

# Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes  No

Date of site visit (if applicable): Day  Month  Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited  Level 1 BAL assessor  Level 2 practitioner  Level 3 practitioner

If accredited, please provide the following.

BPAD accreditation number:  Accreditation expiry: Month  Year

Bushfire management plan version number:

Bushfire management plan date: Day  Month  Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see <a href="#">SPP 3.7 for definitions</a> )?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>


None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

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

Signature of report author or reviewer



Date



## Bushfire Management Plan (DA)

Proposed short term accomodation at

Lot 2654, Bayview Road, Gap Ridge

Client: -

Our reference: 24-18184

15/04/2024

## Document Control

Doc name:	Bushfire Management Plan (DA) - Lot 2654, Bayview Road, Gap Ridge				
Version	Date	Author		Reviewer	
1	15/04/2024	Nathan Peart	NP	Nathan Peart	NP
Initial report issued.					

## Disclaimer and Limitation

This report is prepared solely for the client, any future landowners of the subject lot and is not for the benefit of any other person and may not be relied upon by any other person. Bushfire Smart accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

The mitigation strategies contained in this report are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Smart and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or destroyed by bushfire or that lives will not be lost in a bush fire. Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Bushfire Smart has no control.

This report does not negate the need to follow Local government authority requirements for Firebreak and Fuel Hazard Reduction. The client agrees that in submitting this report they approve of and will comply with all requirements detailed.


## About the author:

Bushfire Smart has been providing bushfire risk management reports and advise for over 7 years and undertake assessments of planning and land development applications to verify compliance with State Planning Policy 3.7 and associated bushfire regulations.

Nathan Peart is the bushfire lead and has over 20 years' experience in the construction and planning fields. Nathan has completed a Graduate Diploma in Bushfire Protection at the University of Western Sydney and is a Level 3 Bushfire Planning and Design (BPAD) accredited practitioner.

Nathan is supported by several other team members with varying levels of accreditation.

Bushfire Smart hold Professional Indemnity Insurance to the value of \$2,000,000 which includes cover for bushfire attack level assessments, planning, design and advice services as prescribed in FPA Australia's Bushfire Planning and Design Accreditation Scheme for a BPAD - Level 3 practitioner.

Author		
Nathan Peart	BPAD 38808	
Level 3 Bushfire Planning and Design (BPAD) Accredited Practitioner		
E: BAL@BushfireSmart.com.au	Ph: 9555 9444	

08 9555 9444

[BAL@bushfiresmart.com.au](mailto:BAL@bushfiresmart.com.au)

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

## Executive Summary

The proposal is at Lot 2654, Bayview Road, Gap Ridge for a development application to construct a restaurant and new accommodation units on an existing caravan park site.

The proposal is in an area that has been designated as bushfire prone and must therefore comply with State Planning Policy 3.7(SPP3.7). Guidelines for Planning Bushfire Prone Areas Version 1.4 (the Guidelines) has been used to determine the proposals compliance with SPP3.7.

The site can achieve a BAL rating of 29 or below. The entire site is to be maintained to a low fuel state with all landscaping managed to the APZ requirements of the guidelines.

An assessment against the bushfire protection criteria (Appendix Four of the guidelines) is required to be undertaken. The guidelines state:

*Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5*

As this proposal has been deemed a vulnerable tourism land use, Elements 1-4 have only been referenced where it is a requirement to do so under Element 5.

Table A.1: Summary of assessment against bushfire protection criteria

Element	Acceptable Solution	Compliance Method	Compliance notes.
1: Location	A1.1 Development location	Acceptable Solution	See Element 5 for compliance with acceptable solution.
2: Sitting of development	A2.1 Asset Protection Zone(APZ)	Acceptable Solution	All landscaping within the lot is to be maintained to the APZ guidelines.
3: Vehicular Access	A3.1 Public Roads	Acceptable Solution	See Element 5 for compliance with acceptable solution.
	A3.2a Multiple access routes	Acceptable Solution	See Element 5 for compliance with acceptable solution.
	A3.2b Emergency access ways	Acceptable Solution	See Element 5 for compliance with acceptable solution.
	A3.3 Through-roads	N/A	
	A3.4a Perimeter roads	N/A	
	A3.4b Fire service access routes	N/A	
	A3.5 Battle axes	N/A	
	A3.6 Private driveways	Acceptable Solution	See Element 5 for compliance with acceptable solution.
4: Water	A4.1 Identification of future water supply	N/A	
	A4.2 Provision of water for firefighting purposes	Acceptable Solution	The site is connected to an existing reticulated water supply.

Element	Acceptable Solution	Compliance Method	Compliance notes.
5: Vulnerable Tourism Land Use (motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park)	A5.7 Siting and Design	Acceptable Solution	A5.7a – Not applicable (Caravan parks only). A5.7b – Not Applicable A5.7c – Not applicable. A5.7d – Ongoing maintenance plan developed separately. A5.7e – Not applicable A5.7f – Not applicable A5.7g – Not applicable.
	A5.8.1 & A5.8.2 Vehicular Access	Acceptable Solution	A5.8.1a - Two internal access/egress points to be provided in second stage of development. A5.8.1b - Driveway can meet requirements. A5.8.1c - Signage to be provided A5.8.2a - Complies A5.8.2b - All roads are through roads A5.8.2c - Not Applicable A5.8.2d - Not Applicable A5.8.2e - Not applicable
	A5.9 - Provision of Water	Acceptable Solution	A5.9a – Within reticulated water supply area. A5.9b - Not Applicable

Compliance with this BMP, and therefore SPP3.7, will require action prior, during and after development. The items requiring implementation include:

- Driveways to be constructed and maintained to the standard stated in this BMP.
- Maintain site to APZ requirements.
- Install Signage as required by this BMP
- Conduct training with all senior members onsite as per BEEP
- Conduct annual and daily preparation as per requirements of the BEEP
- Ensure all visitors are aware of Bushfire risk and evacuation procedures

The entire report should be read in conjunction with the guidelines to ensure all requirements are understood.

## Table of Contents

1	PROPOSAL AND SITE DETAILS .....	7
1.1	PROPOSAL DETAILS .....	7
2	ENVIRONMENTAL CONSIDERATIONS.....	9
2.1	NATIVE VEGETATION – MODIFICATION AND CLEARING .....	9
2.2	REVEGETATION/LANDSCAPE PLANS.....	10
3	BUSHFIRE ASSESSMENT .....	10
3.1	SITE ASSESSMENT .....	10
4	ASSESSMENT AGAINST THE BUSHFIRE PROTECTION.....	11
	ELEMENT 1: LOCATION .....	11
	ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT .....	11
	ELEMENT 3: VEHICULAR ACCESS .....	11
	ELEMENT 4: WATER .....	11
	ELEMENT 5: VULNERABLE TOURISM LAND USES (OTHER SHORT-TERM ACCOMMODATION) .....	12
5	IMPLEMENTATION.....	16
5.1	ACKNOWLEDGEMENT .....	16
6	GENERAL REFERENCES.....	17
7	ONLINE REFERENCES.....	17
8	APPENDICES .....	18

## Table of Figures

Figure 1:	Site Plan .....	7
Figure 2:	Location Plan.....	8
Figure 3:	Map of Bushfire Prone Area for Subject Site .....	8
Figure 4:	Map of Native Vegetation for Subject Site .....	10
Figure 5:	Spatial Representation of proposed risk management measures.....	19

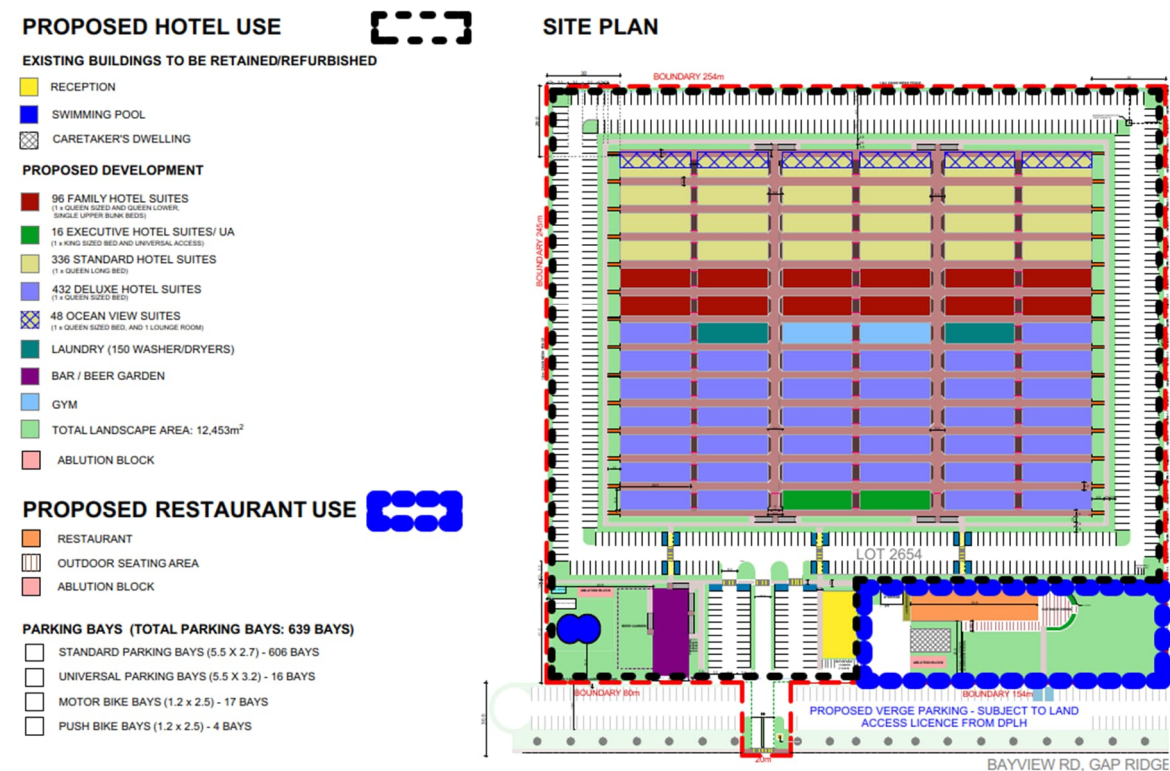
## 1 Proposal and Site Details

### 1.1 Proposal Details

The subject lot at Lot 2654, Bayview Road, Gap Ridge is 63,028m<sup>2</sup> parcel presently used as a caravan park offering recreational facilities and caravan parking sites.

The current site is set back 50m from the Bayview Rd boundary.

The proposal is to convert the existing caravan park into a mixed class complex with a hotel and restaurant.



Project: MIX USE HOTEL AND RESTAURANT LOT 2654 BAYVIEW ROAD, GAP RIDGE, WA		Drawing Title: SITE PLAN	Design Stage: DEVELOPMENT APPLICATION	North	Job No: 24004 Client File: 24004-51K	Drawing No: A1.0	 CK ARCHITECTURE L1, 424 Burke Road, Camberwell VIC 3124, AUSTRALIA T: 03 9588 0722 E: info@ckarchitecture.com.au
This plan contains the design information to be provided to the Council for the purposes of the development application. It is to be used for the purposes of the development application only and is not to be used for any other purpose without the written consent of the design stage.		Designing: GM	Drawn: CK	Date: 09/24	Scale: 1:500	Rev:	

Figure 1: Site Plan

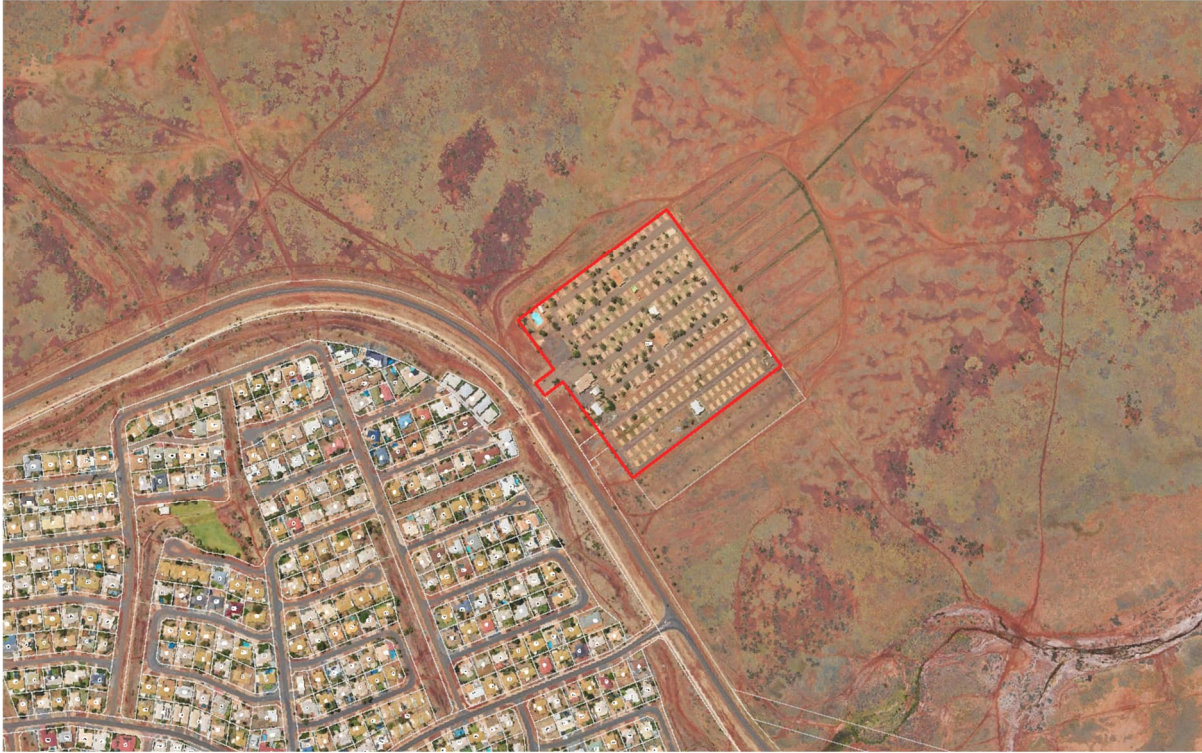


Figure 2: Location Plan



Figure 3: Map of Bushfire Prone Area for Subject Site

08 9555 9444

[BAI@bushfiresmart.com.au](mailto:BAI@bushfiresmart.com.au)

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210



## 2 Environmental Considerations

To identify environmental, biodiversity of conservation values on the subject site, the site has been examined against the following databases as shown in table 2.

Object	Database	Identified	Details
Conservation category wetlands and buffer	DBCA-019/ DBCA-017	No	Site not identified within database.
RAMSAR Sites	DBCA-010	No	Site not identified within database.
Threatened and priority flora	DBCA-036	No	Site not identified within database.
Threatened and priority fauna	DBCA-037	Yes	Site identified within area – further action may be required.
Threatened Ecological Communities	DBCA-038	Yes	Site identified within area – further action may be required.
Bush Forever areas 2000	DPLH-019	No	Site not identified within database.
Clearing regulations – Environmentally Sensitive Areas	DWER-046	No	Site not identified within database.
Swan Bioplan Regionally Significant Natural Areas 2010	DWER-070	No	Site not identified within database.
Local government biodiversity/planning	-	No	-

Table 1: Assessment against environmental considerations

The subject site has been identified by the Department of Biodiversity, Conservation and Attractions (DBCA) as being within a threatened ecological community. However, the existing site is clear with no vegetation. There is no vegetation removal required by this BMP.

### 2.1 Native vegetation – modification and clearing

The site has been checked against the Native Vegetation mapping conducted by the Department of Primary Industries and Regional Development (DPIRD-005). Native vegetation has not been found on the site, as shown in the image below.

The asset protection zone, as required in this APZ, will not require the removal of native vegetation.



Figure 4: Map of Native Vegetation for Subject Site

## 2.2 Revegetation/landscape plans

There are no revegetation or landscaping plans attached to this proposal. However, any future landscaping for the site will need to comply with the APZ requirements of this report.

## 3 Bushfire Assessment

### 3.1 Site Assessment

The assessment of this site/development was undertaken on 19 March 2024 by Dwayne Griggs (BPAD40466 Level 2), a BPAD Accredited Practitioner, for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1). See separate report to be supplied by applicant.

## 4 Assessment against the Bushfire Protection

An assessment against the bushfire protection criteria (Appendix Four of the guidelines) is required to be undertaken for any strategic planning proposal, subdivision and development application for a site that has or will, on completion, have a bushfire hazard level above 'Low' or a BAL rating above BAL LOW. The following section details the measure to be taken so that this proposal complies with these.

The guidelines state:

*Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5*

As this proposal has been deemed a vulnerable tourism land use, Elements 1-4 have only been referenced where it is a requirement to do so under Element 5.

---

### Element 1: Location

---

Element 1 will be satisfied using Acceptable Solutions of Element 5.

---

### Element 2: Siting and design of development

---

Element 2 will be satisfied using Acceptable Solutions of Element 5.

---

### Element 3: Vehicular Access

---

Element 3 will be satisfied using Acceptable Solutions of Element 5.

---

### Element 4: Water

---

Element 4 will be satisfied using Acceptable Solutions of Element 5.

---

## Element 5: Vulnerable Tourism Land Uses (Other short-term accommodation)

---

### Intent:

To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.

### Proposed bushfire management strategies:

Element 5 will be satisfied using Acceptable Solutions:

#### A5.7 Siting and Design

A5.7a – Not applicable.

A5.7b – Not applicable.

A5.7c – An APZ is to be provided in accordance with Element 2: Siting and Design of Development A2.1 Asset Protection Zone. The vegetation class surrounding the development is Grassland (flat). Therefore, the Asset Protection zone is to extend a minimum of 8 metres to attain a BAL-29 rating.

However, to align with original BAL report and the proposed site plan, the entire lot is to be maintained to a low fuel state and all vegetated areas within the lot to comply with the APZ guidelines and managed as per Schedule 1 of the guidelines, extract shown on following page.

A5.7d – A landscape management plan is to be prepared to identify on-going onsite vegetation management (where appropriate). This is to be developed separately from this BMP and approved by a bushfire practitioner.

A5.7e – Not applicable.

A5.7f – Not applicable.

A5.7g – Not applicable.

#### A5.8.1 Vehicular Access

A5.8.1a – Internal vehicular access to provide for emergency egress and access in the event of a bushfire. Two access points to the public road network is not possible, due to the existing nature of the site. However, the internal driveway allows for two-way traffic around the full boundary of the site.

A5.8.1b – Private driveway is longer than 70 metres, allows for two-way traffic for the whole distance, and is circular in nature allowing for vehicles and fire appliances to enter and exit the property safely.

A5.8.1c - Signage to be provided within the site, advising of where each access route travels to and the distance and general information signs on what to do in the event of a bushfire.

08 9555 9444

[BAL@bushfiresmart.com.au](mailto:BAL@bushfiresmart.com.au)

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

## A5.8.2 Vehicular access for short-term accommodation outside of a residential built-out area

A5.8.2a - Public road access is provided in two different directions (terminating at Dampier Hwy to the south-west and Searipple Rd in the east) to at least two different suitable destinations.

A5.8.2b - All public roads are through roads.

A5.8.2c - Not applicable.

A5.8.2d - Public roads meet the requirements in Table 6, Column 1.

A5.8.2e - Not applicable.

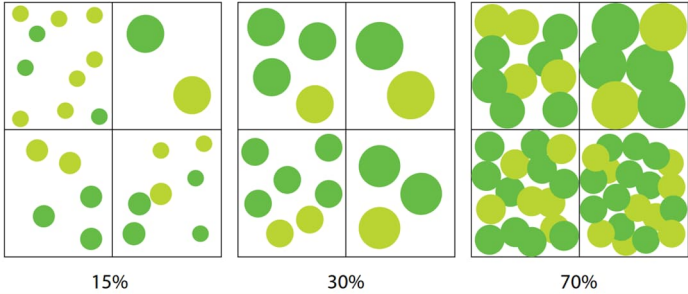
## A5.9 - Provision of Water

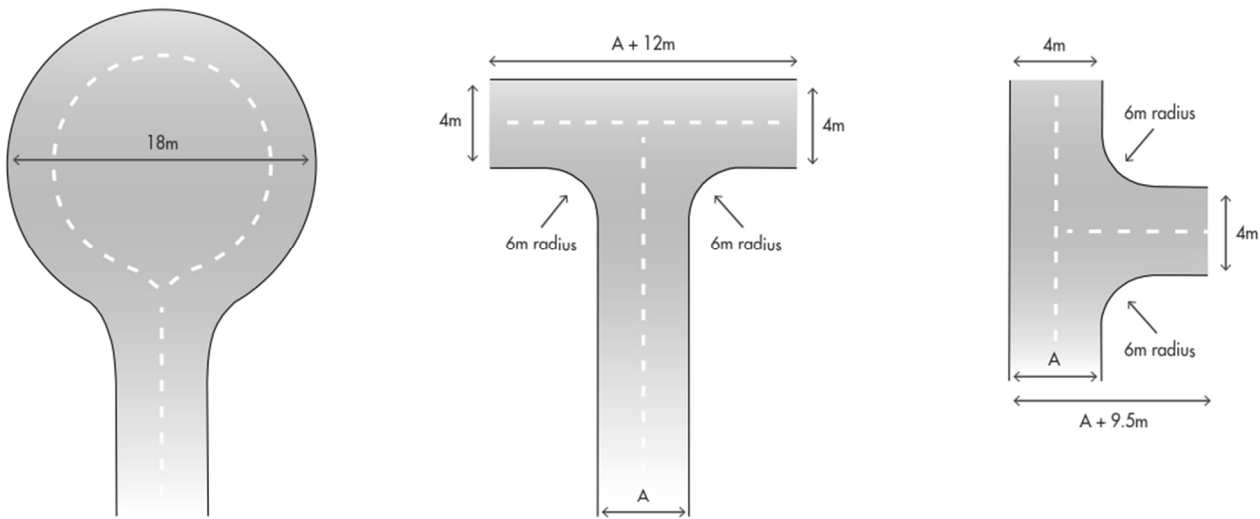
A5.9a - Water supply is via an existing reticulated water supply. There are several Hydrant locations in the neighbouring subdivision, however mapping does not indicate any within the immediate vicinity of the facility.

Fire fighting equipment is to be installed in accordance with the Caravan Parks and Camping Grounds Regulations, which may require a hydrant to be installed in site.

A5.9b – Not Applicable

## Schedule 1: Standards for asset protection zones (WAPC 2021)

Object	Requirement
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959)
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> <li>• Should be managed and removed on a regular basis to maintain a low threat state.</li> <li>• Should be maintained at &lt;2 tonnes per hectare (on average).</li> <li>• Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch &gt;6 millimetres in thickness.</li> </ul>
Trees* (>6 metres in height)	<ul style="list-style-type: none"> <li>• Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>• Branches at maturity should not touch or overhang a building or powerline.</li> <li>• Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>• Canopy cover within the APZ should be &lt;15 per cent of the total APZ area.</li> <li>• Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.</li> </ul> <p>Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</p>  <p style="text-align: center;">15%                      30%                      70%</p>
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> <li>• Should not be located under trees or within three metres of buildings.</li> <li>• Should not be planted in clumps &gt;5 square metres in area.</li> <li>• Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> <li>• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.</li> <li>• Can be located within two metres of a structure, but three metres from windows or doors if &gt;100 millimetres in height.</li> </ul>
Grass	Grass should be maintained at a height of 100 millimetres or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation
Defendable space	Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> <li>• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>• The pressure relief valve should point away from the house.</li> <li>• No flammable material within six metres from the front of the valve.</li> <li>• Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul>



**Figure 28:** Design requirements for a turn-around area for a private driveway or battle-axe

Extract from Guidelines: Table 6: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public roads	2 Emergency access way <sup>1</sup>	3 Fire service access route <sup>1</sup>	4 Battle-axe and private driveways <sup>2</sup>
Minimum trafficable surface (metres)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (metres)	N/A	6	6	6
Minimum vertical clearance (metres)	4.5			
Minimum weight capacity (tonnes)	15			
Maximum grade unsealed road <sup>3</sup>	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road <sup>3</sup>		1:7 (14.3%)		
Maximum average grade sealed road		1:10 (10%)		
Minimum inner radius of road curves (metres)		8.5		

**Notes:**

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

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

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

## 5 Implementation

The following tables set out the responsibilities of the developer(s), landowner(s) and local government for the initial implementation and ongoing maintenance associated with this proposal.

Management Action	Timing
<b>Proponent/Landowner</b>	
Install Signage as required by this BMP	Prior to occupancy
Conduct training with all senior members onsite as per BEEP	Prior to occupancy
<b>Operator/Landowner</b>	
Maintain vehicular access routes to the required surface condition and clearances	Ongoing
Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in this BMP	Ongoing
Implement requirements of the BEEP including establishing EMT and conducting reviews	Ongoing
Conduct annual and daily preparation as per requirements of BEEP	Ongoing
Ensure all visitors are aware of Bushfire risk and evacuation procedures	Ongoing

### 5.1 Acknowledgement

#### Acknowledgement - Proponent

The proponent acknowledges the responsibilities as listed above and the requirement to ensure that should the land transfer to a new owner, that the new owner is aware of the BMP and their ongoing responsibility.



## 6 General References

WA Department of Planning 2016, *Visual Guide for bushfire risk assessment in Western Australia*

Standards Australia 2009, *AS 3959-2018 Construction of buildings in bushfire-prone areas*, Sydney

Western Australian Planning Commission (WAPC) 2015, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, Western Australian Planning Commission, Perth, Perth

Western Australian Planning Commission and (WAPC) 2021, *Guidelines for Planning in Bushfire Prone Areas Version 1.4*, Western Australia

## 7 Online references

Office of Bushfire Risk management (OBRM) 2017, Map of Bush Fire Prone Areas, Viewed December 22, <  
<https://maps.slip.wa.gov.au/landgate/bushfireprone/>>

Office of Bushfire Risk Management (OBRM), Bushfire Risk Management (BRM) Plan Guidelines, Viewed December 22.

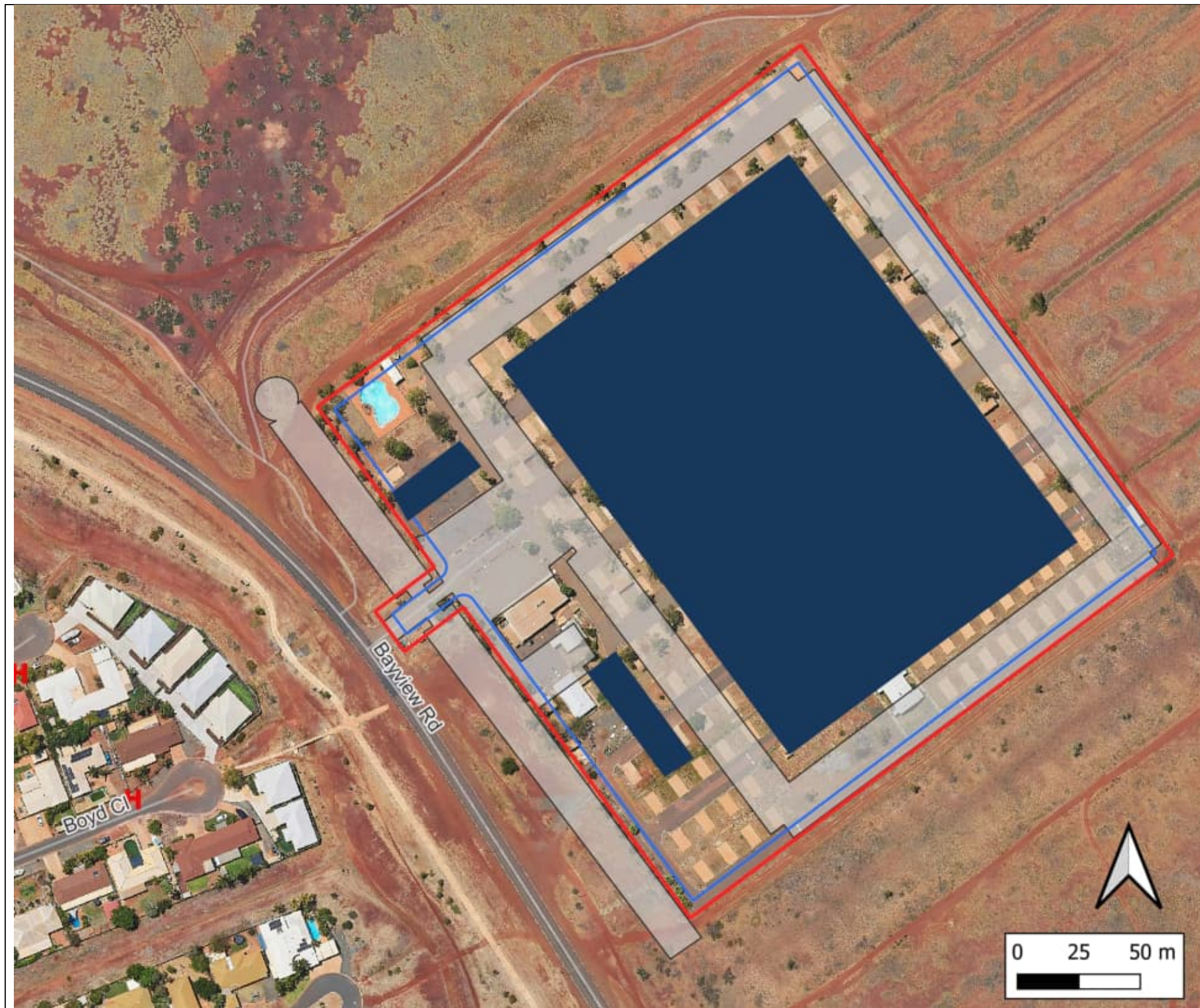
WA Local Government Association (WALGA), Environmental Planning Tool, Viewed December 22, <  
[pbp.walga.asn.au/Tools/EnvironmentalPlanningTool.html](http://pbp.walga.asn.au/Tools/EnvironmentalPlanningTool.html)>

## 8 Appendices

---

Appendix A: Spatial Representation of proposed risk management measures (Next Page)

---



Legend

- Subject Lot
- Proposed Development
- Asset Protection Zone (APZ)
- Driveway
- H Water Hydrant

Bushfire Protection Criteria

APZ requirements:  
The entire lot is to be maintained to a low fuel state as per the APZ guidelines,  
Driveway requirements:  
The driveway is to be 6 metres wide for its entirety.  
Water Requirements:  
The site is connected to a mains water supply.

Figure 5: Spatial Representation of proposed risk management measures.

Lot 2654, Bayview Road, Gap Ridge

Assessment Date: 8 December 2022  
Prepared by: Nathan Peart  
Accreditation Level: BPAD Level 3  
Accreditation Number: 38808  
Accreditation Expiry: May 2024