likely **<150 m**
	<4 m	6-11	20-110 m/hr	Slow spreading fires, typically involving surface and near-surface fuels and sometimes bark and elevated fuels. Spotting is sporadic and limited to short-distances.	Potential for spotting is limited with short distance spotting possible up to **400 m**
MODERATE	2-8 m	12-23	60-600 m/hr	Actively spreading fires typically involving surface, near-surface, elevated and bark fuel layers and occasionally canopy fuels. Low-moderate spotting frequency; isolated medium range spotting can occur.	Short distance spotting occurring with increasing frequency with possible medium distance spotting up to **2 km**
HIGH	7-14 m	24-49	0.3-1 km/hr	Rapidly spreading fires with potential for development into large burn areas within burning period. Fires typically involving most fuel layers. Short-range spotting is prevalent, with possibility of medium range and occasional long-range distance spotting.	Short and medium distance spotting occurring with increasing frequency with possible long distance spotting up to **4 km**
EXTREME	11 m - approx. double forest	50-99	0.7-3 km/hr	Fires likely to quickly transition to crowning. Possibility for fire behaviour to become erratic and plume driven. Strong convective column formation. Wind speed and direction likely to be erratic at times.	High ember density in short and medium range with possible long distance spotting up to **12 km**
CATASTROPHIC	>30 m (approx. double forest height)	100+	>2 km/hr can be expected, possibly >3 km/hr	Fires likely to quickly transition to crowning. Possibility for fire behaviour to become erratic and plume driven. Strong convective column formation. Wind speed and direction likely to be erratic at times.	High ember density in short and medium range with possible long distance spotting occurring **20-30 km** ahead of the main fire front

GRASSLAND

THE INDICATIVE FIRE BEHAVIOUR CORRESPONDING TO THE FIRE BEHAVIOUR INDEX (0-100) AND THE ASSOCIATED FIRE DANGER RATING (FDR)

Source: AFDRS v. 2022_6

FDR	INDICATIVE BUSHFIRE BEHAVIOUR			
NO RATING	MAX FLAME HEIGHT <1 m	0-5	RATE OF SPREAD 0-30 m/hr	Fire difficult to ignite and sustain. Fires generally unlikely to spread and likely to self-extinguish.	**SPOTTING POTENTIAL** Potential for any spotting is very limited.
	<1.5 m	6-11	<1.3 km/hr	Fire easily sustained. Typically wind driven fires that can spread quickly.	Potential for spotting Potential for short distance spotting is limited.
MODERATE	1.5-2.5 m	12-23	0.5-6 km/hr	Typically wind driven and rapidly spreading fires with the potential to gain size quickly.	Possible short distance spotting occurring.
HIGH	2-3 m	24-49	2.5-10 km/hr	Wind driven, rapidly spreading fires with potential for development into large fire area/size and with the potential for short distance spotting and long flame lengths.	Short distance spotting occurring with increasing frequency.
EXTREME	2.5-3.5m	50-99	5-16 km/hr	Extremely rapid fire growth and increasing likelihood of large final fire area/size. Possibility for fire behaviour to become erratic and plume driven. Strong convective column formation. Wind speed and direction likely to be erratic at times.	Likely short distance spotting occurring with increasing frequency.
CATASTROPHIC	>3m	100+	>8 km/hr can be expected, possibly >16 km/hr	Extremely rapid fire growth and high likelihood of large final fire area/size. Possibility for fire behaviour to become erratic and plume driven. Strong convective column formation. Wind speed and direction likely to be erratic at times.	Likely short distance spotting occurring with increasing frequency.

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

AGENCY SUBMISSIONS

Submitter	Comment	Proponent Response	Shire Officer Response
Department of Fire and Emergency Services	I refer to your email dated 16 December 2025 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.0), prepared by Bushfire Prone Planning and dated 29 October 2025, for the above proposed development. This advice relates to the State Planning Policy 3.7 Bushfire (SPP 3.7) and supporting Planning for Bushfire Guidelines (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia. **General Comment** • DFES acknowledges that the proposed development includes the establishment of eight caravan and camping sites. • Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2. **Recommendation: Compliance with acceptable solutions not fully demonstrated- minor modifications required** DFES advises that the BMP has adequately identified issues arising from the bushfire risk assessment and considered how the proposed development can achieve compliance with the bushfire protection criteria. However, DFES recommends the BMP be modified to ensure it accurately identifies the bushfire risk and necessary bushfire risk management/mitigation measures. The required modifications are listed in the table(s) below. As these modifications will not affect the design of the proposal, they can be undertaken without further referral to DFES. *See Appendix 1 for Tables included in submission.*	The proponent acknowledges DFES's assessment and accepts a condition of development approval to update the Bushfire Management Plan (BMP) to incorporate all recommended minor modifications. These refinements will ensure the BMP clearly outlines the bushfire risk, acceptable solutions, and specific mitigation measures in full alignment with State Planning Policy 3.7 and the Planning for Bushfire Guidelines. No design changes are required, and the revised BMP will be provided to the Shire prior to final approval.	The advice is noted. The proposal has been assessed having regard to State Planning Policy 3.7 and the Planning for Bushfire Guidelines. While minor modifications to the Bushfire Management Plan are required, DFES has not objected to the proposal. These matters can be appropriately addressed through a condition of approval requiring the Bushfire Management Plan to be updated to the satisfaction of the local government. Recommended Condition of Approval: 7. Prior to the operation of the approved caravan park, the Bushfire Management Plan dated (29 October 2025) shall be suitably updated, submitted to, and approved by the Shire of Chittering. The Bushfire Management Plan shall be updated to address: • Removal of Asset Protection Zones around camp sites that could result in vegetation removal • updating the Vegetation Classification Map to clearly identify and label all photographic locations used to support vegetation classification; • providing further justification and supporting evidence for the classification of Vegetation Area 3 as Class B Woodland, including detailed assessment against AS 3959, or alternatively revising the classification and updating all associated Bushfire Attack Level (BAL) ratings accordingly; • reviewing and updating all BAL ratings, where required, to ensure they are accurate and capable of validation; • providing a detailed assessment of the existing driveway and internal access arrangements demonstrating compliance with Acceptable Solution A3.7 of the Planning for Bushfire Guidelines, including driveway length, horizontal and vertical clearances, passing bays and turnaround areas; and • incorporating any consequential amendments required to bushfire risk management measures arising from the above. • The approved updated Bushfire Management Plan shall be implemented at all times during the operation of the caravan park to the satisfaction of the Shire.
Department of Water and Environmental Regulation	Thanks for the below referral. The Department of Water and Environmental Regulation has assessed the proposed nature-based campground and has no objections.	The proponent acknowledges and appreciates DWER's review and notes that no objections have been raised. The proposal has been specifically designed as a low-impact, self-contained campground with no on-site wastewater discharge, no clearing, and no physical modification to wetland areas or natural drainage.	The advice is noted and carries weight. The absence of objection from the Department of Water and Environmental Regulation supports the position that the proposal, as designed, is unlikely to result in unacceptable impacts on water resources, subject to appropriate management controls.

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

Chittering Landcare	Chittering Landcare Conservation District Committee (CLG) in collaboration with the Ellen Brockman Integrated Catchment Group (EBICG) make the following comments with respect to the above Application for Development Approval. 1. The area indicated for the campground is within a Conservation Category Wetland (CCW) (see attached map) and is therefore an environmentally sensitive area (ESA). As such is protected under the Environmental Protection Act 1986, Environmental Protection (environmentally Sensitive areas) Notice 2005. While the property was more than likely cleared and the house built prior to 2005, it is nevertheless now a designated CCW and ESA and a defined wetland including the area within 50 m of the wetland. Development would now be precluded from the designated CCW and ESA. 2. No clearing can take place and clearing permits will be required. No exemptions apply in Environmentally Sensitive areas (ESA) and Conservation Category wetlands. 3. The property at present has riparian rights to take water for household use as there is no water licence on this property. Riparian rights would not include the development of a camping ground. Presumably, this would be considered a commercial operation and a water licence required. This catchment is small in size and the waterway needs to flow unobstructed or have any water diverted. It feeds the Spoonbill Lake below it and should flow into the Chittering Lake. 4. The area is designated an ESA and CCW and is in a Bushfire Prone Area, therefore a bushfire plan will be necessary prior to any planning approval being granted. 5. Operational Management would need to be strictly adhered to as outlined a. All guests fully self-contained. b. All their water requirements to be brought with them. c. No greywater disposal to be permitted on site d. All blackwater must be disposed of at an authorised RV dump point. e. All waste material to be removed. 3. Our recommendation is that the development does not go ahead on the grounds that it is an Environmentally Sensitive Area because of the existence of the Conservation Category Wetland. Buffers to the wetland are not being observed at present and development within 50 m of the boundary of the wetland are not permitted.	The proponent acknowledges the environmental value of the Conservation Category Wetland (CCW). The proposal has been designed intentionally to avoid all clearing, disturbance, and physical works in the CCW or its buffer. All campers will be fully self-contained, with no greywater or blackwaterdischarge permitted on site. Waste disposal will occur off-site at the Bindoon RV dump point. No water extraction from the wetland or creek is proposed, and the existing waterway will not be altered. The proponent is committed to full compliance with ESA restrictions and to maintaining protective vegetated buffers. A Technical Note on Environmental Considerationshas been provided which justify the proposal is suitable for approval in line with management measures proposed.	The concerns regarding the Conservation Category Wetland and Environmentally Sensitive Area are acknowledged and carry significant weight. The assessment has given particular regard to these constraints. The proposal has been designed to avoid direct impact on the wetland, with no clearing or infrastructure proposed within identified sensitive areas. The self-contained nature of the campground removes the need for onsite wastewater disposal, which is a key factor in reducing environmental risk. While the submitter recommends refusal, the assessment concludes that, given the scale of the proposal, its siting, and the proposed management measures, impacts can be appropriately managed. Compliance with relevant environmental legislation remains a requirement separate to this approval. 1

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

Department of Health	**DoH position** □ No objection - with comments and/or recommended conditions and advice notes provided below. **DoH comments** The facility is to comply with the *Caravan Parks and Camping Grounds Act 1995,* the *Caravan Parks and Camping Grounds Regulations 1997,* and the requirements of the Nature Based Parks Guidelines provided by the Department of Local Government, Industry Regulation and Safety. **1. Water supply and wastewater disposal** The Planning Report states that the proposed facility will not provide potable drinking water for guests, and only the two powered sites will have access to a bathroom and laundry. Vehicles are required to be self-contained (e.g. holding tanks for storing greywater and effluent, internal cooking facilities, etc.). Further, guests will be encouraged to use the RV dump point located at Bindoon townsite for waste disposal including disposal of greywater. In accordance with the *Caravan Parks and Camping Grounds Regulations* 1997, Schedule 7, Clause 42, the Chief Health Officer must provide written approval to the local government if the facility is proposing to provide less than 300L of water per site per day. Sufficient information must be provided in accordance with the relevant Water Management Report (under State Planning Policy 2.9 - Water) or the facility Management Plan (for a Nature Based Park License). Any non-drinking water (i.e. water that is not intended or suitable for drinking) must be managed to ensure it cannot be confused with or contaminate the drinking water supply. This requires satisfactory labelling of non-drinking water taps and, depending on system configuration, suitable backflow prevention arrangements in accordance with AS/NZS 3500 Plumbing and Drainage. **2. Amenity (medical entomology)** The subject land is in a region that occasionally experiences problems with nuisance	The proponent acknowledges DoH requirements and **will** ensure full compliance with the Caravan Parks and Camping Grounds Act 1995, associated Regulations, and Nature-Based Park Guidelines. As a self-contained campground, all greywaterand effluent must remain within vehicles and be disposed of at authorised facilities. Non-potable water taps (where present for maintenance purposes) will be clearly labelled and adequately protected under AS/NZS 3500. The proponent will provide any additional water management information requested by the Chief Health Officer.	The advice is noted. The proposal is conditioned to require compliance with the Caravan Parks and Camping Grounds Act 1995 and associated regulations. The self-contained nature of the development addresses wastewater considerations, and any additional requirements of the Chief Health Officer can be addressed outside of the planning approval process. 2

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

	and disease carrying mosquitoes. These mosquitoes are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Human cases of RRV and BFV diseases occur in some years in this general locality. Any future development needs to avoid the creation of additional mosquito breeding habitats. It is recommended that the proponent ensures development infrastructure and site works do not create mosquito breeding habitat as follows: • Water tanks and other water-holding containers must be sealed or screened to prevent mosquito access and breeding. • Waste items should be filled with sand/soil, kept undercover or punctured to reduce the chances of these items holding water and becoming mosquito breeding habitat. Constructed water body (swimming hole) must be maintained so it does not create or contribute to mosquito breeding and may require regular monitoring and application of herbicides and/or removal of invasive vegetation to prevent the harbourage of mosquito larvae.		
Department of Biodiversity, Conservation & Attractions	DBCA has reviewed the above development application and have no comments to make due to the fact there is no clearing proposed to facilitate the development.		

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

PUBLIC SUBMISSIONS

Submitter	Comment	Proponent Response	Shire Officer Response
Landowner/ Resident in Proximity 1	Thank you for the consideration, for opinion to be provided on nearby residents continuing operating camp grounds in our neighborhood, however, we regretfully would like to formally express our objection to the proposed campgrounds, in such close proximity to our home. We are concerned about the negative impact this development would have on the safety & privacy, for our family and our surrounding neighborhood. A campground in this location would significantly increase noise levels, traffic, littering, and the unsettling presence of unfamiliar individuals in what is currently a quiet area. These changes would fundamentally alter the character of our community and create ongoing disturbances & concern for nearby residents. Existing residents have established their homes in the area for the serenity. If approved, concerns are also held for further developments to be put forward. The proposal is not clear enough on the regulation for waste management, not to mention the inclusion of an Airbnb style accommodation. Noted, this has been proposed by the landowner, but not mentioned in the shire's information. We certainly reject Airbnb style of accommodation. In addition, we hold serious concerns regarding property values, environmental impact, and the strain this development may place on local infrastructure and emergency services. For example, the shires existing amenities for campers is not always adequate enough at the best of times, let alone adding to the extra people who will be wanting to utilise them. We understand there are also other camp grounds in the area, which arises further concern for inadequate infrastructure in the area. These issues should be carefully reconsidered before any approvals are granted. As we have already mentioned above, the camp grounds have already been in operation, hence, residents are already familiar with the concept of this proposal. For these reasons, we respectfully butfirmly request that this proposal be denied and that the needs, safety, and well-being of existing residents be given appropriate priority in any development decisions. We certainly do not want to upset the landowner, yet, we did not move to the area to live near a camp ground. Thank you for your time and consideration of this matter.	The proponent acknowledges the concerns raised. The proposal is intentionally small-scale and low intensity, restricted to eight self-contained sites with no permanent structures, no ablution facilities, no amenities block, and no Airbnb-type accommodation. All guests must be self-contained and follow strict rules on waste, noise, behaviour, and environmental protection. The site will be managed under a formal management plan that addresses noise limits, waste removal, security measures, and maximum guest numbers. Traffic impacts are minimal, limited to a small number of vehicles spread across the large rural lot. The intent is to provide a quiet, nature-based experience, not a high-turnover or noisy facility. The Shire's existing infrastructure will not be impacted as all waste disposal occurs off-site.	**Amenity (noise, privacy, activity, rural character)** The concerns are acknowledged. The introduction of short-stay accommodation will result in some change to activity levels within the locality. However, the assessment must consider whether those impacts are unreasonable in a rural context. The proposal is limited to eight sites, short stay durations, and self-contained camping. The Campground Management Plan introduces controls relating to behaviour, noise and site operation. On this basis, the level of activity is not considered unreasonable or inconsistent with rural amenity. **Environmental impact (wetlands, waste, water quality)** The environmental constraints of the site, including the presence of a Conservation Category Wetland and Environmentally Sensitive Area, are acknowledged and have been a primary consideration in the assessment. The proposal avoids direct disturbance, with no clearing or infrastructure within sensitive areas. The requirement for fully self-contained camping removes the need for onsite wastewater disposal. The absence of objection from the Department of Water and Environmental Regulation is also noted. On balance, the environmental risks are considered capable of being managed. **Bushfire risk and emergency access** Bushfire risk is acknowledged. The proposal has been assessed against State Planning Policy 3.7, and DFES has advised that compliance can be achieved subject to minor modifications to the Bushfire Management Plan. Given the absence of permanent accommodation and the ability to manage access and egress, the risk is considered manageable through conditions.
Landowner/ Resident in Proximity 2	The first thought I had was that the proposed site, with some 6+ sites, would perhaps not be sufficient number of sites to help make this proposition an economical one. The council should be applauded for allowing small businesses permission to trade "providing" normal police clearance for those dealing with the public with this sort of operation. Another thought with this proposal was that there is an infestation of cape(?) tulip on this site that has been neglected for some years. This being on the corner of Cockatoo Drive, which should be eradicated before this is passed (subject to this).	The proponent appreciates the supportive comments and notes the reference to weed management. The landowner is currently addressing historic cape tulip presence and will undertake ongoing weed control in accordance with Shire requirements. The small size of the development is intentional to maintain low impact and environmental sensitivity.	**Traffic and infrastructure** The concerns are noted. The proposal is small in scale and is not expected to generate a level of traffic that would result in a material impact on the local road network. **Security, behaviour and management of guests** Concerns regarding behaviour and site management are acknowledged. These matters are addressed through the

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

Landowner/ Resident in Proximity 3	There has been on several occasions cars/ vans tents already camping on this property! There have been kids from the campground out on teatree road on pushbikes and scooters up towards the bends at cockatoo road which isn't the best place to be out in the middle of the road. Teatree road still sees a reasonable amount of traffic I think as a short cut Bindoon/Gingin I'm against the idea at this point in time sorry	The proponent acknowledges concerns regarding proposal. Formalising the proposal through this development approval will allow the site to operate under strict rules, controls, and supervision, eliminating unmanaged access. Children will not be permitted to roam beyond the site boundaries, and site rules will specifically prohibit unsafe movements on public roads. All campers must book in advance, and casual access will not be allowed.	Campground Management Plan, which forms part of the approval and can be enforced by the local government. **Property values and community character** These concerns are noted; however, impacts on property values and subjective perceptions of desirability are not relevant planning considerations and cannot be given weight in the determination of the application.
Landowner/ Resident in Proximity4	I am writing to formally object to the proposed development of a nature-based campground at- LOT 2105 (NO. 411) TEATREE ROAD, BINDOON. After reviewing the proposal, I wish to raise several significant concerns that have not been adequately addressed in the supporting information. These concerns relate to: 1. Environmental impact, particularly waste management 2. Security and privacy for neighbouring residents 3. Increased strain on limited local emergency services 4. Increased infrastructure and maintenance costs to the Shire and wider community 5. The negative impact on local residents lived experience **Environmental Impact - Waste Management** A major concern is the proximity of the proposed campground to a waterway that feeds directly into Chittering Lake. The site is located on flat land adjacent to a stream that forms part of the broader Chittering and Bindoon lake wetland system. Both the waterway and the lake are environmentally sensitive ecosystems. Any failure in the management of human waste, greywater, or other pollutants associated with a nature-based campground poses a serious risk of contamination and long-term environmental damage. Increased human activity in such close proximity to this waterway significantly heightens this risk. Waste management has not been adequately detailed in the proposal, with insufficient information provided regarding the number of bins, frequency of waste collection, or measures to prevent rubbish accumulation. Poor waste management could lead to odour issues, littering in surrounding bushland, and contamination of nearby waterways. **Security and Emergency Services** Security is another major concern. A nature-based campground would result in frequent movement of transient visitors and vehicles entering and exiting the area. This increased activity raises concerns about property security, including the potential for individuals to observe neighbouring properties and return at a later time, compromising the safety and privacy of residents. Additionally, local emergency infrastructure is extremely limited. Police and emergency services are at least 30 minutes away from Gingin (if available), and over an hour away from Midland. Local volunteer fire brigades are already stretched, and the addition of transient visitors would place further strain on these limited resources. **Traffic and Infrastructure Costs** Traffic volumes on Teatree Road would inevitably increase due to caravans, campers, visitor vehicles, and service access. This increased use will place additional strain on	The proponent acknowledges the issues raised. The campground is fully self-contained with no on-site greywater or blackwater disposal permitted, thereby eliminating risk to the waterway. Waste management will follow a strict plan, including off-site disposal for both liquid and solid waste, and guests meeting all waste management obligations. Security will be managed through booking systems, surveillance, signage, and clear behavioural rules, reducing opportunities for antisocial activity. The small scale of the proposal (eight sites) results in low traffic generation and minimal impact on Teatree Road. Emergency access requirements will be met through compliance with the Bushfire Management Plan. Noise controls, curfews, and limits on guest numbers will preserve residential amenity. The proposal is designed to be low impact, quiet, and respectful of the rural character.	**Existing informal camping** The Shire is aware of concerns regarding prior informal camping on the site. The purpose of this application is to formalise the use and ensure it operates in a controlled and regulated manner. **Precedent** The concern that approval may lead to similar proposals is acknowledged. Each application is required to be assessed on its merits, having regard to its specific circumstances, including scale, location and constraints. Time Limited Approval Recommended Condition of Approval This approval is valid for a period of 24 months only, commencing from the date of determination. Recommended Advice Note iv. With regard to Condition No. XX, the proponent is advised that a further development approval will be required from the Shire of Chittering if the development is proposed to continue beyond the 24 month timeframe. The applicant is encouraged to lodge an application for development approval to extend the approval timeframe (or apply for a permanent approval) at least 90 days prior to the expiration of the approval timeframe. Waste Management Plan (WMP) Recommended Condition of Approval: **Waste Management Plan** Prior to the operation of the approved caravan park a waste management plan shall be submitted to, and approved by the Shire of Chittering and implemented thereafter for the life of the development. The approved Waste Management Plan shall detail the measure to limit only self-sufficient vehicles to the development, and the containment, management and disposal of all waste from the site.

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

	local roads and infrastructure, likely resulting in increased maintenance costs borne by the Shire and, ultimately, the wider community. **Amenity, Privacy, and Property Impacts** When we purchased our property, we did so with the reasonable expectation of privacy, seclusion, and a quiet rural lifestyle. While such developments may be more suitable for large, isolated rural properties, this proposal directly impacts neighbouring residences. Three existing homes face the proposed nature-based campground, and unlike camping vehicles, permanent residences cannot be relocated to preserve privacy. The development would also result in increased noise and activity. Regular camper turnover, vehicle movements, and recreational activity would significantly alter the peaceful nature of the area, particularly during weekends and holiday periods. There is also likely to be a negative impact on surrounding property values. Living directly opposite a campground is generally considered undesirable and would reduce the appeal and market value of nearby properties. Furthermore, the transient nature of short-term holiday visitors has the potential to reduce community cohesion, which is inconsistent with the stable rural residential character of the area. **Previous Experiences** As this proposal seeks approval after similar activities have previously occurred on the site, I would like to highlight some past experiences: Drones have been flown over our property and neighbouring properties from the campground. Given emergency response times, police attendance would have taken over 30 minutes. Rubbish has entered roadside drains after falling from the roof of a camper vehicle. Vehicle spotlights have shone directly into our homes at night when campers parked facing the road and left lights on while unpacking. Due to our elevated position, conversations from campers are clearly audible both during the day and at night. **Conclusion** For the reasons outlined above, I respectfully request that the Shire give careful consideration to the environmental, security, infrastructure, and amenity impact of this proposal and reconsider its suitability for this location. Thank you for considering my submission.		
Landowner/ Resident in Proximity 5	Thank you for the opportunity to comment on the proposed campsite at 411Teatree Road, Bindoon. We have owned property in Chittering for 15+ years now and the initial reason for purchasing in this estate was the peace and quiet that this particular area provided, whilst being close to the town site. In relation to the proposed campground, our concerns are as follows- • The property located at the rear of 411Teatree Road, Bindoon, entry off	The proponent acknowledges fire-related concerns. Firebreaks will be maintained to full Shire compliance and vehicles will travel only on designated internal tracks. Campfires are strictly prohibited under all circumstances. The bushfire plan prepared by an accredited practitioner outlines safe access, egress, vehicle paths, and emergency procedures. No expansion beyond the eight sites is proposed orcontemplated. The proponent confirms that no damming or interference with the natural watercourse will	

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

	Cockatoo Drive, is expansive and all bush. This property has not been regularly maintained and has only recently been looked at in relation to firebreaks. The nature of this property poses a major fire hazard, and threat to surrounding properties in the event of fire. • Fire breaks- Does 411 Teatree Road have compliant fire breaks? The southern boundary has no visible firebreak and is a concern as this is the location stated on the provided map of several proposed campsites. The eastern firebreak is currently obstructed by a large branch, which has been there for some time. • Camp Fires- We appreciate that fires will not be allowed on the site, however human nature dictates that people do not follow rules or read signs at the best of times. • Fire bans - With the campsites being located where they are, this means vehicles would be driving on paddock grounds during fire bans and vehicle movement bans. This is impractical and dangerous. Are gravel paths/roads being installed to each of the proposed site? • No secondary exit/entry point mentioned on the plans, which would surely be a requirement for evacuation/safety. • Entry/Exit gate points are not maintained on the Teatree/Cockatoo end of the property, and would require maintenance to fill in the wash out and erosion at this potential crossover point. • Mention is made of a man made swimming hole in part of the wetland. Was a permit obtained to alter the wetland area? • The first attached photographs shows areas for 3 x powered and 7 x unpowered site, where the owner states 2 x powered sites and 6 unpowered sites. Are there plans to expand the site in the future? • A natural water source runs to the rear of the property, under Cockatoo Drive and into three properties (Two on Cockatoo/Quail and one on Teatree. This watercourse has been dammed by the owner of 411Teatree on several prior occasions, restricting the natural flow and interfering with the natural state of the wetlands. • Given these are significant wetlands, why is a proposed campsite considered and allowed to butt right up to this? • It has been observed that people have been allowed to camp on the property already, and have been doing so at various times over the past year (2025/2026). • Will the campsite be a dog friendly site? There is a large amount of wildlife in this area, joeys etc and will the external fencing be legal if so (IE able to contain dog of all sizes)? • The location of the campsite is not conducive to entertainment as there is nothing in the immediate area in relation to activities or things to do for campers. Will there be activities offered on site, and if so what will these be? • The area is a haven for regular burn outs at all times of the day/night. Will there be speed changes along this section of Teatree Road? • Security Concerns- There is a notable visual increase of kids/teens on scooters and off road bikes. Cockatoo Drive is an area utilised by trail bikes, with riders having no regards at the best of times for safety or residents. When word spreads about access to the open space at the end of Cockatoo Drive, we are concerned about a potential increase in off road activity. • Noise- Has consideration been taken into account in relation to increased noise/loud music etc. • Ablutions and grey water-How will this be managed with a notable increase	occur. Dog access will be controlled through mandatory leashing and site rules to protect wildlife. Rubbish and greywater removal will be strictly enforced as part of the mandatory self-contained operating model.	

SCHEDULE OF SUBMISSIONS - Self-Contained Campground: 411 Teatree Road, Bindoon

	of persons at the property? Again, human nature dictates that not everyone will utilise the dump point at Bindoon Oval. • Rubbish -We appreciate the idea that people would be taking their rubbish home with them, however has thought been given to increasing the amount of standard 240L bins on the property? With these concerns in mind, we do not support the application for a proposed campsite at 411Teatree Road, Bindoon.		
Landowner/ Resident in Proximity 6	Having received the proposal for paper bark creek nature base campsite located at 411 Teatree Road Bindoon. As my brother and my self come here for the peace and tranquility of the country to escape the city ratrace so our mental health and well being living here has been a blessing. But placing a campground will disturb the natural beauty and wellbeing in this area. Placing a caravan campground will cause unwanted environmental impact to the surrounding area. Camping site (eastside near Cockatoo Drive) 6x unpowered sites up to 12 vehicles 2x unpowered sites up to 4 vehicles House 4 bedroom Ibathroom up to 2 vehicles Plus and ancillary bedroom bath 1 vehicle <u>Noise:</u> • Vehicles movement - impact to environment • Other vehicles being towed in - off road vehicles, trail bikes • Loud music • Late night parties • Unsupervised children, pets • Alcohol fuelled anti-social behaviour <u>Waste:</u> • Dumping of waste into creek • Dumping of litter into creek • Campsites too close to creek and bushland • Dumping of waste outside of grounds <u>Fire season:</u> • Open fires late at night • Vehicles driving on dry vegetation to site • Again campsite too close to bushland In our view having a campsite in this area could possibly cause environmental damage and impact to the vegetation in the area.	The proponent acknowledges the concerns regarding amenity, noise, and environmental protection. The small number of sites, combined with strict rules prohibiting motorbikes, off-road vehicles, loud music, parties, and open fires, ensures the site will remain quiet and low impact. Camping areas are located well away from the creek with no discharge of waste permitted. All guests must be self-contained and operate in accordance with a formal code of conduct. Any breach will result in removal from the site. The proposal is designed to support passive, nature-based visitation rather than high-activity recreation.	

*Note: Comments are as per original submission received by the Shire.

Appendix 1: Tables included with DFES submission

Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a Bushfire Attack Level (BAL) Contour Map

Vegetation Classification or Exclusions	BMP Modification Required
Administrative matters Photographic points are not labelled on the Vegetation Classification Map (Figure 3.1 of the BMP) so that it is unclear where the photographs were taken.	**BAL Rating cannot be validated.** Photographic points to be labelled on Vegetation Classification Map.
Classified Area 3 – not demonstrated Vegetation Area 3 cannot be substantiated as Class B Woodland with the limited information and photographic evidence provided. The foliage cover appears to exceed 30%. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest. If unsubstantiated, the vegetation classification should be revised as per AS 3959, or the resultant BAL ratings may be inaccurate.	**BAL Rating cannot be validated.** Further evidence to support the vegetation classification of Area 3 is required.

Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 8: Development – Vulnerable Tourism Land Uses and Day Uses

Element	Assessment	Action
Siting and Design – Siting and Design and Asset Protection Zone (APZ)	**A2.1a and A2.1b – not demonstrated** The BAL ratings cannot be validated for the reason(s) outlined in Table 1.	**BAL Rating cannot be validated.** Modification to the BMP is required to address the Assessment advice in Table 1.

Vehicular Access – Internal Access and Private Driveways	**A3.7 – not demonstrated** The BMP states that the subject site has an existing driveway which is compliant with the requirements of the Guidelines. However, the BMP has not provided assessment details regarding the driveway length, horizontal and vertical clearance, passing bay locations and turnaround areas. These assessment details should be provided to demonstrate that the private driveway complies with the requirements of acceptable solution A3.7 of the Guidelines.	**Compliance with Vehicular Access not demonstrated.** Modification to the BMP is required to address the Assessment advice.

Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA)

DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.

Bushfire Emergency Plan (BEP)		**Action**
Bushfire Emergency Plan (BEP)	The referral has included a *'Bushfire Emergency Plan'* for the purposes of addressing the policy requirements. Consideration should be given to the Bushfire Emergency Plan (BEP) Manual (as published by the Western Australian Planning Commission). This contains details of information that should be included in a BEP and will ensure the appropriate content is detailed when finalising the BEP to the satisfaction of the Shire. It is noted that a portion of Teatree Road and Teatree North Road to the west of the development site appears to be accessible only by four-wheel drive vehicles. While Appendix B, B5.1.4 of the Guidelines acknowledges that vehicular access to camping grounds may be limited to a four-wheel drive, DFES recommends that any road condition limitations associated with the identified evacuation routes be included in the BEP to ensure visitors and occupants are aware of these constraints.	**Comment only.**
DFES Other Technical Advice		**Action**
DFES Land Use Planning	It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws.	**Comment only.**

DRAFT VERSION FOR ADOPTION

Local Planning Policy 1 – Sea Containers

1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 1 - Sea Containers.

2.0 Introduction

Sea containers and other similar storage structures (e.g. dongas used only for storage purposes) provide a robust and secure storage solution that is readily available and often more affordable than traditional outbuildings. As a result, they have gained popularity in the Shire of Chittering. However, due to their industrial and utilitarian appearance, sea containers can negatively affect the character and visual appeal of an area.

This policy aims to ensure that sea containers are sited appropriately, screened and upgraded to ensure so they do not detract from the amenity, streetscape, character, and environmental qualities of the Shire of Chittering.

3.0 Objectives

1. To provide guidance and control for the installation, placement and use of sea containers and similar storage structures.
2. To ensure the visual impact of sea containers does not unreasonably detract from the amenity of adjoining properties and the area generally.

4.0 Applications subject of this Policy

Development approval is required for all sea containers and container-based structures, unless the sea containers are:

- Fully enclosed within a building;
- Associated with the temporary storage of building materials and/or equipment during construction in accordance with the requirements of Clause 6.4 of this policy;
- Being used for temporary storage purposes for a maximum period of seven days for the purpose of relocating personal goods to/from a property;
- Associated with a rural use on a property in the Agricultural Resource zone, provided it is located at least 200 metres from any road or so as to not be visible from any road, does not

require the removal of any native vegetation and the lot is not located within a Landscape Protection Special Control Area; or
- Located within the General Industry or Light Industry zone, and where the sea container is not used as part of the daily operation of the site (i.e. transient sea containers).

Where sea containers or container-based structures are not exempt by the above provisions, they shall be assessed against Section 6 – Policy Statement.

The provisions of this policy as they relate to sea containers also apply to other similar storage structures as defined in Clause 7 of this policy.

The provisions of this policy do not relate to sea containers that are incorporated or adapted for use as a habitable building, but are still required to comply with all relevant legislation, including but not limited to:

a) Shire of Chittering Local Planning Scheme No. 6 (LPS 6);
b) Residential Design Codes;
c) Building Code of Australia; *Building Regulations 2012* and *Building Act 2011*.

5.0 Application requirements

An application for development approval for a sea container(s) or container-based structure(s) must include the following:

- Completed development application form and payment of the application fee;
- A site plan showing the proposed location of the sea container in relation to boundary setbacks, natural features, existing development and adjoining buildings, to a scale of no less than 1:100;
- A written statement outlining the intended use of the shipping container, the dimensions and height of the container and how it addresses the requirements of this local planning policy; and
- Photographs and/or elevation drawings of the shipping container.

6.0 Policy statement

6.1 General requirements for sea containers

a) Sea containers are only used in association with the approved or otherwise lawful use of the property;
b) Sea containers are not to be placed on any street verge or within the front setback of any property;
c) The number of sea container(s) that can be considered for approval per property in each zone are as stated per Clause 6.3;
d) Sea containers must be in good repair and of a uniform colour to complement the building to which it is ancillary or surrounding natural landscape features;
e) Be appropriately screened from view (vegetation or otherwise) where considered necessary by the Shire; and
f) The Shire may require an upgrade of the external appearance of any approved sea containers.

6.2 General requirements for container-based structures:

a) The number of container-based structure(s) that can be considered for approval per property in each zone are as stated per Clause 6.3;
b) Only be used in association with the approved or otherwise lawful use of the property;
c) Comply with the development boundary setback requirements applicable to the property;
d) Be of a size and scale that is commensurate with the surrounding environment and built form;
e) Be finished in colours and materials that complement the surrounding landscape or built form; and
f) Be screened from public vantage points where necessary to reduce visual impact.

Note: Container-based structures will require a building permit from the Shire, in addition to the requirement for development approval.

6.3 Requirements in particular zones

Townsite zone	The placement of a sea container will not be permitted on land zoned 'Townsite', unless: • The site is greater than 2 hectares; or • On a temporary basis in accordance with Clause 6.4; or • If the sea container is fully enclosed within an approved outbuilding. A maximum of one (1) sea container can be considered for approval in the Townsite zone if it satisfies the requirements listed within Clause 6.1 and Clause 6.3 for the Townsite zone. Container-Based Structures cannot be approved within the Townsite Zone.
Residential zone	The placement of a sea container will not be permitted on land zoned 'Residential', unless: • On a temporary basis in accordance with Clause 6.4; or • If the sea container is fully enclosed within an approved outbuilding. Container-based Structures cannot be approved within the Residential zone.
Rural Residential Rural Retreat	Sea containers or container-based structures are not permitted on vacant lots unless in accordance with Clause 6.4.

Rural Smallholdings	A sea container may be placed on a lot zoned Rural Residential, Rural Retreat or Rural Smallholdings where it: • Is not located closer to the street than the dwelling, or within the primary or secondary street setback areas; • Is located entirely within any approved building envelope or in accordance with the setbacks applicable to the particular area as stipulated in a local planning scheme or relevant local planning policy; • Is not clearly visible from the street, neighbouring properties or public vantage points; • Does not adversely impact on the landscape character of the surrounding area and is preferably adjacent to an existing building; • Does not impact on any native vegetation and other areas of environmental sensitivity; • Is placed at least 1.8 metres from any wastewater disposal systems and leach drains; and • Is to be used only for domestic storage purposes. The applicant may be required to plant landscaping or other screening or paint the sea container to assist in reducing its visual impact. The Shire will not support the clearing of any native vegetation to accommodate a sea container. A maximum of one (1) permanent sea container can be considered for approval in the Rural Residential zone if it satisfies the requirements listed within Clause 6.1 and Clause 6.3 for the Rural Residential zone. A maximum of one (1) container-based structure can be considered for approval in the Rural Residential zone if it satisfies the requirements listed within Clause 6.2 and 6.3 for the Rural Residential zone.
Agricultural Resource	In the Agricultural Resource zone, sea containers or container-based structures are to be: • Substantially screened from the street, neighbouring properties or public vantage points; • Located so that it does not adversely impact on the landscape character of the surrounding area, native vegetation and other areas of environmental sensitivity; and • At least 200 metres from any lot boundary. The Shire will not support the clearing of any native vegetation to accommodate a sea container. Discretion will be used on a case-by-case basis to determine the number of permanent sea container(s) and/or container-based structure(s) that can be approved on any lot zoned Agricultural Resource.

Industrial Zones and Development	Sea containers or container-based structures may be used for the storage of goods and/or equipment in Industrial zones (or sites with an approved industrial-natured development) where they are: ▪ Located within approved storage areas, which do not compromise car parking, access or landscape areas required for the development; ▪ Not located within the street setback area, or where a building exists on the property, closer to the street than the building; ▪ Substantially screened from the street, other public places and ▪ adjacent properties by walls, fencing, landscaping or other means approved by the Shire; ▪ Not used to display any advertising on the external faces. Discretion will be used on a case-by-case basis to determine the number of permanent sea container(s) and/or container-based structure(s) that can be approved on any lot zoned Industrial.

6.4 Temporary use of sea containers for construction storage

Notwithstanding other requirements of this policy, a sea container may be placed on a lot for the temporary storage of building materials and/or equipment during construction works, where:

- Building approval for the construction works has been issued and remains valid;
- The sea container is not placed on site more than two weeks prior to the commencement of construction or associated preparatory works; and
- The sea container is removed from site within four weeks of the conclusion of construction works and prior to occupation or use of the building.
- The sea container must be placed within any approved building envelope or in accordance with the setbacks applicable to the particular areas as stipulated in a local planning scheme, or relevant local planning policy.

7.0 Definitions

Container-based Structure	means any structure formed by, or incorporating, one or more sea containers as part of its supporting framework or base, including but not limited to container domes, arched fabric shelters, and covered storage bays, but does not include a structure that is classified as a habitable building (i.e. Class 1A) under the National Construction Code 2022.
Other similar storage structures	means a prefabricated structure with a flat roof, regular in shape and is capable of being transported (includes donga and a railway carriage). For the purpose of this Policy these structures are those that are only used for storage purposes and does not include those that are associated with an approved use of the

	land that the structure is situated on.
Permanent placement	means the placement of a standalone shipping container that does not meet the criteria for temporary placement of shipping containers as outlined under the provisions of this policy.
Sea Container	Means a large metal container, originally manufactured to carry goods on a sea vessel.

Policy Number / Name	No. 2 – Sea Containers
Adopted by Council	28 September 2005
Amended	• August 2016 • October 2024 • March 2026 – Minor amendment adopted to clarify the policy's application to container-based dome structures.

SCHEDULE OF SUBMISSIONS – Advertising for Amended Local Planning Policy No. 1 – Sea Containers

Submitter	Comment	Shire Officer Response
Nathan Stewart – Lateral Planning	My client has not instructed me to lodge a submission on the Draft Local Planning Policy on their behalf. However, I do provide a couple high-level comments regarding the policy if you could please consider these in your review. 1. I would be cautious to impose a maximum cap on the number of container structures within a particular zone. Maybe a combined maximum rather than a maximum for each might be more appropriate where both types of structures can be approved. I do not think it is here or there whether the container structures are just containers or container-based structures. 2. In relation to Clause 6.3 and the table containing the provisions relating to the Rural Residential, Rural Retreat and Rural Smallholdings zones. The current provision includes requirements for sea container. Do these apply to sea containers only or both sea containers and container-based structures?	The comments are noted and appreciated. In relation to the question of numerical limits, the intent of the policy is not to distinguish between standalone sea containers and container-based structures, but to manage the cumulative visual and amenity impacts of this form of development. While a combined maximum has been considered, the current approach is intentional. It provides a clear and practical control from an assessment and compliance perspective, while still allowing discretion where a proposal can demonstrate planning merit. On this basis, no change is recommended. With respect to Clause 6.3, the intent is that the provisions apply to both sea containers and container-based structures. The policy has been drafted to ensure consistency in how these development forms are assessed as they continue to evolve. Notwithstanding this, the comment is valid. A minor clarification to Clause 6.3 will be included to make this explicit and remove any potential ambiguity. Recommendation: Add a lead-in sentence to Clause 6.3: *The provisions of this clause apply to both sea containers and container-based structures, unless otherwise specified.*

*Note: Comments are as per original submission received by the Shire.