



Department of **Planning,  
Lands and Heritage**



# Bushfire Management Plan (BMP) Manual

November 2024

The Department of Planning, Lands and Heritage acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

#### Disclaimer

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## 1 WHEN SHOULD A BUSHFIRE MANAGEMENT PLAN BE PREPARED

A Bushfire Management Plan (BMP) should be prepared as early as possible in the planning process and progressively reviewed and refined to reflect the level of detail at each planning stage.

A BMP should accompany strategic planning proposals, subdivision and development applications in designated bushfire prone areas, where required by State Planning Policy 3.7 Bushfire (SPP 3.7) and these Guidelines.

Information provided in a BMP should be commensurate with the applicable planning stage and scale of the proposal or application.

## 2 WHO SHOULD PREPARE A BUSHFIRE MANAGEMENT PLAN

It is strongly recommended that BMPs are prepared by an accredited Level 2 or Level 3 bushfire planning practitioner at the level appropriate to the complexity required.

## 3 USE OF AN EXISTING BUSHFIRE MANAGEMENT PLAN

A landowner/proponent may use an existing BMP if it remains relevant. Circumstances where a new BMP should be submitted include:

- where conditions have changed, including surrounding development, vegetation classification or Bushfire Attack Level (BAL) rating
- where there is insufficient information to make an assessment
- to reflect new methodologies or policy requirements as identified in revisions of these Guidelines.

The decision-maker retains the right to request the landowner/proponent to update the bushfire assessment and/or BMP if they deem it necessary.

## 4 BUSHFIRE MANAGEMENT PLAN TEMPLATES

The following BMP templates are located in this document,

- Strategic Planning
- Structure plans and Subdivisions
- Development Application
- Simple Development application

The standardisation of BMPs improves efficiencies in decision-making at local and State government level. The BMP templates promote the clear and succinct presentation of information required under SPP 3.7 and the Guidelines. Below is a summary of the requirements.

### Part 1: Proposal details

Include a brief explanation of the strategic planning proposal, subdivision or development and resulting intensification of land use.

Acknowledge any known reports or plans prepared for previous planning stages that may refer to the subject area, such as structure plans, environmental reports, landscaping plans or any relevant bushfire risk assessment.

### Part 2: Environmental, biodiversity or conservation considerations

SPP 3.7 objective 5.4 recognises the need to consider bushfire risk management measures while prioritising environmental, biodiversity and conservation values.



The BMP should:

- demonstrate the measures taken to avoid the removal or modification of native vegetation, and where unavoidable, identify the on-site clearing or modification.
- identify any areas within or adjacent to the subject site that are proposed to be revegetated as part of the planning proposal.
- provide evidence (from relevant agencies, the environmental or planning consultant and/or the local government that the proposed vegetation clearing and/or modification will be supported.

Where revegetation is proposed, written evidence and/or an approved landscape plan should be provided to demonstrate that the agency responsible for the ongoing management – such as local government and/or Department of Biodiversity, Conservation and Attractions (DBCAs) – understands and supports the ongoing management responsibility and associated vegetation classification assigned to the subject area.

## Part 3: Bushfire assessment

The bushfire assessment will be dependent on the type of strategic planning proposal, subdivision or development application and should be undertaken in accordance with the relevant bushfire assessment methodology contained within the Guidelines.

## Part 4: Identification of bushfire hazard issues

Discuss any bushfire hazard issues identified through examination of the environmental values and the bushfire assessment. This may include access constraints

both within and outside of the site and the location of significant bushfire hazards both within the broader landscape and within the subject site, such as vegetation and slope.

## Part 5: Assessment against the bushfire protection criteria

Each of the applicable bushfire protection criteria should be demonstrated by either addressing the relevant acceptable solutions or where these acceptable solutions cannot be met, an outcomes-based approach may be developed.

Acceptable solutions should be provided within a table and not duplicated in the body of the BMP.

## Part 6: Responsibilities for implementation and management of the bushfire protection measures

This part should be set out in a table and list separately the responsibilities of the developer(s), the landowner(s) and the local government for the initial implementation and ongoing maintenance of the required bushfire mitigation measures.

Examples of responsibilities that should be included, where relevant, are:

### The developer – prior to issue of certificates of title for new lots

- Construct the public roads to the standards stated in the BMP.
- Construct the relevant fire service access routes and emergency access ways and associated signs and gates to the standards stated in the BMP.

- Establish the public open space as ‘low threat’ vegetation as stated in the BMP.
- Clearing and/or vegetation modification to be undertaken in accordance with the BMP.
- Lodging a section 70A Notification on each Certificate of Title proposed by the subdivision.

### The developer and local government – Building Application

The implementation table should identify any bushfire construction standards in accordance with the Building Code of Australia (BCA) and the Australian Standard (AS) 3959 Construction of buildings in bushfire prone areas, for:

- Buildings used for on-site shelter.
- Class 9 buildings (where appropriate).
- Buildings where the BMP has nominated to construct these buildings over and above the requirements contained with AS 3959 or the BCA.

### The developer/landowner – prior to sale or occupancy or commencement of operation

- Establish the APZ to the dimensions and standard stated in the BMP and any accompanying landscape management plan.
- Where relevant, construct private driveways to the standards stated in the BMP.
- Install the required private water tank within the lot, with a minimum 10,000 litres reserved for firefighting, that meets construction and vehicle access specifications.



- Each property owner on sale of the allotment is provided with a copy of the BMP and informed of their responsibilities. A copy of the approved BMP should be attached to all contracts of sale for the lot.

## **The landowner – ongoing**

- Maintain the Asset Protection Zone (APZ) to the dimensions and standards as specified in the landscape management plan and/or BMP.
- Maintain any areas nominated to be revegetated in accordance with the classification and standards as specified in the landscape management plan and/or BMP.
- Maintain vehicular access routes within the lot to the required surface condition, gradient and clearances.
- Maintain the firefighting water supply tank and its associated fittings and vehicular access in good working condition.
- Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and making them aware of the responsibilities outlined.



## 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

If one or more of the following are selected, then these should be automatically referred to DFES

	YES	NO
Strategic planning is required to address SPP 3.7 and the Guidelines	<input type="checkbox"/>	<input type="checkbox"/>
The application is a vulnerable land use	<input type="checkbox"/>	<input type="checkbox"/>

None of the Above

If one or more of the following are selected, 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	<input type="checkbox"/>	<input type="checkbox"/>
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	<input type="checkbox"/>	<input type="checkbox"/>

None of the Above

**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:

Signature of report author or reviewer

Date



# Bushfire Management Plan – Strategic Planning



# Bushfire Management Plan – Strategic Planning

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# Bushfire Management Plan – Strategic Planning

## Full Content Detail

### COVERSHEET

- Insert a Bushfire Management Plan (BMP) coversheet at the front of the BMP. This is located on Page 4.
- Complete all relevant details on the coversheet.
- Tick the box for 'Strategic Planning' to trigger referral to Department of Fire and Emergency Services.

**COVER PAGE** – content determined by report author.

### DOCUMENT CONTROL

Client: [Insert client name]

REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED

### DISCLAIMER

### EXECUTIVE SUMMARY (optional)

- This section is optional, but can be useful in providing a short summary of the following information, particularly for more complex planning proposals:
  - overview of the planning proposal
  - existing on-ground conditions and key results of bushfire assessment
  - bushfire mitigation measures that will be incorporated into development design in order to demonstrate compliance with bushfire protection criteria
  - key implementation and management responsibilities going forward.



## Bushfire Management Plan – Strategic Planning

### Section 1: Proposal Details

**Do not:** paraphrase or repeat sections State Planning Policy 3.7: Bushfire or the Planning for Bushfire Guidelines (Guidelines)

**Do not include:** details on climate, bushfire history, prevailing winds

1. Explain the planning proposal and resulting intensification of land use.
2. Acknowledge any known reports or plans prepared for previous planning stages that refer to the subject site and may or will impact the assessment of bushfire risk and/or the implementation of bushfire mitigation measures.

#### **FIGURE 1: Copy of strategic planning proposal**

Include a map of the strategic planning proposal.

#### **FIGURE 2: Location plan**

Include a map that depicts a spatial overview of existing site conditions such as cadastral detail and an outline of the site boundary; and label any areas of significance to the BMP (e.g. existing local reserves, State forest, National park, wetlands, Bush Forever sites, etc.). The map should be overlaid on an up-to-date aerial image. This may form part of the figures for the broader landscape assessment.

#### **FIGURE 3: Map of Bushfire Prone Areas for subject site**

Screen shot of the Map of Bushfire Prone Areas for the subject site and surrounds.



## Bushfire Management Plan – Strategic Planning

### Section 2: Environmental Considerations

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.

1. Identify any environmental, biodiversity or conservation values on the subject site (or adjoining if relevant).

This information can be provided by the environmental/planning consultant or alternatively, obtained through publicly available databases (SLIP database <https://www.data.wa.gov.au/> or WA map database <http://nationalmap.gov.au>) and/or a local government's local biodiversity strategy or local planning strategy). If any of these values exist, an environmental or planning consultant will be required to undertake necessary environmental reports, and the BMP will need to respond to this report. This may trigger potential environmental impact/referral requirements under State and Federal environmental legislation.

Relevant datasets include:

- a) Department of Biodiversity, Conservation and Attractions (DBCA)
  - Conservation category wetlands and buffer (geomorphic wetlands, then the area of interest i.e. Swan Coastal Plain DBCA-019, Augusta to Walpole DBCA-017 etc.)
  - RAMSAR sites (DBCA-010)
  - Threatened and priority flora (DBCA-036)
  - Threatened Ecological Communities (DBCA-038)
- b) Department of Planning, Lands and Heritage
  - Bush Forever areas 2000 (DPLH-019)
- c) Department of Water and Environmental Resources (DWER)
  - Clearing regulations – Environmentally Sensitive Areas (DWER-046)
  - Swan Bioplan Regionally Significant Natural Areas 2010 (DWER-070).



## Bushfire Management Plan – Strategic Planning

### Sub-section 2.1: Native Vegetation – Modification and Clearing

The protection of native vegetation to be prioritised, by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation.

Where the clearing or modification of native vegetation is proposed, the BMP should:

1. demonstrate why the proposal cannot be re-designed or relocated to avoid clearing and/or modification of native vegetation.
2. identify design solutions that have been used to minimise extent of vegetation clearing. These include:
  - reduction in the proposed intensification of land use or development potential;
  - containing or clustering areas of intensification of land use to reduce clearing requirements;
  - consideration of hazard separation along interfaces with bushfire hazards; and/or
  - modification or redesign of the proposed areas of intensification of land use to avoid areas with high environmental, biodiversity or conservation values.
3. spatially identify proposed on-site clearing or modification of native vegetation and whether the vegetation has environmental, conservation or biodiversity values.

### Sub-section 2.2: Revegetation/Landscape Plans

1. Identify those areas required or intended to be retained, re-vegetated or managed, in a 'low threat state', as part of the proposal.
  - These may include riparian zones, coastal or waterway foreshores, wetlands or wetland buffers, as well as areas of public open space.
2. Provide written evidence and/or an approved landscape plan to demonstrate that agencies responsible for the ongoing management (i.e. local government and/or Department of Biodiversity, Conservation and Attractions and/or Main Roads WA) understand and support the vegetation classification assigned to the subject area and its resulting on-going management implications on the agency.



## Bushfire Management Plan – Strategic Planning

### Section 3: Bushfire Assessment Results

For strategic planning, the following bushfire assessment tools are required:

1. Broader Landscape Assessment (BLA).
  - Applications within an area designated as Area 1 on the Map of Bushfire Prone Areas will not require an assessment of the broader landscape or need to demonstrate compliance with Element 1: location.
  - Applications within an area designated as Area 2 on the Map of Bushfire Prone Areas, will require an assessment of the broader landscape to demonstrate compliance with Element 1: location.
2. Bushfire Hazard Level (BHL) assessment.
  - For strategic planning proposals where lot layout is not yet known, a BHL assessment is required, in accordance with Appendix A.2 of the Guidelines.

#### Sub-section 3.1: Broader Landscape Assessment

1. Undertake a BLA in accordance with Appendix A.1 of the Guidelines.
2. Determination of a broader landscape type via the points-based system for determining a broader landscape type is to be supported by explanatory text and figures commensurate with the scale and complexity of the planning proposal and/or the broader landscape type identified.

#### FIGURE 4: BLA Mapping

Include relevant BLA assessment maps in accordance with Appendix A.1 of the Guidelines.

#### Sub-section 3.2: BHL Assessment Inputs

1. Classify vegetation in accordance with Appendix A.2 of the Guidelines.
2. Provide photographic evidence to support areas of low or moderate BHL areas.

Photo ID Plot number Vegetation classification or exclusion clause Description / justification for classification	Insert Photo(s) to demonstrate the classification or exclusion
--	--



## Bushfire Management Plan – Strategic Planning

### Sub-section 3.2: BHL Assessment Inputs (cont.)

VEGETATION AREA/PLOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (degrees)
1		
2		
3		

#### FIGURE 5: Pre-development vegetation class

Include a vegetation class map as per Appendix A.2 of the Guidelines.

### Sub-section 3.3: BHL Assessment Outputs

1. Map the BHL assessment outputs in accordance with Appendix A.2 of the Guidelines.
2. Where the pre-development BHL assessment results in areas with a predominantly extreme BHL, a post-development BHL could be prepared. Further detail should be provided on the level of native vegetation clearing necessary to reduce the BHL to moderate or low and should not result in unacceptable loss of environmental, biodiversity and conservation values.

#### FIGURE 6: Pre-development BHL assessment

Include a BHL assessment map in accordance with Appendix A.2 of the Guidelines.



## Bushfire Management Plan – Strategic Planning

### Section 4: Identification of Bushfire Hazard Issues

1. Discuss any bushfire hazard issues identified through examination of the environmental considerations and the bushfire assessments. This will assist in the understanding of:
  - a. the suitability of areas for development; and
  - b. whether the proposal is likely to be able to comply with the bushfire protection criteria.

These issues can be presented spatially or displayed on the final spatial representation of the bushfire management strategies (post-development BHL assessment). (Figure 7)



## Bushfire Management Plan – Strategic Planning

### Section 5: Assessment against the Bushfire Protection Criteria

#### Sub-section 5.1: Compliance Table

1. Acceptable solutions

Present justification statements/discussion for compliance or non-compliance with the relevant acceptable solutions. Include all elements and acceptable solutions but mark as N/A, where not applicable.

Acceptable solutions should be provided within a table (example provided below) and not duplicated in the body of the BMP.

BUSHFIRE PROTECTION CRITERIA	METHOD OF COMPLIANCE	PROPOSED BUSHFIRE MANAGEMENT STRATEGIES
	ACCEPTABLE SOLUTIONS	
<b>Element 1: Location</b>	<b>A1.1a</b> – Broader Landscape Type A <b>A1.1b</b> – Broader Landscape Type B	Summarise the strategies proposed to meet compliance with this solution/ stage when they will be addressed
<b>Element 2: Siting and design</b>	<b>A2.1</b> – Siting and design	
	<b>A2.2</b> – Clearing of native vegetation	
<b>Element 3: Vehicular Access</b>	<b>A3.1</b> – Public roads	
	<b>A3.2</b> – Access routes	
	<b>A3.3a</b> – No-through roads <b>A3.3b</b> – No-through roads requirements	
<b>Element 4: Water</b>	<b>A4.1</b> – Water Supply	



## Bushfire Management Plan – Strategic Planning

### 2. Outcomes based approach

Where the acceptable solutions cannot be met, and/or the bushfire practitioner is of the opinion the 'policy outcome(s)' can be met through the use of alternative mitigation measures, an outcomes-based approach can be undertaken in accordance with SPP 3.7 and the Guidelines, the BMP should:

- a. address the acceptable solutions to the greatest extent possible;
- b. identify the non-compliance with the acceptable solutions and why these cannot be achieved;
- c. detail how the design addresses bushfire risk and where additional bushfire risk management measures have been deemed necessary and included to minimise the risk;
- d. detail if there are any community net-benefits, such as improvements to the public road network;
- e. include any fire engineering solutions or written evidence such as publications and State Administrative Tribunal decisions to support the proposal (where available);
- f. outline how the policy outcomes have been achieved; and
- g. outline why approval is warranted by the decision-maker in this instance.

## Sub-section 5.2: Bushfire Mitigation Measures

1. Discuss any bushfire mitigation measures that may be useful in guiding future planning and development stages, such as:
  - consideration of any potential vulnerable land uses and the necessary requirements under SPP3.7 and the Guidelines that may apply to future planning applications
  - consideration of landscape planning in Public open space areas and consistency between bushfire management, landscaping objectives and environmental objectives
  - preparation of BMPs to accompany future planning applications.

### **FIGURE 7: Spatial representation of the bushfire management strategies (post-development BHL assessment)**

On an aerial image of the site (It is recommended that this imagery relates to those utilised in the BLA) identify the subsequent reduction in bushfire hazard level (post development) to demonstrate that a low/moderate bushfire hazard level can be achieved. for a strategic proposal this can spatially identify (where relevant):

- environmental, conservation and biodiversity values
- major vulnerable land uses (such as aged care or schools)
- major open space areas (low threat vegetation)
- proposed access routes, including features that restrict access options
- approved structure plan or subdivision areas
- proposed development investigation areas



## Bushfire Management Plan – Strategic Planning

### Section 6: Responsibilities for Implementation and Management of the Bushfire Mitigation Measures

This section should set out the responsibilities of the developer/s, landowner/s and local government for the initial implementation and ongoing maintenance of the required mitigation measures

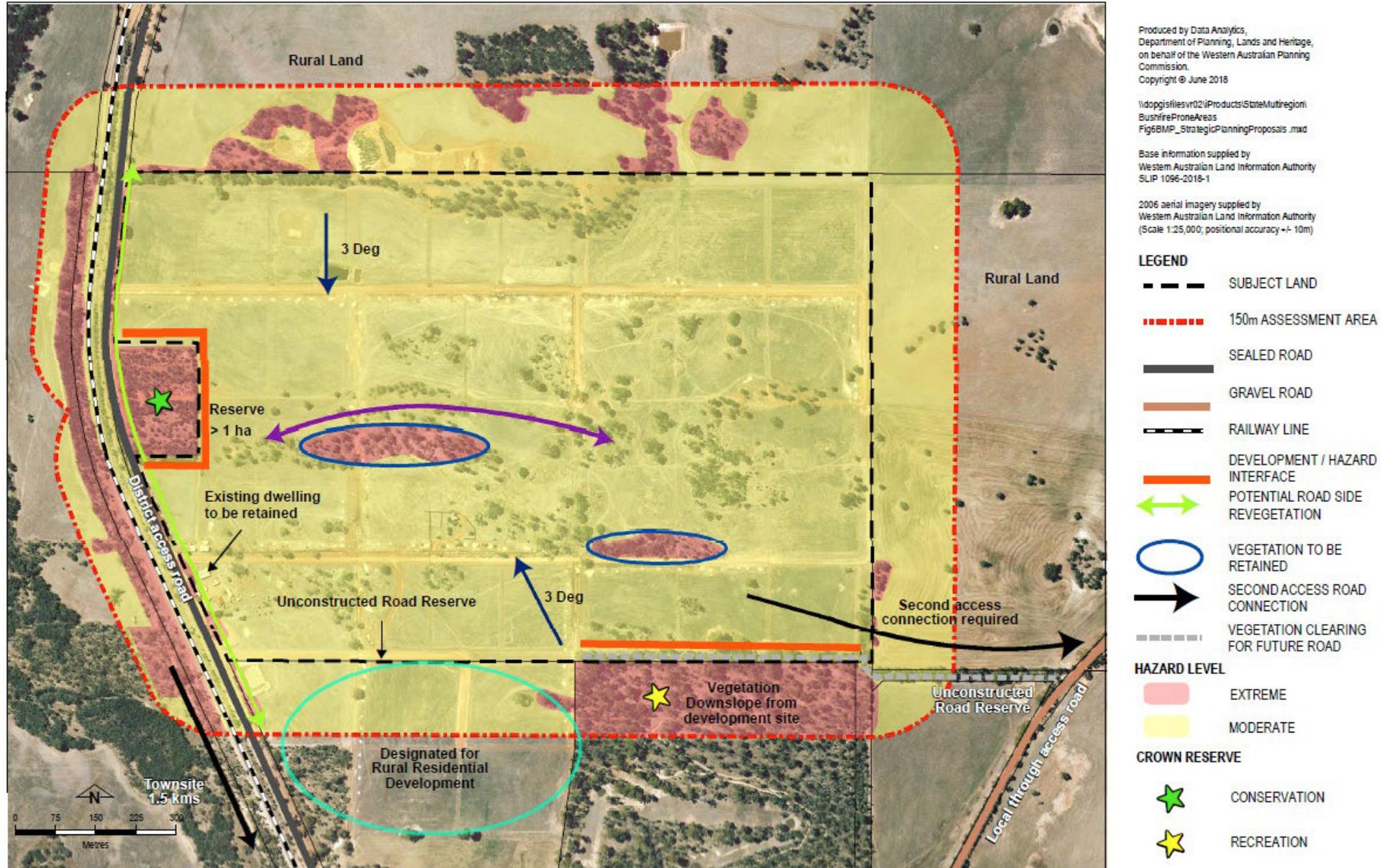
1. Summarise the bushfire assessment and BMP reporting information that is likely to be required to accompany future planning applications (i.e. bushfire management plans and BAL assessment/contour mapping to accompany future structure plans, application for subdivision or development approval in order to address the relevant SPP3.7 requirements).
2. Outline the responsibilities for ongoing bushfire management.
3. Summarise the bushfire mitigation measures that will need to be considered as part of future bushfire management plans and lot design for the site.

#### APPENDICES

- Include documentation to support the BMP and assist with demonstration of bushfire mitigation measure.
- Excerpts from SPP3.7 and the Guidelines (or other), should not be included within the BMP but if deemed necessary, can be provided as a separate document for the landowner.



FIGURE 7: Spatial representation of the bushfire mitigation measures





# Bushfire Management Plan – Structure plans and Subdivision



## Bushfire Management Plan – Structure plans and Subdivision

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# Bushfire Management Plan – Structure plans and Subdivision

## Full Content Detail

### COVERSHEET

- Insert a Bushfire Management Plan (BMP) coversheet at the front of the BMP. This is located on Page 4
- Complete all relevant details on the coversheet.

**COVER PAGE** – content determined by report author.

### DOCUMENT CONTROL

Client: [Insert client name]

REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED

### DISCLAIMER

### EXECUTIVE SUMMARY (optional)

- This section is optional, but can be useful in providing a short summary of the following information, particularly for more complex planning proposals:
  - overview of the planning proposal
  - existing on-ground conditions and key results of bushfire assessment
  - bushfire mitigation measures that will be incorporated into development design in order to demonstrate compliance with bushfire protection criteria
  - key implementation and management responsibilities going forward.



## Bushfire Management Plan – Structure plans and Subdivision

### Section 1: Proposal Details

**Do not:** paraphrase or repeat sections State Planning Policy 3.7: Bushfire (SPP3.7) or the Planning for Bushfire Guidelines (Guidelines)

**Do not include:** details on climate, bushfire history, prevailing winds

1. Explain the planning proposal and resulting intensification of land use.
2. Acknowledge any known reports or plans prepared for previous planning stages that refer to the subject site and may or will impact the assessment of bushfire risk and/or the implementation of bushfire mitigation measures.

#### **FIGURE 1: Copy of proposed subdivision or Structure Plan**

Include a copy of the subdivision or structure plan proposal.

#### **FIGURE 2: Location plan**

Include a map that depicts a spatial overview of existing site conditions such as cadastral detail and an outline of the site boundary; and label any areas of significance to the BMP (e.g. existing local reserves, State forest, National park, wetlands, Bush Forever sites, etc.). The map should be overlaid on an up-to-date aerial image. This may form part of the figures for the broader landscape assessment (if required).

#### **FIGURE 3: Map of Bushfire Prone Areas for subject site**

Screen shot of the Map of Bushfire Prone Areas for the subject site and surrounds.



## Bushfire Management Plan – Structure plans and Subdivision

### Section 2: Environmental Considerations

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.

1. Identify any environmental, biodiversity or conservation values on the subject site (or adjoining if relevant).

This information can be provided by the environmental/planning consultant or alternatively, obtained through publicly available databases (SLIP database <https://www.data.wa.gov.au/> or WA map database <http://nationalmap.gov.au>) and/or a local government's local biodiversity strategy or local planning strategy). If any of these values exist, an environmental or planning consultant will be required to undertake necessary environmental reports, and the BMP will need to respond to this report. This may trigger potential environmental impact/referral requirements under State and Federal environmental legislation.

Relevant datasets include:

- a) Department of Biodiversity, Conservation and Attractions (DBCA)
  - Conservation category wetlands and buffer (geomorphic wetlands, then the area of interest i.e. Swan Coastal Plain DBCA-019, Augusta to Walpole DBCA-017 etc.)
  - RAMSAR sites (DBCA-010)
  - Threatened and priority flora (DBCA-036)
  - Threatened Ecological Communities (DBCA-038)
- b) Department of Planning, Lands and Heritage
  - Bush Forever areas 2000 (DPLH-019)
- c) Department of Water and Environmental Resources (DWER)
  - Clearing regulations – Environmentally Sensitive Areas (DWER-046)
  - Swan Bioplan Regionally Significant Natural Areas 2010 (DWER-070)



## Bushfire Management Plan – Structure plans and Subdivision

### Sub-section 2.1: Native Vegetation – Modification and Clearing

The protection of native vegetation to be prioritised, by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation.

Where the clearing or modification of native vegetation is proposed, the BMP should:

1. demonstrate why the proposal cannot be re-designed or relocated to avoid clearing and/or modification of native vegetation.
2. identify alternative bushfire management design solutions that may reduce the extent of vegetation clearing. These include:
  - reduction of lot yield;
  - modification to the building envelope location.
  - clustering of development away from notable vegetation plots in one area to contain development and reduce clearing requirements;
  - align roads and pathways to work around trees and other vegetation, preserving their ecological values.
3. spatially identify proposed on-site clearing or modification of native vegetation and whether the vegetation has environmental, conservation or biodiversity values.

### Sub-section 2.2: Revegetation/Landscape Plans

1. Identify those areas required or intended to be re-vegetated or retained and managed, in a 'low threat state', as part of the proposal.
  - These may include riparian zones, coastal or waterway foreshores, wetlands or wetland buffers, as well as areas of public open space.
2. Provide an approved landscape plan and/or written confirmation to demonstrate that agencies responsible for the ongoing management (i.e. local government and/or Department of Biodiversity, Conservation and Attractions and/or Main Roads WA) understand and support the vegetation classification assigned to the subject area and its resulting on-going management implications on adjoining agency owned land.



## Bushfire Management Plan – Structure plans and Subdivision

### Section 3: Bushfire Assessment Results

For subdivision applications and structure plans where lot layout is known, the following bushfire assessment tools are to be utilised:

1. Broader Landscape Assessment (BLA).
  - Applications within an area designated as Area 1 on the Map of Bushfire Prone Areas will not require an assessment of the broader landscape or need to demonstrate compliance with Element 1: location.
  - Applications within an area designated as Area 2 on the Map of Bushfire Prone Areas, will require an assessment of the broader landscape to demonstrate compliance with Element 1: location.
2. BAL Contour is required, in accordance with Appendix A.3 of the Guidelines.

#### Sub-section 3.1: Broader Landscape Assessment

1. Undertake a BLA in accordance with Appendix A.1 of the Guidelines.
2. Determination of a broader landscape type via the points-based system for determining a broader landscape type is to be supported by explanatory text and figures commensurate with the scale and complexity of the planning proposal and/or the broader landscape type identified.

#### FIGURE 4: BLA Mapping

Include relevant BLA assessment maps in accordance with Appendix A.1 of the Guidelines.

#### Sub-section 3.2: BAL Contour Map Inputs

1. Provide results of a site assessment in accordance with Appendix A.3 of the Guidelines.
2. Insert site photos to support the vegetation classification.

Photo ID Plot number Vegetation classification or exclusion clause Description / justification for classification	Insert Photo(s) to demonstrate the classification or exclusion
--	--



## Bushfire Management Plan – Structure plans and Subdivision

### Sub-section 3.2: BAL Contour Map Inputs (cont.)

VEGETATION AREA/PLOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (degrees)
1		
2		
3		

#### FIGURE 5: vegetation classification map

Include a vegetation class map as per Appendix A.3 of the Guidelines.

### Sub-section 3.3: BAL Contour Map Outputs

1. Undertake a BAL contour and/or BAL assessment in accordance with Appendix A.3 and A.4 of the Guidelines.
2. Provide a results table showing:
  - the results of the site assessment.
  - the separation distances assessed as being achievable and that apply to each indicative BAL presented.
  - whether Method 1 or Method 2 has been applied in the calculation of each BAL rating.

METHOD 1 OR 2 BAL DETERMINATION					
LOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (degrees)	SEPARATION DISTANCE TO THE CLASSIFIED VEGETATION (metres)	HIGHEST BAL RATING	INDICTATIVE BAL RATING
1					
2					

#### FIGURE 6: BAL contour map

Include a BAL contour map in accordance with Appendix A.3 of the Guidelines.



## Bushfire Management Plan – Structure plans and Subdivision

### Section 4: Identification of Bushfire Hazard Issues

1. Discuss any bushfire hazard issues identified through examination of the environmental considerations and the bushfire assessments. This will assist in the understanding of:
  - a. the suitability of areas for development; and
  - b. whether the proposal is likely to be able to comply with the bushfire protection criteria at subsequent stages of the planning process.

These issues can be presented spatially or displayed on the final spatial representation of the bushfire mitigation measures. (Figure 7)



## Bushfire Management Plan – Structure plans and Subdivision

### Section 5: Assessment against the Bushfire Protection Criteria

#### Sub-section 5.1: Compliance Table

The focus of this section should ensure that the lot layout or subdivision design is compliant with Element 2: Siting and Design to ensure each lot has a developable area that achieves BAL-29 or below. It is also critical that the provision of public road access is provided, to demonstrate compliance with Element 3: Vehicular Access. Finally, for those proposals not previously been assessed against SPP 3.7 (2015), any future modification, resubmission or subsequent stage(s) of the planning process should demonstrate compliance with Element 1: Location. This section should discuss strategies and/or commitments on how compliance with the bushfire protection criteria can be achieved.

1. Acceptable solutions

Present justification statements/discussion for compliance or non-compliance with the relevant acceptable solutions. Include all elements and acceptable solutions but mark as N/A, where not applicable.

Acceptable solutions should be provided within a table (example provided below) and not duplicated in the body of the BMP.

BUSHFIRE PROTECTION CRITERIA	METHOD OF COMPLIANCE	PROPOSED BUSHFIRE MANAGEMENT STRATEGIES
	ACCEPTABLE SOLUTIONS	
<b>Element 1: Location</b>	<b>A1.1a</b> – Broader Landscape Type A <b>A1.1b</b> – Broader Landscape Type B	Summarise the strategies proposed to meet compliance with this solution/ stage when they will be addressed
<b>Element 2: Siting and design</b>	<b>A2.1</b> – Siting and design	
	<b>A2.2</b> – Asset Protection Zone (APZ)	
	<b>A2.3</b> – Clearing of native vegetation	
<b>Element 3: Vehicular Access</b>	<b>A3.1</b> – Public roads	
	<b>A3.2</b> – Access routes	
	<b>A3.3a</b> – No-through roads <b>A3.3b</b> – No-through roads requirements	
	<b>A3.4</b> – Emergency Access Way	
	<b>A3.5a</b> – Perimeter roads <b>A3.5b</b> – Fire service access route	
	<b>A3.6</b> – Battle-axe access leg	



## Bushfire Management Plan – Structure plans and Subdivision

BUSHFIRE PROTECTION CRITERIA	METHOD OF COMPLIANCE	PROPOSED BUSHFIRE MANAGEMENT STRATEGIES
	ACCEPTABLE SOLUTIONS	
<b>Element 4: Water</b>	<b>A4.1</b> – Water Supply for structure plans	
	<b>A4.2</b> – Water Supply for subdivision applications	
	<b>A4.3</b> – Water Supply for existing habitable building(s)	

### 2. Outcomes based approach

Where the acceptable solutions cannot be met, and/or the bushfire practitioner is of the opinion the 'policy outcome(s)' can be met through the use of alternative mitigation measures, an outcomes-based approach can be undertaken in accordance with SPP 3.7 and the Guidelines, the BMP should:

- a. address the acceptable solutions to the greatest extent possible;
- b. identify the non-compliance with the acceptable solutions and why these cannot be achieved;
- c. detail how the design addresses bushfire risk and where additional bushfire risk management measures have been deemed necessary and included to minimise the risk;
- d. detail if there are any community net-benefits, such as improvements to the public road network;
- e. include any fire engineering solutions or written evidence such as publications and State Administrative Tribunal decisions to support the proposal (where available);
- f. outline how the policy outcomes have been achieved; and
- g. outline why approval is warranted by the decision-maker in this instance.

## Sub-section 5.2: Bushfire Mitigation Measures

1. The required bushfire mitigation measures that must be implemented and maintained on the subject site (including relevant bushfire protection criteria and any additional mitigation measures) should be represented spatially. This will form an easy reference guide for the local government and the landowner.
2. Discuss any additional bushfire mitigation measures that may be useful in guiding future planning and development stages, such as:
  - consideration of any potential vulnerable land uses and the necessary requirements under SPP3.7 and the Guidelines that may apply to future planning applications
  - consideration of landscape planning in Public open space areas and consistency between bushfire management, landscaping objectives and environmental objectives
  - preparation of BMPs to accompany future planning applications.



## Bushfire Management Plan – Structure plans and Subdivision

### Sub-section 5.2: Bushfire Mitigation Measures (cont.)

#### **FIGURE 7: Spatial representation of the bushfire management strategies** (where relevant)

On an aerial image of the site identify the subsequent reduction in bushfire hazard level (post development) to demonstrate that a low/moderate bushfire hazard level can be achieved. An “as low as reasonably possible” (ALARP) approach should be taken to achieve the best outcome. This approach aims to reduce the bushfire risk(s) as low as reasonably possible given practicalities in application of the approach and site constraints. For a structure plan or subdivision proposal this should spatially identify (where relevant):

- environmental, conservation and biodiversity values
- major vulnerable land uses (such as aged care or schools)
- major open space areas (low threat vegetation)
- proposed access routes, including features that restrict access options
- approved structure plan or subdivision areas
- proposed development investigation areas



## Bushfire Management Plan – Structure plans and Subdivision

### Section 6: Responsibilities for Implementation and Management of the Bushfire Mitigation Measures

This section should set out the responsibilities of the developer/s and landowner/s for the initial implementation and ongoing maintenance of the required mitigation measures

The requirements are to be set out in a table/s and provide the following:

- the required initial and ongoing actions and any associated works that need to be undertaken
- provision for those proposals that will be staged
- responsibilities – separately identified and assigned to the developer/s, landowner and local government, as applicable
- for each responsible entity, the actions are to be assigned a number
- the required timing of the actions.

*(The following table is a format example with content to be deleted or added as applicable, to the specific proposal.)*

LANDOWNER/DEVELOPER – PRIOR TO SALE OR OCCUPANCY	
No.	Mitigation measure
1	Establish the APZ to the dimensions and standard stated in the BMP (this can be the responsibility of the developer or the landowner – should be determined by the local government).
2	Install the required 10,000 litre water supply (tank within the lot) that meets construction and vehicle access specifications.
3	Construct (or have works bonded) the public roads, emergency access ways and fire service access routes to the standards stated in this BMP.
4	Construct (or have works bonded) the reticulated water supply to the standards stated in this BMP.
5	Prepare a BMP compliance report to demonstrate the relevant bushfire management measures have been implemented to deliver compliance.



## Bushfire Management Plan – Structure plans and Subdivision

LANDOWNER/DEVELOPER – ONGOING MANAGEMENT	
No.	Mitigation measure
1	Maintain the APZ to the dimensions and standard stated in the BMP.
2	Maintain vehicular access routes within the lot to the required surface condition and clearances.
3	Maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.
4	For the emergency water supply tank/s that have been installed to service multiple lots, be aware of the arrangement that is in place regarding who has the responsibility for maintaining the emergency water supply tank at or above designated capacity at all times (this may be in the form of an agreement with the local government and the local fire service. Check that this is being complied with.

For subdivision applications where a BAL Contour Map includes BAL ratings that are based on future site works, such as clearing and modification of vegetation, the subdivision approval may be conditioned to require the preparation of a compliance certificate. Through completion of the necessary implementation actions, the bushfire planning practitioner is certifying the BAL ratings (derived from the BAL assessment) are correct.

*(The following table is a format example with content to be deleted or added as applicable, to the specific proposal.)*

DEVELOPER – PRIOR TO ISSUE OF CERTIFICATE OF TITLES FOR NEW LOTS			
No.	Implementation action	Local government clearance	Bushfire Consultant clearance
1	Construct the public roads and cul-de-sac to the standards stated in the BMP	<input type="checkbox"/>	<input type="checkbox"/>
2	Install the emergency access ways and associated signs and gates to the standards stated in the BMP	<input type="checkbox"/>	<input type="checkbox"/>
3	Identify a separate lot for the strategic water tank on the deposited plan and cede free of cost to the local government	<input type="checkbox"/>	<input type="checkbox"/>
4	Establish the Public open space in a 'low threat' state as stated in the BMP	<input type="checkbox"/>	<input type="checkbox"/>
5	Clearing and/or vegetation modification to be undertaken in accordance with the BMP	<input type="checkbox"/>	<input type="checkbox"/>
6	<i>Add or delete content as applicable...</i>	<input type="checkbox"/>	<input type="checkbox"/>



## Bushfire Management Plan – Structure plans and Subdivision

### Certification by bushfire consultant

I [redacted], certify that at the time of inspection, the BAL ratings contained within this BMP are correct; and implementation actions 1–6 have been undertaken in accordance with the BMP.

Clearance by local government is recommended.

Signature:

Date:

### Bushfire consultant details to be provided.

### Appendices

- Include documentation to support the BMP and assist with demonstration of bushfire mitigation measure.
- Excerpts from SPP3.7 and the Guidelines (or other), should not be included within the BMP but if deemed necessary, can be provided as a separate document for the landowner



FIGURE 7: Spatial representation of the bushfire mitigation measures



**REQUIREMENTS**

1. The minimum width for the Asset Protection Zone (APZ) is the distance required to meet the BAL-29 setback (a 20m APZ is shown for illustration purposes).
2. 10m landscaping buffer adjacent to the road reserve. This will be considered as hazard vegetation as it is contiguous with the existing vegetation along the road.
3. 50m development setback from the adjacent conservation reserve.
4. 6m Fire Service Access Route. This has a 4m wide compacted gravel surface with 1m shoulders. 3.6m wide access gates are located at each end and sign posted "For emergency access only."
5. Reserve vested to Council with two dedicated 50,000L Water Tank for firefighting. Includes hardstand and turn arounds for 3.4 fire appliance.
6. APZ provided around the existing dwelling.
7. 3m boundary firebreak with 4m vertical clearance to any overhanging branches.
8. Alternative location for firebreak around boundary of retained vegetation.
9. Excluded vegetation as per 2.2.3.2(c) being multiple areas less than 0.25ha and more than 20m from the development site and each other.
10. Subdivision road extension with 6m trafficable surface connecting to East Road.

**LEGEND**

SUBJECT LAND	---	HAZARD VEGETATION		CONSERVATION RESERVE	
LOT BOUNDARY	---	EXCLUDED VEGETATION		50m DEVELOPMENT SETBACK	
150m ASSESSMENT AREA	- - - -	LANDSCAPING STRIP		3m BOUNDARY FIREBREAK	
SEALED ROAD	==	ASSET PROTECTION ZONE			
SUBDIVISION ROAD	---	BUILDING ENVELOPE 40m X 50m			
FIRE SERVICE ACCESS ROUTE	.....	50,000L WATER TANKS			

Location Details:  
 Assessment Date:  
 Prepared by:  
 Accreditation Level:  
 Accreditation Number:  
 Accreditation Expiry Date:  
 Date of Aerial Photo:  
 Plane Date:  
 Version No:



# Bushfire Management Plan – Development Application



# Bushfire Management Plan – Development Application

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# Bushfire Management Plan – Development Application

## Full Content Detail

### COVERSHEET

- Insert a Bushfire Management Plan (BMP) coversheet at the front of the BMP. This is located on Page 4
- Complete all relevant details on the coversheet.

**COVER PAGE** – content determined by report author.

### DOCUMENT CONTROL

Client: [Insert client name]

REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED

### DISCLAIMER

#### EXECUTIVE SUMMARY (optional)

- This section is optional, but can be useful in providing a short summary of the following information, particularly for more complex planning proposals:
  - overview of the development application
  - existing on-ground conditions and key results of bushfire assessment
  - bushfire mitigation measures that will be incorporated into the development design to demonstrate compliance with the bushfire protection criteria
  - key implementation and management responsibilities going forward.



## Bushfire Management Plan – Development Application

### Section 1: Proposal Details

**Do not:** paraphrase or repeat sections State Planning Policy 3.7: Bushfire or the Planning for Bushfire Guidelines (Guidelines)

**Do not include:** details on climate, bushfire history, prevailing winds

1. Explain the Development Application resulting intensification of land use.
2. Acknowledge any known reports or plans prepared for previous planning stages that refer to the subject site and may or will impact the assessment of bushfire risk and/or the implementation of bushfire mitigation measures.

#### **FIGURE 1: Copy of development application**

Include relevant plans from the development application.

#### **FIGURE 2: Location plan**

Include a map that depicts a spatial overview of existing site conditions such as cadastral detail and an outline of the site boundary; and label any areas of significance to the BMP (e.g. existing local reserves, State forest, National park, wetlands, Bush Forever sites, etc.). The map should be overlaid on an up-to-date aerial image.

#### **FIGURE 3: Map of Bushfire Prone Areas for subject site**

Screen shot of the Map of Bushfire Prone Areas for the subject site and surrounds.



## Bushfire Management Plan – Development Application

### Section 2: Environmental Considerations

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.

1. Identify any environmental, biodiversity or conservation values on the subject site (or adjoining if relevant).

This information can be provided by the environmental/planning consultant or alternatively, obtained through publicly available databases (SLIP database <https://www.data.wa.gov.au/> or WA map database <http://nationalmap.gov.au>) and/or a local government's local biodiversity strategy or local planning strategy). If any of these values exist, an environmental or planning consultant will be required to undertake necessary environmental reports, and the BMP will need to respond to this report. This may trigger potential environmental impact/referral requirements under State and Federal environmental legislation.

Relevant datasets include:

- a) Department of Biodiversity, Conservation and Attractions (DBCA)
  - Conservation category wetlands and buffer (geomorphic wetlands, then the area of interest i.e. Swan Coastal Plain DBCA-019, Augusta to Walpole DBCA-017 etc.)
  - RAMSAR sites (DBCA-010)
  - Threatened and priority flora (DBCA-036)
  - Threatened Ecological Communities (DBCA-038)
- b) Department of Planning, Lands and Heritage
  - Bush Forever areas 2000 (DPLH-019)
- c) Department of Water and Environmental Resources (DWER)
  - Clearing regulations – Environmentally Sensitive Areas (DWER-046)
  - Swan Bioplan Regionally Significant Natural Areas 2010 (DWER-070)



## Bushfire Management Plan – Development Application

### Sub-section 2.1: Native Vegetation – Modification and Clearing

The protection of native vegetation to be prioritised, by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation.

Where the clearing or modification of native vegetation is proposed, the BMP should:

1. demonstrate why the development cannot be re-designed or relocated to avoid clearing and/or modification of native vegetation.
2. Identify design solutions that have been used to minimise the extent of vegetation clearing, such as:
  - construction of the building to a higher standard as per BCA and AS3959
  - clustering areas of development or building footprints to reduce clearing requirements
  - designing of the building and/or APZ to ensure native vegetation can be retained
  - siting development away from interfaces with bushfire hazards.
3. spatially identify proposed on-site clearing or modification of native vegetation and whether the vegetation has environmental, conservation or biodiversity values.

### Sub-section 2.2: Revegetation/Landscape Plans

1. Identify those areas required or intended to be retained, re-vegetated or managed, in a 'low threat state', as part of the proposal.
  - These may include riparian zones, coastal or waterway foreshores, wetlands or wetland buffers, as well as areas of public open space.
2. Provide an approved landscape plan and/or written confirmation, (where necessary), to demonstrate that agencies responsible for the ongoing management (i.e. local government and/or Department of Biodiversity, Conservation and Attractions and/or Main Roads WA) understand and support the vegetation classification assigned to the subject area and its resulting on-going management implications on adjoining agency owned land.



## Bushfire Management Plan – Development Application

### Section 3: Bushfire Assessment Results

For a development application a BAL assessment or BAL Contour Map is required to be prepared in accordance with Appendix A.4 or A.3 of the Guidelines, respectively.

Where the development site is within a designated bushfire prone area but there is no vegetation classified under AS 3959 within 100 metres of the development (or within 50 metres for Class G: Grassland) then a BAL assessment (basic) can be prepared in accordance with Appendix A.5.

#### Sub-section 3.1: BAL Assessment Inputs

1. Provide results of a site assessment in accordance with Appendix A.3, A.4 or A.5 of the Guidelines.
2. Insert site photos to support the vegetation classification.

Photo ID Plot number Vegetation classification or exclusion clause Description / justification for classification	Insert Photo(s) to demonstrate the classification or exclusion
--	--

VEGETATION AREA/PLOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (degrees)
1		
2		
3		

**FIGURE 4: Vegetation classification map**

Include a vegetation classification map as per Appendix A.3, A.4 or A.5 of the Guidelines.



## Bushfire Management Plan – Development Application

### Sub-section 3.2: BAL Assessment Outputs

1. Undertake a BAL contour and/or BAL assessment in accordance with Appendix A.3 and A.4 of the Guidelines.
2. Provide a results table showing:
  - the results of the site assessment.
  - the separation distances assessed as being achievable and that apply to each indicative BAL presented.
  - whether Method 1 or Method 2 has been applied in the calculation of each BAL rating.

METHOD 1 OR 2 BAL DETERMINATION					
LOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (degrees)	SEPARATION DISTANCE TO THE CLASSIFIED VEGETATION (metres)	HIGHEST BAL RATING	INDICTATIVE BAL RATING
1					
2					

#### FIGURE 5: BAL assessment map

Include a vegetation classification map as per Appendix A.3, A.4 or A.5 of the Guidelines.

1. Present any additional site data for BAL determination using Method 2
2. Present verification of all variables used in Method 2 BAL determination calculations



## Bushfire Management Plan – Development Application

### Section 4: Identification of Bushfire Hazard Issues

Identify any bushfire hazard issues identified through examination of the environmental considerations and the bushfire risk assessment. This will assist in the understanding of whether the proposal is able to comply with the Bushfire Protection Criteria.



## Bushfire Management Plan – Development Application

### Section 5: Assessment against the Bushfire Protection Criteria

#### Sub-section 5.1: Compliance Table

1. Acceptable solutions

Present justification statements/discussion for compliance or non-compliance with the relevant acceptable solutions. Include all elements and acceptable solutions but mark as N/A, where not applicable.

Acceptable solutions should be provided within a table (example provided below) and not duplicated in the body of the BMP.

BUSHFIRE PROTECTION CRITERIA	METHOD OF COMPLIANCE	PROPOSED BUSHFIRE MANAGEMENT STRATEGIES
	ACCEPTABLE SOLUTIONS	
<b>Element 1: Location</b>	NA	Summarise the strategies proposed to meet compliance with this solution
<b>Element 2: Siting and design</b>	<b>A2.1a</b> – Siting and design <b>A2.1b</b> – Siting in an area with a radiant heat impact exceeding 29 kW/m <sup>2</sup> (BAL-40 or BAL-FZ).	
	<b>A2.2</b> – Asset Protection Zone (APZ)	
	<b>A2.3</b> – Clearing of native vegetation	
	<b>A2.4 (Industrial/Commercial)</b> – Storage of hazardous, flammable and/or combustible materials	
	<b>A2.5 (Vulnerable land uses)</b> – Landscape management plan	
	<b>A2.6 (Vulnerable land uses)</b> – On-site shelter (safer building) – schools	
	<b>A2.7 (Vulnerable land uses)</b> – Storage of hazardous, flammable and/or combustible materials	



## Bushfire Management Plan – Development Application

BUSHFIRE PROTECTION CRITERIA	METHOD OF COMPLIANCE	PROPOSED BUSHFIRE MANAGEMENT STRATEGIES
	ACCEPTABLE SOLUTIONS	
<b>Element 3: Vehicular Access</b>	<b>A3.1</b> – Private driveways	
	<b>A3.2 (Vulnerable land uses)</b> – Access routes	
	<b>A3.3a (Vulnerable land uses)</b> – No-through road length	
	<b>A3.3b (Vulnerable land uses)</b> – No-through road requirements	
	<b>A3.4 (Vulnerable land uses)</b> – Emergency access way	
	<b>A3.5 (Vulnerable land uses)</b> – Fire service access route	
	<b>A3.6 – A2.5 (Vulnerable land uses)</b> – Landscape management plan Battle-axe access leg	
<b>Element 4: Water</b>	<b>A4.1</b> – Water Supply	

### 2. Outcomes based approach

Where the acceptable solutions cannot be met, and/or the bushfire practitioner is of the opinion the State Planning Policy outcome(s) can be met through the use of alternative mitigation measures, an outcomes-based approach can be undertaken in accordance with SPP 3.7 and the Guidelines. The BMP should:

- a. address the acceptable solutions to the greatest extent possible;
- b. identify the non-compliance with the acceptable solutions and why these cannot be achieved;
- c. detail how the design addresses bushfire risk and where additional bushfire mitigation measures have been deemed necessary and included to minimise the risk;
- d. detail if there are any community net-benefits, such as improvements to the public road network;
- e. include any fire engineering solutions or written evidence such as publications and State Administrative Tribunal decisions to support the proposal (where available);
- f. outline how the policy outcomes have been achieved; and
- g. outline why approval is warranted by the decision-maker in this instance.



## Bushfire Management Plan – Development Application

### Sub-section 5.2: Bushfire Mitigation Measures

1. The required bushfire mitigation measures that must be implemented and maintained on the subject site (including relevant bushfire protection criteria and any additional mitigation measures) should be represented spatially. This will form an easy reference guide for the local government and the landowner.
2. Discuss any additional bushfire mitigation measures that may be useful in guiding future planning and development stages, such as:
  - consideration of any potential vulnerable land uses and the necessary requirements under SPP3.7 and the Guidelines that may apply to the development application.
  - consideration of landscape planning in public or private open space areas and consistency between bushfire management, landscaping objectives and environmental objectives.

#### FIGURE 6: Spatial representation of the bushfire mitigation measures

On an aerial image of the site identify the subsequent reduction in bushfire hazard level (post development) to demonstrate that a low/moderate bushfire hazard level can be achieved. An “as low as reasonably possible” (ALARP) approach should be taken to achieve the best outcome. This approach aims to reduce the bushfire risk(s) as low as reasonably possible given practicalities in application of the approach and site constraints. For a structure plan or subdivision proposal this should spatially identify (where relevant):

1. On an aerial image of the site, identifying the:
  - lot boundary, any existing buildings and the proposed building footprint
  - required APZ with annotated dimensions
  - position of required internal access requirements (if applicable)
  - position of required on-site water supply and associated access (if applicable)
  - nearest water hydrant or direction and distance to hydrant (if applicable).
2. A short summary stating:
  - details of location, local government, proposed building description and BAL, assessment date, bushfire consultant and signature
  - the dimensions of the required APZ
  - the standard to which the APZ must be maintained
  - construction specifications of the required internal access (i.e. private driveway)
  - how the firefighting water requirements of the Guidelines (including access, if applicable)



## Bushfire Management Plan – Development Application

### Section 6: Responsibilities for Implementation and Management of the Bushfire Mitigation Measures

This section should set out the responsibilities of the developer/s and landowner/s for the initial implementation and ongoing maintenance of the required bushfire mitigation measures

The requirements are to be set out in a table/s and provide the following:

- the required initial and ongoing actions and any associated works that need to be undertaken
- provision for those proposals that will be staged
- responsibilities – separately identified and assigned to the proponent/s, landowner, local government, or other as applicable
- for each responsible entity, the actions are to be assigned a number
- the required timing of the actions.

*(The following table is a format example with content to be deleted or added as applicable, to the specific proposal.)*

PROPONENT/LANDOWNER – PRIOR TO SALE OR OCCUPANCY	
No.	Bushfire mitigation measure
1	Agree tenure with the local government and install emergency access ways, fire service access routes and associated signs and gates in accordance with Appendix B of the Guidelines.
2	Install the private driveways and battle-axes to the standards stated in the BMP.
3	Establish the APZ to the dimensions and standard stated in the BMP.
4	Install the required 10,000 litre emergency water supply (tank within the lot) that meets construction and vehicle access specifications.
LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Bushfire mitigation measure
1	Maintain the APZ to the dimensions and standard stated in the BMP.
2	Comply with the relevant local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.
3	Maintain vehicular access routes within the lot to the required surface condition and clearances.
4	Maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.



## Bushfire Management Plan – Development Application

### Appendices

- Include documentation to support the BMP and assist with demonstration of bushfire mitigation measure.
- Excerpts from SPP3.7 and the Guidelines (or other), should not be included within the BMP but if deemed necessary, can be provided as a separate document for the landowner



FIGURE 6: Spatial representation of the bushfire mitigation measures



LEGEND

- SUBJECT LAND
- CADASTRE
- PROPOSED BUILDINGS
- 20m WIDE ASSET PROTECTION ZONE
- SEALED ACCESS
- RETICULATED LANDSCAPING
- TREE PLANTING
- TREE REMOVAL
- WATER TANK 10,000L
- 3m BOUNDARY FIREBREAK
- NOTES

Notes

- 1) Service road access is effectively a 275m cul-de-sac with a 17.5m diameter head. General access improved by having a second driveway.
- 2) Grassland vegetation is the primary vegetation plot.
- 3) 20m Asset Protection Zone to comply with Appendix B.2 Table 9 of the Guidelines.
- 4) AS3959 construction standards do not apply to the development under the BCA. The 30m setback gives a BAL-12.5 rating and the building can be constructed to reduce potential ember attack by limiting opening on the western side and reducing all gaps.
- 5) Removal of trees to provide a 20m plus spacing from classified vegetation and the development site.
- 6) 10,000 litre stand-alone water tank with the car park to be used as hardstand and turn-around area. Higher capacity static water supply may be required under the Building Code of Australia for structural fire fighting.
- 7) Landscaping to be maintained as reticulated garden/low threat vegetation excluded 2.2.3.2(f).
- 8) Road verge unmanaged grassland.
- 9) Vegetation rehabilitation area must consider mature vegetation characteristics.
- 10) Firebreak is 3m wide with 4m vertical clearance.

Location Details:

- Local government area:
- Assessment Date:
- Prepared by:
- Accreditation Level:
- Accreditation Number:
- Accreditation Expiry Date:
- Date of Aerial Photo:
- Version No:

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on behalf of the Western Australian Planning  
Commission.  
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BushfireProneAreas  
Fig4\_ComplexDevelopmentApplication.mxd

Base information supplied by  
Western Australian Land Information Authority  
SLIP 1096-2018-1

2011 aerial imagery supplied by  
Western Australian Land Information Authority  
(Scale 1:25,000; positional accuracy +/- 10m)



# Bushfire Management Plan – Simple Development Application



## Bushfire Management Plan – Simple Development Application

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## Bushfire Management Plan – Simple Development Application

Property address:

Lot size:

Landowner:

Development Application ref:

Prepared by:

### Document Control

Client: [Insert client name]

REPORT VERSION	PURPOSE	AUTHOR/REVIEWER AND ACCREDITATION DETAILS	DATE SUBMITTED

### DISCLAIMER

#### BUSHFIRE ASSESSMENT RESULTS

Undertake a BAL contour, BAL assessment or BAL assessment (basic) in accordance with Appendix A.3, A.4 or A.5 of the Guidelines.

#### FIGURE 1: BAL assessment map

Include a BAL assessment map as per Appendix A.4 or A.5 of the Guidelines

#### ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

Assessment against the bushfire protection criteria, within *BPC 6: Development – Residential* and *BPC 7: Development – Commercial and industrial* demonstrating compliance with the acceptable solutions.

Where a vulnerable land use is proposed or the acceptable solutions cannot be fully met, outcomes-based solutions can be developed. In this instance a simple development application BMP is not appropriate and the BMP template for a Development Application (DA) should be used.

#### Figure 2: Spatial representation of the bushfire mitigation measures

A spatial representation of the proposed risk management measures should be incorporated to identify the mitigation measures to be implemented on the site.



## Bushfire Management Plan – Simple Development Application

1. On an aerial image of the site, identifying the:
  - lot boundary, any existing buildings and the proposed building footprint
  - required APZ with annotated dimensions
  - position of required internal access requirements (if applicable)
  - position of required onsite water supply and associated access (if applicable)
  - nearest water hydrant or direction and distance to hydrant (if applicable).
2. A short summary stating:
  - details of location, local government, proposed building description and BAL, assessment date, bushfire consultant and signature
  - the dimensions of the required APZ
  - the standard to which the APZ must be maintained
  - construction specifications of the required internal access (i.e. private driveway)
  - how the firefighting water requirements of bushfire protection criteria 7 Element 4 will be met (including access, if applicable)

### **RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE MITIGATION MEASURES**

The requirements are to be set out in a table/s and provide the following:

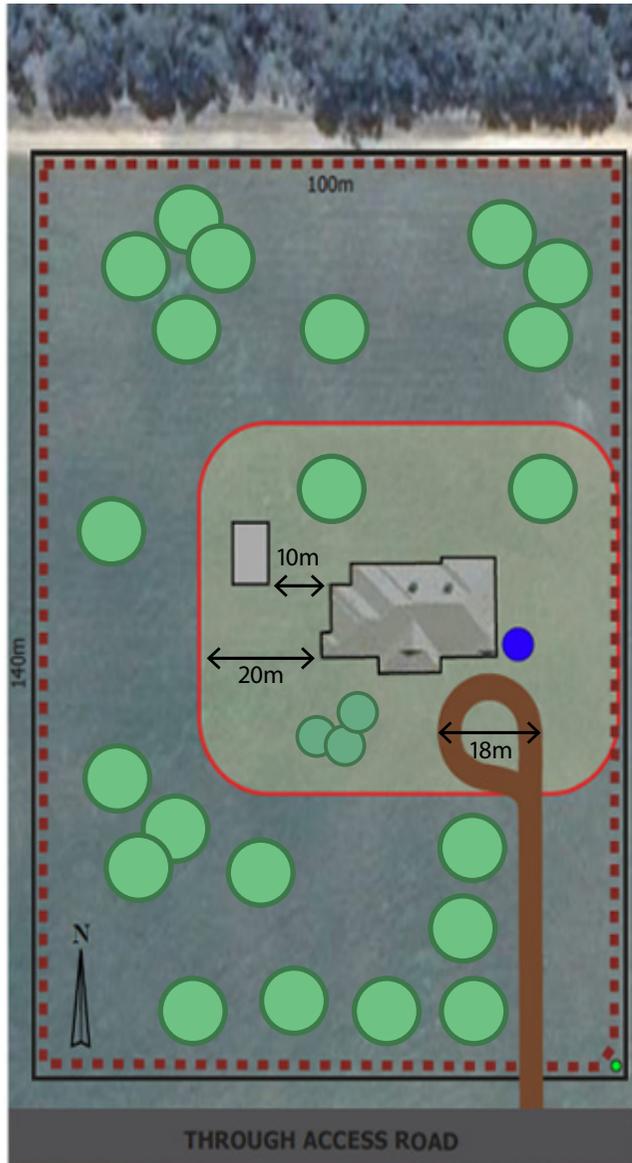
- the required initial and ongoing actions and any associated works that need to be undertaken
- provision for those proposals that will be staged
- responsibilities – separately identified and assigned to the proponent/s, landowner, local government, or other as applicable
- for each responsible entity, the actions are to be assigned a number
- the required timing of the actions.

### **Appendices**

- Include documentation to support the BMP and assist with demonstration of bushfire management criteria.
- Excerpts from SPP3.7 and the Guidelines (or other), should not be included within the BMP but if deemed necessary, can be provided as a separate document to the landowner.



**FIGURE 2: Spatial representation of the bushfire mitigation measures**



**NOTES**

As the outbuilding is more than 6m from the dwelling, no special construction measures are required under AS3959.

**Asset Protection Zone (APZ)**

The minimum width for the APZ is the distance required to meet the BAL-29 setback. The land between the development and the classified vegetation is to be maintained as an APZ.

- Trees, shrub & scrub >6m in height are to be setback a minimum of 6m for the building with no branches overhanging
- Shrub & scrub <6m in height are to be setback a minimum of 3 m from the building and not planted in clumps greater than 5m<sup>2</sup>.
- Grass is to be maintained less than 100 mm in height

A 10,000L water supply dedicated for fire fighting will be provided in addition to the normal domestic water supply.

The driveway access will be suitable for a fire truck with a minimal 4m trafficable surface. A turn around will be provided near the dwelling and a hardstand area to provide access to the water tank.

If an access gates is going to be installed along the driveway, then the gate shall have a minimum width of 3.6m.

The power dome is to be kept clear of vegetation.

Installation and upkeep of the asset protection zone, firebreaks, water supply and the driveway are the responsibility of the landowner. The measures listed above shall be implemented prior to the occupation of the dwelling and shall continue to be maintained in perpetuity.

**LEGEND**

SUBJECT LAND	
DWELLING	
OUTBUILDING	
ASSET PROTECTION ZONE	
3M BOUNDARY FIREBREAK	
DRIVEWAY	
TREES >6	
SHRUBS <6	
WATERTANK	
POWER DOME	

PROPERTY/ASSESSMENT DETAILS	
Owner:	.....
Lot/No:	.....
Street:	.....
Locality:	.....
Prepared by:	.....
Company:	.....
Accreditation Level:	.....
Accreditation Number:	.....
Accreditation Expiry Date:	.....