

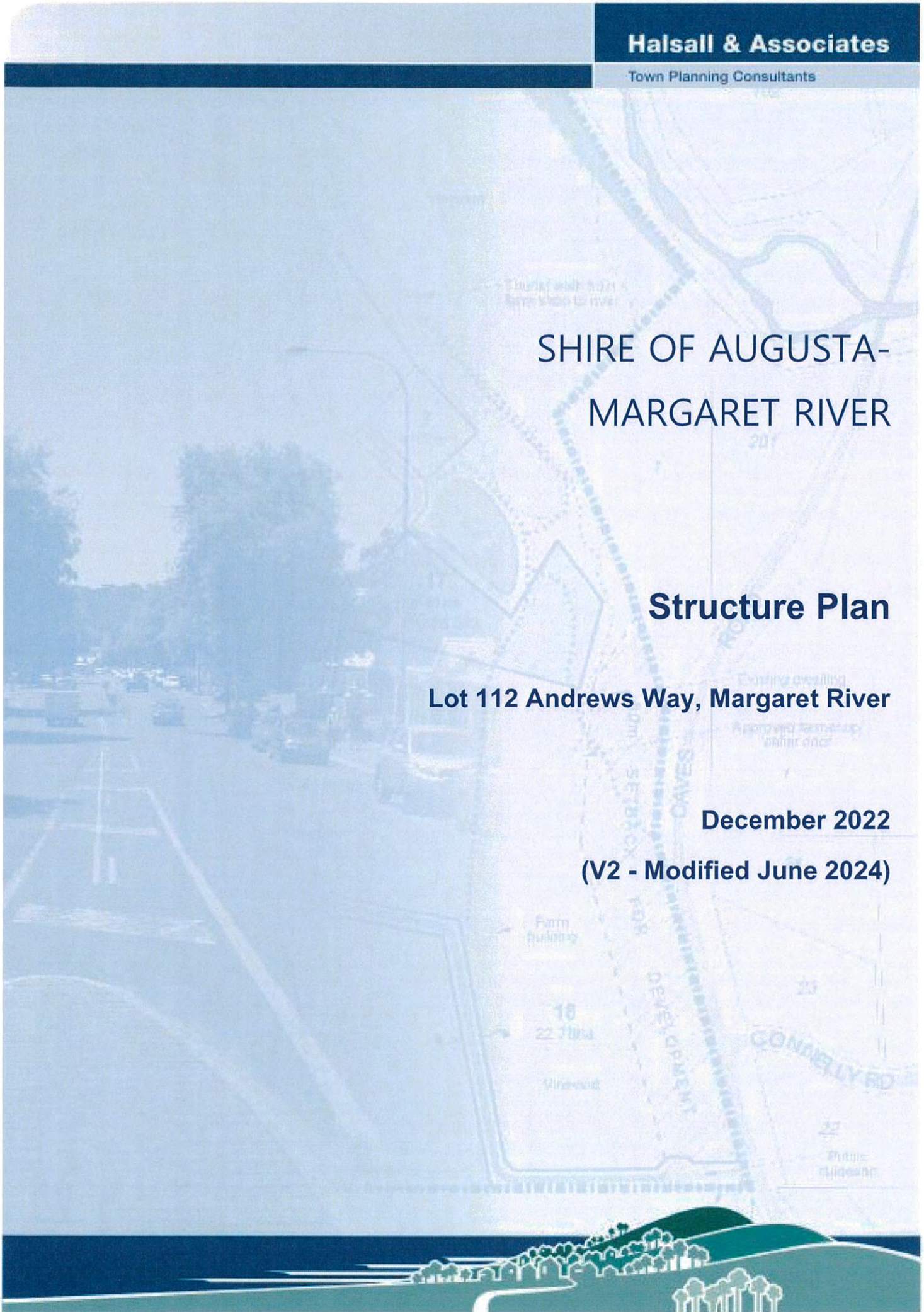
SHIRE OF AUGUSTA-  
MARGARET RIVER

**Structure Plan**

**Lot 112 Andrews Way, Margaret River**

**December 2022**

**(V2 - Modified June 2024)**





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**Version Control**

Report version	Revision No.	Purpose	H&A Author	Review date by officer	Date
Draft	1		MH		25/08/22
Final	2		Viv Clarke		17/06/2024

**Approval for Issue**

Name	Signature	Date
Marc Halsall	<i>Marc Halsall</i>	4/08/22

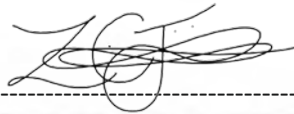


This Structure Plan is prepared under the provisions of the Shire of Augusta Margaret River  
Local Planning Scheme No. 1.


IT IS CERTIFIED THAT THIS STRUCTURE PLAN  
WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**22 July 2024**

Signed for and on behalf of the Western Australian Planning Commission:



an officer of the Commission duly authorised by the Commission pursuant to section 24 of the  
*Planning and Development Act 2005* for that purpose, in the presence of:

Witness:  .....

Date: 23 July 2024 .....

Date of Expiry: 23 July 2034 .....



**TABLE OF AMENDMENTS**

Amendment No.	Summary of Amendment	Amendment type	Date approved by the WAPC





## **A. EXECUTIVE SUMMARY**

### **Purpose**

This Structure Plan has been prepared for the Shire of Augusta Margaret River ('the Shire') and the Western Australian Planning Commission ('WAPC'). The Structure Plan relates to Lots 112 Andrews Way, Margaret River ('the site').

The subject site is currently zoned 'Future Development'. The site is also the subject of an endorsed Structure Plan (Appendix D) which was approved by the Western Australian Planning Commission on 13<sup>th</sup> December 2013 and is therefore still valid until 2025. The Structure Plan for the area is almost defunct given that other structure plans have superseded the objectives shown on the structure plan that is relevant to the subject site and as a result, it has been considered appropriate to prepare a specific plan for the subject site to essentially provide a more contemporary approach to planning for this parcel of land and this approach has been employed also for the lot to the west.

This document has been prepared following liaison with Shire planners and with the consent of the Department of Planning, Lands and Heritage (Commission).

This Structure Plan will supersede the previous Structure Plan as it relates to the land the subject of this proposal. The subject site has been developed previously facilitating an earth moving business activity including shed and hard stand area however, has been considered for alternative uses. One such use is commercial similar to that included on land to the west and subject to the separate local development plan but also residential in the balance area of the land to the east.

The land falls within precinct M3 under the Shire's local planning strategy which recognises the future development zone and a proposed use of residential R10/20.

A feature of the site is a large shed which could be utilised for commercial purposes but residual land to the east which is essentially cleared, open and flat and the site is also fully serviced with sewer, water, power and telecommunications providing an immediate opportunity for development.

The proposed Structure Plan is therefore to take advantage of an existing substantial structure that could be used for commercial purposes but also provide residential on a well serviced site immediate to existing urban areas to the north.



**Structure Plan**  
**Lot 112 Andrews Way, Margaret River**



**EXECUTIVE SUMMARY TABLE**

<b>Item</b>	<b>Data</b>	<b>Structure Plan Ref. (section no.)</b>
Total area covered by the Structure Plan	1.15 Hectares	
Area of each land use proposed: Residential R20	Lot yield: 2 lots from 1 original lot	
Estimated number of additional dwellings	To be at the Residential R20 density determined at subdivision stage.	
Estimated percentage of natural area	N/A	







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## PART 1 – IMPLEMENTATION

### 1.1 Structure Plan Area

The subject site is Lot 112 Andrews Way, Margaret River which is situated immediately to the south of the Brookfield subdivision and east of what is known as Doust Corner a tourist themed commercial precinct.

The site is 5982m<sup>2</sup> in area and has been established with a substantial shed and yard area which has been used for earthmoving purposes for many years. The shed is substantial in area and has a veranda area to the east with a total roof coverage of 575m<sup>2</sup> (approx.). This provides potentially a notable building that could be utilised to provide some commercial activity consistent with land to the west.

The characteristics of the land are evident at below at Figure 1.

Figure 1 – Aerial Photograph of Site





The site is fully serviced with all essential service mains and good quality access to Andrews Way which is no longer a thoroughfare road now being replaced by the perimeter road to Rosa Brook Rd.

The site is directly opposite Brookfield residential estate to the north and land simile identified for future development to the east and south.

## 1.2 Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australian Planning Commission ('WAPC').

## 1.3 Staging

Staging of development is not applicable given the small scale nature of the site. The subdivision of the land to a residential and future limited commercial site is to occur as the initial objective with not further staging.

## 1.4 Subdivision and Development Requirements

Specific provisions guiding development of the area are as follows:

### Subdivision

- a) Subdivision shall be generally in accordance with the endorsed Structure Plan.
- b) The existing road network is considered adequate to support the development and subdivision of the land. If further subdivision of the Residential R20 parcel is to include a road network this is to be assessed at subdivision stage.
- c) Public Open Space and the need for this either onsite or provision of cash in leu is to be determined at subdivision stage.
- d) Staging of development is not applicable given the small scale nature of the site. The subdivision of the land to create a residential and future limited commercial site is to occur as the initial objective with not further staging.
- e) At subdivision lots created are to be provided with all essential services including sewer, water, power and with consideration of drainage.



- f) A Local Development Plan is to be prepared as a condition of subdivision approval. The Local Development Plan is to address the following considerations:
- I. Restrict development to tourism based commercial uses as set out in the Structure Plan and consistent with the Local Development Plan for adjoining Lot 111.
  - II. Restrict internal commercial floor space to 400m<sup>2</sup> Net Lettable Area within the existing building shown on the approved Structure Plan or any replacement building.
  - III. Built form including facade treatments of the existing building that presents to Andrew Way, proposed residential development and neighbouring properties.
  - IV. Vehicular access and parking, including consideration of access and loading for delivery and service vehicles and the landscaping and landscape screening of these parking and servicing areas.
  - V. Interface and amenity issues between commercial and residential development.
  - VI. Identification and protection of existing vegetation worthy of protection where the vegetation can be integrated into the design.

#### **Development**

- a) Commercial floor space shall be limited to 400m<sup>2</sup> within the existing building shown on the approved Structure Plan or within any replacement building.

##### **1.4.1 Land Use Permissibility – Zoning**

Any commercial use(s) on the site should be tourism related uses but must not provide convenience goods and services so as to not compete with the retail function of the Margaret River town centre or neighbourhood centres.

##### **1.4.2 Interpretation and Scheme Relationship**

The words and expressions used within this Structure Plan shall have the respective meanings given to them in the Shire of Augusta Margaret River's Local Planning Scheme No.1 (LPS1).

Subdivision within the area will be guided by the Structure Plan as well as relevant provisions of the Scheme.





## 1.5 Other Requirements

### 1.5.1 Servicing Considerations

The subject site will be provided with reticulated water, power and sewerage servicing at the subdivision and/or commercial development stages.

The subject land is not provided with a sewer service that is depended on the delivery of wastewater headworks assets in accordance with Water Corporation long term schedule planning. Development will require headworks infrastructure to be constructed. These headworks wastewater infrastructure items are not scheduled on Water Corporations' 5-year Capital Investment Program. All costs associated with the delivery of the services to the land will be met by the proponent.









# Appendix A - Structure Plan





**LEGEND**

-  APPLICATION BOUNDARY
-  FUTURE DEVELOPMENT
-  RESIDENTIAL - R20
-  PROPOSED KERB / ACCESS (APPROX.)

**APPROVAL**

This Structure Plan has been approved by the Shire of Augusta-Margaret River under clause 52 (1) (a) of the Planning and Development (Local Planning Schemes) Regulations 2015, schedule 2, part 6.

Signature: \_\_\_\_\_ Dated: \_\_\_\_\_



This concept has been prepared for the purpose of raising client specifications. The drawing does not constitute an invitation, agreement or contract for any part thereof of any kind whatsoever.

Although care has been taken on the completion of this document by Halsall & Associates, all parties associated with the proposed property development, disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by Halsall & Associates for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

All areas and dimensions shown on this drawing are subject to final survey.

  
  
**LEIGHTON**  land development DRAFTING & CONSULTANTS  
leighton@leighton.com.au 0898 420 312

Title: **PROPOSED STRUCTURE PLAN  
LOT 112 ANDREWS WAY,  
MARGARET RIVER**

Date: **June 2024**

Scale: **1:500@A3**

Revision No: **D**

**Halsall & Associates**

**Town Planning Consultants**

Margaret River

Phone: 0754 8870  
www.halsall.com.au  
admin@halsall.com.au

Rural & Urban Subdivisions  
 Development Applications  
 Structure Planning  
 Surveying & Mapping  
 Heritage  
 Drafting



## **PART 2 - EXPLANATORY REPORT**

### 2.1 Planning Background

#### 2.1.1 Introduction and Purpose

Halsall and Associates have been engaged by the Doust family to prepare a Structure Plan to guide future land use within Lot 112 Andrews Way, Margaret River. This document has been prepared following liaison with Shire planners and with the consent of the Department of Planning, Lands and Heritage (Commission). The subject site has been developed previously with an earth moving business activity including shed and hard stand area however, has been considered for alternative uses. One such use is commercial similar to that included on land to the west (Lot 111 Andrews Way) and subject to the separate local development plan but also residential in the balance area of the land to the east.

The Structure Plan for the area is almost defunct given that other structure plans have superseded the objectives shown on the structure plan that is relevant to the subject site and as a result, it has been considered appropriate to prepare a Structure Plan (given subdivision is proposed) to essentially provide a more contemporary approach to planning for this parcel of land and a similar approach via LDP (for development) has been employed also for the lot to the west.

A feature of the site is a large shed which could be utilised for commercial purposes but residual land to the east which is essentially cleared, open and flat and the site is also fully serviced with sewer, water, power and telecommunications providing an immediate opportunity for development.

The land falls within precinct M3 under the Shire's local planning strategy which recognises the future development zone and a proposed use of residential R10/20.

The proposed Structure Plan is therefore to take advantage of an existing substantial structure that could be used for commercial purposes but also provide residential on a well serviced site immediate to existing urban areas to the north. The location of the subject site within the locality is evident in Figure 1 below.





Figure 1 – Location of site within the locality



2.1.2 Area and Land Use

The Structure Plan relates to a lot which total in area of 1.15 Hectares. The specific site is evident at Figure 2 below.





## Structure Plan Lot 112 Andrews Way, Margaret River

Figure 2 – Subject site



The subject site is Lot 112 Andrews Way, Margaret River which is situated immediately to the south of the Brookfield subdivision and east of what is known as Doust Corner a tourist themed commercial precinct.

The site is 5982m<sup>2</sup> in area and has been established with a substantial shed and yard area which has been used for earthmoving purposes for many years. The shed is substantial in area and has a veranda area to the east with a total roof coverage of 575m<sup>2</sup> (approx.). This provides potentially a fantastic building that could be utilised to provide some commercial activity consistent with land to the west.

### 2.1.3 Legal Description and Ownership

The legal description of lots affected by this Structure Plan are Lots 112 Andrews Way, Margaret River. This lot is owned by Geoff and Sue Doust. A copy of the Certificate of Title is appended to this proposal.





## 2.2 Planning Framework

### 2.2.1 Deemed Provisions

Essentially forming part of the Scheme are the provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015 Schedule 2, Part 4*, which reference the preparation of Structure Plans. Clause 15 of the Deemed Provisions indicates when a Structure Plan may be prepared and in this case the Scheme indicates the need for structure planning and the Commission also requires a Structure Plan to be prepared which is generally the case with such planning objectives involving subdivision.

Clause 16 of the Deemed Provisions outlines the preparation of Structure Plans and the information to be considered which are embodied within this report. Clause 17 and 18 deal with the processing of a Structure Plan and Clause 19 outlines the consideration of submissions. The following clauses of the Regulations dictate how the Structure Plan would be referred to the Commission and decision making of the Commission and relevant processes and the effect of a Structure Plan once adopted. It is noted the Structure Plan is valid for a period of 10 years and amendments to Structure Plans can be proposed through relevant procedure.

### 2.2.2 Local Planning Scheme No.1 ('the Scheme')

Under Local Planning Scheme No. 1 the subject site is zoned 'Future Development' and also falls within Structure Plan area No. 5.

The purpose of the Future Development zone under the scheme is to:

*"to provide for additional sustainable urban development within and around existing settlements within the scheme area."*

The objectives of the zone include:

- a) *"to designate land considered to be generally suitable for future urban development and to prevent such land being used or developed in a manner which could prejudice its possible future use for planned urban development.*
- b) *To provide for the sustainable development of land in an orderly manner with appropriate levels of physical infrastructure and human services.*
- c) *To require, as a prerequisite to the local government support for subdivision proposals and approval to development for urban purposes, the preparation and approval by the local*



- government together with endorsement by the Western Australian Planning Commission of a structure plan in accordance with the provisions of part 4 of the deemed provisions and*
- d) *To guide and control the development so as to achieve compact urban areas linked by open space, natural areas and functional open space consistent with the objectives of obtaining sustainable development.”*

More specifically Structure Plan Area No. 5 is referenced at Schedule 11 of the scheme, this states that the land use expectation is 'Townsite Expansion'. Development is to *“be generally in accordance with the East Margaret River District Structure Plan 2015 or subsequent structure plan approved by the Western Australian Planning Commission in accordance with the process set out in part 4 of the deemed provisions”*. Associated provisions include land use and development in accordance with the approved structure plan.

The Structure Plan for the land was endorsed in 2013 and provides for restricted tourism related commercial uses. This includes tourism related uses well suited to the rural setting including farm produce shops, art and craft sales, café, nursery and other similar uses which do not provide convenience goods and services and do not compete with the function of the town centre or neighbourhood centres. Approval of such uses shall be at the discretion of Council.

Consideration was given to modification to this Structure Plan given its antiquated status particularly given that its application to the eastern parts of Margaret River is now very limited given the urban and perimeter road objectives identified on the structure plan are superseded in many respects. Both the Shire and Department of Planning, Lands and Heritage recognise that a preparation of a site specific Structure Plan rather than a modification to the antiquated structure plan would be a way of moving forward planning for the land under the future development zone and providing a more contemporary approach for consideration of future development in the western portion of the site and consideration of subdivision and identifying residential opportunity in balance lot area.

A Structure Plan would therefore be endorsed to serve a planning purpose as an extension of the zoning and structure plan provisions. The Shires local planning strategy identifies the land for residential.





### 2.2.3 Planning Strategies

#### 2.2.3.1 Local Planning Strategy 2020 - 2036

The land falls within precinct M3 under the Shire's Local Planning Strategy which recognises the future development zone and a proposed use of residential R10/20.

### 2.2.4 State Planning Policies

#### 2.2.4.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

This policy applies to all areas identified as bushfire prone by the Department of Fire and Emergency Services DFES Commissioner as highlighted on the map of bushfire prone areas.

The subject areas identified as bushfire prone in the Bushfire Management Plan has been prepared to support the proposal. The details of this are included at Appendix C and is examined in a later section 2.2.7.1 of this report. Bushfire management mechanisms will be implemented at subdivision and development stage.

### 2.2.5 Other Approvals and Decisions

Other approvals and decisions relevant to the Structure Plan area will essentially be planning/building approvals and through the WAPC with regard to consideration of future residential subdivision.

### 2.2.6 Pre-Lodgement Consultation

This document has been prepared following liaison with Shire planners and with the consent of the Department of Planning, Lands and Heritage (Commission).

### 2.2.7 Site Conditions and Constraints

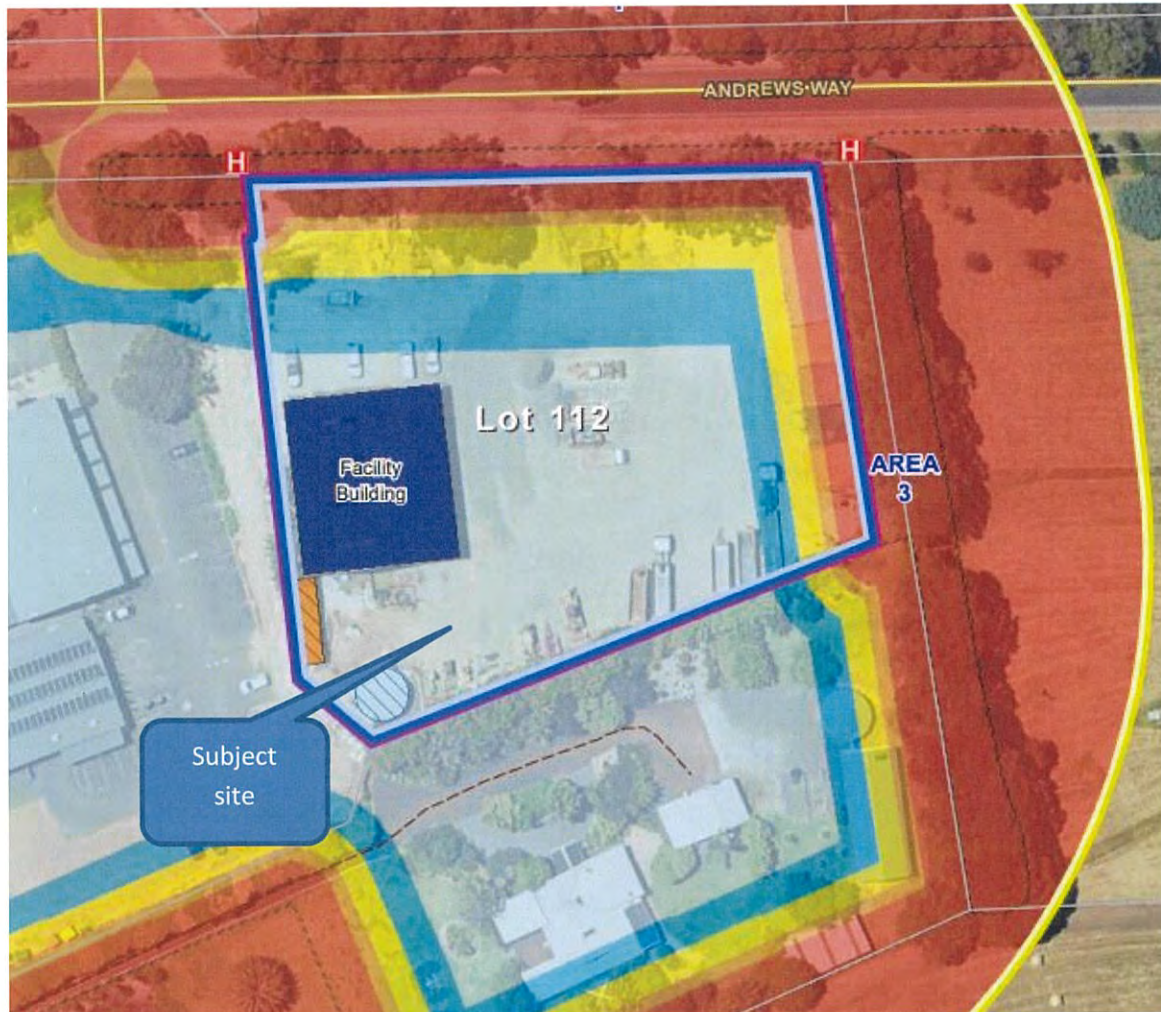
#### 2.2.7.1 Bushfire Hazard

A Bushfire Management Plan has been prepared to support the proposed Structure Plan for this land and this can be viewed at Appendix C. Figure 3 below provides the BAL contour plan for the site and this indicates that all the lots have development area suitable for BAL29 or better.



**Structure Plan**  
**Lot 112 Andrews Way, Margaret River**

BAL Contour Map



**2.2.7.2 Servicing**

The site is currently provided with or is in immediate proximity of all essential servicing. Upgrades will be provided such that both lots will be fully serviced independently.

**2.2.7.3 Heritage**

The subject site does not contain any heritage sites listed on the Shire's municipal inventory of heritage places or the State Register.

There are no registered sites identified under the Department of Indigenous Affairs database.





## 2.3 CONCLUSION

The proposed Structure Plan has been prepared as an extension of the current planning framework and to more clearly define the land uses that may be permitted within the site. Residential is proposed consistent with the general objective under the LDP but the large shed is proposed to be as commercial consistent with the land to the west given the adjacent/associated nature and asset that exists.

The Structure Plan provides appropriate mechanisms for the Shire still to determine the appropriateness of use although in a much simplified method, whilst also identifying consideration of subdivision of the site to accommodate an appropriate residential density that is appropriate to the intention for the site under the zoning and guiding provisions of the LPS.

The proposed Structure Plan will also provide impetus for a change of use and closure of the earthmoving business with new uses compatible with surrounding uses.





### PART 3 - TECHNICAL APPENDICES INDEX

<b>Appendix No.</b>	<b>Document Title</b>	<b>Date of Document</b>	<b>Referral/approval agency</b>	<b>Summary of documentation modifications</b>
A	Structure Plan	Nov 2022		
B	Endorsed Structure Plan	Dec 2013		
C	Bushfire Management Plan	Jan 2022		







Your Ref: P213235, PTY/90  
Our Ref: 801/6/3/3PV7  
Enquiries: Daniel Naude



Chief Executive Officer  
Shire of Augusta-Margaret River  
PO Box 61  
MARGARET RIVER WA 6285

**Attention: Johan Pienaar**

Dear Johan

**REVISED EAST MARGARET RIVER STRUCTURE PLAN – LOT 1 BUSSELL HIGHWAY, MARGARET RIVER**

Thank you for your letter dated 15 August 2013, requesting the Commission's final endorsement of the above-mentioned Structure Plan.

Two copies of the Structure Plan, which have been endorsed by the Commission, are returned for your records.

Should you wish to discuss this matter further, please contact Daniel Naude on 9791 0577.

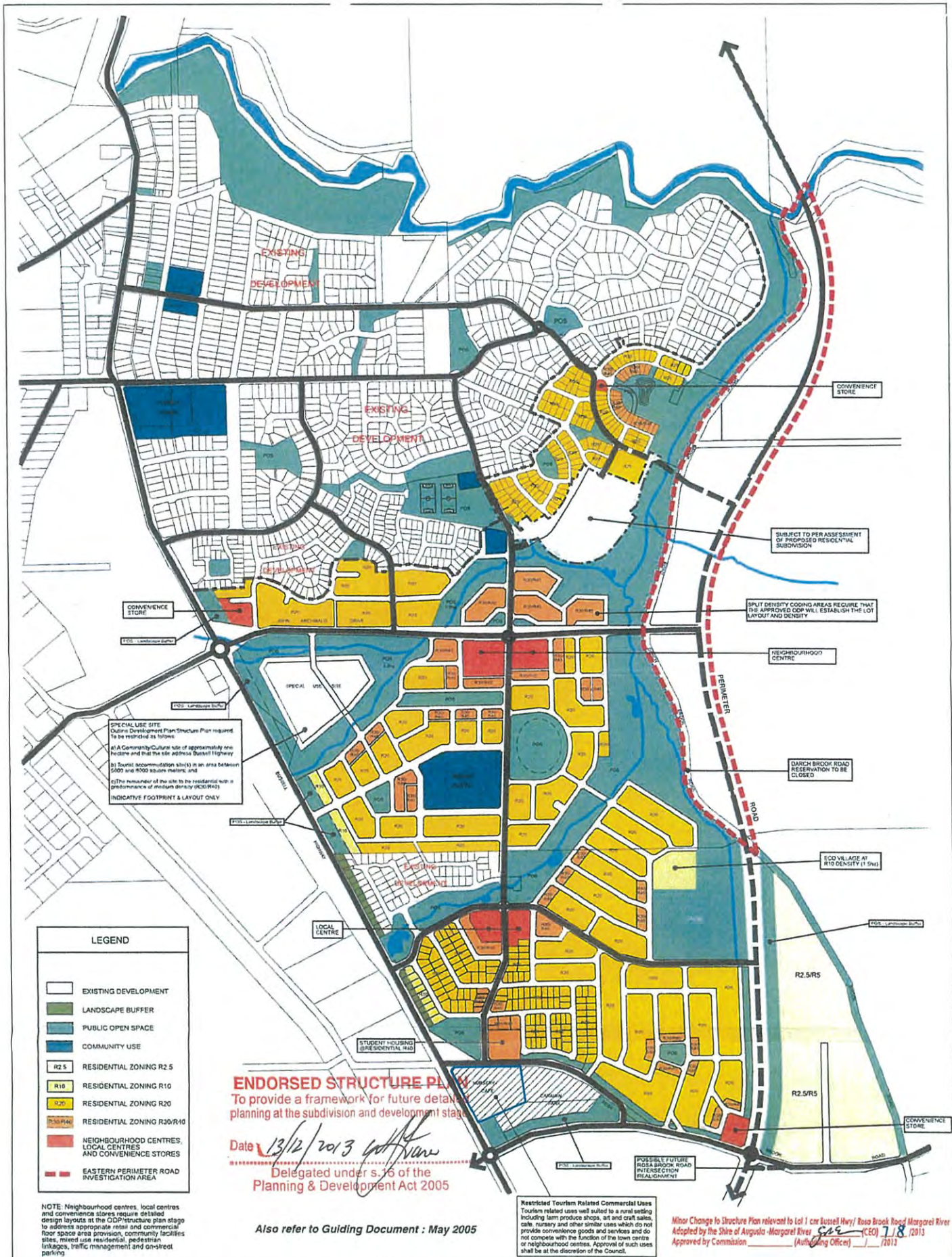
Yours sincerely

A handwritten signature in blue ink, appearing to read "Neil Fraser".

**Neil Fraser**  
Planning Manager  
South West Statutory Planning

16 December 2013





# EAST MARGARET RIVER STRUCTURE PLAN

NOTE: The East Margaret River Structure Plan is a district land use and transport framework to guide the preparation of further structure plans. Further detailed structure planning will be required to refine the plan, prior to consideration of subdivision applications.

Subject To Detailed Design And Survey

PREPARED BY TAYLOR BARNETT FOR THE SHIRE OF AUGUSTA - MARGARET RIVER  
**GARY EVERSHED**  
 Chief Executive Officer

NORTH  
 03/046/001G

ATTACHMENT 1





# Bushfire Management Plan

**Lot 112 (4) Andrews Way, Margaret River**

Shire of Augusta - Margaret River

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<b>Planning Stage:</b>	Development Application
<b>Development Type:</b>	Change or Addition to a Land Use
<b>Bushfire Policy – Specific Development or Use Type:</b>	Vulnerable Day Use (Tourism)

---

---

<b>Job Number:</b>	211174
<b>Assessment Date:</b>	21 January 2022
<b>Report Date:</b>	7 February 2022

---

BPP Group Pty Ltd t/a Bushfire Prone Planning  
ACN: 39 166 551 784 | ABN: 39 166 551 784

Level 1, 159-161 James Street  
Guildford WA 6055

PO Box 388  
Guildford WA 6935

08 6477 1144 | admin@bushfireprone.com.au



## DOCUMENT CONTROL

PREPARATION				
Author:	Mick Whitelaw (BPAD Level 2 - No. 37265)			
Review/Authorise:	Mike Scott (BPAD Level 3 - No. 27795)			
VERSION HISTORY				
Version	Version Details	Date		
1.0	Original	7 February 2022		
DISTRIBUTION				
Destination	Version	No. Copies	Hard Copy	Electronic Copy
<b>Person/Business:</b> Halsall and Associates <b>Email:</b> Vivienne Clarke <vivienneclarke@westnet.com.au>	1.0	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Limitation of Liability:</b> The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p><b>Copyright ©2022 BPP Group Pty Ltd:</b> All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>				



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## EXECUTIVE SUMMARY

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Bushfire Prone Planning (BPP Group Pty Ltd) has been commissioned to prepare a Bushfire Management Plan for Lot 112 (4) Andrews Way, Margaret River in the Shire of Augusta - Margaret River. The proposed development site of approximately 5,982 m<sup>2</sup> is within a designated bushfire prone area and the Proposal (*Change of use – Outbuilding to Recreation Private*) requires the application of State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7).

The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan. Against the Bushfire Protection Criteria, the decision maker's assessment of the Proposal will be on the basis of it being able to meet the Acceptable Solutions, once construction and landscaping is complete. Assessment of the planned location, vegetation and consideration of existing infrastructure indicates that compliance is able to be achieved against all applicable bushfire related legislation, policy, standards and guidelines, including the Bushfire Protection Criteria.

Evacuation information for the site, with specific consideration to the management of a bushfire emergency has been prepared in support of this proposal and the content reflects the nature and scale of the development. The evacuation plan has given due consideration to the vehicle access/egress options in the area and precautionary and contingency measures have been applied to minimise risk to future onsite occupants.



## 1 PROPOSAL DETAILS

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### 1.1 Description and Associated Plans and Maps

Landowner	Geoff Doust
Bushfire Prone Planning Commissioned to Produce the Bushfire Management Plan (BMP) By:	Halsall and Associates
For Submission To:	Shire of Augusta - Margaret River
Purpose of the BMP:	To accompany a planning application
'Development' Site Total Area:	5,982 m <sup>2</sup>
Description of Development	Change of use – Outbuilding to recreation private, which will be open to the public for a range of indoor activities, such as a ball pit, indoor rock-climbing wall, trampolines etc





Figure 1.1  
**Proposed Development**  
**Lot 112**  
 Lot 112 on Plan 400635, Area : 5,982 sq m  
 4 Andrews Way,  
 MARGARET RIVER 6285  
 SHIRE OF AUGUSTA - MARGARET RIVER

----- LEGEND -----

- Subject Site
- Other Lots
- H Hydrant
- Existing Building**
- Shed
- Water Tank
- Proposed Building**
- Recreation Building



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP  
 Image Date : Dec 2020

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 28/01/2022  
 Map updated by: Ian Ross 28/01/2022  
 A3 Scale 1:500

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.  
 Map Document Path / Name: K:\Projects\Jobs 2021\211174 - Lot 112 (4) Andrews Way Margaret River (BMP Evac)\Mapping\MXD\211174\_Fig1-1\_DEV\_LOT\_Lot112 4 Andrews Way.mxd





Figure 1.2  
Proposed Development

Lot 112 on Plan 400635. Area : 5,982 sq m  
4 Andrews Way,  
MARGARET RIVER 6285  
SHIRE OF AUGUSTA - MARGARET RIVER

----- LEGEND -----

- Subject Site
- Other Lots
- H Hydrant
- Existing Building**
- Shed
- Water Tank
- Proposed Building**
- Recreation Building



----- LOCALITY -----



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Map Document Path / Name: K:\Projects\Jobs 2021\211174 - Lot 112 (4) Andrews Way Margaret River (BMP Evoc)\Mapping\MXD\211174\_Fig1-2\_DEV\_REG\_Lot112 4 Andrews Way.mxd

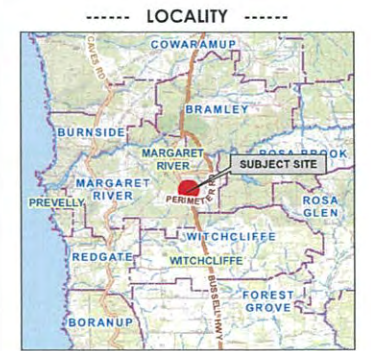
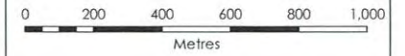




Figure 1.3  
**Location Plan**

Lot 112 on Plan 400635, Area : 5,982 sq m  
 4 Andrews Way,  
 MARGARET RIVER 6285  
**SHIRE OF AUGUSTA - MARGARET RIVER**

- **LEGEND** -----
- Subject Site
  - State Emergency Service Unit



Aerial Imagery : Landgate/SLIP  
 Image Date : Dec 2020

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 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 28/01/2022  
 Map updated by: Ian Ross 28/01/2022  
 A3 Scale 1:15,000



## 1.2 Existing Documentation Relevant to the Construction of this Plan

This section acknowledges any known reports or plans that have been prepared for previous planning stages, that refer to the subject area and that may or will impact upon the assessment of bushfire risk and/or the implementation of bushfire protection measures and will be referenced in this Bushfire Management Plan.

Table 1.2: Relevant existing documentation.

RELEVANT EXISTING DOCUMENTS		
Existing Document	Copy Provided by Client	Title
Site Plan	Yes	Basic Screen Shot/ Image (2-12-2021)
Environmental Report	No	
Landscaping (Revegetation) Plan	No	
Historical Bushfire Risk Assessments	No	
Historical Bushfire Planning Advice	No	

## 2 ENVIRONMENTAL CONSIDERATIONS

### 2.1 Native Vegetation – Restrictions to Modification and/or clearing.

Many bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values (Guidelines s2.3).

There is a requirement to identify the need for onsite modification and/or clearing of native vegetation and whether this might trigger potential environmental impact/referral requirements under State and Federal environmental legislation. Confirmation that any proposed native vegetation modification and/or clearing is acceptable, should be received from the relevant agencies by the proponent and provided to the bushfire consultant for inclusion in the Bushfire Management Plan if it will influence the required bushfire planning assessments and outcomes. The following table details any potential environmental restrictions of which the author of this report is aware.

Vegetation Modification and Clearing Assessment	
Will on-site clearing of native vegetation be required?	No. Refer to Figure 3.2. Any retained vegetation or proposed revegetation/landscaping works within the nominated Asset Protection Zone will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'.

The bushfire assessment and management strategies contained in the BMP, assume there are no environmental restrictions over the site or clearing permit exemptions will apply.

The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite is under the control of the landowner and therefore can be removed or modified to present a low bushfire threat (*Note: any proposed vegetation removal may be subject to local government approval, dependent on the lot's specific situation with respect to identified environmental protection areas and the lot size*).

**Shire of Augusta - Margaret River:** Where an area of land is vested in the control of the local government (Public Reserves/Road Reserves/ Gardens) and the ongoing management of that land (vegetation & bushfire fuel management) has determined the suitability of the proposed development for approval, there is an obligation to consider the impact of any changes to future management of the Land and/or revegetation plans with respect to that area.

#### **Recommendations:**

1. It is advised that the proponent seek advice from the Shire for further information on the condition and species contained within the proposed development area and the requirement for referral of the proposal or the requirements for a vegetation management plan for this site.



### 3 POTENTIAL BUSHFIRE IMPACT ASSESSMENT

#### 3.1 Assessment Input

##### 3.1.1 Fire Danger Index (FDI) Applied

AS 3959:2018 Table 2.1 specifies the fire danger index values to apply for different regions.

Table 3.1.1: Applied FDI Value

FDI VALUE			
Vegetation Areas	As per AS 3959:2018 Table 2.1	As per DFES for the Location	Value Applied
1-4	80	N/A	80

##### 3.1.2 Vegetation Classification and Effective Slope

**Classification:** Bushfire prone vegetation identification and classification has been conducted in accordance with AS 3959:2018 s2.2.3 and the Visual Guide for Bushfire Risk Assessment in WA (DoP February 2016). When more than one vegetation type is present, each type is identified separately, and the applied classification considers the potential bushfire intensity and behaviour from the vegetation types present and ensures the worst-case scenario is accounted for – this may not be from the predominant vegetation type. The vegetation structure has been assessed as it will be in its mature state (rather than what might be observed on the day).

**Effective Slope:** Refers to the ground slope under each area of classified vegetation and is described in the direction relative to the view from the building or proposed development site. Effective slope is not the same as 'average slope', rather it is the slope which most significantly influences fire behaviour. This slope has a direct and significant influence on a bushfire's rate of spread and intensity.

Table 3.1.2: Vegetation classification and effective slope.

ALL VEGETATION WITHIN 150 METRES OF THE PROPOSED DEVELOPMENT				
Vegetation Area	Identified Vegetation Types <sup>1</sup> or Description if 'Excluded'	Applied Vegetation Classification <sup>1</sup>	Effective Slope (degrees) <sup>2</sup> (AS 3959:2018 Method 1)	
			Assessed	Applied Range
1	Low open forest A-04	Class A Forest	0	upslope or flat
2	Sown pasture G-26	Class G Grassland	0	upslope or flat
3	Sown pasture G-26	Class G Grassland	0	upslope or flat
4	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-



VEGETATION AREA 1	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Low open forest A-04
<b>Description/Justification:</b>	Jarrah Marri Forest >15m in height with scrub understory. (>70% Canopy Cover).



Photo ID: 1a

Photo ID: 1b

VEGETATION AREA 1	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Type Present:</b>	Low open forest A-04
<b>Description/Justification:</b>	Mixed Eucalypt & Peppermint Forest >12m in height with a limited scrub and Grassland understory. (>70% Canopy Cover) Road Reserve vegetation.



Photo ID: 1c

Photo ID: 1d



**VEGETATION AREA 2**

<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Offsite remnant grassland being managed in accordance with the Shire Firebreak Notice.



Photo ID: 2a



Photo ID: 2b

**VEGETATION AREA 2**

<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Offsite remnant grassland being managed in accordance with the Shire Firebreak Notice.



Photo ID: 2c



Photo ID: 2d



### VEGETATION AREA 3

<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Historical Windbreaks and Sown pasture G-26
<b>Description/Justification:</b>	Historical Windbreaks (Eucalypts) with remnant grassland understory. The precautionary principle has been applied and these areas have not been excluded from classification (Assessed as Class G Grassland)



Photo ID: 3a



Photo ID: 3b

### VEGETATION AREA 3

<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Type Present:</b>	Historical Windbreaks and Sown pasture G-26
<b>Description/Justification:</b>	Historical Windbreaks (Eucalypts) with remnant grassland understory. The precautionary principle has been applied and these areas have not been excluded from classification (Assessed as Class G Grassland)



Photo ID: 3c

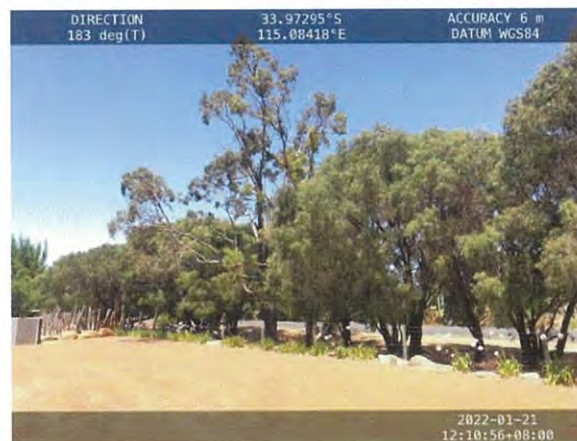


Photo ID: 3d



VEGETATION AREA 4	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation
<b>Vegetation Type Present:</b>	Excluded – Low Threat Vegetation
<b>Description/Justification:</b>	Existing Structures/Reticulated Gardens/ Managed Grassland in accordance with the AS3959 - 2018 Section 2.2.3.2 (f) Low Threat Vegetation & Shire Firebreak notice.



Photo ID: 4a



Photo ID: 4b

VEGETATION AREA 4	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation
<b>Vegetation Type Present:</b>	Excluded – Low Threat Vegetation
<b>Description/Justification:</b>	Existing Structures/Reticulated Gardens/ Managed Grassland in accordance with the AS3959 - 2018 Section 2.2.3.2 (f) Low Threat Vegetation & Shire Firebreak notice.



Photo ID: 4c



Photo ID: 4d

VEGETATION AREA 4	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation
<b>Vegetation Type Present:</b>	Excluded – Low Threat Vegetation
<b>Description/Justification:</b>	Existing Structures/Reticulated Gardens/ Managed Grassland in accordance with the AS3959 - 2018 Section 2.2.3.2 (f) Low Threat Vegetation & Shire Firebreak notice.
	
Photo ID: 4e	Photo ID: 4f

**Note:** This assessment is reliant on the surrounding land (Area 4) being maintained in a low fuel condition in accordance with the AS3959 - 2018 Section 2.2.3.2 (f) Low Threat Vegetation & Shire Firebreak notice reflecting the state of the vegetation at the time of the assessment. There are restrictions on accessing individual properties/ backyards to assess the status of vegetation (Managed/ unmanaged). Where applicable, the precautionary principle has been applied.

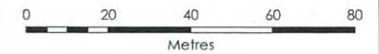




Figure 3.1  
**Topography & Classified Vegetation**  
 Lot 112 on Plan 400635, Area : 5,982 sq m  
 4 Andrews Way,  
 MARGARET RIVER 6285  
 SHIRE OF AUGUSTA - MARGARET RIVER

----- LEGEND -----

- Subject Site
- Other Lots
- Photo & Direction
- H Hydrant
- Existing Building**
- Shed
- Water Tank
- Proposed Building**
- Recreation Building
- 150m Vegetation Assessment Area**
- 150m from Subject Site
- 100m Vegetation Assessment Area**
- 100m from Subject Site
- Classified Vegetation**
- Class (A) Forest
- Class (G) Grassland
- Exclusion 2.2.3.2



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP  
 Image Date : Dec 2020

Coordinate System : GDA 1994 MGA Zone 50  
 Projection : Universal Transverse Mercator Units : Metre  
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 A3 Scale 1:1,250

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 Map Document Path / Name: K:\Projects\Jobs 2021\211174 - Lot 112 (4) Andrews Way Margaret River (BMP Evac)\Mapping\MXD\211174\_Fig3-1\_VEG\_Lot112 4 Andrews Way.mxd



## 3.2 Assessment Output

### Understanding the Bushfire Assessment Results - Application of Bushfire Attack Levels (BAL)

In the planning environment, assessing the ability of a proposed development site to achieve BAL-29 or less is the objective (as one of the bushfire protection criteria being assessed). The 'development site' is defined by the LPS Amendment Regulations 2015 as "that part of a lot on which a building that is the subject of development stands or is to be constructed". Therefore, being able to show that a BAL rating of BAL-29 or lower is achievable for a proposed development site (i.e. the building footprint) is an acceptable outcome for that criteria, as established by the bushfire provisions, SPP 3.7 and the associated Guidelines.

#### 3.2.1 Bushfire Attack Level Results – Table Format

BAL - Analysis and Determination				
Relevant Fire Danger Index (AS3959-2018 Table 2.1)				80
BAL Determination Method		Method 1 (as per AS 3959-2018 s2.2.6 and Table 2.4.3)		
Vegetation Area	Applied Vegetation Classification	Effective Slope Under the Classified Vegetation (degrees)	Separation Distance to the Classified Vegetation (metres)	Bushfire Attack Level
1	Class A Forest	0	71	BAL-12.5
2	Class G Grassland	0	40	BAL-12.5
3	Class G Grassland	0	31	BAL-12.5
4	Exclusion AS3959-2018 2.2.3.2 (f)	-	-	BAL-LOW
<b>Determined Bushfire Attack Level</b>				<b>BAL-12.5</b>



### 3.3 Assessment Output

#### 3.3.1 Bushfire Attack Level Results - BAL Contour Map Format

##### INTERPRETATION OF THE BUSHFIRE ATTACK LEVEL (BAL) CONTOUR MAP

The contour map will present different coloured contour intervals extending from the areas of classified bushfire prone vegetation. These represent the different bushfire attack levels that will exist at varying distances away from the classified vegetation in the event of a bushfire in that vegetation. The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain as the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed (or each stage completed). Each bushfire attack level corresponds to a set range of radiant heat flux that is generated by a bushfire. That range is defined by the AS 3959:2018 BAL determination methodology.

#### Construction of the BAL Contours

##### VEGETATION AREAS APPLIED TO THE DEVELOPMENT OF THE BAL CONTOUR MAP

All identified areas of classified vegetation have been applied with the following exceptions:

1. For Figure 3.2, all classified vegetation within the proposed development site is excluded and the BAL contours are constructed into the lot from any classified vegetation outside the boundaries; and

This approach is applied to indicate the achievable bushfire attack levels within the specified lot and the resultant area of developable land (i.e. subject to BAL-29 or less). It is based on the following assumptions:

1. Any classified vegetation within the lot can potentially be managed by the landowner to meet asset protection zone standards and dimensions corresponding to an indicated BAL; and
2. Each lot must be considered independent of what development may or may not take place on the adjoining lot.

##### VEGETATION SEPARATION DISTANCES APPLIED

Table 3.2: Vegetation separation distances applied to construct the BAL contours.

BAL CONTOUR MAP – APPLIED VEGETATION SEPARATION DISTANCES								
Derived from the Application of Method 1 BAL Determination Methodology (AS 3959:2018 Section 2, Table 2.5) <sup>1</sup>								
Vegetation Area	Vegetation Classification	Effective Slope (degree range)	BAL and Corresponding Separation Distance (m)					
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW
1	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
2	Class G Grassland	upslope or flat	<6	6-<8	8-<12	12-<17	17-<50	>50
3	Class G Grassland	upslope or flat	<6	6-<8	8-<12	12-<17	17-<50	>50



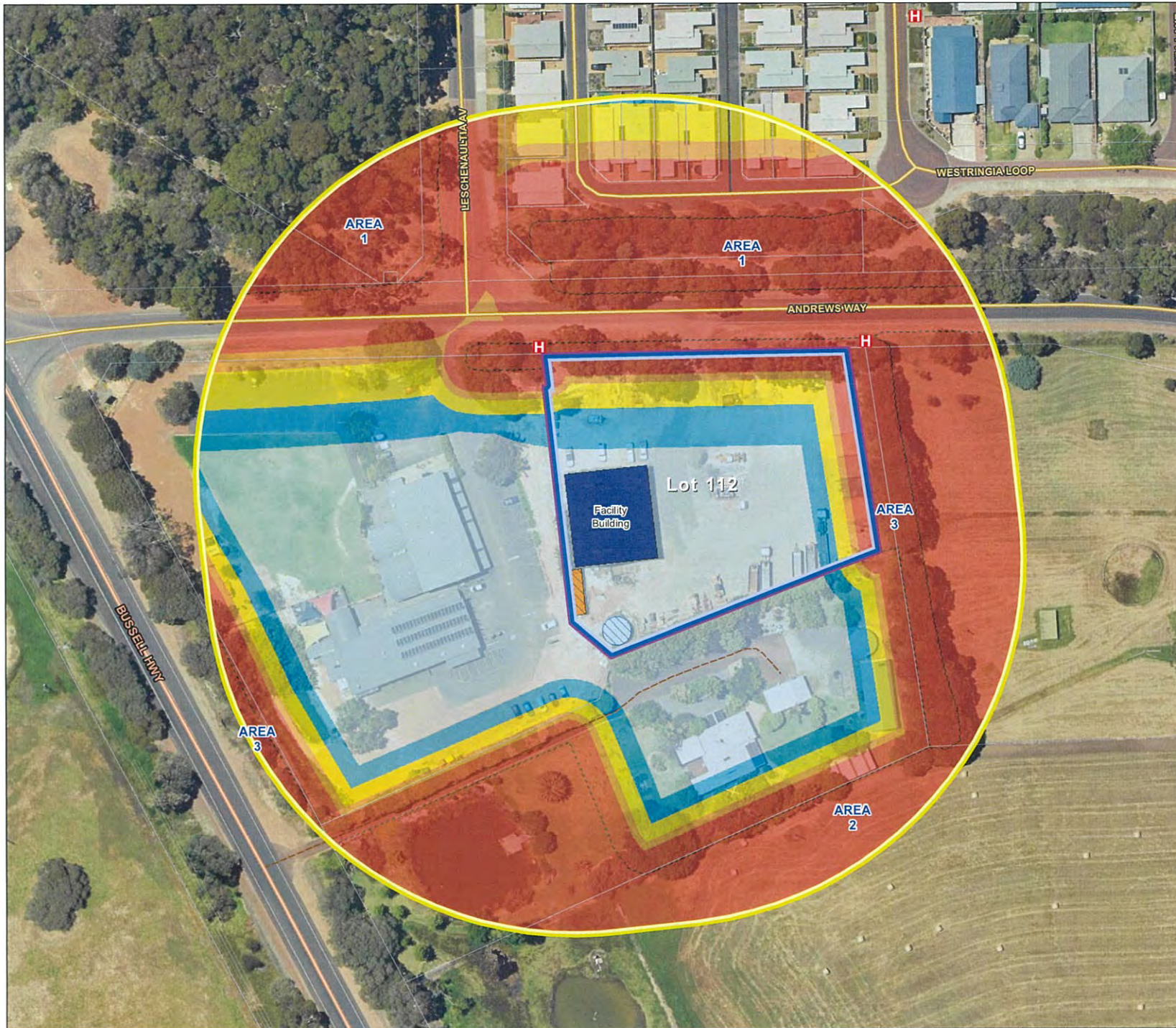


Figure 3.2

### Indicative APZ and BAL Contour Map

Lot 112 on Plan 400635, Area : 5,982 sq m  
 4 Andrews Way,  
 MARGARET RIVER 6285  
 SHIRE OF AUGUSTA - MARGARET RIVER

- LEGEND -----
- Subject Site
  - Other Lots
  - Hydrant
  - Asset Protection**
  - Indicative APZ
  - Existing Building**
  - Shed
  - Water Tank
  - Proposed Building**
  - Recreation Building
  - 100m Vegetation Assessment Area**
  - 100m from Subject Site
  - Classified Vegetation Boundary
  - Indicative Bushfire Attack Levels**
  - BAL FZ
  - BAL 40
  - BAL 29
  - BAL 19
  - BAL 12.5



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP  
 Image Date : Dec 2020

Coordinate System : GDA 1994 MGA Zone 50  
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 Map compiled by : Ian Ross 3/02/2022  
 Map updated by : Ian Ross 3/02/2022  
 A3 Scale 1:1,000



## 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

In response to the Bushfire Management Plan requirements established by Appendix 5 of the Guidelines for Planning in Bushfire Prone Areas (WAPC v1.4), the following statements are made to assist in the understanding of whether the proposal is likely to be able to comply with the bushfire protection criteria now or in subsequent planning stages.

Bushfire Hazard Issues	
Onsite Vegetation	<p>The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite is under the control of the landowner and therefore can be removed or modified to present a low bushfire threat (<i>Note: any proposed vegetation removal may be subject to local government approval, dependent on the lot's specific situation with respect to identified environmental protection areas and the lot size</i>).</p> <p>Any retained vegetation or proposed revegetation/ landscaping works will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines).</p>
Offsite Vegetation	<p>Vegetation offsite is not within the control of the landowner and therefore the vegetation cannot be removed or modified. As a result, the BAL impact from these vegetation areas is unable to be reduced.</p> <p>This assessment is reliant on the surrounding land (Area 4) being maintained in a low fuel condition in accordance with the AS3959 - 2018 Section 2.2.3.2 (f) Low Threat Vegetation and as per the Shires Firebreak Notice, reflecting the state of the vegetation at the time of the assessment.</p>
Spatial Context - Broader Landscape Considerations	
Wider road network and access constraints	Andrews Way and Leschenaultia Avenue provide options for travel in two different directions.
Proximity of settlements and emergency services	Margaret River Volunteer Bushfire Brigade is located approximately 2000 m from site in the Margaret River townsite.
Bushfire prone vegetation types and extent	Significant extents of bushfire prone vegetation (Pasture/ Paddock and Forest vegetation) exist across the broader landscape (Figure 1.3)

## 5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA ESTABLISHED BY THE GUIDELINES

For a development application to be considered compliant with SPP 3.7, it must satisfy (achieve) the intent of each of the applicable elements of the bushfire protection criteria. These criteria are established by the *Guidelines for Planning in Bushfire Prone Areas WAPC v1.4*).

### 5.1 Summary of Assessment Against the Bushfire Protection Criteria

SUMMARISED OUTCOME OF THE ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA			
Element of the Bushfire Protection Criteria	Basis for the Proposal Achieving Full Compliance with SPP 3.7		
	Acceptable Solutions Met	Achieves the Intent of the Element	
	All applicable solutions are fully met	All applicable solutions are not fully met.	A performance principle-based solution is applied
5. Vulnerable Tourism Land Uses	✓	-	-
<p>Note: The development proposal has been assessed:</p> <ol style="list-style-type: none"> <li>Against the requirements of the <i>Guidelines for Planning in Bushfire Prone Areas, WAPC v1.4 (Guidelines)</i>.</li> </ol>			



## 5.2 Assessment Detail

Element 5 (Tourism Land Use): Siting and Design of Development	
<b>Day uses (with no overnight accommodation)</b>	
<b>Compliance:</b> How the proposed development achieves the intent of Element 5:	By fully meeting all applicable acceptable solutions established by the Guidelines (WAPC v1.4).
<b>Acceptable Solution 5.13(a): Siting and design</b>	
The proposed development achieves compliance by ensuring the existing building on the lot can have established around it an APZ of the required dimensions (Figure 3.2) - to ensure that the potential radiant heat from a bushfire does not exceed 29 kW/m <sup>2</sup> (i.e. a BAL rating of BAL-29). The landowner has the responsibility of continuing to manage the required APZ as low threat vegetation in a minimal fuel state, by maintaining the APZ to the required dimensions and standard, including compliance with the local government's annual firebreak notice.	
<b>Acceptable Solution 5.14: Vehicular Access</b>	
Acceptable Solution 5.14 (a): Two Way Access	
Public vehicular access in two different directions to two different suitable destinations is provided by Andrews Way and Leschenaultia Avenue.	
Acceptable Solution 5.14 (f)(g): Internal Vehicular Access	
The private driveway will meet all the following requirements: <ul style="list-style-type: none"> <li>· Requirements in Table 6, Column 4;</li> <li>· Passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (that is, the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and Turn-around areas.</li> </ul> The proposed Internal vehicular access/private driveway provides emergency egress/access for all patrons and staff, in the event of a bushfire.	
Acceptable Solution 5.14 (h): Signage	
Signage will 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 (Bushfire Emergency Plan).	
<b>Acceptable Solution: 5.15: Provision of water</b>	
Acceptable Solution: 5.15 (a)	
The proposed development/ land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority. Hydrants were located directly opposite the site on Andrews Way.	

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

Table 6.1: BMP Implementation responsibilities prior to occupancy or building.

Landowner (Developer)	
No.	Implementation Actions
1	<p>The local government may condition a development application approval with a requirement for the landowner/proponent to register a notification onto the certificate of title and deposited plan. This will be done pursuant to Section 70A <i>Transfer of Land Act 1893</i> as amended ('Factors affecting use and enjoyment of land, notification on title'). This is to give notice of the bushfire hazard and any restrictions and/or protective measures required to be maintained at the owner's cost.</p> <p>This condition ensures that:</p> <ol style="list-style-type: none"> <li>1. Landowners/proponents are aware their lot is in a designated bushfire prone area and of their obligations to apply the stated bushfire risk management measures; and</li> </ol> <p>Potential purchasers are alerted to the Bushfire Management Plan so that future landowners/proponents can continue to apply the bushfire risk management measures that have been established in the Plan.</p>
2	<p>Post planning approval, the entity responsible for having the BMP prepared should ensure that anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information and informed that it contains their responsibilities. This includes the landowners/proponents, local government and any other authorities or referral agencies ('Guidelines' s4.6.3).</p>
3	<p>Establish the Asset Protection Zone (APZ) on the lot to the dimensions and standard stated in this Bushfire Management Plan (Figure 3.2), the Bushfire Guidelines &amp; in accordance with the Shire Firebreak Notice. Any retained vegetation or proposed revegetation/ landscaping works will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines).</p>
4	<p>The existing lot will comply with the requirements of the local government annual firebreak notice issued under s33 of the Bush Fires Act 1954.</p>
5	<p>Prior to operation, certain information contained within the bushfire emergency plan, must be displayed in the building – as directed in that advice.</p>
6	<p>Install/ Maintain vehicular access routes (Private Driveway) within the lot to the required surface condition and clearances as stated in the Bushfire Guidelines Version 1.4.</p>



Table 6.2: Ongoing management responsibilities for the Landowner/Occupier.

Landowner/Occupier - Ongoing	
No.	Ongoing Management Actions
1	Maintain an Asset Protection Zone (APZ - Figure 3.2) to the standards established by this Bushfire Management Plan and the Bushfire Guidelines.
2	Comply with the Local firebreak notice issued under s33 of the Bush Fires Act 1954.  This may include specifications for asset protection zones that differ from the Guideline's APZ Standards, with the intent to better satisfy local conditions. When these are more stringent than those created by the Guidelines, or less stringent and endorsed by the WAPC and DFES, they must be complied with.
3	Ensure that any builders (of future structures on the lot) are aware of the existence of this Bushfire Management Plan and the responsibilities it contains regarding the application of construction standards corresponding to a determined BAL.
4	Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: <ul style="list-style-type: none"> <li>1. the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code of Australia (BCA); and</li> <li>2. with any identified additional requirements established by this BMP or the local government.</li> </ul>
5	The bushfire emergency plan contains information that is required to be displayed and available to inform all occupants. This information must continue to be updated to ensure the content does not become outdated.
6	Maintain vehicular access routes (Private Driveway) within the lot to the required surface condition and clearances as stated in the Bushfire Guidelines Version 1.4.

Table 6.3: Ongoing management responsibilities for the Local Government.

Local Government - Ongoing	
No.	Ongoing Management Actions
1	Monitor landowner compliance with the Bushfire Management Plan and the annual Firebreak and Fuel Load notice.
2	Where an area of land is vested in the control of the local government (Public Reserves/Road Reserves/ Gardens) and the ongoing management of that land (vegetation & bushfire fuel management) has determined the suitability of the proposed development for approval, there is an obligation to consider the impact of any changes to future management of the Land and/or revegetation plans with respect to that area.





# BUSHFIRE EMERGENCY INFORMATION

## Lot 112 (4) Andrews Way, Margaret River

Recommended Print Size : A3

Information Developed By:



### INSTRUCTIONS

#### SAFE (EARLY) EVACUATION

##### Triggers to Act:

- A. A bushfire is identified, and a bushfire "EMERGENCY" or "WATCH AND ACT" or "ADVICE" warning is issued, or
- B. A bushfire is identified in the vicinity, no warnings are in place, but you are concerned for your safety.

##### Evacuation Procedure:

1. Check the Bushfire information sources.
2. Call 000 if you are concerned for your safety.
3. Evaluate if the evacuation routes remain available.
4. Choose the appropriate evacuation destination & route.
5. Evacuate the property to a safer location.

#### SHELTER-IN-PLACE (LAST RESORT)

**Triggers to Act:** Impact from bushfire is imminent, evacuation routes are threatened and there is no time to perform a safe evacuation or emergency services have instructed you to shelter in place.

**Procedure:** Call 000 to report bushfire and tell them you are sheltering in place, shut all doors/windows, stay aware of what is happening, and monitor information sources.

### BUSHFIRE INFORMATION SOURCES AND EMERGENCY CONTACTS

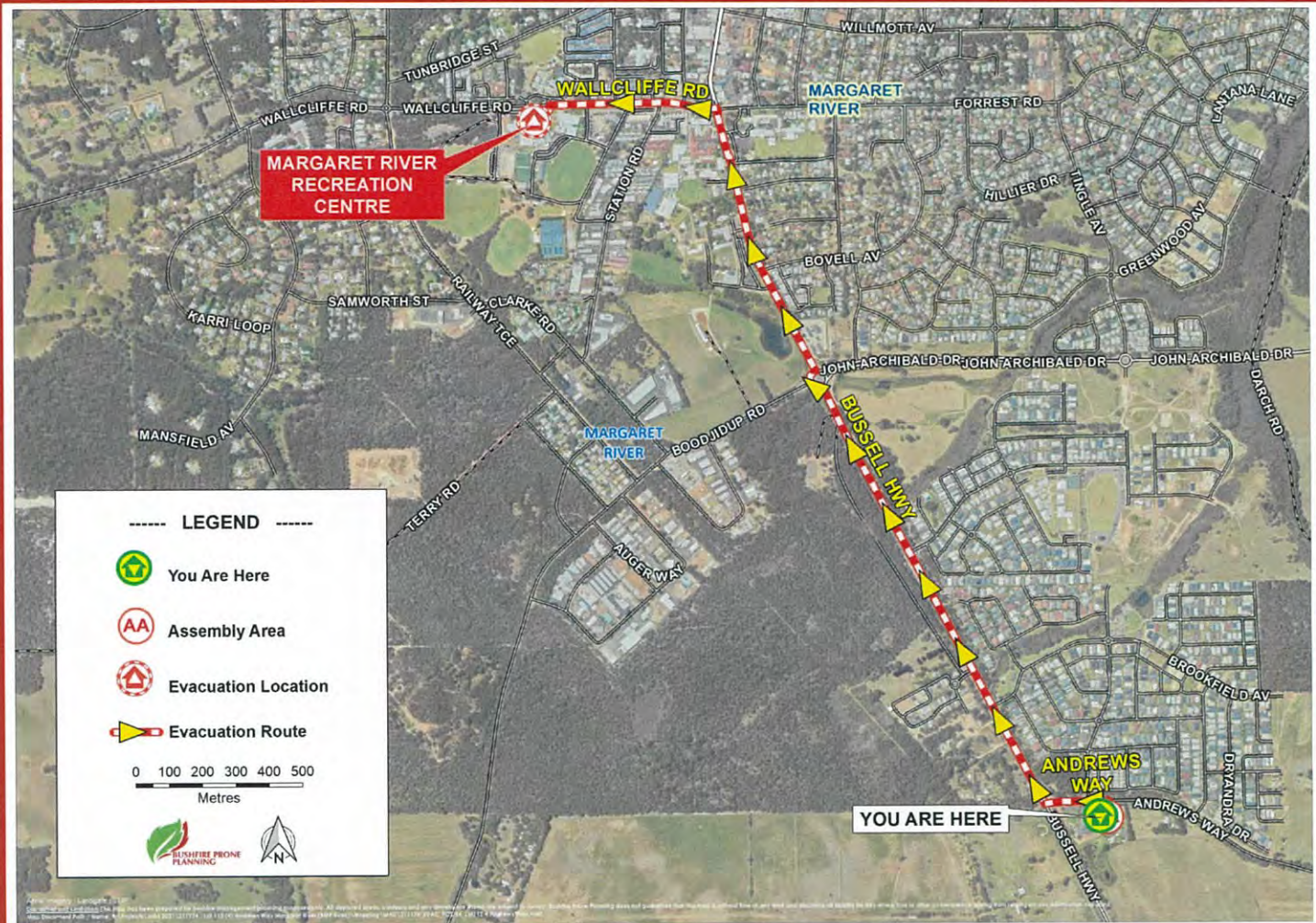
**Police/Fire/Ambulance:** Dial 000 | **Local ABC Radio** – 684 AM Margaret River (Bushfire information) | [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au) (Bushfire)

**Property Manager:** Geoff Doust - 0418 907 692 | **DFES** - 13 33 37, [www.twitter.com/dfes\\_wa](https://www.twitter.com/dfes_wa), [www.facebook.com/dfeswa](https://www.facebook.com/dfeswa)

### EVACUATION DESTINATIONS / ROUTES

**Destination 1:** Margaret River Recreation Centre

**Route 1:** Andrews Way – Busseil Highway – Wallcliffe Road



#### Bushfire Warning System

- ADVICE
- WATCH AND ACT
- EMERGENCY WARNING
- ALL CLEAR

#### BEFORE A BUSHFIRE



#### ADVICE

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

#### WATCH AND ACT

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

#### EMERGENCY WARNING

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

#### ALL CLEAR

Take care to avoid any dangers and keep up to date.

#### CATASTROPHIC

The worst conditions for a fire. Homes are not designed or built to withstand a fire in these conditions. The only safe place is away from bushfire risk areas.

#### EXTREME SEVERE VERY HIGH

Seek out information and be ready to leave or stay and actively defend your property if a fire starts. Only stay if you are 100% prepared.

#### HIGH LOW-MODERATE

Be vigilant. Check your fire plan and continue to monitor conditions as they can change quickly.



# Bushfire Emergency Plan

## Operational Document

For Owners/Managers of a Building Used for  
A Tourist development – Day Use Only

### Lot 112 (4) Andrews Way, Margaret River

Shire of Augusta - Margaret River

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Vulnerable Land Use Category:  
(Guidelines WAPC v1.4)      Category 3: A facility that involves visitation for people who are unaware of their surroundings and who would require assistance or direction in the event of a bushfire.

Facility/Premises Use Type:      Tourist development – Day Use Only

---

Date Created:      7 February 2022

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Associated Bushfire Management Plan Reference No:      211174

---

To Be Reviewed Annually

BPP Group Pty Ltd t/a Bushfire Prone Planning  
ACN: 39 166 551 784 | ABN: 39 166 551 784

Level 1, 159-161 James Street  
Guildford WA 6055

PO Box 388  
Guildford WA 6935

08 6477 1144 | admin@bushfireprone.com.au



## DOCUMENT CONTROL

PREPARATION				
Author:	Mike Scott (BPAD Level 3 - No. 27795)			
Co-Author:	Mick Whitelaw (BPAD Level 2 - No. 37265)			
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Version	Details	Distribution		
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		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
BEP (Short Stay Accommodation-Visitation) Template v2.3				
<p><b>Limitation of Liability:</b> The procedures and their associated actions contained in this Bushfire Emergency Plan do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</p> <p>Any representation, statement, opinion, or advice expressed or implied in this document is made in good faith based on information available to Bushfire Prone Planning at the time. Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence, lack of care or otherwise of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p><b>Copyright ©2022 BPP Group Pty Ltd:</b> All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>				



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## LIST OF ADDITIONAL INFORMATION/ FACTSHEETS

1. Am I at Risk from Bushfire ?
2. Bushfire Warning System
3. Fire Danger Ratings
4. Sheltering in Your Home
5. Travelling During a Bushfire
6. Safer Places in a Bushfire

## USING THE BUSHFIRE EMERGENCY PLAN

This Bushfire Emergency Plan (BEP) has been developed for the proposed development/use that is considered a 'vulnerable' land use (as defined by *State Planning Policy 3.7 Planning in Bushfire Prone Areas*). Specific to this use is the fact that it is likely there will be a manager/resident permanently on site with the knowledge and capacity to act as a responsible person in the event of a bushfire emergency and therefore manage the application of the BEP throughout the year.

### DISPLAY OF BUSHFIRE EMERGENCY INFORMATION

1. Bushfire Emergency Information is to be available and displayed in prominent position/s and readily accessible to all persons.
2. The facility/premises owner and/or manager is to have available a printed full copy of the current Bushfire Emergency Plan for reference.

### CONDUCT THE ANNUAL REVIEW OF THE BUSHFIRE EMERGENCY PLAN - UPDATE AS REQUIRED

Make required changes to emergency contacts or emergency information sources within this Bushfire Emergency Plan. Ensure that any changes are also applied to the bushfire emergency information displayed within the facility/premises.

## THE DESIGNATED PRIMARY EMERGENCY PROCEDURE

**In the event of a bushfire emergency**

**THE DESIGNATED PRIMARY PROCEDURE IS**

**SAFE (EARLY) EVACUATION**



**EMERGENCY CONTACTS**

<b>FACILITY/PREMISES CONTACTS</b>			
POSITION	NAME	BUSHFIRE RESPONSIBILITY	MOBILE NUMBER
Property Manager	Geoff Doust	Primary Contact.	0418 907 692
Property Owner		Primary Contact.	

<b>STATE EMERGENCY CONTACTS</b>		
ORGANISATION	SERVICES	NUMBER
Department of Fire and Emergency Services (DFES) / Police / Ambulance	Response to life threatening emergencies. Use to report a fire.	Call triple zero (000) or use the EMERGENCY+ Phone App.
State Emergency Service (SES)	Assistance with structural damage, flooding, rescuing persons.	13 2500
Western Power	Response to electricity supply outages and damage.	13 1351

<b>OTHER CONTACTS</b>		
ORGANISATION	SERVICES	PHONE NUMBER
Busselton Hospital	Medical services	08 9753 6000
Sir Charles Gairdner Hospital	Medical services	08 6457 3333
Perth Children’s Hospital	Medical services	08 6456 2222
Department of Communities Child Protection and Family Support	Crisis care	1800 032 965
Red Cross	Emergency humanitarian assistance	1800 733 276
Salvation Army	Social services care line	13 72 58

## INFORMATION TO MONITOR AND INFORM DECISION MAKING

ORGANISATION	SERVICES	NUMBER/WEBSITE
Your Surroundings	This can be your best information source. Stay alert to what is happening all around you for as far as you can see. Be aware of the current and forecast wind direction as this is the primary direction the fire will move.	
Emergency WA website	Warnings, incidents, fire danger ratings, total fire bans, preparation, and recovery information	<a href="http://www.emergency.wa.gov.au">www.emergency.wa.gov.au</a>
Radio	Bushfire alerts, warnings, and information.	Local ABC stations (AM/digital).
Your Mobile Phone	Emergency alert (warnings).	An automated government telephone warning system for numbers in an affected area.
Department of Fire & Emergency Services (DFES)	Public emergency information. Note: Call triple zero (000) to report a fire.	13 3337 (13 DFES) <a href="http://www.dfes.wa.gov.au">www.dfes.wa.gov.au</a> <a href="https://www.twitter.com/dfes_wa">www.twitter.com/dfes_wa</a> <a href="https://www.facebook.com/dfeswa">www.facebook.com/dfeswa</a>
Parks and Wildlife Service	Bushfire alerts and warnings, prescribed burns in national parks.	<a href="http://www.dpaw.wa.gov.au">www.dpaw.wa.gov.au</a>
Bureau of Meteorology	Fire weather information and weather forecasts.	<a href="http://www.bom.gov.au/wa/forecasts">www.bom.gov.au/wa/forecasts</a>
Main Roads WA	Road conditions/closures.	13 8138   <a href="http://www.mainroads.wa.gov.au">www.mainroads.wa.gov.au</a>



## FACILITY/PREMISES PREPARATION

### REQUIRED ACTIONS

*The following actions are to be conducted by the property owner/manager before the bushfire season and maintained during the season.*

#### 1. SITE PREPARATION

- Bushfire Emergency Information is displayed in prominent position and is readily accessible.
- Comply with the Homeowners Bushfire Survival Manual (DFES 2014) and any additional protection measures identified from the DFES Fire Chat – Bushfire Preparedness Toolkit.
- Maintain Asset Protection Zones (APZ) around all buildings in accordance with the associated Bushfire Management Plan (BMP) which also establishes the size of the zones for this site. The maintenance specifications and any additional requirements are also stated below.
- Maintain compliance with the local government's annual firebreak and fuel load notice issued under section 33 of the Bush Fires Act 1954. Where the requirements are additional to or provide a greater level of bushfire protection than those established in this emergency plan – they must be complied with.
- Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground or any surface vegetation. Ensure there is clear separation between mature tree crowns.
- Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres (unless they can be classified as low flammability plants). Shrubs greater than 5 metres in height are to be treated as trees.
- Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- Grass: should be managed to maintain a height of 50 mm or less across the entire site. Remove any piles of vegetation from site.
- Ensure property access is kept clear and easily trafficable. Trim trees and shrubs overhanging firebreaks or driveways to the minimum heights and widths established by the relevant local government firebreak notice.
- Clear all roofs, roof gutters and valleys of any combustible material.

## Emergency Response - Triggers

TRIGGER	PROCEDURE TO BE INITIATED	
	Safe (early) Evacuation	Shelter-in-Place
	PRIMARY	SECONDARY
<p><b>A</b> <i>A BUSHFIRE IS IDENTIFIED – An Alert has been Issued.</i></p> <p><b>Listen to the Local Radio (ABC - 684 AM). Monitor your information Sources.</b></p> <p>A bushfire <u>'EMERGENCY', 'WATCH AND ACT' or 'ADVICE'</u> warning is in place for the area. Early evacuation should almost always be the Primary action – you should never 'wait and see what happens'. Sheltering-in-place during a bushfire should be a last option when there is insufficient time to evacuate.</p>	✓	<p>Immediately contact the DFES (000) if you are considering this option. In some limited circumstances such as in remote locations or facilities with people with mobility issues, early evacuation may be difficult to implement, and sheltering-in-place may be the safest action.</p>
<p><b>B</b> <i>A BUSHFIRE IS IDENTIFIED – No Warnings in Place. You are Concerned for your safety.</i></p> <p><b>Listen to the Local Radio (ABC - 684 AM). Monitor your information Sources.</b></p> <p>Early evacuation should almost always be the Primary action – you should never 'wait and see what happens'. Sheltering-in-place during a bushfire should be a last option when there is insufficient time to evacuate.</p>	✓	<p>Immediately contact the DFES (000) if you are considering this option. In some limited circumstances such as in remote locations or facilities with people with mobility issues, early evacuation may be difficult to implement, and sheltering-in-place may be the safest action.</p>



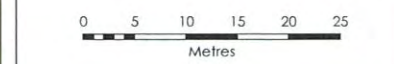


**Figure 1**  
**Site Response Map**  
 Lot 112 on Plan 400635, Area : 5,982 sq m  
 4 Andrews Way,  
 MARGARET RIVER 6285  
**SHIRE OF AUGUSTA - MARGARET RIVER**

- **LEGEND** -----
- Subject Site
  - H Hydrant
  - Recreation Building
  - Shed
  - Water Tank
  - + You Are Here
  - AA Car Park Assembly Area
  - Evacuation Routes

**Nearest Evacuation Point**

**MARGARET RIVER  
TOWN CENTRE**



Aerial Imagery : Landgate/SLIP  
Image Date : Dec 2020

Coordinate System: GDA 1994 MGA Zone 50  
Projection: Universal Transverse Mercator Units: Metre  
Map compiled by: Ian Ross 28/01/2022  
Map updated by: Ian Ross 28/01/2022  
A3 Scale 1:500

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.  
 Map Document Path / Name: K:\Projects\Jobs 2021\211174 - Lot 112 (4) Andrews Way Margaret River (BMP Evac)\Mapping\MXD\211174\_EVAC\_Fig1\_Site\_Lot112 4 Andrews Way.mxd





# BUSHFIRE EMERGENCY INFORMATION

## Lot 112 (4) Andrews Way, Margaret River

Recommended Print Size: A3

Information Developed By:



### INSTRUCTIONS

#### SAFE (EARLY) EVACUATION

##### Triggers to Act:

- A. A bushfire is identified, and a bushfire "EMERGENCY" or "WATCH AND ACT" or "ADVICE" warning is issued, or
- B. A bushfire is identified in the vicinity, no warnings are in place, but you are concerned for your safety.

##### Evacuation Procedure:

1. Check the Bushfire information sources.
2. Call 000 if you are concerned for your safety.
3. Evaluate if the evacuation routes remain available.
4. Choose the appropriate evacuation destination & route.
5. Evacuate the property to a safer location.

#### SHELTER-IN-PLACE (LAST RESORT)

**Triggers to Act:** Impact from bushfire is imminent, evacuation routes are threatened and there is no time to perform a safe evacuation or emergency services have instructed you to shelter in place.

**Procedure:** Call 000 to report bushfire and tell them you are sheltering in place, shut all doors/windows, stay aware of what is happening, and monitor information sources.

### BUSHFIRE INFORMATION SOURCES AND EMERGENCY CONTACTS

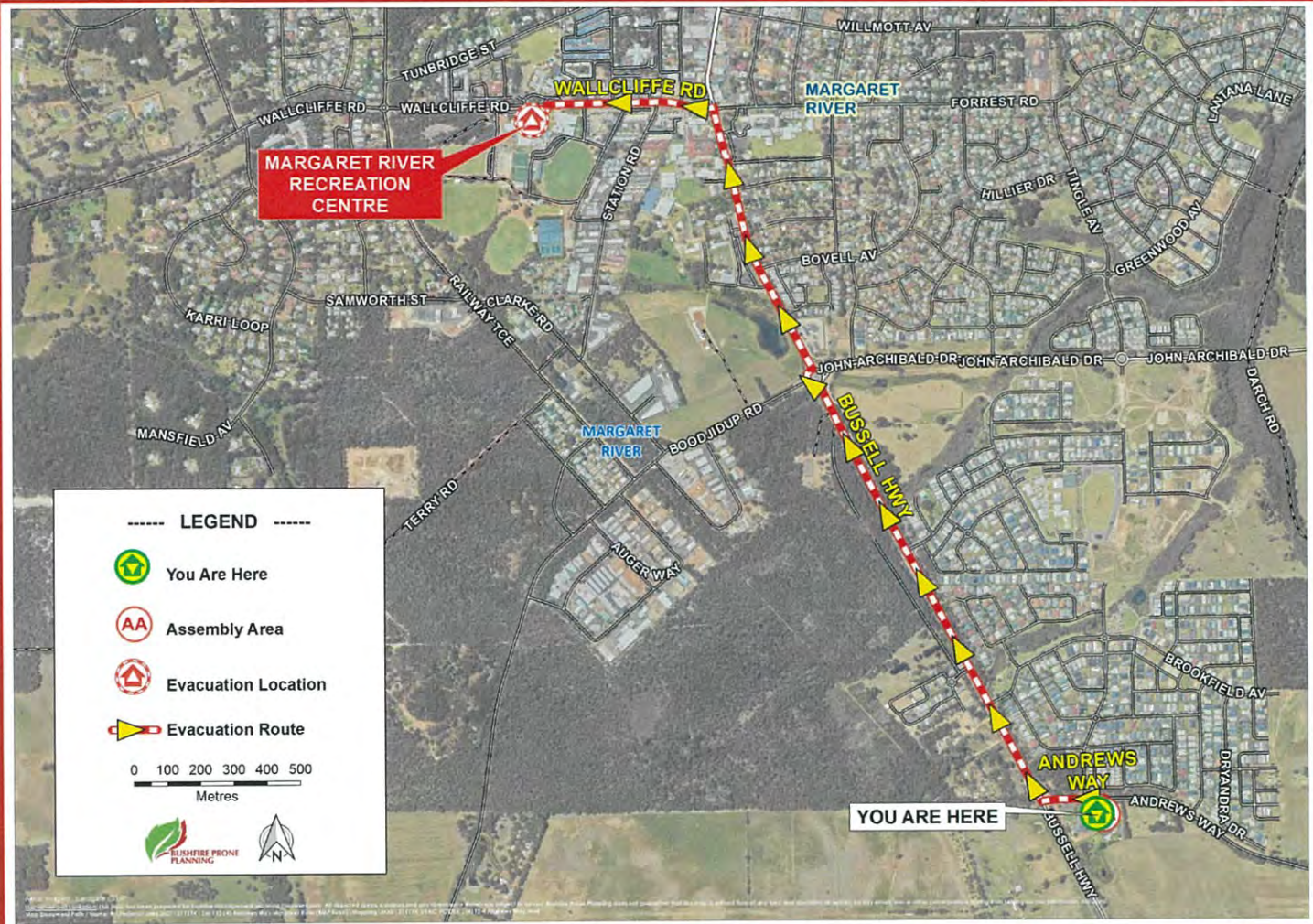
**Police/Fire/Ambulance:** Dial 000 | **Local ABC Radio** – 684 AM Margaret River (Bushfire information) | [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au) (Bushfire)

**Property Manager:** Geoff Doust - 0418 907 692 | DFES - 13 33 37, [www.twitter.com/dfes\\_wa](https://www.twitter.com/dfes_wa), [www.facebook.com/dfeswa](https://www.facebook.com/dfeswa)

### EVACUATION DESTINATIONS / ROUTES

**Destination 1:** Margaret River Recreation Centre

**Route 1:** Andrews Way – Bussell Highway – Wallcliffe Road



#### Bushfire Warning System

- ADVICE
- WATCH AND ACT
- EMERGENCY WARNING
- ALL CLEAR

##### ADVICE

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

##### WATCH AND ACT

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

##### EMERGENCY WARNING

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

##### ALL CLEAR

Take care to avoid any dangers and keep up to date.

#### BEFORE A BUSHFIRE



##### CATASTROPHIC

The worst conditions for a fire. Homes are not designed or built to withstand a fire in these conditions. The only safe place is away from bushfire risk areas.

##### EXTREME SEVERE VERY HIGH

Seek out information and be ready to leave or stay and actively defend your property if a fire starts. Only stay if you are 100% prepared.

##### HIGH LOW-MODERATE

Be vigilant. Check your fire plan and continue to monitor conditions as they can change quickly.



## THE SAFE (EARLY) EVACUATION PROCEDURE

- A. An **'Advice,' 'Watch and Act' or 'Emergency Warning'** alert has been issued by an emergency service authority.
- B. A Bushfire has been identified near your location. You are concerned for your safety.

Refer to the BUSHFIRE EMERGENCY INFORMATION Poster

1. Monitor the **ABC local radio (Margaret River - 684 AM)** and other information sources regularly for local bushfire information (weather trends, warnings, locations).
2. Call 000 if you are concerned for your safety.
3. Evaluate if the evacuation routes remain available.
4. Occupants must identify the appropriate evacuation route to use.
5. Be aware of your ongoing ability to evacuate safely and base the decision to evacuate on this ability or any emergency services directives received.

***If the Evacuation Routes are determined to no longer be safe, then SHELTERING-IN-PLACE will be the required action.***



## THE SHELTER-IN-PLACE PROCEDURE

### Shelter in the Building (Last Resort)

**Note:** *Sheltering in the existing building differs vastly from a Refuge Building or Refuge Open space. Early evacuation before a bushfire starts should always be the priority.*

**Immediately notify DFES by dialling 000 and give the following details:**

1. Nature of the incident and state that people are sheltering in place;
2. Location (street address);
3. Nearest cross roads (names and distance);
4. Where sheltering;
5. Number of people sheltering;
6. Can you see the fire front /estimate distance away; and
7. Can you see spot fires / are spot fires around the shelter?

If the nominated Emergency Assembly Building is deemed unsafe or to be under direct threat, occupants must evaluate the situation and make informed decisions. The choice will be to continue to stay and defend or proceed to an area of minimal fuel vegetation as a last resort and if it is safe to do so. The latter action is not recommended but is an alternative if the current refuge is deemed to be not safe for occupants and vehicle evacuation routes remain unsafe.

# Am I at risk from Bushfire?

Bushfire Fact Sheet

Bushfires happen every summer. They can start suddenly and without warning. It's important to understand your risks and plan what you'll do to keep safe when a bushfire threatens your life or home.

## Bushfires can start anywhere.



### Coastal scrub

Coastal scrub fires can be hot and move fast. If you live near areas of coastal scrub, you're at risk.



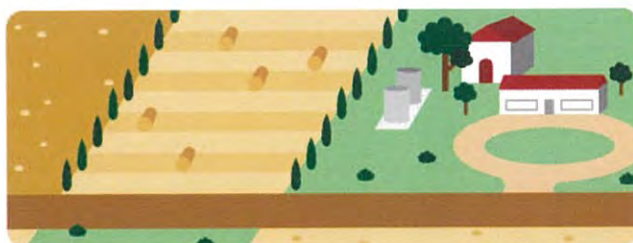
### Suburbs, parks and reserves

Flames and flying embers can cross roads and impact homes. If you live in the suburbs, near parks or reserves, you're at risk.



### Grasslands

Grass fires can start easily and spread quickly. If you live in a house or urban area near grasslands, you're at risk.



### Farm and paddocks

Fires can spread quickly over large areas like paddocks. If you live on a farm or near paddocks, you're at risk.



### Forrest and bushland

Fires in these areas can be very intense and extremely difficult for emergency services to reach and extinguish. If you live in an area surrounded by or near forest or bushland, your risk is very high.

**!** If you live in any of these environments, bushfire is a real threat to you and those you live with. You will need to prepare your home, property and household in case of a bushfire.



# HOW DO I KEEP INFORMED?



**FIRES CAN HAPPEN SUDDENLY AND CHANGE QUICKLY, SO DON'T RELY ON RECEIVING A WARNING.** It's your responsibility to stay informed and alert. Be flexible – get emergency information from multiple sources and never rely on any one source of information. **Take these four steps to help you keep informed about bushfires and emergencies near you:**



## STAY CONNECTED

**Connected communities are safer communities.**

Join a Bushfire Ready Group to get to know the risk in your local area.

Keep in contact with neighbours, friends and family, especially during high fire-risk day.

Talk to your local brigade about how to prepare for a bushfire.



## STAY ALERT

**If you can see or smell a bushfire – that's your warning.**

Your surroundings could be the best source of information.

If you live in, or near bush, you need to stay alert. If there are signs of a bushfire you could be in danger. Act immediately to keep you and your family safe.



## KEEP YOUR DETAILS UP TO DATE

A telephone warning might be sent to your mobile phone or landline in extreme circumstances. This warning system (Emergency Alert) uses the address held by your phone company.

Keep your address details up to date with your phone company to give yourself the best chance of receiving a warning if one is issued.



## MONITOR OFFICIAL WARNINGS

During an emergency monitor what's happening. You can find bushfire alerts and warnings at:

**Emergency WA**  
[emergency.wa.gov.au](http://emergency.wa.gov.au)

**DFES Public Information**  
13 DFES (13 3337)

**DFES Facebook**  
[facebook.com/dfeswa](https://facebook.com/dfeswa)

**DFES Twitter**  
[twitter.com/dfes\\_wa](https://twitter.com/dfes_wa)

**ABC Radio or 6PR**  
Your local radio frequency

**RSS feeds**  
(subscribe via [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au))



For more information visit  
[dfes.wa.gov.au/bushfire](http://dfes.wa.gov.au/bushfire)

or contact DFES Community Preparedness:  
[Community.Preparedness@dfes.wa.gov.au](mailto:Community.Preparedness@dfes.wa.gov.au)

or **9395 9816**



# BUSHFIRE WARNING SYSTEM



**DURING A BUSHFIRE, EMERGENCY SERVICES WILL PROVIDE YOU AS MUCH INFORMATION AS POSSIBLE THROUGH A NUMBER OF DIFFERENT METHODS.** Your surroundings could be your best information source. Stay alert to what is happening around you. *If you believe you may be in danger, [act immediately to stay safe.](#)*

There are four levels of warning. These change to reflect the increasing risk to your life or property, and the decreasing amount of time you have until the fire arrives.

## ADVICE



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

## WATCH AND ACT



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

## EMERGENCY WARNING



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

## ALL CLEAR



The danger has passed and the fire is under control.  
**Take care and remain vigilant in case the situation changes.**



## FIRE DANGER RATINGS

Use this tool daily during bushfire season to monitor conditions in your area.



### CATASTROPHIC

Homes are not built to withstand a fire in these conditions. The safest place to be is away from high risk bushfire areas. Do not stay and defend your property if the fire danger rating is catastrophic.

### EXTREME SEVERE VERY HIGH

Seek out information and be ready to leave or stay and actively defend your property if a fire starts. Only stay if you are 100% prepared.

### HIGH LOW-MODERATE

Be vigilant. Check your fire plan and continue to monitor conditions as they can change quickly.



## WHERE TO FIND ALERTS AND WARNINGS?

**Emergency WA** [emergency.wa.gov.au](http://emergency.wa.gov.au)

**DFES Public Information** 13 DFES (13 3337)

**ABC Radio or 6PR** Your local radio frequency

For more information visit  
[dfes.wa.gov.au/bushfire](http://dfes.wa.gov.au/bushfire)

or contact DFES Community Preparedness:  
[Community.Preparedness@dfes.wa.gov.au](mailto:Community.Preparedness@dfes.wa.gov.au)

or **9395 9816**





# SHELTERING IN YOUR OWN HOME



**SHELTERING IN YOUR HOME DURING A BUSHFIRE SHOULD BE YOUR LAST OPTION, WHEN ALL OTHER PLANS FAIL AND YOU ARE UNABLE TO LEAVE.** Bushfires are very unpredictable and you need to be well prepared to change your plans if you can no longer leave your property.



## IF IT IS TOO LATE TO LEAVE THE PROPERTY:

- Stay in the house when the fire front is passing.
- If people are expecting you to leave, let them know you are now staying.
- Take shelter inside in the room with two exits, furthest from the fire front.
- Make sure all doors and windows are sealed as best as possible.
- Soak towels and rugs in water, and lay them along the inside of external doorways.
- Keep woolen blankets handy for protection against radiant heat.
- Take down curtains and push furniture away from windows.
- Get down low to limit your exposure to smoke.
- Actively defend your property by putting out spot fires.
- Remember to check the roof cavity through the manhole for any spot fires.
- Drink plenty of water to avoid becoming dehydrated.
- Shelter in the house for as long as possible.
- Many people have died sheltering in bathrooms and other rooms without an exit door leading outside when their house has caught fire. Make sure you can easily escape and shelter in a room with at least two ways to get outside and one that has a water supply.
- If your house catches on fire and the conditions inside become unbearable, leave through the door furthest from the approaching fire and go to an area that has already been burnt.
- The majority of people die in a bushfire from radiant heat. You should protect yourself from radiant heat with long sleeves, long trousers and strong leather boots.



For more information visit  
[dfes.wa.gov.au/bushfire](https://dfes.wa.gov.au/bushfire)

or contact DFES Community Preparedness:  
[Community.Preparedness@dfes.wa.gov.au](mailto:Community.Preparedness@dfes.wa.gov.au)  
or **9395 9816**



# TRAVELLING DURING A BUSHFIRE



**BUSHFIRES CAN START WITHOUT WARNING.** People have been killed or seriously injured during bushfires. If you are travelling or staying near bushland, fire is a real risk to you. **Pack an emergency kit including important items such as woollen blankets, drinking water and protective clothing.**



## IF THERE IS A LOT OF SMOKE

- Slow down as there could be people, vehicles and livestock on the road.
- Turn your car headlights and hazard lights on.
- Close the windows and outside vents.
- If you can't see clearly, pull over and wait until the smoke clears.

## IF YOU BECOME TRAPPED BY A FIRE

- Sheltering inside a vehicle is a very high risk strategy. It is unlikely that a person will survive in all but the mildest circumstances.**
- Park the vehicle off the roadway where there is little vegetation, with the vehicle facing towards the oncoming fire front.
- Turn the engine off.
- Close the car doors, windows and outside vents, **and call 000.**
- Stay in the car until the fire front has passed. Stay as close to the floor as possible and cover your mouth with a damp cloth to avoid inhalation of smoke.
- Stay covered in woollen blankets, continue to drink water and wait for assistance.
- Once the front has passed and the temperature has dropped, cautiously exit the vehicle.

## IMPORTANT INFORMATION

- Find the local ABC radio frequency in the area you are travelling through. In a major emergency, when lives and property are at risk, ABC radio will issue broadcast warnings at a quarter to and a quarter past the hour.
- Main Roads provides updated information on road closures throughout WA. Call 138 138 or [www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)
- Check the weather forecast and current fire restrictions. Be aware of the Fire Danger Rating for the area you are travelling to and be prepared to reassess your plans.
- Download the Bushfire Traveller's Checklist at [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)

For more information visit  
[dfes.wa.gov.au/bushfire](http://dfes.wa.gov.au/bushfire)

or contact DFES Community Preparedness:  
[Community.Preparedness@dfes.wa.gov.au](mailto:Community.Preparedness@dfes.wa.gov.au)

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# Safer Places in a Bushfire

Bushfire Fact Sheet

## Where to go as a last resort

It is important to identify places where you can go as a last resort if you are unable to leave or implement your bushfire survival plan. A 'safer place' is somewhere you can shelter during bushfire. These places may include a local open space, a dam or beach. Identify and plan where your family safer place will be.

### Consider the use of a safer place as part of your backup plan when:

- You are not able to carry out your Bushfire Survival Plan.
- Your plan was to stay and actively defend however the fire has worsened and your home is no longer a safe place to shelter. Leaving your home in this situation is now your safest option.

### Once you have arrived at your safer place you need to:

- Keep up to date with fire information by radio, mobile phone or whatever means of communication you have.
- Make sure all doors and windows are sealed as best as possible if your safer place is a building.
- Seek protection from radiant heat and embers as best you can if your safer place is an open space. Cover any exposed skin with blankets or clothing and lie flat on the ground as the fire passes.
- Remain vigilant for possible ember attack and new fire fronts.



### Safer places have their limitations. There are things that you will need to consider if you do plan to use a safer place in your bushfire survival planning:

- They do not guarantee safety in all circumstances. You and your families' safety should be your first priority.
- There may be a risk with travelling to your safer place. Check to see if the route is safe and clear, have a contingency route or safer place in your back-up plan.
- Firefighters may not be there, they may be fighting the main fire front elsewhere.
- Your safer place caters for animals or pets. You will need to consider this in your bushfire survival plan.
- Your safer place may not cater for animals or pets. You will need to consider this in your bushfire survival plan.
- Your safer place may not provide shelter from the elements of a bushfire, particularly flying embers and hot weather. Keep woollen blankets in your car to give you shelter from flying embers and a supply of drinking water.

**If you or a family member have special needs you should think about what assistance may be needed at a safer place. You will need to consider this in your Bushfire Survival Plan.**

**For more information visit [dfes.wa.gov.au](http://dfes.wa.gov.au)  
or contact DFES Community Engagement – 9395 9816**

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Government of Western Australia  
Department of Fire & Emergency Services



**ARE YOU  
BUSHFIRE  
READY?**





Fire Protection  
Association Australia  
Life. Property. Environment.



## Bushfire Management Plan Coversheet

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

### Bushfire Management Plan and Site Details

Site Address / Plan Reference: Lot 112 (4) Andrews Way, Margaret River

Suburb: Margaret River

State: WA

P/code: 6285

Local government area: Shire of Augusta - Margaret River

Description of the planning proposal: Change or Addition to a Land Use - Vulnerable Day Use (Tourism)

BMP Plan / Reference Number: 211174

Version: 1.0

Date of Issue: 07/02/2022

Client / Business Name: Geoff Doust/ Halsall & Associates

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

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

Vulnerable Land use (Tourism Day use)

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

### BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Mike Scott	Level 3	BPAD 27795	28/02/2022
Company		Contact No.	
Bushfire Prone Planning		6477 1144	

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

Signature of Practitioner

Date 07/02/2022