Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 29 No14 Harmony Place - White Peak

Site visit: Yes ☑ No ☐

Date of site visit (if applicable): Day [ ] Month March Year 2025

Report author: Chadwick Barron

WA BPAD accreditation level (please circle):

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

If accredited please provide the following.

BPAD accreditation number: 36543 Accreditation expiry: Month March Year 2026

Bushfire management plan version number: v2

Bushfire management plan date: Day [ ] Month Feb Year 2026

Client/business name: Barron Building Surveying

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

Is the proposal any of the following (see SPP 3.7 for definitions)?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		
Strategic planning proposal (including rezoning applications)		
Minor development (in BAL-40 or BAL-FZ)		
High risk land-use		
Vulnerable land-use	✔	

None of the above ☐

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

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

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

Signature of report author  Date 12/02/26

Bushfire Consulting

Bushfire Management Plan

Project: BBS 25122

Barron Building Surveying

4 Walton Close
Geraldton WA 6530

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chadwick@bbswa.com.au

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Property Address

Lot 29, 14 Harmony Place, White Peak WA 6532

Client

Ersilia Tarantino T/A Inspring Breaks

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

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A. Disclaimer and Limitation

This assessment has been completed in accordance with *AS 3959* and *WA State Planning Policy SPP3.7* for the sole purpose of calculating the potential Bushfire Hazard to the proposed Nature Base Holiday Accommodation and days use.

A fire event is in most cases, unpredictable and can be influenced by many factors. Some of these factors include, but are not limited to, temperature, wind speed, wind direction, humidity, the slope of the land, vegetation fuel load, growth, planting or the level of implementation and maintenance of fire prevention measures and the construction of additional structures upon the property that are not included as part of this assessment. If you are concerned or notice that factors have changed, a review of this management or assessment should be undertaken.

As permitted by the law and to its greatest extent, Barron Building Surveying (Chadwick Barron) and its associated employees exclude all liability whatsoever for: damage, loss, injury, death or claim to any property and/or person caused by a fire regardless of how that fire was caused and errors and/or omissions in this report with the client expressly acknowledging that such exclusion of liability is reasonable in all circumstances.

This assessment, recommendation and development of Bushfire Management Plan (BMP) does not in any way certify that the proposed structure(s) have been constructed in accordance with the assessed BAL rating. In providing this report as part of a development application or building license the client and landowner acknowledges that they understand, approve and will comply with all requirements to maintain the separation distances detailed in this report. Furthermore, the client/landowner acknowledges and accepts all responsibility in maintaining the required Asset Protection Zone.

This report is valid for 12 months only from the date of issue and supersedes all previous assessment if not noted otherwise.

Document Control

Author	Company	Revision Notes	Date and Number
Chadwick Barron	Barron Building Surveying	Client Review	August 2025 revision 1
Chadwick Barron	Barron Building Surveying	Additional Site add reversion mapping and Plan	Feb 2026 revision 2

B. Executive Conclusion

The proposed development provides a good design solution for the implementation of the proposed development area. The management strategies are reducing the overall bushfire risk to the proposed allotments and the surrounding community by completing and Bushfire Management Plan that has additional management strategies. The usage/building area will be an area that can be used Nature Base accommodation and have and BAL 29 outcome. This Bushfire Management Plan (BMP) provides a good effective land use for a potential land user to be able to manage.

C. Assessment Methods/Processes

Method of assessment is to determine the type of classifiable vegetation that may have a potential hazard to the proposed development areas, being Lot 29, 14 Harmony Place, White Peak WA 6532. This will be undertaken by using method one assessment as per *AS 3959* and comprise of an assessment against the *State Planning Policy SPP3.7* objectives by using an acceptable solution. This will be determined using all reference documents and liaising with stakeholders and other consultants as required.

D. Acknowledgement by Stakeholder/Owners

As the Stakeholders for which this Bushfire Management Plan has addressed and has been assessed, We/I understand the proposed development and confirm and agree with the executive conclusion, outputs, and management strategies of this Bushfire Management Plan. I shall comply with this report, and I am aware and understand the requirements set out within this Bushfire Management Plan and must ensure it is fulfilled in its entirety.

STAKEHOLDER/OWNER NAME	OWNER POSTAL ADDRESS	SIGNATURE(S)	DATE

ISSUED DETAILS						
Author/Company		Barron Building Surveying BSC Reg 93 Bushfire Consultant	Person	Chadwick Barron BPAD Bushfire Planning & Design Accredited Practitioner Level 2	Signature	Date 12/02/2026
Reveiwed By	Company		Person		Signature	Date

1. Proposal Details

PROPERTY DESCRIPTION	
Address of Development	Lot 29, 14 Harmony Place, White Peak WA 6532
Local Government Area	Shire of Chapman Valley
Proposal	Nature Base Holiday Accommodation and Day use.
Town Planning Scheme	Shire of Chapman Valley Scheme 3.

1.1 Site Location

Figure 1 Site Location (5477)

Figure 2 DFES Mapping Screen Shot (September 2025 Checked)

Figure 3 (Not to scale) (A3 Page)

2. Environmental Considerations

The proposed development is located within the administration area of the Shire of Chapman Valley. The development of the site is for Nature Base Holiday Accommodation Camp and Holiday Accommodation Building.

In accordance with the *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024*, this BMP has considered *Table 1 Environmental Consideration* which shows these results from publicly available databases.

Table 1 Environmental Consideration

Department of Biodiversity, Conservation and Attractions (DBCA)	
• RAMSAR Wetlands (**DBCA-010**)	None identified on mapping system.
• Threatened and Priority Flora (**DBCA-036**)	None identified on mapping system.
• Threatened Ecological Communities (**DBCA-038**)	None identified on mapping system.
Department of Planning, Lands and Heritage	
• Bush Forever Areas 2000 (**DOP-071**)	None identified on mapping system.
Department of Water and Environmental Resources (DWER)	
• Clearing Regulations – Environmentally Sensitive Areas (**DWER-046**)	None identified on mapping system.
• Swan Bio-plan Regionally Significant Natural Areas 2010 (**DWER-070**)	None identified on mapping system.
Department of Primary Industries and Regional Development (DPIRD)	
• Conservation Covenants Western Australia (**DPIRD-023**) – This data needs to be requested through the DAFWA Geographic Information Services team and requires permission from the Commissioner for Soil and Land before they can be supplied.	None identified on mapping system.

2.1 Re-vegetation/Landscape Plans

The Development does not intend to have and new plantation of vegetation with the site area. The area is proposed to be maintained as and Asset Protection Zone (APZ) with the use of existing vegetation.

It is proposed, as an additional management strategy, that APZ area is to meet the definition as per *AS 3959-2018 Table 2.3 Classification of Vegetation, Shrubland* to a 20m distance outside the site area as defined in Figure 16 Bushfire Management Plan Asset Protection Zone Mapping (A3 Page). This shall be undertaken if Local Government is satisfied, and the approval is granted under the *Planning and Development Act s157*. The justification for nay clearing or vegetation management will reduce fuel load and decrease the bushfire risk and would be undertaken as per *Environmental Protection Act 1986 (Clearing of Native Vegetation) Regulations 2004*, *r51 schedule 6 cl 1 & 9*.

3. Identification of Bushfire Hazard Issues

The other identified hazard issues other than bushfire, is that the proposed development area is located within a not water reticulated area, and Harmony Place roadway is not fully constructed.

4. Assessment against Bushfire Protection Criteria

Objectives

- Avoid any increase in the threat of bushfire to people, property, and infrastructure.
- Reduce vulnerability to bushfire.
- Ensure that all level of planning documents consider bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and other environmental issues.

The report outlines the bushfire management measures necessary to meet the acceptable solutions of the relevant bushfire protection criteria. These measures are summarised in Table 2, titled *Table 2 SPP3.7 Solution Compliance Table*, and further detailed in the *Additional Management Strategies* section.

Table 2 SPP3.7 Solution Compliance Table is based on the State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024, with a specific emphasis on Criteria 8. The report provides an in-depth discussion of the acceptable solutions specified in the State Planning Policy SPP3.7, demonstrating how the proposed development effectively reduces bushfire risk.

Table 2 SPP3.7 Solution Compliance Table – Bushfire Protection Criteria 8: Vulnerable Tourism and Days use.

Statement of Justification	
ELEMENT 2: SITING AND DESIGN	
OUTCOMES O2 Ensure siting and design solutions: • manage or mitigate the bushfire risk to people, property and infrastructure; and • avoid, or where unavoidable, minimises the clearing of native vegetation.	**ACCEPTABLE SOLUTIONS** A2.1a Siting and design
	The proposed location of the development site and defined in Figure 3 shows an area that can be used for buildings and usage (Building Outline) that will achieve BAL 29. Refer to Figure 15 show the area that achieves BAL 29 or lower.
	ACCEPTABLE SOLUTIONS A2.1b Asset Protection Zone (APZ
	The proposed Asset Protection zone Figure 16 is located within the allotment and can be achieved by the additional management strategies which are described as management of vegetation to BAL low threat vegetation.
	ACCEPTABLE SOLUTIONS A2.2a Siting within 40 kW/m² (BAL-40) and/or more than 40 kW/m² (BAL-FZ)
	The building outline shows a usage area that is with BAL 29 and is considerable amount of area that will be able to be used for the development outcome.
	ACCEPTABLE SOLUTIONS A 2.2b Asset Protection Zone (APZ)
	This development has adequate space as Building outline area to meet the acceptable solution
	ACCEPTABLE SOLUTIONS A2.3 Clearing of native vegetation
	No clearing of vegetation is proposed. Its existing vegetation will be managed for weed control and will be enforceable by this BMP as low Threat vegetation under the additional management strategies.
	ACCEPTABLE SOLUTIONS A2.4 Landscape management plan
	Landscape land hasn't been produced due to the nature of the site been mostly predominate nature vegetation and stakeholders are not going to introduce and plantation and or minimize the impact on nature vegetation environment.
	ACCEPTABLE SOLUTIONS A2.5 On-site shelter (if required)
	Non proposed onsite shelter in this development. Early evacuation and restricted opening is part of this development's approval.

ELEMENT 3: VEHICULAR ACCESS	
OUTCOMES O3 Ensure the design and capacity of vehicular access and egress provide: • for efficient and effective evacuation to a suitable destination(s) and/or • as a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option.	**A3.1 Public roads** Harmony Road and White Peak are located with Shire of Champman Valley and would be considered local rural roadways. Confirmation is to be verified by local government that the roadway is acceptable in its current form. **A3.2a Access routes** The existing access off the allotment onto Harmony Road leads to White Peak Road at the North T section, which is 120 meters away. From there, you can travel West along White Peak Road for 1.3 kilometers until you reach the Northwest Coastal Highway. It's important to note that White Peak Road is only constructed to the East for 3.3 kilometers. This road is officially recognized as a gazetted road, allowing travel all the way East to Chapman Valley Road. The routes and travel arrangements are viable and are part of the emergency evacuation plan. A suitable destination would be the City of Geraldton to the West, either South or North towards Northampton, or East towards Nanson Town site.  Harmony Road to NW Coastal Highway.

East travel to end of constructed roadway on White Peak Road.

White Peak to Chapman Valley Road.

	A.3.2b For day use with no overnight accommodation
	The operation plan for days use will be restricted to usage below the Fire Danger index of extreme and catastrophic. The operation plan also has included closer of the Nature Base accommodation part to align with High Bushfire risk seasons. The access route is deemed compliant due to combination closer and restrictions in the operation plan. Appendix
	A3.3a No-through roads
	Harmony Road is 120m to White Peak Road and complies with A3.2b.
	A3.3b No-through road requirements
	N/A meets A3.3a
	ACCEPTABLE SOLUTIONS A3.4 Emergency access ways
	The addtioanl management stragies have inlcuded that right if easment be place over Lot 28 P022509 Royce Place to allow and emergycnay access road mid way along the allotment. This will enable the development to increase the level of access in two diffierent direction immeditly form the Building line/usage area. This has been included in the additional management strategies and Figure 18 
	ACCEPTABLE SOLUTIONS

	A3.5 On-site shelter
	None proposal on the allotment for this develpement.
	ACCEPTABLE SOLUTIONS A3.6 Fire service access route
	The allotment has roadways to the West, East and North that provided access for firefighting to this allotment. Royce Place and Harmony Road heads have turn around areas that are deemed suitable or compliant with SPP3.7 *Guidelines figure 30*. 
	ACCEPTABLE SOLUTIONS

	A3.7 Internal vehicular access and private driveways
	The internal driveway has a length of 96m (blue) to go from the Building Line to the front access to Harmony way. The additional management strategies have included passing bay (Green) to allow for incoming or exiting vehicles. This layout is deemed comply with the acceptable solutions. This has been included in the additional management strategies and Figure 18 
	ACCEPTABLE SOLUTIONS A3.8 Signage
	Signage has been included in the APZ mapping and refer in the additional management strategies. Refer to Figure 18 and additional management strategies.
ELEMENT 4: WATER SUPPY	
OUTCOMES O4 Ensure that sufficient water is available to enable people, property and infrastructure to be defended from bushfire.	**ACCEPTABLE SOLUTIONS** A4.1 Water supply
	The proposed development will include One dedicated Water tanks located at the front entry and another with suitable hose couplings located near the building line/usage area. These tanks will be no less than 10,000lt at each location. Refer to Figure 18 and additional management strategies.

5. Bushfire Assessment Results

5.1 Assessment Inputs

The collection of input data is to identify the vegetation classification and Bushfire Hazard Levels for justification of the proposed development. Onsite assessment and data collection has taken place and clarifies the results in *Table 3 Hazard Level Table and BAL Level* with the BMP including hazard levels, BAL contour plans and slope determination. These figures and tables show all classifiable vegetation within 150m of the development areas and the impact on each allotment.

5.1.1 Topography

The allotment is located on a coastal plain vegetation on coastal ridges and low wetland areas. The table below shows the slopes as determined by *AS 3959* figures being, up slope or down slope.

Development Area	North	East	South	West
Site 5477	Select Slope	Downslope >5 to 10 degrees	All upslopes and flat land (0 degrees)	Downslope >0 to 5 degrees

5.1.2 Vegetation Classification Assessment

All vegetation within 150m of the site/proposed development has been classified in accordance with *AS 3959* Clause 2.2.3.1, *Department of Planning Visual Guide for Bushfire Risk Assessment* and the *Fire and Emergency Services Authority Visual Fuel Load Guide*. Each distinguishable type of vegetation has been plotted to show the potential Bushfire Attack Level (BAL Contour) and Bushfire Hazard Levels. There are vegetation classification differences in *AS 3959* compared to the botanical vegetation description and the BMP vegetation type area are based on *AS 3959*. BMP has used the supporting data from the National Cultivation Vegetation and site data collection in Appendix 1.

Refer to *Appendix 1* for vegetation photo data related to the locations plotted on *Figure 4 Photo Location Map (A3 Page.*

Table 3 Hazard Level Table and BAL Level

Development site for Short Term accommodation and day use					
Vegetation Plot	**Photo Reference Numbers**	**Vegetation Classification**	**Effective Slope under Classified Vegetation**	**Hazard Level**	**BAL Level Post Development on Development site**
1	22,23,24,26,28,29 ,30,32,33	Class G Grassland	Downslope >0 to 5 degrees	Moderate	BAL – 29
2	Aerial	Excludable – Clause 2.2.3.2(f)	Downslope >0 to 5 degrees	Moderate	BAL – LOW
3	6	Class G Grassland	Downslope >0 to 5 degrees	Moderate	BAL – LOW
4	3,7,8,21	Class C Shrubland	Downslope >5 to 10 degrees	Moderate	BAL – 12.5
5	9,10,11,12,13,19	Class G Grassland	All upslopes and flat land (0 degrees)	Moderate	BAL – 29
6	1,2,4,5,14,15,16,1 7,34,35	Class C Shrubland	Downslope >0 to 5 degrees	Moderate	BAL – 29
7	1a,25,28,30,31,36	Class D Scrub	Downslope >5 to 10 degrees	Extreme	BAL – 29
8	13,18,20	Excludable – Clause 2.2.3.2(f)	Mixed	Moderate	BAL – LOW

5.2 Bushfire Assessment Outputs

The potential bushfire impact to the Nature Base Holiday Accommodation and day use. has been determined by classifying the vegetation type and slope beneath the vegetation as per *AS 3959 s2.2.5*.

The potential Bushfire Hazard has been determined as per *Planning for Bushfire Guidelines Table 4.* The bushfire impact is as per *Table 3 Hazard Level Table and BAL Level.*

Bushfire contour mapping has been produced to show the impact of bushfire ember attack into the development areas. The fire danger index for this site has been determined in accordance with *AS 3959 Table 2.1 (FDI 80)*. The BAL Contour mapping is shown in *Figure 14 Bushfire BAL Contour Development Site Pre-Migration Measures (A3 Page)* and *Figure 15 Bushfire BAL Contour Building Post Migration Measures (A3 Page)*. Utilising this mapping will form part of the development of the internal design layout and placement of internal roadways, fire breaks and APZ's which determine the output of the management strategies.

Table 4 SPP3.7 Table 4 Bushfires Hazard Levels (BHL)

Table 4: Bushfires Hazard Level (BHL) and vegetation classification (as per AS 3959)

HAZARD LEVEL	CLASSIFICATION/CHARACTERISTICS
Extreme	• Class A: Forest • Class B: Woodland • Class D: Scrub • Any classified vegetation with a greater than 10-degree slope
Moderate	• Class C: Shrubland • Class E: Mallee/Mulga • Class G: Grassland, including sown pasture and crops • Vegetation that has a low hazard level, but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level
Low	• Low threat vegetation, which may include mangroves and other saline wetlands, areas of maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks. • Managed grassland in a minimal fuel condition, meaning there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example, short-cropped grass to a nominal height of 100 millimetres. • Non-vegetated areas, waterways, exposed beaches, roads, footpaths, buildings or rock outcrops.

6. Responsibilities for Implementation and Management of Bushfire Measures

6.1 Additional Management Strategies

The proposed development has been designed to include management strategies that are acceptable under the *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024.*

1. Ensure owners listed as having responsibility under this Bushfire Management Plan have endorsed it and provided future owners on transfers of land a complete copy of the current Bushfire Management Plan for their information.
2. The Nature Base Holiday Accommodation buildings must be designed and constructed to meet Bushfire Attack Level construction as per *AS3959 - BAL 29*.
3. Lodge a Section 70A (Transfer of Land Act 1893) notification on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state 'The lot(s) is/are in a bushfire prone area and (if applicable) are subject to a Bushfire Management Plan'. This shall alert the purchasers of land and successors in title of their responsibilities.
4. Asset Protection Zone to be installed and managed as per *Appendix 2* of this BMP and in conjunction with *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024, Appendix B Pages 99-115 (refer to Appendix 3*).
5. If vegetation planting is to take place within the Asset Protection Zone area, it shall be installed to meet the requirements of *Appendix 2*.
6. Insufficient fuel available to significantly increase the severity of the bushfire attack e.g, short, cropped grass to nominal height of 100mm as per *AS 3959 s2.2.3.2 (e) and (f)*. Where any existing or planned re-vegetation has been assessed as "low threat" (meeting *AS 3959 s2.2.3.2* requirements) and excluded from classification, then this area will be managed to continue to meet those requirements and enable the buildings to retain their determined BAL ratings.
7. Any classified vegetation that has directly contributed to the determined BAL rating must be managed such as to not change that vegetation to a higher risk classification.
8. A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front of the allotment entry/allotment driveway. Map must show locations of vehicle turn-around areas and Fire Water Tank location.
9. Provide no less than 10,000lt Water Storage Tank for fire-fighting purpose only and must have a fire-fighting hose coupling, and construction as per *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024, Appendix B Pages* 113 to 115 (refer to *Appendix 3*). As per Figure 18
10. Clear access path adjacent to the Water Storage Tanks of no less than 6m shall be maintained and managed so firefighting appliances can move within and around the area.
11. The Mitigation measure must be always maintained and serviceable. Refer to *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024 and* Figure 18 for layout configurations.
12. The Stakeholder nominated in this BMP (Owner of Lot 29 (14) P022509) must engage with the landowner of Lot 28 P022509 to include the emergency access way on Lot 28 P022509 Land. This would be completed by and interests, encumbrances and notifications on land title Lot 28 P022509.
13. Provided and operation management plan that aligns with this Bushfire management plan to the satisfaction of the local government or decision maker.

6.2 Responsibilities for Implementation and Management of the Bushfire Measures

This section relates to the responsibilities of the developer(s), landowner(s) and local government with regards to the initial implementation and ongoing maintenance of the required actions.

- The requirements are to be set out in a table(s) and provide the following:
  - the required initial and ongoing actions and any associated works that need to be undertaken
  - provision for those proposals that will be staged
  - responsibilities – separately identified and assigned to the developer(s), landowner and local government, as applicable
  - for each responsible entity, the actions are to be assigned a number
  - the required timing of the actions.

SPP3.7 Guideline Notes

For subdivision applications, the following table should be included to assist the local government in providing a subdivision 'clearance' to certify that all relevant conditions of the subdivision approval have been satisfactorily undertaken. The local government should determine which, if any, of these bushfire mitigation strategies they wish to certify and which (if any) they wish the planning practitioner to certify. Some may require certification by both practitioner and local government. Through completion of the necessary implementation actions, the bushfire planning practitioner is certifying the BAL ratings (derived from the BAL assessment) are correct.

Table 5 Implementation Actions

LANDOWNER/DEVELOPER – PRIOR TO ISSUE OF TITLES	
No.	**Implementation Action**
1.	A notification, pursuant to Section 165 of the *Planning and Development Act 2005* or Section 70A of the *Transfer of Land Act 1893*, is to be placed on the certificates of title of the lots advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan), and/or as required by the Western Australian Planning Commission. The notification is to state as follows: *"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan by Barron Building Surveying Version 1 dated 2025. Additional planning and building requirements may apply to development on this land".* This is to alert potential purchasers of the land and successors in title of their responsibilities regarding bushfire mitigation and hazard management.
2.	The Stakeholder nominated in this BMP (Owner of Lot 29 (14) P022509) must engage with the landowner of Lot 28 P022509 to include the emergency access way on Lot 28 P022509 Land. This would be completed by and interests, encumbrances and notifications on land title Lot 28 P022509.
3.	Access to Lot 29, 14 Harmony Place, White Peak WA 6532 is to be constructed in accordance with the additional management strategies.
4.	A static dedicated fire water storage tank, of no less than 10,000lt capacity, is to be provided to the site as per additional management strategies.
5.	A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front of the allotment entry. Map must show locations of vehicle turn around areas and Fire

	Water Tank location on Lot 29, 14 Harmony Place, White Peak WA 6532, as described in the additional management strategies.
LANDOWNER/OCCUPIER – PRIOR TO/AS PART OF DEVELOPMENT APPROVAL	
No.	**Implementation Action**
1.	If required, prepare DA stage BMP to support future development applications.
2.	Future development is required to address *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024* by installing Asset Protection Zone(s) to the standards stated in this BMP to achieve the intended BAL outcomes.
3.	Access to Lot 29, 14 Harmony Place, White Peak WA 6532 is to be constructed in accordance with the additional management strategies.
4.	A static dedicated fire water storage tank, of no less than 10,000lt capacity, is to be provided to the site as per additional management strategies.
5.	All new buildings to be designed and constructed in full compliance with the requirements of the WA *Building Act 2011* and the referenced *Building Code of Australia (BCA)*, and with any identified additional requirements of the relevant local government. For any Class 1, 2, or 3 buildings and associated Class 10a buildings or decks, this will include compliance with *AS 3959 Construction of Buildings in Bushfire Prone Areas* (2018 as amended) and/or for Class 1 buildings, the *National Association of Steel Housing – (NASH) Standard – Steel Framed Construction in Bushfire Prone Areas*, whereby construction standards corresponding to the assessed BAL will be applied.
6.	A fire map/plan shall be placed and made available in a visibly marked all-weather accessible sealed container, or on a sign, at the front of the allotment entry. Map must show locations of vehicle turn-around areas and Fire Water Tank location.
7.	Verification of Additional management strategies that are related to the onsite management of vegetation shall be confirmed by suitable qualified person and complete the Bushfire Management confirmation statement with this BMP. Statement to be supplied to Local Government on completion.
LANDOWNER/OCCUPIER – ONGOING	
No.	**Implementation Action**
1.	Maintain all required low threat areas (e.g. lots, APZs, etc.) to the standards stated in this BMP to achieve the intended BAL outcomes.
2.	Maintained all require additional management strategies and operation plan.
3.	Comply with the relevant local government annual firebreak notice issued under *s33 of the Bush Fires Act 1954.*
4.	Maintain and implementation of Appendix 4 & 5 & 6 at all times. Annually review to be undertaken as required.
LOCAL GOVERNMENT – ONGOING MANAGEMENT	
No.	**Implementation Action**
1.	Maintain road verges in low threat minimal fuel condition as per *AS 3959*.

7. Indicative Bushfire Attack Level Certificate

Indicative Bushfire Attack Level (BAL) Certificate
Confirmation of Asset Protection Zone Installed
Determined in accordance with AS 3959

Property Details and Description of Works

Address Details	Unit no	Street no 14	Lot no 29	Street Name / Plan Reference Harmony Place	
	Suburb White Peak			State WA	Postcode 6532
Local Government Area	Shire of Chapman Valley				
Main BCA Class of the building	1b	Use(s) of the building	Nature Base Holiday Accommodation Camp		
Description of the building or works	Nature Base Holiday Accommodation Camp A & B & C Holiday Accommodation Building (D)				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	**Vegetation Classification**	**Effective Slope**	**Separation Distance installed APZ**	**BAL**
Method 1	Class C Shrubland	Downslope >0 to 5 degrees	**15m**	BAL – 29

Bushfire Consultant Details

Name Chadwick Barron – Bushfire Consultant		
Company Details Barron Building Surveying		
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 (Incorporating Amendments 1, 2 and 3).	*Authorized Practitioner Stamp*	
Professional Indemnity Insurance - BRIC Bovill Risk & Insurance Consultants Chadwick Barron Trading as Barron Building Surveying		

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

8. Bushfire Management Confirmation

Confirmation of Additional Management Strategies have been Implemented

Property Details and Description of Works

Address Details	Unit no	Street no 14	Lot no 29	Street Name / Plan Reference Harmony Place	
	Suburb White Peak			State WA	Postcode 6532
Local Government Area	Shire of Chapman Valley				
Description of the BMP	Nature Base Holiday Accommodation Camp. A – B – C – D.				

Person Details

Name		*List (No) of Additional management strategies completed.*
Company Details		
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Management Plan Additional Strategies have been completed to substantially satisfy the commencement of the Development.	*Authorized Practitioner Stamp*	

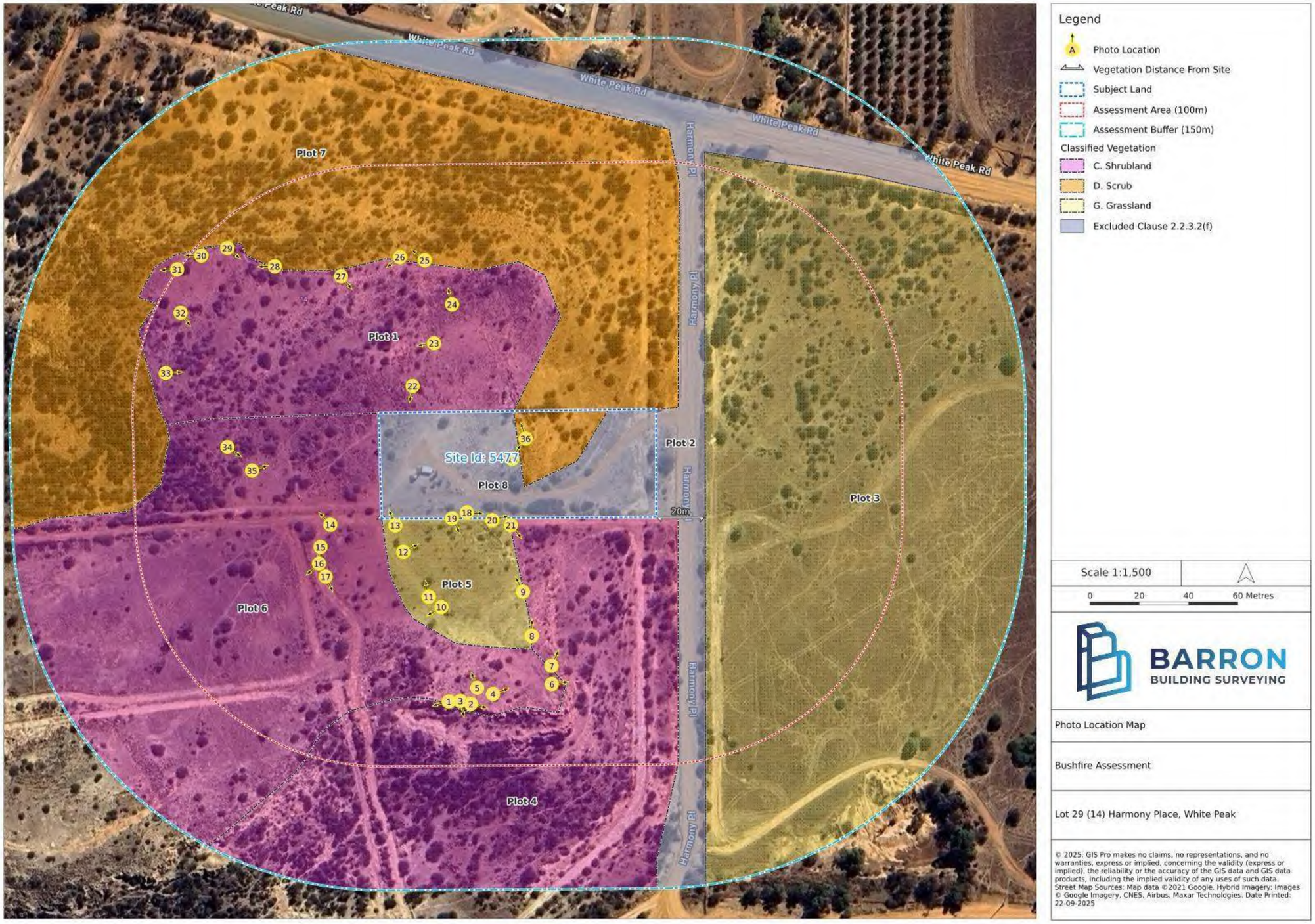


Figure 4 Photo Location Map (A3 Page)

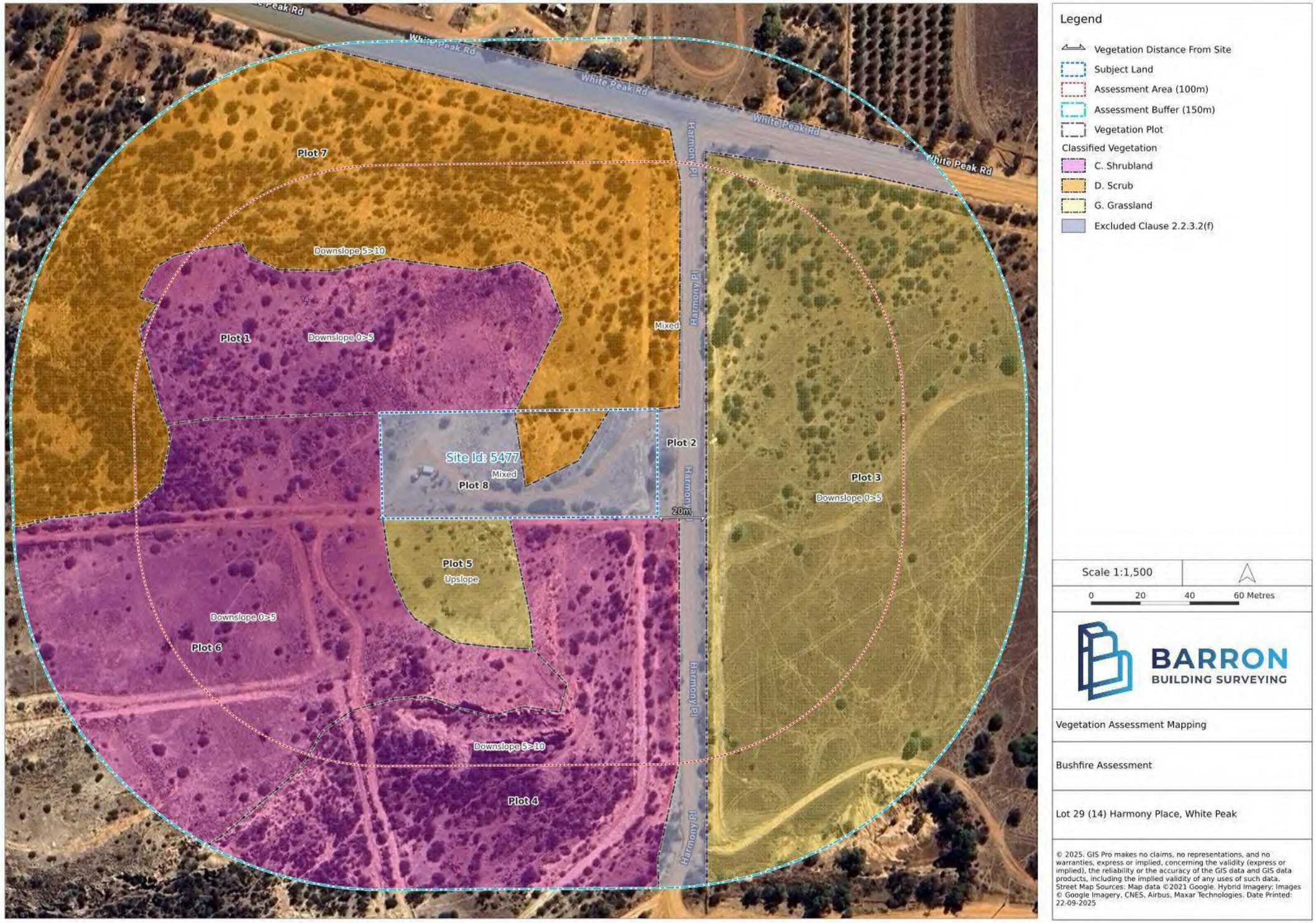


Figure 5 Vegetation Classification Mapping (A3 Page)

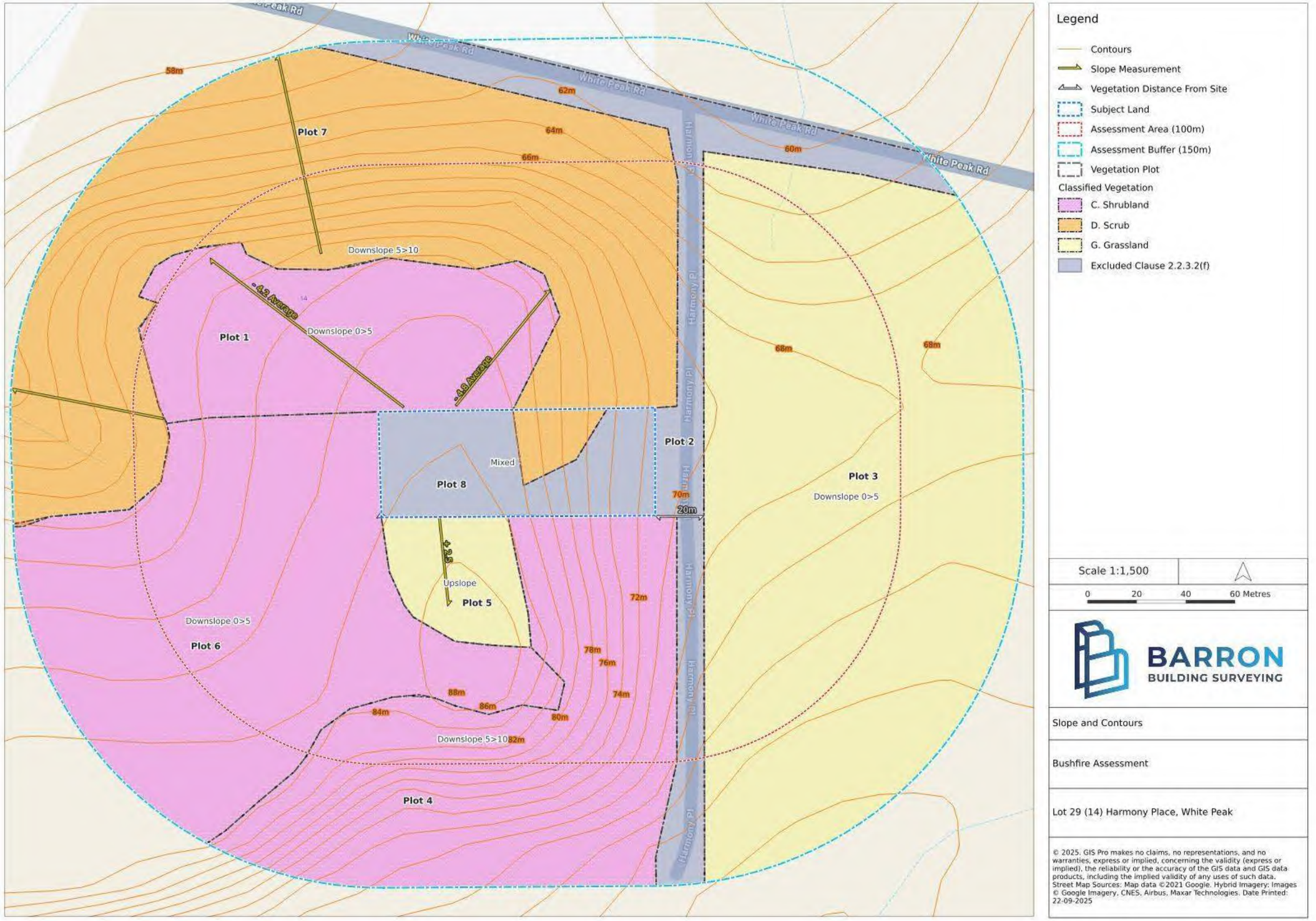


Figure 6 Slope and Contours (A3 Page)

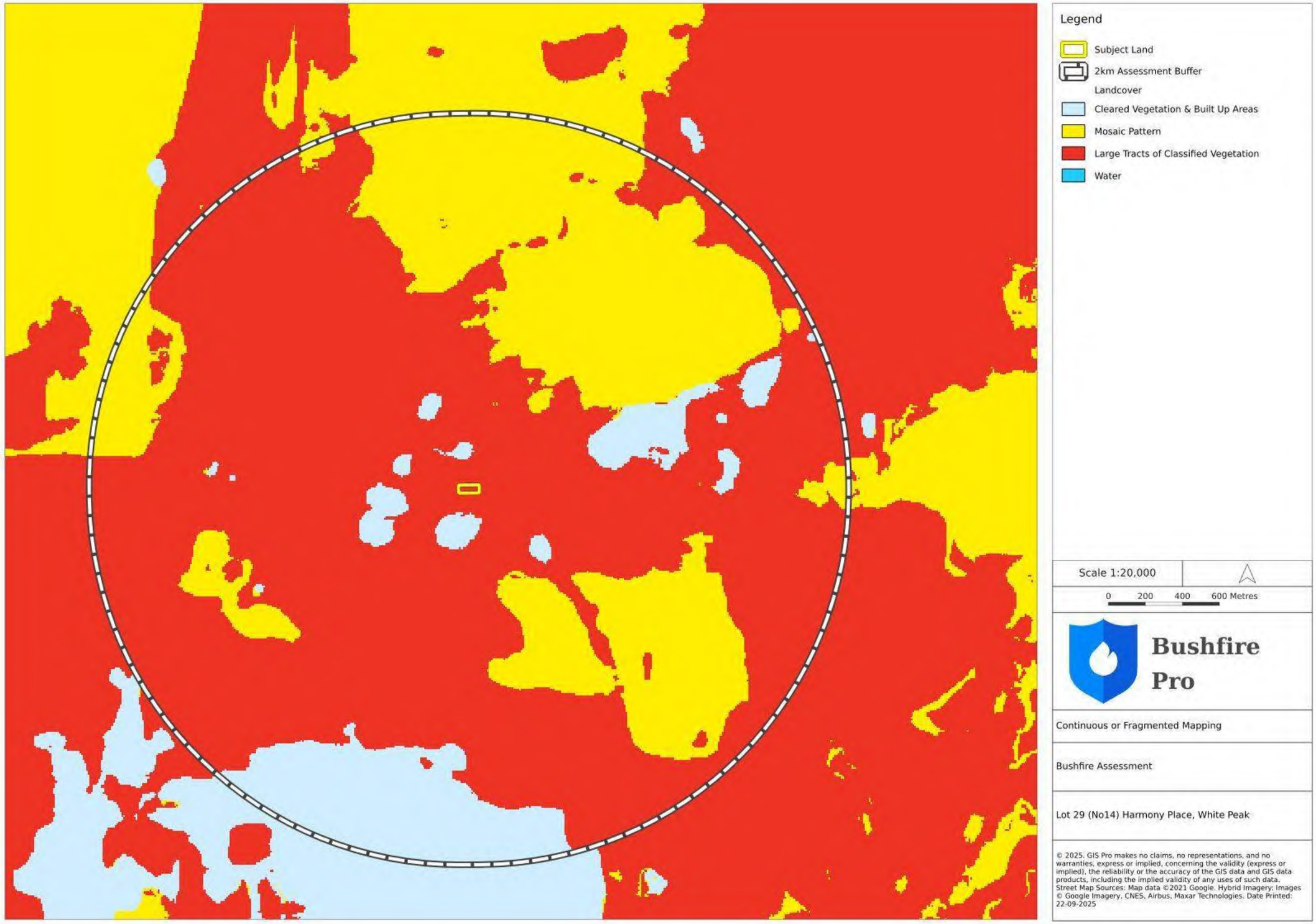


Figure 7 Vegetation Assessment Continuous or Fragmented Mapping (A3 Page)

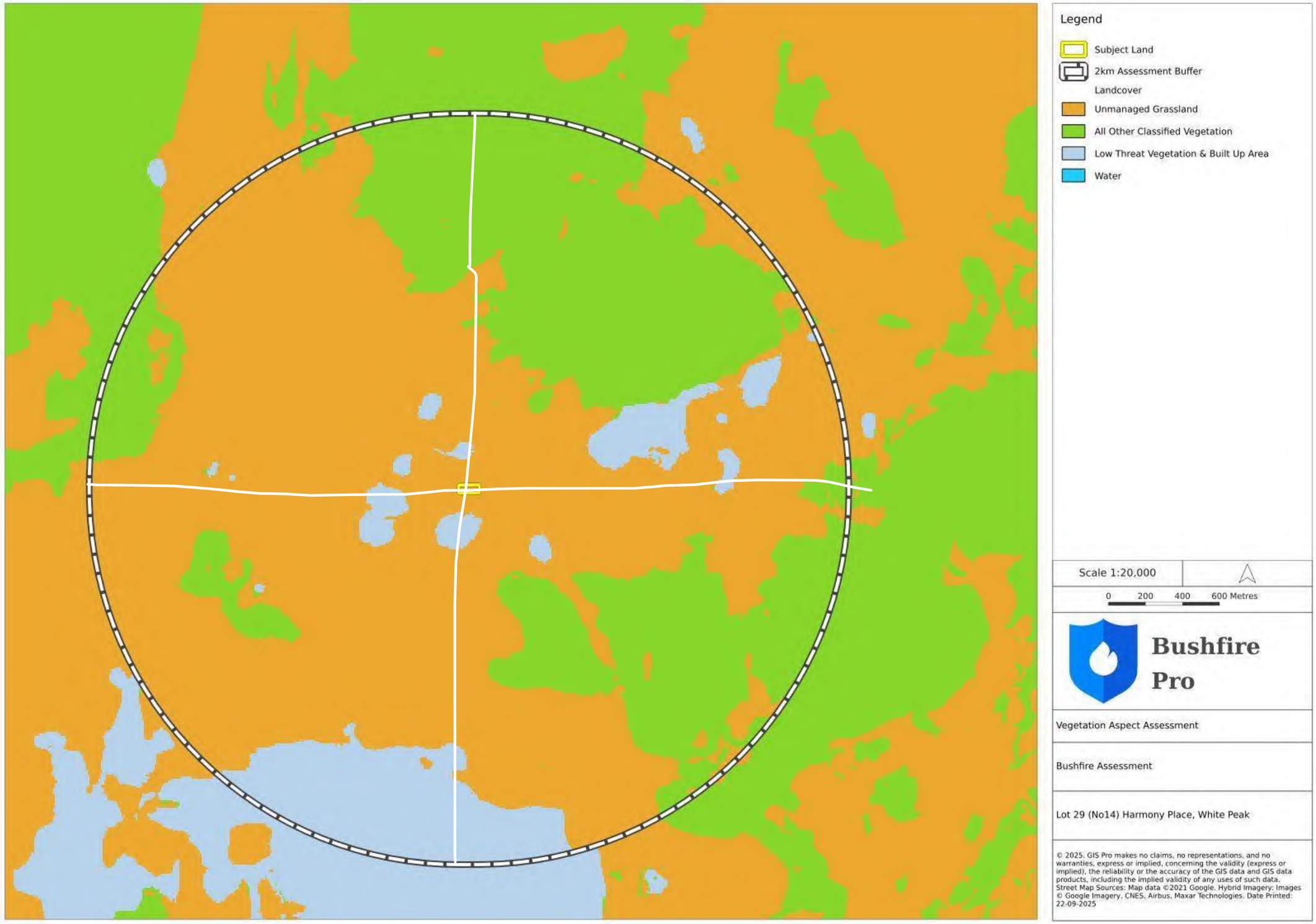


Figure 8 Vegetation Aspect Assessment (A3 Page

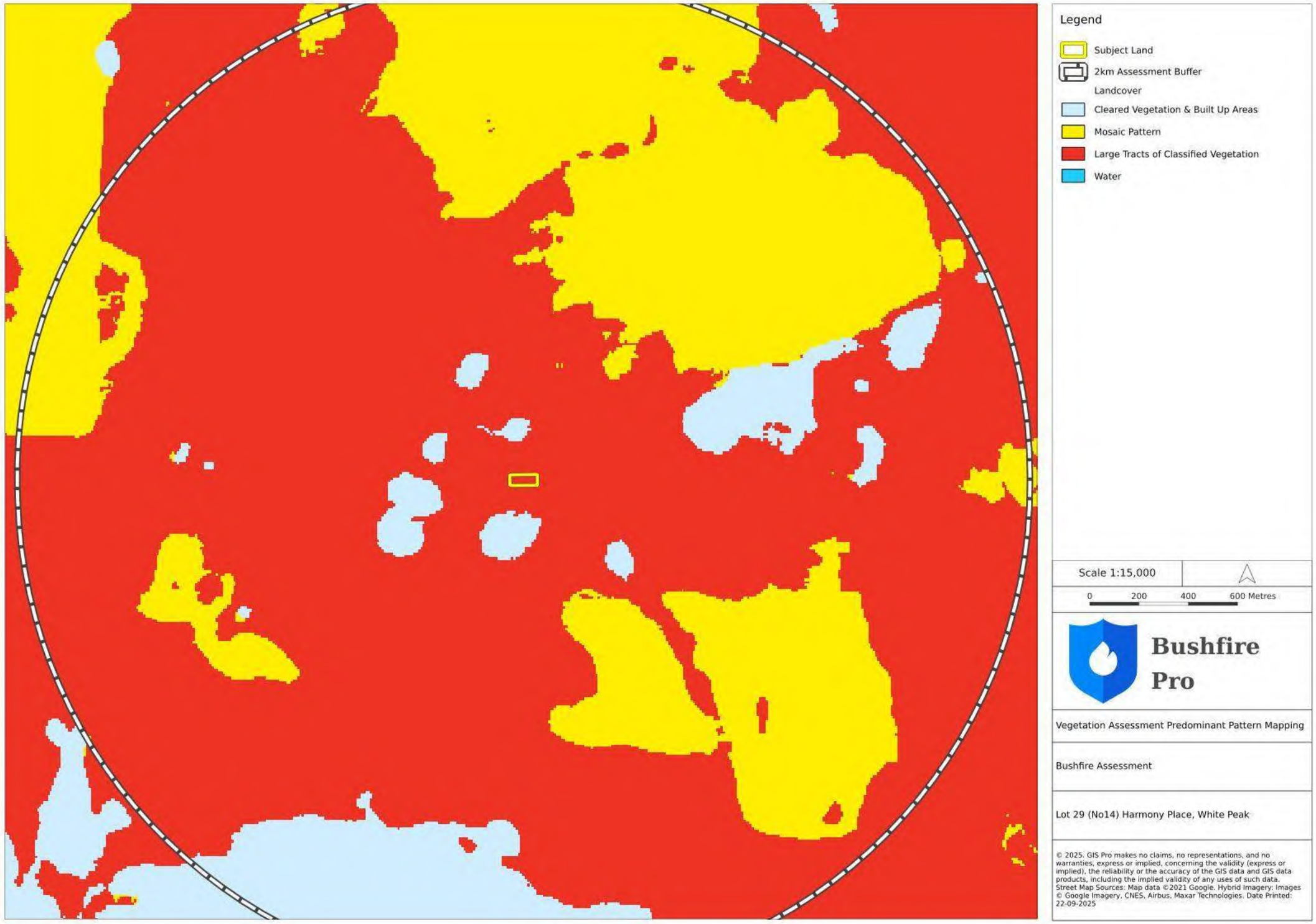


Figure 9 Vegetation Assessment Predominant Pattern Mapping (A3 Page)

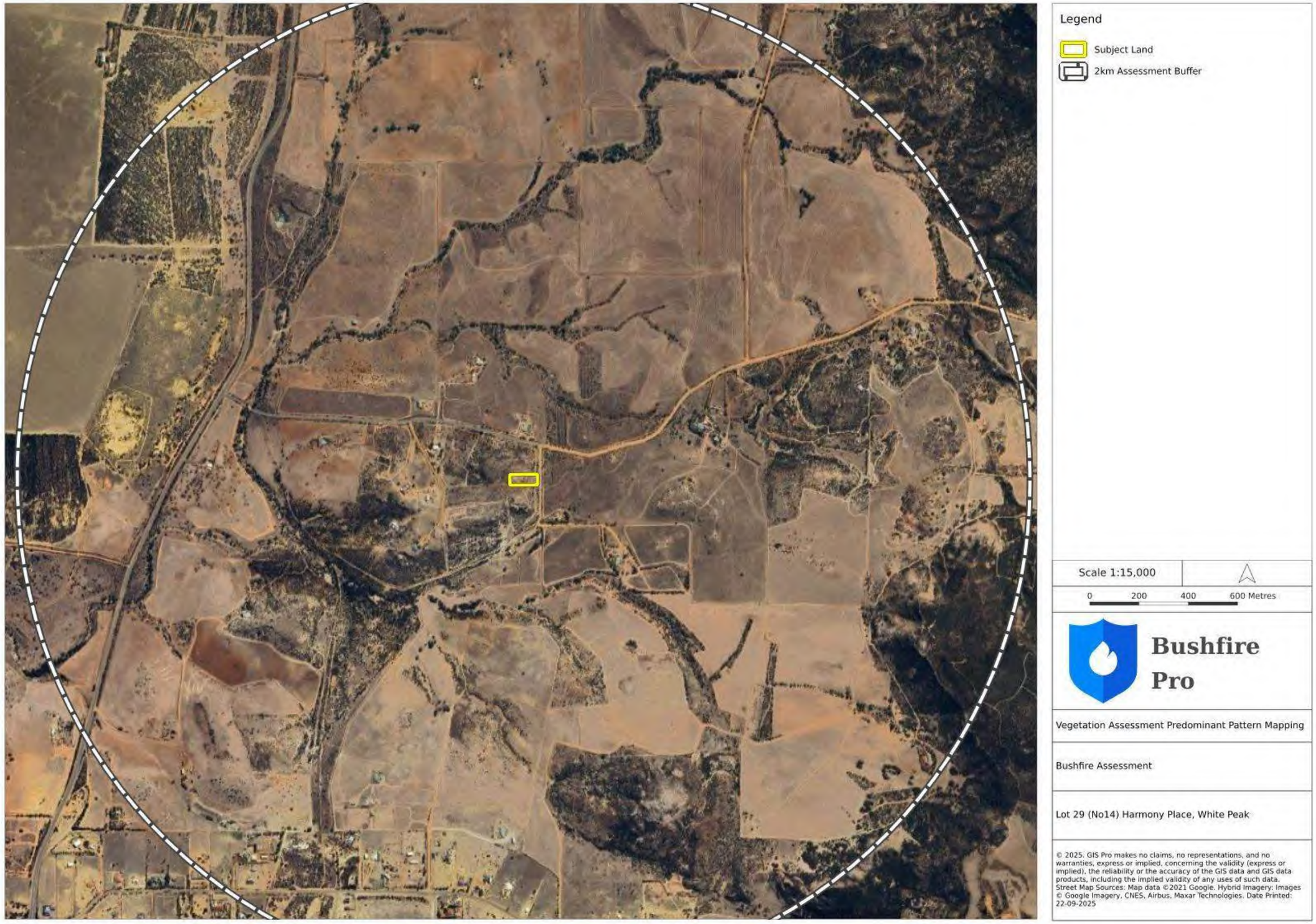


Figure 10 Vegetation Assessment Predominant Pattern Mapping Aerial (A3 Page)

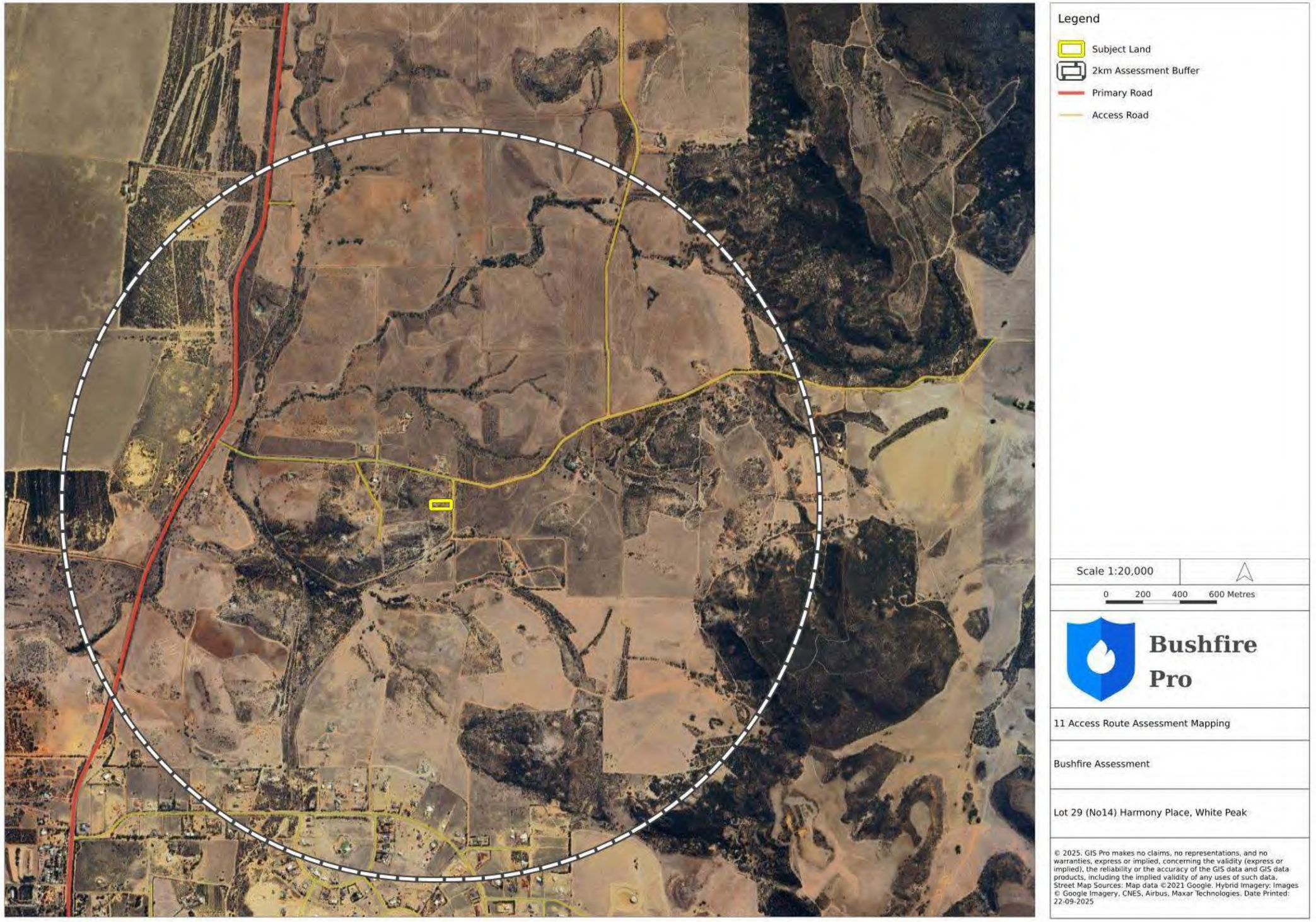


Figure 11 Access Route Assessment Mapping (A3 Page)

Figure 12 Vehicular Access (A3 Page)

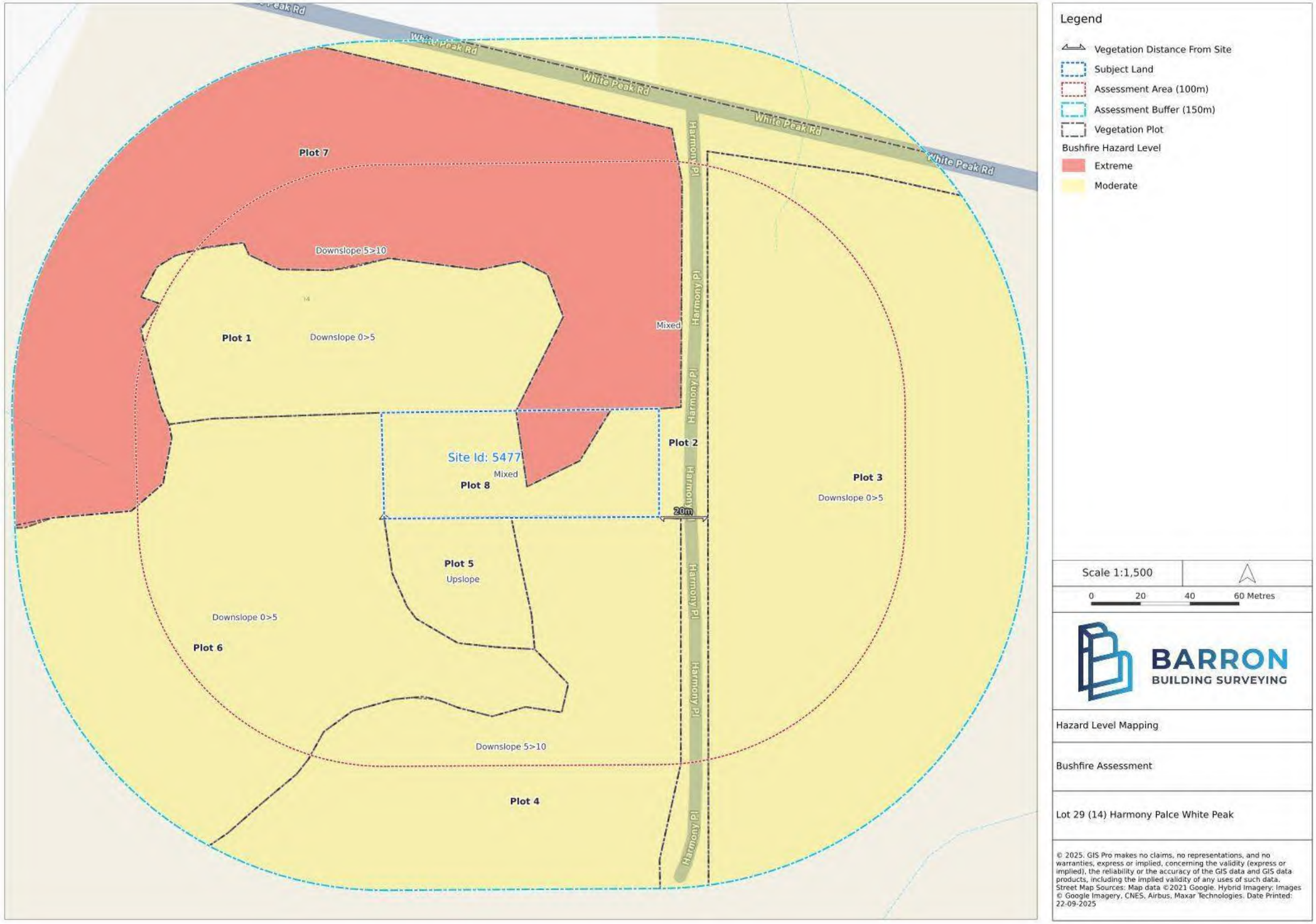


Figure 13 Hazard Level Mapping (A3 Page)

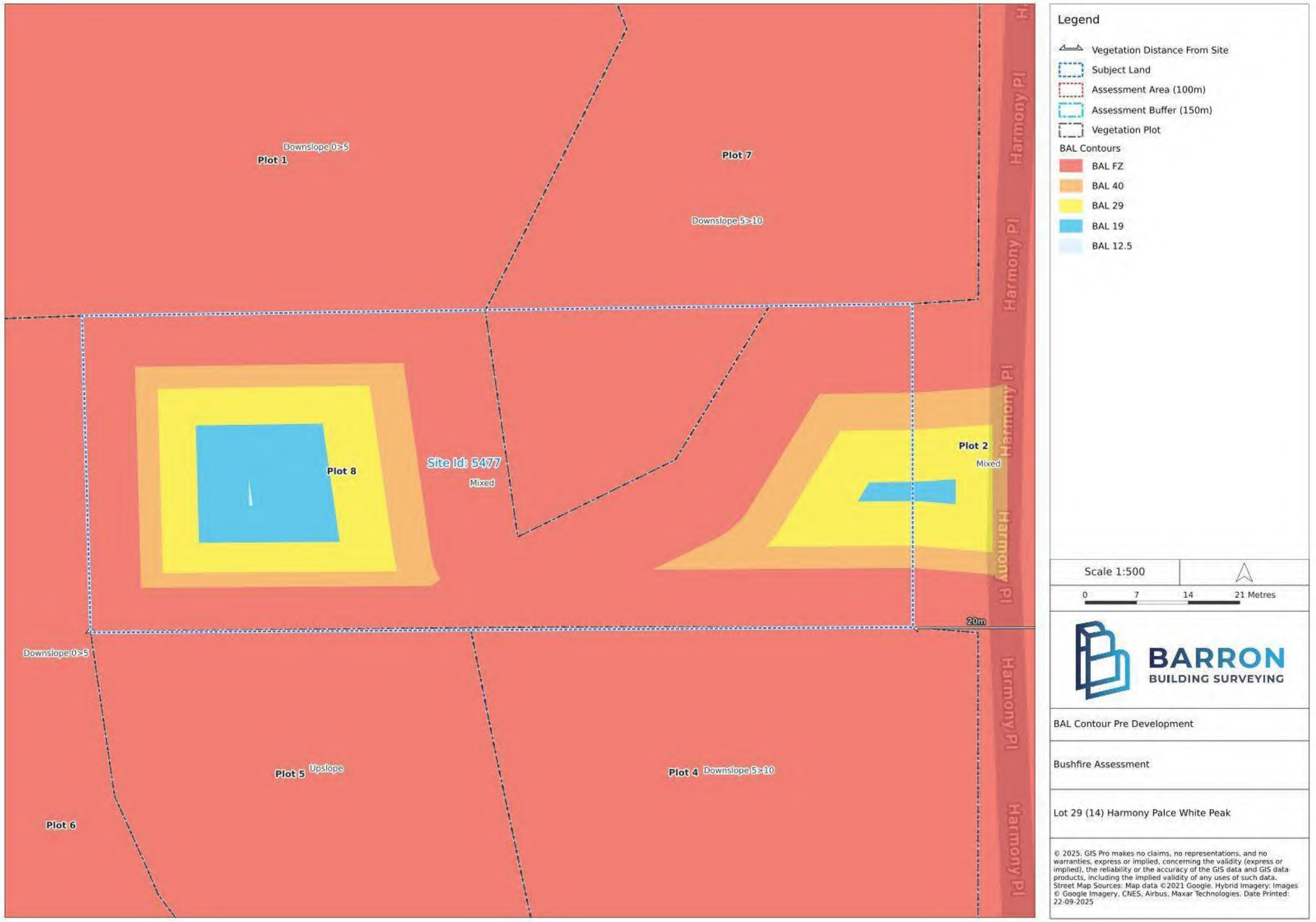


Figure 14 Bushfire BAL Contour Development Site Pre-Migration Measures (A3 Page)

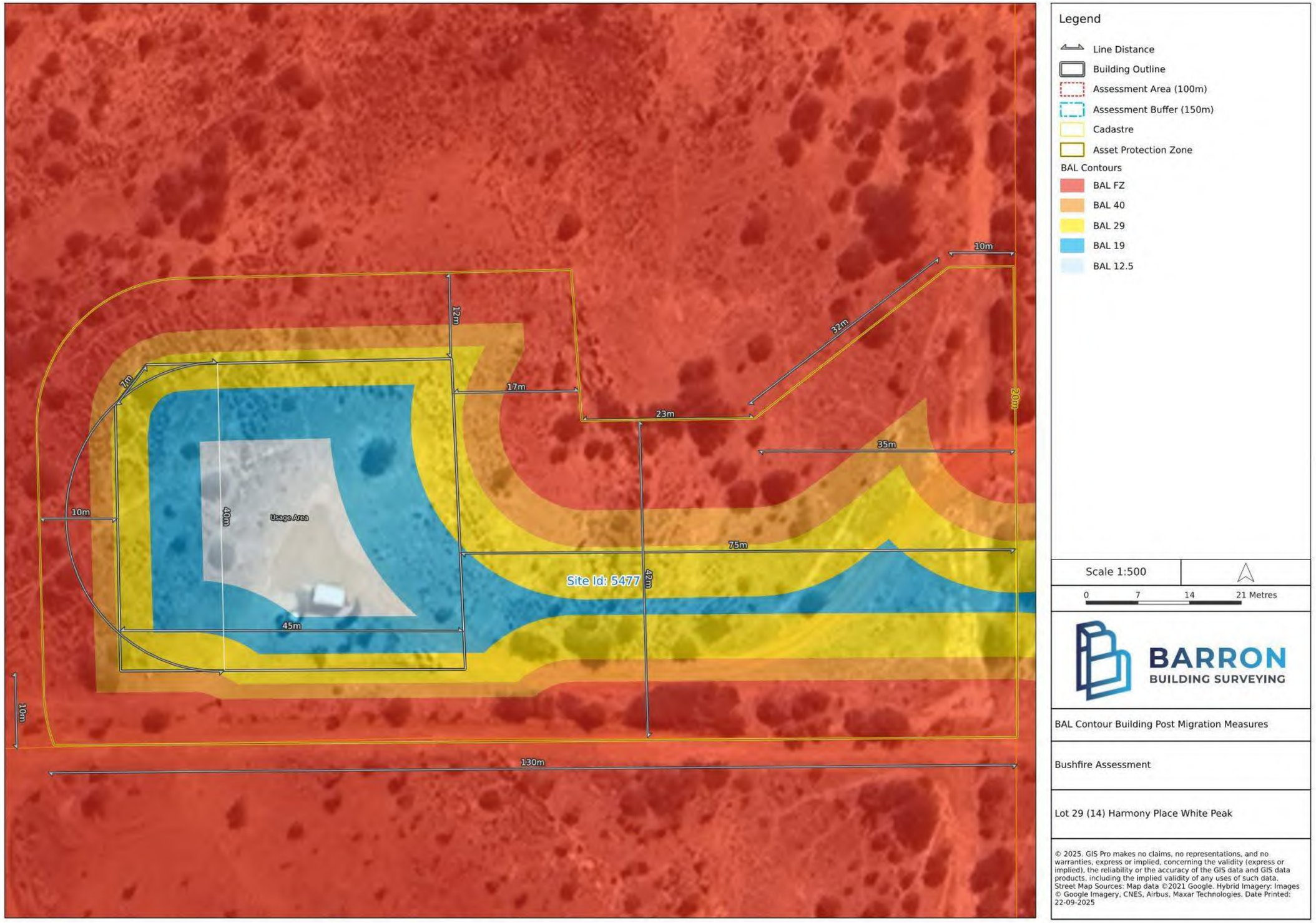


Figure 15 Bushfire BAL Contour Building Post Migration Measures (A3 Page)

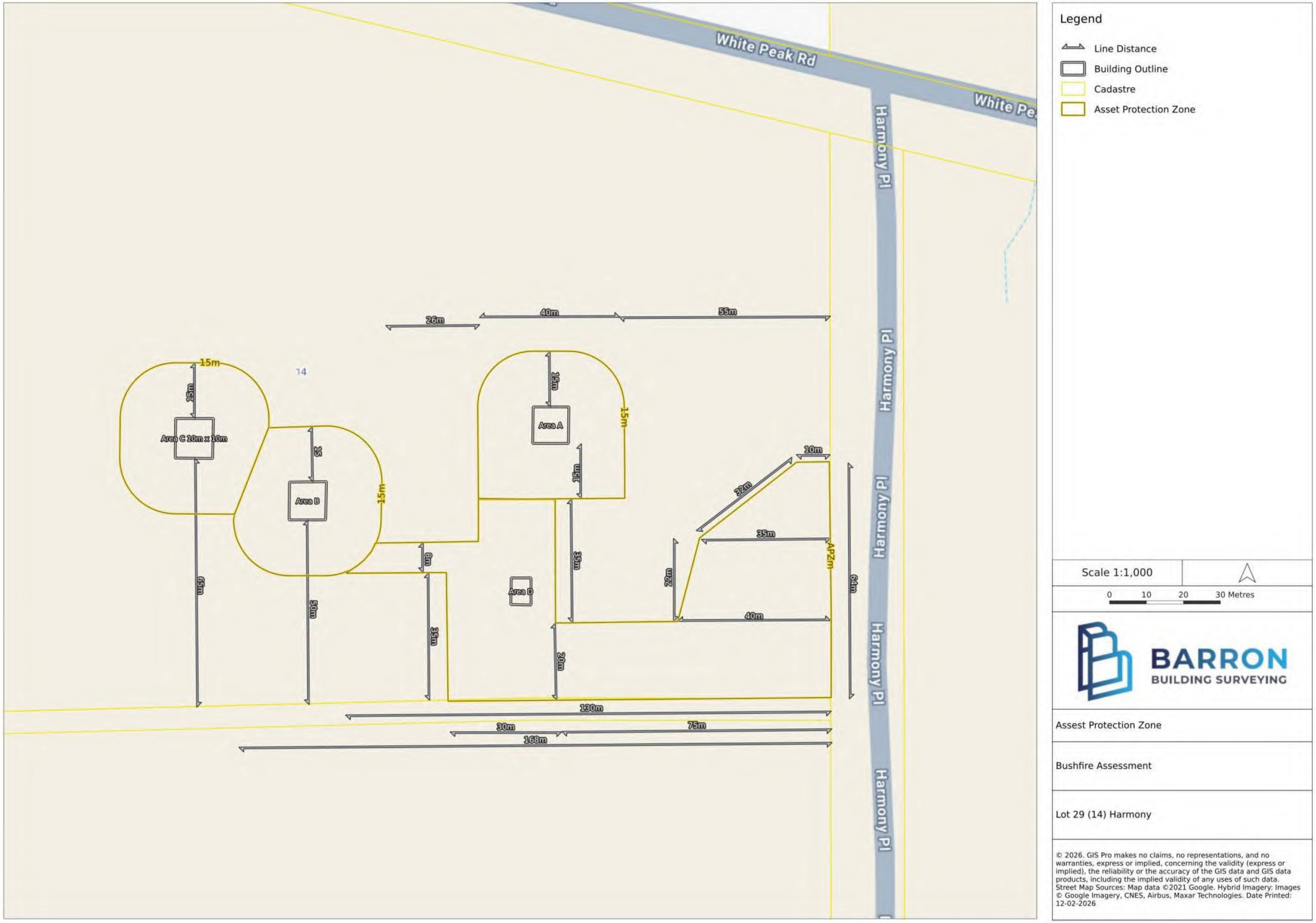


Figure 16 Bushfire Management Plan Asset Protection Zone Mapping (A3 Page)

Legend

- Line Distance
- Building Outline
- Cadastre
- Asset Protection Zone

Scale 1:1,000

0 10 20 30 Metres

BARRON
BUILDING SURVEYING

Assest Protection Zone

Bushfire Assessment

Lot 29 (14) Harmony

Figure 17 Bushfire Management Plan Asset Protection Zone Mapping Aerial (A3 Page)

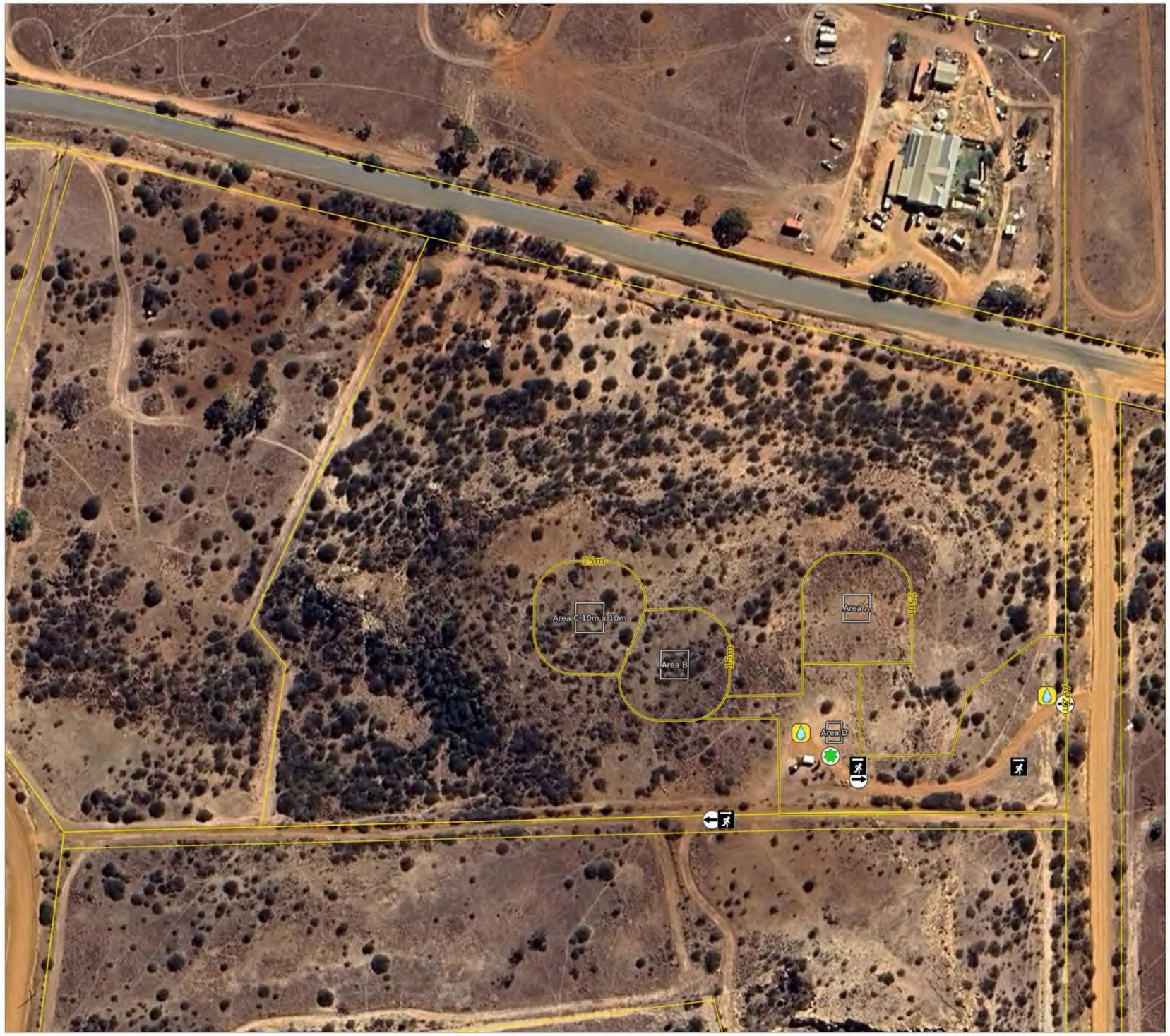


Figure 18 Bushfire Management Measures Mapping (A3 Page)

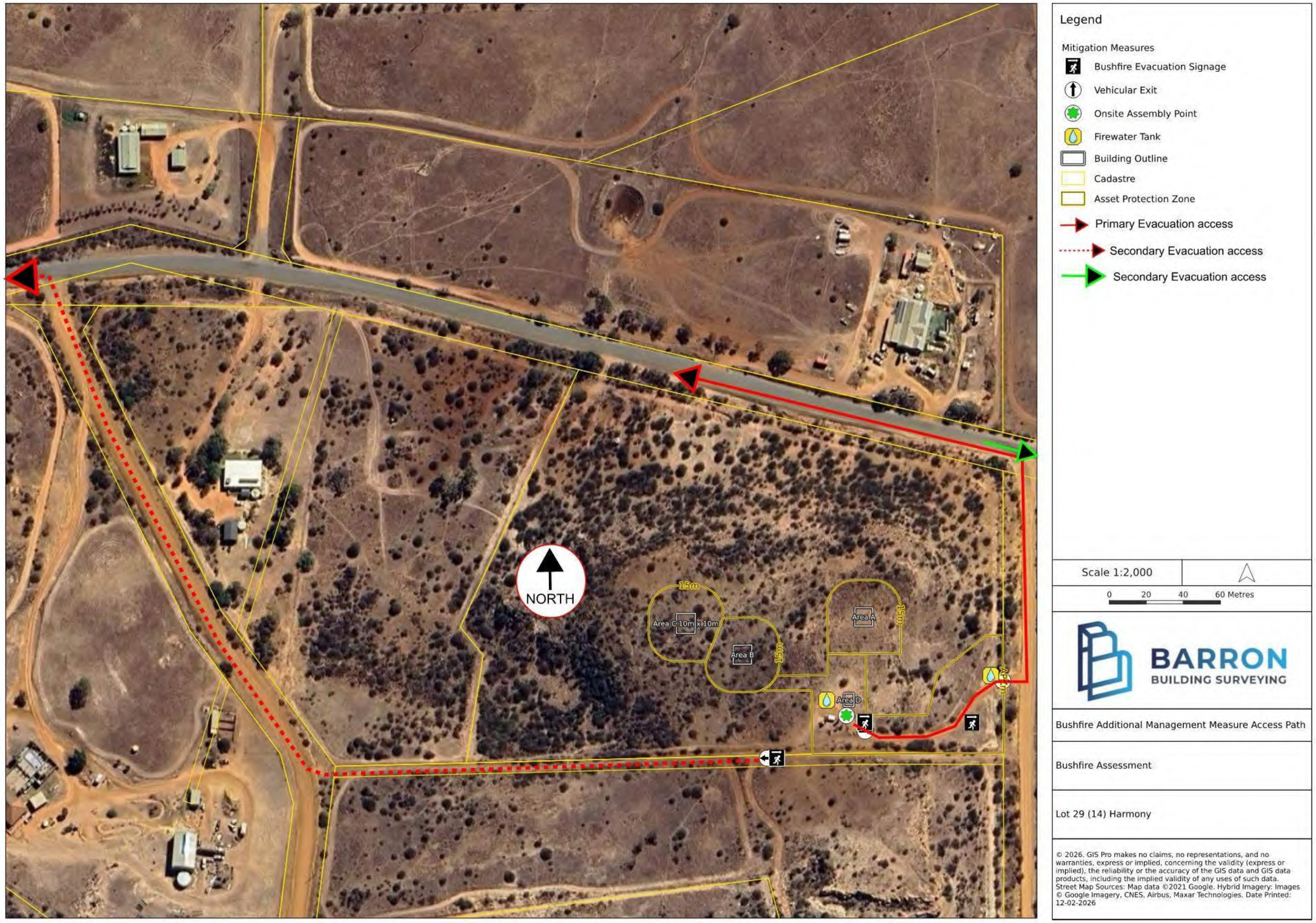


Figure 19 Bushfire Management Measures Mapping Evacuation Access (A3 Page)

Bushfire Consulting

Bushfire Management Statement Appendix 2 Bushfire Asset Protection Zone Information

Project: BBS 25122

Barron Building Surveying

4 Walton Close
Geraldton WA 6530
0476 000 842
chadwick@bbswa.com.au
www.bbswa.com.au

Property Address

Lot 29, 14 Harmony Place, White Peak WA 6532

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

Contents

List of Figures

A. What is an Asset Protection Zone (APZ)

Note: Please refer to *State Planning Policy SPP3.7 Planning for Bushfire Guidelines, Version November 2024* for clarification on the details below. SPP3.7 Policy Guidelines takes precedence over the details below.

An Asset Protection Zone (APZ) serves as a safeguarding measure by creating a buffer zone around a constructed asset or building. This designated area is cleared of vegetation and other flammable materials to reduce the risk of fire spreading to the structure.

The scope of an APZ is not limited to residential properties; it also encompasses various types of structures like agricultural facilities, machinery sheds, as well as industrial, commercial, and historical buildings.

By establishing an APZ, property owners and authorities aim to enhance the safety and resilience of the built environment in the event of a wildfire or other fire-related emergencies. This proactive approach can help minimize potential damage and protect lives and assets.

- a buffer zone between a bush fire hazard and an asset;
- an area of reduced bush fire fuel that allows suppression of fire;
- an area from which backburning may be conducted; and
- an area which allows emergency services access and provides a relatively safe area for firefighters and homeowners to defend their property.

It is crucial to reduce the amount of potential bush fire fuels present in an Asset Protection Zone (APZ). This is necessary to prevent the vegetation within the designated zone from acting as a pathway for the spread of fire to the asset, whether it be from the ground or through the tree canopy. By minimizing these fuels, the risk of a fire reaching the asset and causing damage is significantly reduced, ultimately enhancing the overall safety and protection of the area.

B. Design of Asset Protection Zone (APZ)

The proportion of the APZ reflects the distance from the hazard to ensure adequate separation is achieved.

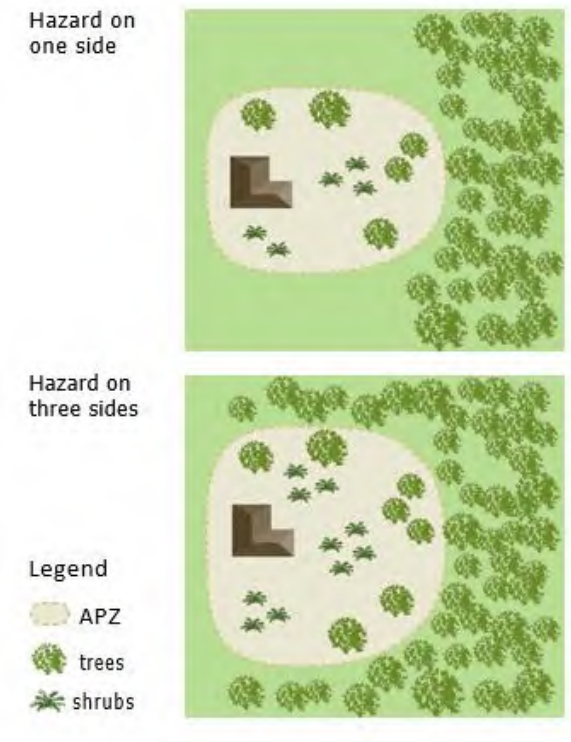


Figure 1 Design of an Asset Protection Zone

C. Exclusions

Areas of vegetation that do not trigger a BAL rating BAL-LOW (i.e. low threat) according to *AS 3959* includes the following:

- Vegetation of any type more than 100 m from the site.
- Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.
- Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site or each other.
- Strips of vegetation less than 20 m wide (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.
- Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parkland, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and wind breaks.

D. Tree Canopy Cover

Tree canopy cover within the APZ should be less than 15% of the total APZ area, with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

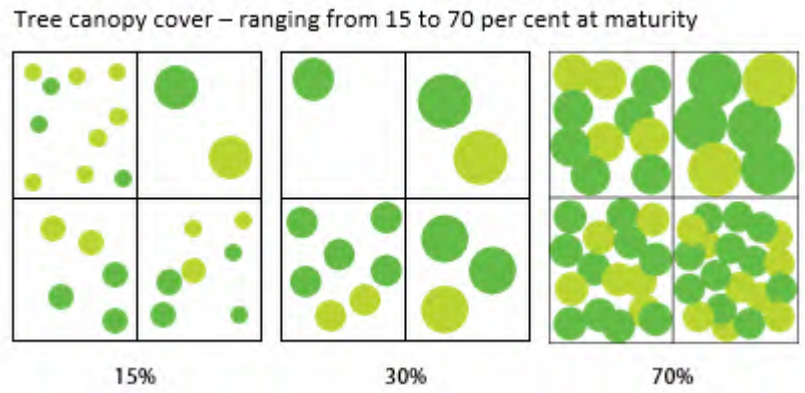


Figure 2 Tree Canopy Cover

E. Plant Flammability Advice

There are many terms for plant flammability, which should not be confused, including:

- **Fire resistant** – plant species that survive being burnt and will regrow after a bushfire and, therefore, may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- **Fire retardant** – plants that can absorb more of the heat of the approaching bushfire without burning, compared to more flammable plants.
- **Fire wise** – plants that have been identified and selected based on their low flammability properties and linked to maintenance advice and planting location within a garden.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- grow in a predicted structure, shape and height
- are open and loose branching with leaves that are thinly spread
- have a coarse texture and low surface-area-to-volume ratio
- will not drop large amounts of leaves or limbs that require regular maintenance
- have wide, flat and thick or succulent leaves

- trees that have bark attached tightly to their trunk or have smooth bark
- have low amounts of oils, waxes and resins (which will often have a strong scent when crushed)
- do not produce or hold large amounts of fine dead material in their crowns
- will not become a weed in the area.

Refer to the publication released by the *Country Fire Authority (CFA), Landscaping for Bushfire: Garden Design and Plant Selection (Version LFB 11/2011)*, for further information on landscaping to minimise the effects of direct flame contact and radiant heat during a bushfire.

F. Steps Required to Setup and Maintain an Asset Protection Zone (APZ)

Asset Protection Zone (APZ) means a low fuel area immediately surrounding habitable buildings and is to meet the following requirements:

Location:

- Wholly within the development site.

Minimum width:

- Measured from any external wall or supporting post or column of the proposed building or the building envelope, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/mÂ² (BAL-29).

Objects:

- Within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Sheds:

- Should not contain flammable materials.

Fences within the APZ:

- Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in *Appendix F* of *AS 3959*).

Fine fuel load (combustible, dead vegetation matter < 6 millimetres in thickness):

- Should be managed and removed on a regular basis to be maintained as low threat vegetation.
- Should be maintained at less than 2 tonnes per hectare (on average).
- Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than 5 millimetres in thickness.

Trees (> 6 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 a building or powerline.
- Lower branches and loose bark should be removed to a height of 2 metres above the ground and/or surface vegetation.
- Canopy cover within the APZ should be less than 15% of the total APZ area.
- Tree canopies at maturity should be at least 5 metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15% and is not connected to the tree canopy outside the APZ. No tree crowns overhang the building.

Shrubs and scrub (0.5 metres to 6 metres in height):

- Should not be located under trees or within 3 metres of buildings.
- Should not be planted in clumps greater than 5m² in area.

- Clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres.
- Shrubs and scrub greater than 6 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, as prescribed for 'Fine Fuel Load'.
- Can be located within 2 metres of a structure but 3 metres from windows or doors if more than 100 millimetres in height.
- Ground covers more than 0.5 metres in height are to be treated as shrubs.

Grass:

- Grass should be maintained at a height of 100 millimetres or less, at all times, and cut before every fire season.
- Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.

Defendable space:

- Within 3 metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non- combustible mulches.

Liquid petroleum gas cylinders:

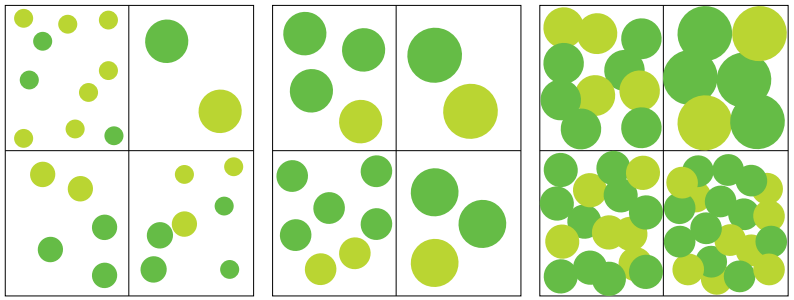
- Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least 1 metre from vulnerable parts of a building.
- The pressure relief valve should point away from the house.
- No flammable material within 6 metres from the front of the valve.
- Must sit on a firm, level and non-combustible base and be secured to a solid structure.

G. Radiant Heat Levels

BAL rating	*Explanation*	*Risk*
BAL - LOW	There is insufficient risk to warrant any specific construction requirements, but there is still some risk.	BAL - LOW
BAL - 12.5	There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m².	LOW
BAL - 19	There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat.	MODERATE
BAL - 29	There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat.	HIGH
BAL - 40	There is a much-increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front.	VERY HIGH
BAL - FZ	There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front.	EXTREME

APPENDIX B

Table 9: Asset Protection Zone (APZ) technical requirements

OBJECT	REQUIREMENT
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	• Should be managed and removed on a regular basis to be maintained as low threat vegetation • Should be maintained at less than two tonnes per hectare (on average) • Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 m in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building • Branches at maturity should not touch or overhang a building or powerline • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be less than 15 per cent of the total APZ area • Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. Tree canopy cover – ranging from 15 to 70 per cent at maturity  15% 30% 70%

APPENDIX B

OBJECT	REQUIREMENT
Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings • Should not be planted in clumps more than five square metres in area • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground cover*(less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above • Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height.
Grass	• Grass should be maintained at a height of 100 mm or less, at all times • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non- combustible mulches as prescribed above.
Liquid petroleum gas cylinders	• Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building • The pressure relief valve should point away from the house • No flammable material within six metres from the front of the valve • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

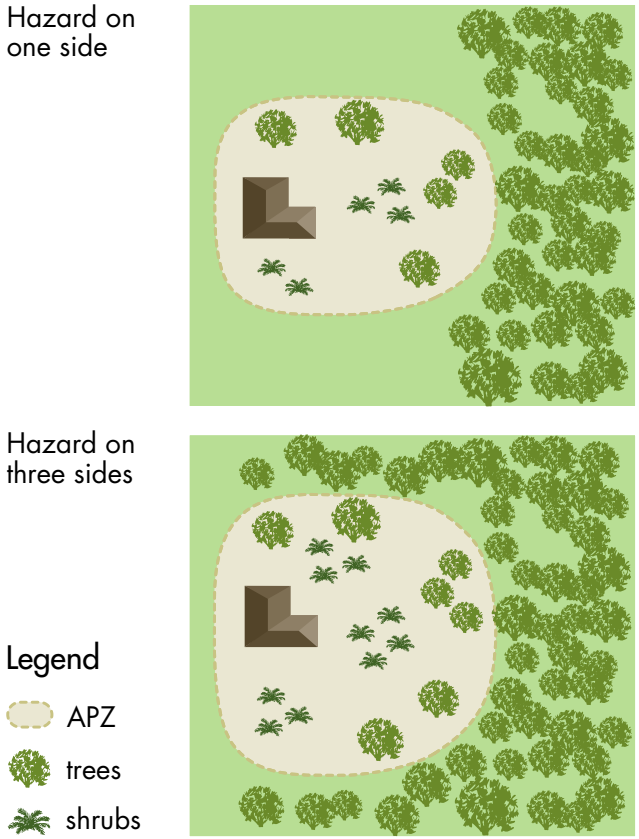
Notes:
** Plant flammability, landscaping design and maintenance should be considered – refer to following explanatory notes*

Fine fuel load is the combustible, dead or dry vegetation matter on the ground, near ground, or elevated. Fine fuel includes grass, leaves, bark and twigs less than six millimetres in diameter that ignite readily and are burnt rapidly when dry.

Fine fuel should be maintained at less than 2t/ha. 100gm/m² equates to 1t/ha. To estimate a fuel load (in t/ha), collect the dry fine fuel from a representative one square meter and weigh (in grams using kitchen scales) and multiply the weight by 0.01.

APPENDIX B

Figure 25: Design of an Asset Protection Zone



Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, it should be noted that fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation is unsafe.

B.2.4 PLANT FLAMMABILITY

There are certain plant characteristics that are known to influence flammability, such as moisture or oil content and the presence and type of bark. Plants with lower flammability properties may still burn during a bushfire event but may be more resistant to burning and some may regenerate faster post-bushfire.

There are many terms for plant flammability, which should not be confused, including:

- **Fire resistant** – plant species that survive being burnt and will regrow after a bushfire and, therefore, may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- **Fire retardant** – plants that can absorb more of the heat of the approaching bushfire without burning, compared to more flammable plants.
- **Fire wise** – plants that have been identified and selected based on their low flammability properties and linked to maintenance advice and planting location within a garden.

Although not a requirement of the Guidelines, local governments may develop their own list of fire wise or fire-retardant plant species that suit the environmental characteristics of an area. When developing a recommended plant species list, local governments should consult with ecologists, land care officers or environmental authorities to ensure the plants do not present a risk to threatened ecological communities, threatened or endangered species or their habitat.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- grow in a predicted structure, shape and height
- are open and loose branching with leaves that are thinly spread
- have a coarse texture and low surface-area-to-volume ratio
- will not drop large amounts of leaves or limbs that require regular maintenance
- have wide, flat and thick or succulent leaves
- trees that have bark attached tightly to their trunk or have smooth bark
- have low amounts of oils, waxes and resins (which will often have a strong scent when crushed)
- do not produce or hold large amounts of fine dead material in their crowns
- will not become a weed in the area.

APPENDIX B

B.3: VEHICULAR ACCESS

State Planning Policy outcome for Element 3: Vehicular access

Ensure the design and capacity of vehicular access and egress provide:

- **for efficient and effective evacuation to a suitable destination(s) and/or**
- **as a contingency measure for vulnerable tourism land uses, an on-site shelter, where demonstrated appropriate, as a last resort option.**

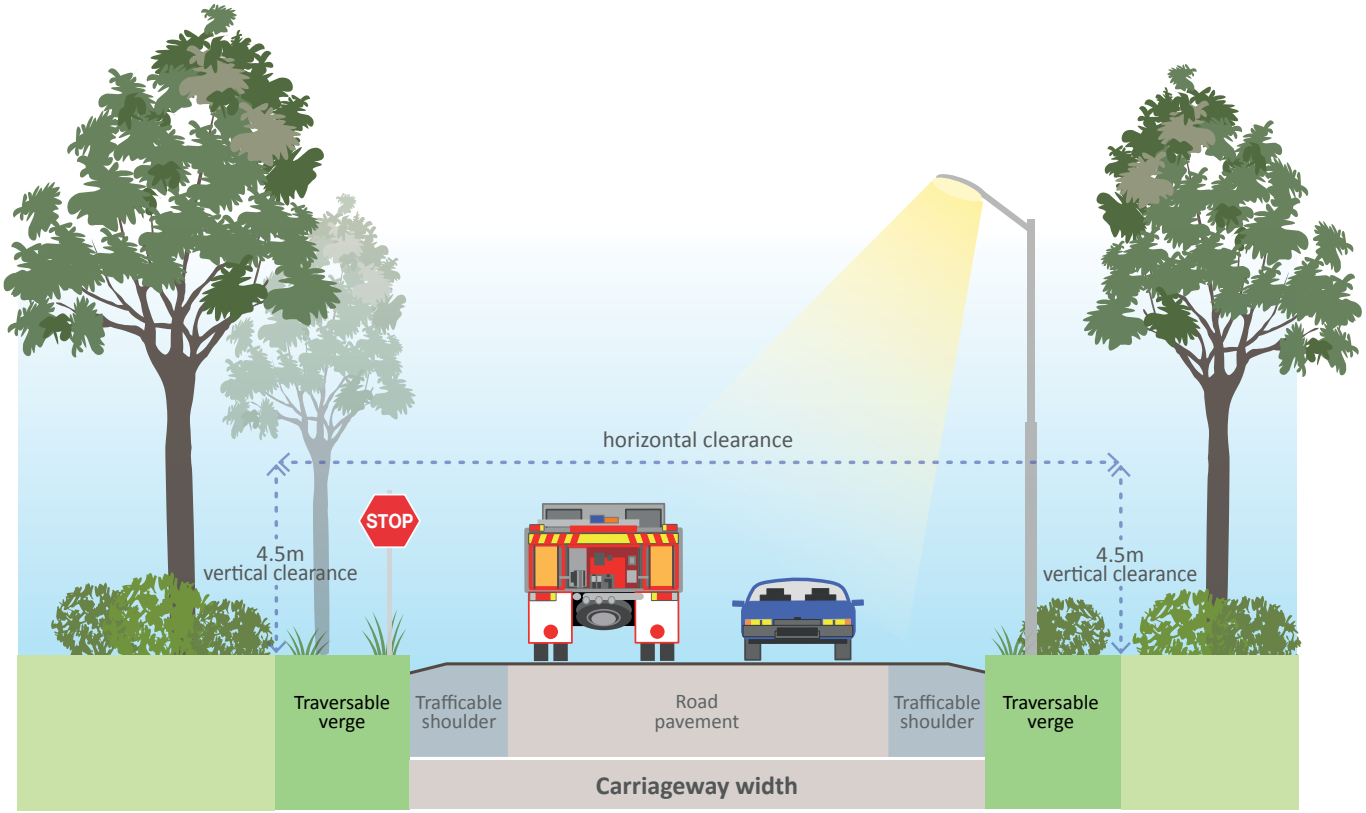
B.3.1 PUBLIC ROADS

The Guidelines do not prescribe values for the carriageway width or the horizontal clearance for public roads (except for perimeter roads). Public roads should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies.

However, it is important that public roads (and other forms of access) in bushfire prone areas, allow for emergency services vehicles to stop and operate on the side of the public road, specifically where the public road traverses large areas of classified vegetation.

It is, therefore, recommended that public roads achieve a minimum six metres horizontal clearance. Perimeter roads require additional width.

Figure 26: Area encompassing horizontal clearance and vertical clearance



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

Table 10: Vehicular access technical requirements

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

Notes:

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

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

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

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

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

Where local or state government roads are proposed to be widened or modified by the proponent, as part of the structure planning process or at the subdivision stage, approval is required from the relevant government authority.

B.3.2 ACCESS TO A SUITABLE DESTINATION(S)

Public vehicular access in at least two different directions to at least two different suitable destinations should always be the goal within bushfire prone areas. The more options available for evacuation and for emergency services to respond to the bushfire, the better the bushfire resilience of a development and/or a community.

A suitable destination is likely to be an urban area, townsite or similar. This also includes any evacuation centre, dedicated by the local government, for use during a bushfire event.

Where a planning proposal, such as a structure plan or subdivision, proposes a large number of lots, or where the structure plan or subdivision adjoins an urban area or townsite, this could potentially result in land that is more than 100 metres from classified vegetation (BAL-LOW). In this instance, an argument could be made that the suitable destination is within the subject site or within the adjoining urban area or townsite. For example, where coastal communities are limited to one public road servicing the community, there may be an existing managed area large enough to provide an area suitable for people to locate to before, during and after a bushfire event.

There is no prescribed distance to a suitable destination as it is assumed that in the event of a bushfire, a person would travel any necessary distance to evacuate.

A suitable destination should not be confused with an on-site shelter provided for tourism land uses. On-site shelters are a last resort option, purpose built and designed, and are supported in limited circumstances to facilitate tourism within remote and/or heavily vegetated areas.

On-site shelters are not supported for residential land-uses.

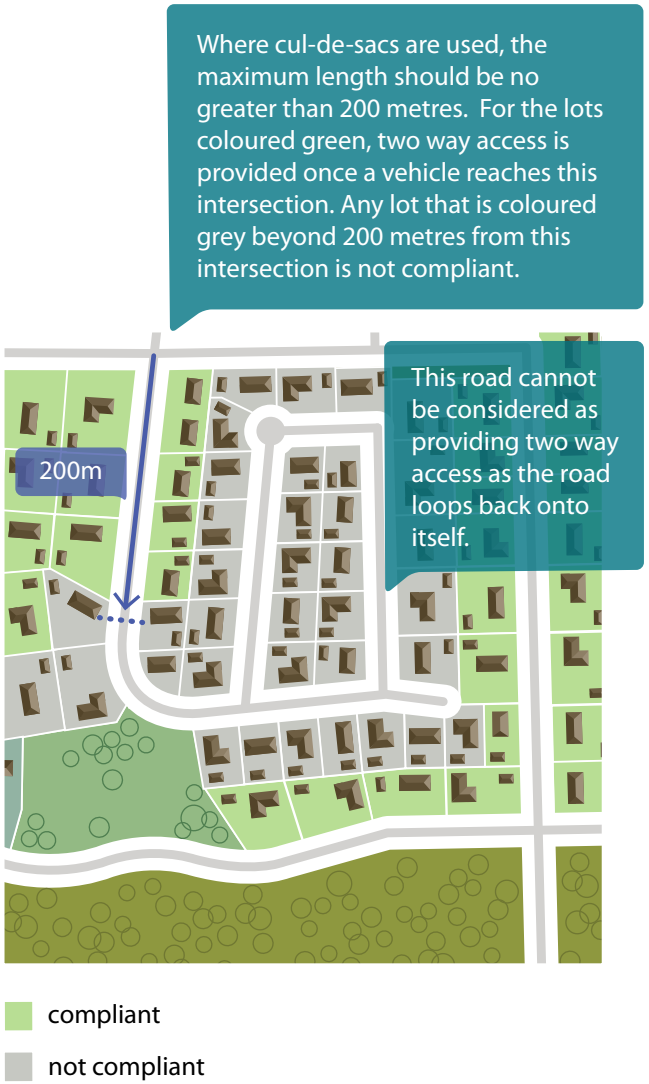
Suitable destination: An area that is not designated as bushfire prone on the *Map of Bush Fire Prone Areas* or is greater than 100 metres from classified vegetation or 50 metres from Class G Grassland, as per AS 3959, and can provide protection during and after a bushfire event.

A suitable destination is located within an urban area, townsite or similar. This also includes any evacuation centre, dedicated by the local government, for use during a bushfire event.

B.3.3 NO-THROUGH ROADS

No-through roads reduce the legibility of a road network and options available for access and egress in the event of a bushfire emergency. The inclusion of new no-through roads within subdivision or structure plan designs, in the first instance, should be avoided in bushfire prone areas.

Figure 27: Example of compliant and non-compliant two-way access



However, where it is demonstrated, to the satisfaction of the decision-maker that a no-through road cannot be avoided due to site or design characteristics, the inclusion of a new no-through road is to be treated as an acceptable solution, if it satisfies the prescribed maximum road length. Where this is not demonstrated, a decision-maker is able to request a redesign to remove the no-through road.

The acceptable solution for no-through roads in areas shown as Area 2 on the *Map of Bush Fire Prone Areas* includes a maximum of 200 metres from the lot(s) boundary to an intersection where two-way access is provided (**Figure 28**). There is no prescribed maximum length for no-through roads in areas shown as Area 1 (Urban) on the *Map of Bush Fire Prone Areas*.

B3.3.1 Outcomes-based approach – no-through roads

It becomes more challenging to comply with the acceptable solutions where the proposal includes existing no-through roads that exceed 200 metres. The 200 metres is a nationally accepted standard and support for development on existing no-through roads longer than the prescribed 200 metres, particularly within vegetation classified as Forest, should be considered carefully. They should be the exception to the rule where it is demonstrated through an outcomes-based approach that the hazards and the road network within the broader landscape are such that, in the event of a bushfire, evacuation to a suitable destination is possible.

An outcomes-based approach should demonstrate the increase in length, and/or the proposed additional lots, on an existing non-compliant no-through road and should consider:

- the broader landscape
- size and scale of the development
- whether the no-through road travels away from the source of the bushfire hazard
- evacuation in the event of a bushfire scenario
- the vegetation within and adjoining the road reserve
- legibility of the broader road network
- whether the no-through road is straight and provides a line of sight
- any improvements to the bushfire resilience of the area, including improvements to the existing road network
- the precedent within the broader area that would be set by supporting development on a non-compliant no-through road.

Figure 28: Demonstration of a lot achieving two-way access within 200 metres

B.3.4 EMERGENCY ACCESS WAY

An emergency access way is not a preferred alternative to public road access. It should be considered acceptable only where it has been demonstrated that public road access cannot be achieved due to site characteristics or environmental values; and that it will provide for the safety and performance needs of emergency services and the community.

The principal function of the emergency access way is to provide a contingency (second) public evacuation route and simultaneously provide access for emergency services in the event of a bushfire. Where an emergency access way traverses classified vegetation, it performs the secondary function of providing access for emergency services to the hazard (vegetation).

Figure 29: Example of a site on a no-through road greater than 200 metres but within 200 metres of BAL-LOW

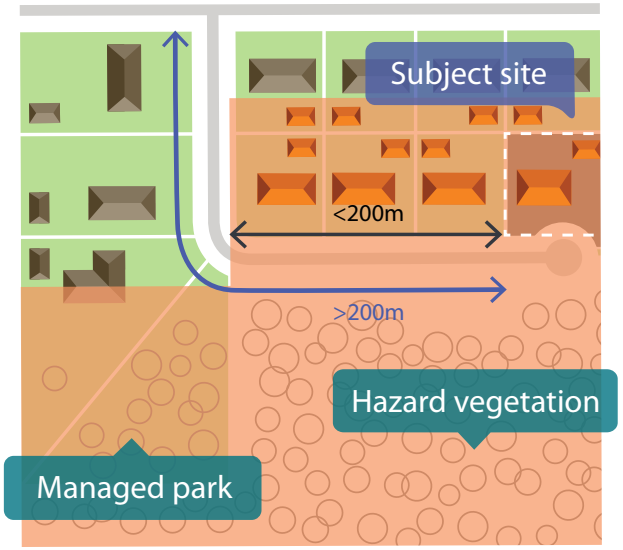
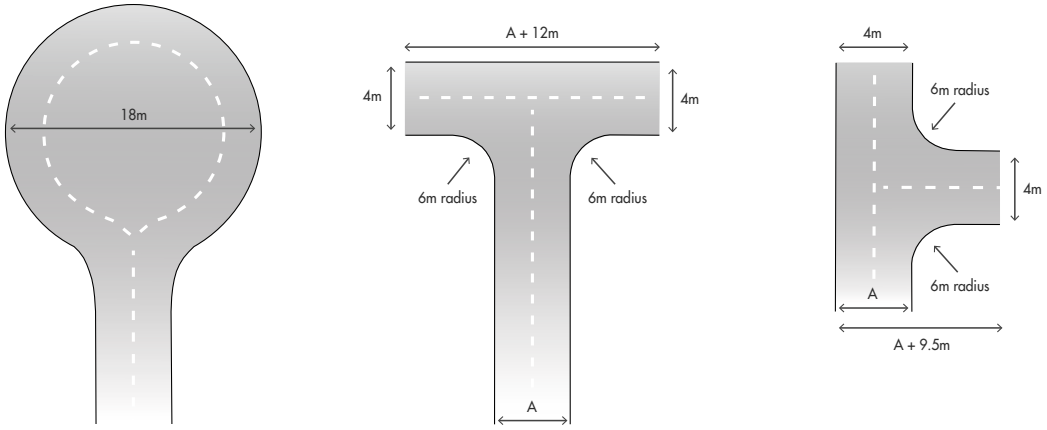


Figure 30: Design requirements for a turn-around area



Where the emergency access way is located within an area shown as Area 2 on the *Map of Bush Fire Prone Areas*, a horizontal clearance of 10 metres should be provided. The 10 metres is to provide access for emergency services to any classified vegetation, including grassland, adjoining the easement (**Figure 31**).

A six metre horizontal clearance should be provided within an area shown as Area 1 (Urban) on the *Map of Bush Fire Prone Areas*.

Emergency access ways should connect to a public road. An emergency access way should not exceed 500 metres in length as there are often issues of legibility and safety. Emergency access ways are generally not part of the formal road network and many are not identified on various online or other mapping platforms, which may limit emergency services and/or the community finding their way through the network in an emergency.

B.3.4.1 Outcomes-based approach emergency access way (width and/or length)

An outcomes-based approach may be used to demonstrate to the satisfaction of the decision-maker that a reduction in the width and/or an extension of the length of the emergency access way provides for the efficient and effective evacuation to a suitable destination(s).

Figure 32 and **Figure 33** are examples where the width of an emergency access way could potentially be reduced. **Figure 32** depicts classified vegetation on one side of the easement and **Figure 33** depicts an easement with lots on either side. An outcomes-based approach could be used to demonstrate that the reduced width satisfies the policy outcome and policy measure 7.5 of SPP 3.7.

Figure 31: Example of a 10 metre wide emergency access way

Figure 32: Example of a reduced emergency access way

Figure 33: Example of a 6 metre wide emergency access way

B.3.4.2 Permanent public emergency access way

A public emergency access way can be provided as either a public easement in gross or a right-of-way.

In both approaches, the care, control and management of the emergency access way should be the responsibility of the local government as the grantee of the easement or management body of the right-of-way (ceded to the Crown).

If the emergency access way is provided as an easement, it should be provided as a public easement in gross under sections 195 and 196 of the *Land Administration Act 1997* in favour of the local government and/or public authority, to ensure accessibility by fire emergency services and the public at all times. If the emergency access way traverses an adjoining private lot(s), support will be necessary from the adjoining lot owner(s).

To be provided as a right-of-way, the emergency access way should be vested as such in the Crown under section 152 of the *Planning and Development Act 2005*. Such land should be ceded free of cost and without any payment or compensation by the Crown.

The proponent should obtain written consent from the local government that it will accept care, control and management of the easement or right-of-way.

This should be provided to the decision-maker prior to granting planning approval. Consultation with the Department of Planning, Lands and Heritage (Land Use Management division) should also be undertaken if the land is to be ceded to the Crown.

If gates are used to control traffic flow during non-emergency periods, these will be managed by the local government and should not be locked. They should be double gates wide enough to access the whole carriageway width and accommodate type 3.4 fire appliances with the design and construction to be approved by the relevant local government.

B.3.4.3 Right-of-carriageway emergency access way

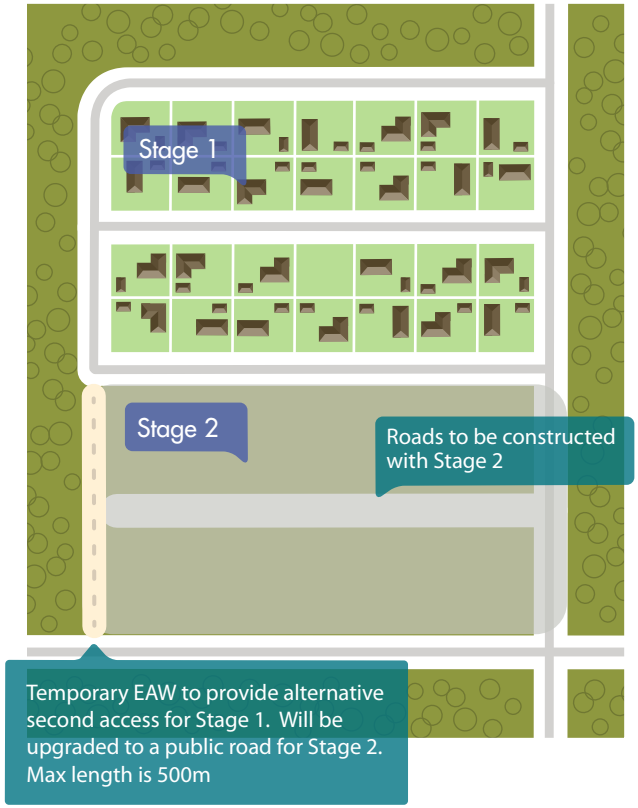
There may be instances where a proposed development is limited to secondary access through the adjoining lot(s). A right-of-carriageway easement can be provided under section 195 of the *Land Administration Act 1997*, which restricts the use of the emergency access way to the lot owner(s) and emergency services and is not available to the public.

Written support is required from the adjoining lot owner(s). Approval for the use of these types of right-of-carriageway is on a case-by-case basis and at the discretion of the decision-maker. The easement is to be granted to the local government and its management should be agreed to by all parties and included within the deed. If gated, the easement area can be locked to restrict day-to-day vehicular access.

B.3.4.4 Temporary emergency access way

A temporary emergency access way may be proposed to facilitate the staging arrangements of a subdivision. The provision of two public roads may not be possible or feasible in the first stage of the subdivision and an emergency access way can be provided as an interim access route, until the second public road is constructed in the subsequent stage of the subdivision (**Figure 34**).

Figure 34: Example of where an emergency access way may be provided



B.3.4.5 Restricted public emergency access way

Emergency access ways should not be gated, or where they are gated should not be locked. However, there may be instances where the local government or Main Roads Western Australia will request that the gate be locked and public vehicular access restricted, except during an emergency. This is usually due to concern regarding the additional vehicular movements onto an existing local or state road. If the emergency access way is locked to restrict access, a common key system should be used. Keys should be available to emergency services and designated fire officers within the local government area and/or surrounding district.

In this scenario, the emergency access way can be provided as an easement under section 195 of the *Land Administration Act 1997*, as public access in the event of a bushfire emergency, or vested in the Crown as a reserve under section 152 of the *Planning and Development Act 2005*. Where vested, such land is to be ceded free of cost without any payment or compensation by the Crown.

The proponent should obtain written consent from the local government accepting care, control and management of the proposed easement or reserve and agree to the terms of the Management Order Conditions (if applicable); this should be provided to the decision-maker prior to granting development approval.

The reserve should be for a public purpose specified in the condition related to the subdivision, for example, for emergency access only or for emergency access and recreation. A reserve for emergency access and recreation optimises the land-use by providing vehicular access in the event of a bushfire emergency and daily access by the public (on foot) as a recreation link. Appropriate signage can ensure the public is aware of the purpose of the reserve.

B.3.5 PERIMETER ROADS

Hazard separation should be provided in the form of a perimeter road where a strategic planning proposal or subdivision application includes the creation of 10 or more lots adjacent to each other, which adjoin classified vegetation under AS 3959 with the exception of Class G Grassland, as part of a greenfield development or large urban infill site.

The creation of 10 or more lots includes cumulative subdivision applications where the subdivision application may be part of a staged subdivision.

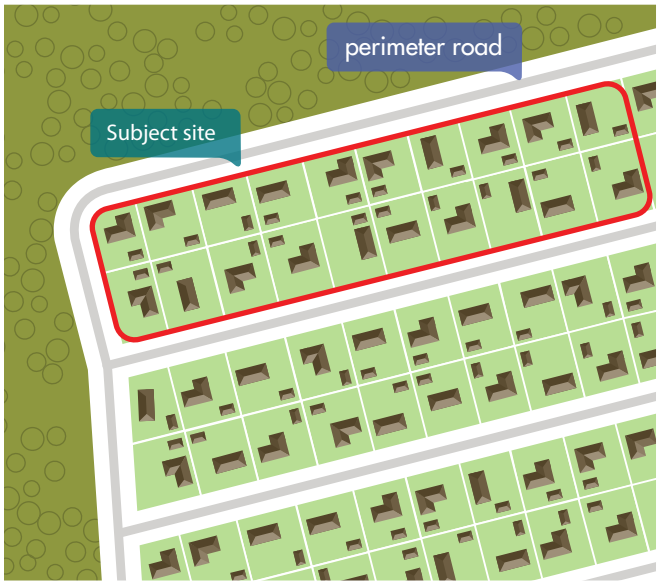
As the road is likely to function as a key neighbourhood distributor or similar, it is important to provide additional width to allow emergency services vehicles to stop and operate on the side of the perimeter road, whilst simultaneously providing for community evacuation. This is reflected in **Table 10**, Column 1 requirements.

When designing a strategic planning proposal and/or subdivision, there are many benefits in creating a large setback between classified vegetation and proposed lots with a perimeter road and orientating habitable buildings to front rather than back onto areas of vegetation.

They include:

- passive surveillance
- defendable space for firefighting and emergency management purposes
- reducing the radiant heat that may impact a habitable building in a bushfire event
- reducing the need for battle-axe lots
- unconstrained public access/egress for the community in the event of a bushfire.

Figure 35: Example of a perimeter road



In developments where no perimeter road exists, property defence in a bushfire event is difficult and can be impossible. Where proposed lots have frontage to an existing public road and abut the hazard at the rear or side, it may be an undesirable planning outcome to create lots that front the existing public road and back onto a perimeter road. In this instance, consideration should be given to a fire service access route.

B.3.6 FIRE SERVICE ACCESS ROUTE

Where a planning proposal adjoins classified vegetation (excluding Class G Grassland) and where a perimeter road is not appropriate and/or not required, there may be a need to provide access for emergency services vehicles to classified vegetation for firefighting and fire management purposes.

This route is not intended to provide residents and the public with emergency egress and, therefore, is not a suitable second access or substitute for a public road.

Where the fire service access route is within an area shown as Area 2 on the *Map of Bush Fire Prone Areas*, a minimum horizontal clearance of 10 metres should be provided to allow access for emergency services to any classified vegetation adjoining the fire service access route. A minimum six metres horizontal clearance should be provided where the area is shown as Area 1 on the *Map of Bush Fire Prone Areas*.

A fire service access route can be provided as either an easement in gross over private or Crown land or ceded to the Crown as a reserve. In both approaches, the management of the fire service access route is by the local government as the grantee of the easement or management body of the reserve. Determining which approach to take depends on the intended tenure of the fire service access route, which is explained below. The proponent should obtain written consent from the local government that it will accept care, control and management of the easement or reserve and agree to the terms of the Management Order Conditions (if applicable). This should be provided to the decision-maker prior to granting approval. The approach taken is at the discretion of the decision-maker and/or the local government. Consultation with Land Use Management Division of the Department of Planning, Lands and Heritage should also be considered if the land is to be ceded to the Crown or if the local government is uncertain of which approach to take.

Where gates are used, they should be double gates wide enough when open to allow vehicles to access the whole carriageway width and accommodate type 3.4 fire appliances. The design and construction are to be approved by the relevant local government.

Gates on fire service access routes may be locked to restrict access provided a common key system is used. Keys are to be available to emergency services and designated fire officers within the local government area and/or surrounding district. Gates should be installed where fences intersect or cross over with fire service access routes. If an easement in gross is proposed, such arrangements for gates should be included in the deed of easement and be agreed to by the local government.

B.3.6.1 Fire service access route to remain in private ownership of multiple landowners

Where a fire service access route will traverse multiple private lots intended to remain in multiple private ownership, it should be provided as an easement in gross under section 195 of the *Land Administration Act 1997*, to ensure accessibility for fire emergency services and not for use by the public. The easement is to be granted to the local government and/or public authority for firefighting and emergency management purposes.

B.3.6.2 Fire service access route to be created under State ownership

Where a fire service access route is proposed to traverse multiple private lots but the decision-maker and/or local government prefer for it in a single parcel for management purposes, the route can be vested in the Crown under section 152 of the *Planning and Development Act 2005* as a reserve. Such land is to be ceded free of cost without any payment or compensation by the Crown. The reserve should be for a public purpose specified in the condition related to the subdivision, for example, for vehicular access for emergency services and the local government only, or for vehicular access for emergency services and the local government and recreation. A reserve for emergency services access and recreation optimises the land-use by providing vehicular access for emergency services and daily access by the public (on foot) as a recreation link.

Appropriate signage will ensure the public is aware of the purpose of the reserve. The approach taken is at the discretion of the decision-maker and/or local government.

Figure 36: Example of a fire service access route (FSAR)

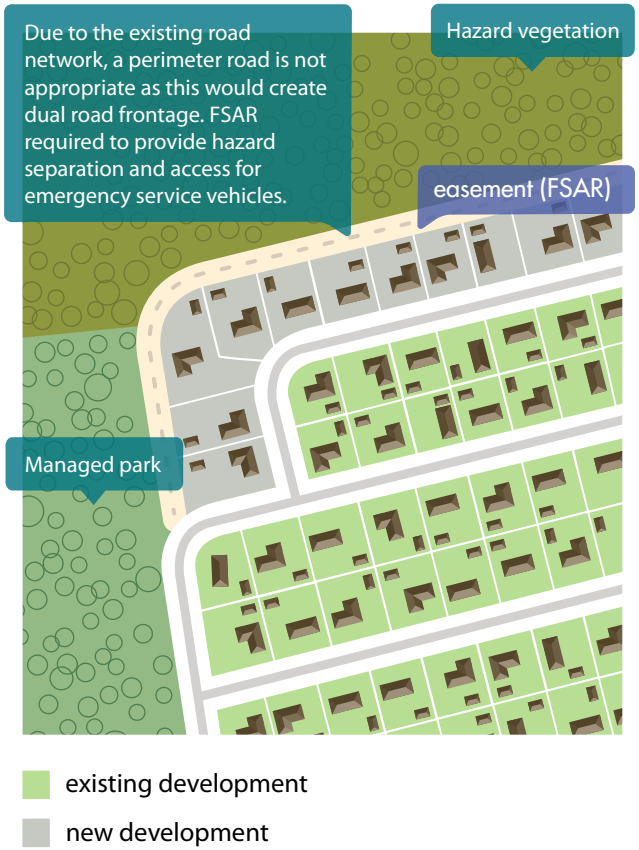
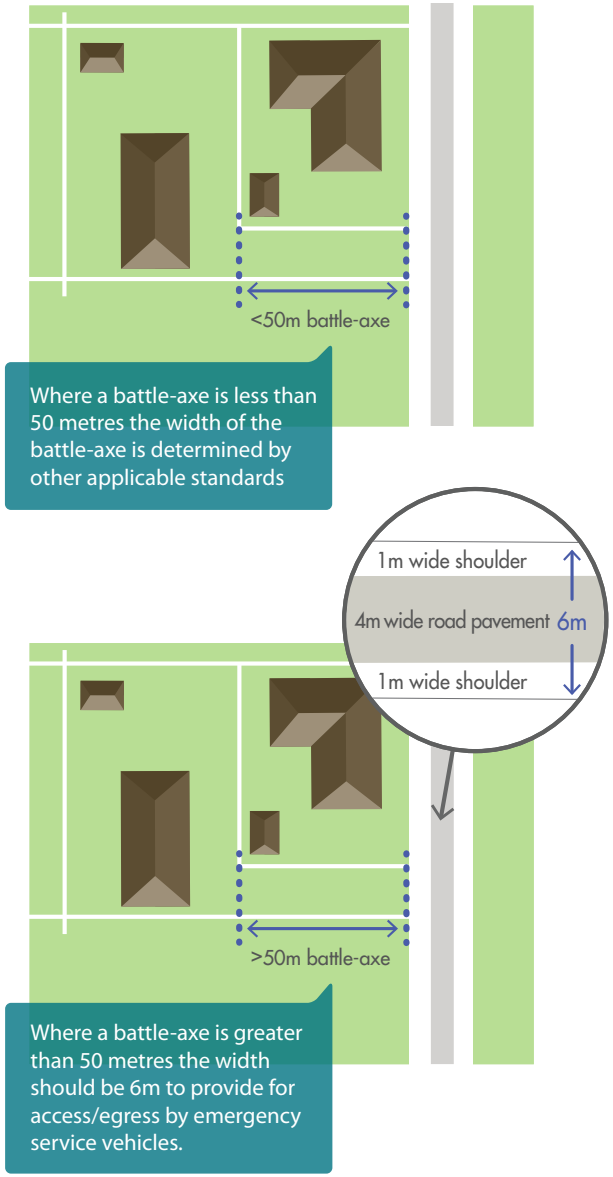


Figure 37: Battle-axe design requirements



3.7 BATTLE-AXE ACCESS LEG

In bushfire prone areas, lots with battle-axe access legs should be avoided because they:

- do not enable the habitable building to be located close to a public road where it is visible to emergency services
- result in longer than necessary access routes for evacuation and the response by emergency services
- may be blocked by falling trees or debris
- may not provide certainty for emergency services regarding the width, length and ability to turn around emergency services vehicles
- In some instances, battle-axe access legs may be appropriate to overcome specific site or design constraints created by the existing road network or lot layout
- The BMP should provide justification for proposed battle- axe access leg(s) and the decision-maker should determine whether the justification is valid
- Where the use of battle-axe access legs is considered appropriate, the measurement should be from the edge of the public road to where the access leg joins the effective area of the battle-axe lot. Effective lot area means that part of the battle-axe lot that is capable of development and excludes the access leg and associated truncations for vehicle maneuverability
- The battle-axe lot should allow safe access and egress for type 3.4 fire appliances to attend the future development site.

B.3.8 PRIVATE DRIVEWAYS

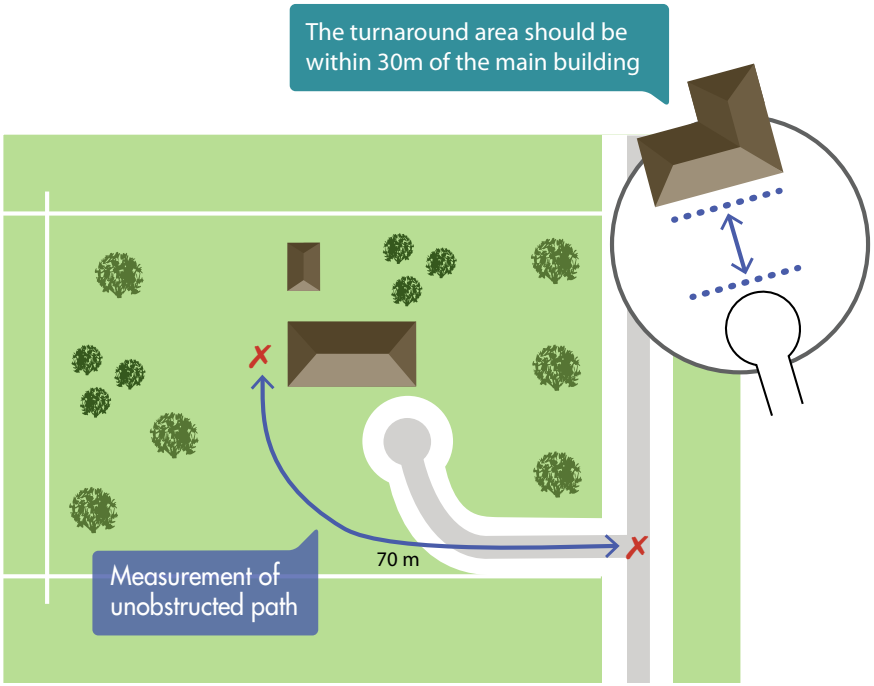
Emergency services vehicles typically operate from the street frontage in areas serviced by reticulated water and where the distance from the public road to the farthest part of the habitable building is no greater than 70 metres.

In the event the habitable building cannot be reached by hose reel from the public road, emergency services vehicles will need to gain access via the driveway to the property. Emergency services vehicles will also need to gain access to the property where access to water is provided by onsite water tanks. In these situations, the driveway and battle-axe access leg (if applicable) will need to be wide enough for access by an emergency services vehicle and a vehicle to evacuate.

It is acceptable for a private driveway to have a carriageway width of four metres with a traversable verge of one metre on either side of the carriageway.

Turn-around areas (**Figure 38**) should be available for conventional two-wheel drive vehicles and type 3.4 fire appliances and should be located within 30 metres of habitable buildings. Circular and loop driveway design may also be considered.

Figure 38: Design requirements for a private driveway where required



B.4: WATER SUPPLY

State Planning Policy outcome for Element 4: Water Supply

Ensure that sufficient water is available and accessible for emergency services use, to enable people, property and infrastructure to be defended from bushfire.

B.4.1 CONSTRUCTION AND DESIGN

An above-ground tank and associated stand should be constructed of non-combustible material.

Below-ground tanks should have a 200 millimetres diameter access hole to allow tankers or emergency services vehicles to refill direct from the tank, with the outlet location clearly marked on the surface.

Above and below ground tanks may need to comply with AS/NZS 3500.1:2018.

An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018.

Where an outlet for an emergency services vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

B.4.1.1 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire hazard and be in accordance with the applicable section below, unless otherwise specified by the local government.

B.4.1.2 Fittings for above-ground water tanks:

- Commercial land uses: 125 millimetres Storz fitting; or
- Strategic water tanks: 50 millimetres or 100 millimetres (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50 millimetres male camlock coupling with full flow valve; or
- Combined water tanks: 50 millimetres male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses.

B.4.1.3 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

B.4.2 USE OF WATER SUPPLY

Water supply for firefighting in the event of a bushfire can be provided on a lot for use by emergency services or for use by the landowner, if their **Bushfire Survival Plan** is to stay and defend their property.

The combination of drinking water and water for firefighting purposes is not recommended, as stagnant water may alter the quality of the drinking water and the emergency services, by law, may not be able to take water from the water supply to suppress a bushfire.

Combining drinking water and water for firefighting purposes is contrary to provisions within clause 4.2.3 of AS/NZS 3500.1:2021.

B.4.3 INDEPENDENT WATER AND POWER SUPPLY

Bushfires can directly impact a water service provider's equipment or pipes. As such, a reticulated water supply may not be reliable due to a reduction in water pressure or loss of supply. Where development is in an area shown as Area 2 on the *Map of Bush Fire Prone Areas* and/or where the local government area has known issues with water supply or pressure, it is recommended that the landowner consider providing a water tank in accordance with **Table 11**, Water supply dedicated for bushfire firefighting purposes.

In non-reticulated water supply areas, it is recommended that any pumping equipment be powered by means other than the electricity network. The pumping equipment could be a diesel or petrol-powered pump, or an electric pump if there is an onsite generator or backup power supply independent of the electricity network grid.

It is recommended that combustion pumps should be a minimum five hp or three kW diesel or petrol-powered pump and should be shielded against bushfire attack.

APPENDIX B

Where an electric pump is used, a backup power supply independent of the electricity network grid should be provided. A 3.7 kW/12k W/h sized battery (14.8 kW/h reserved solely for bushfire will power a 3.7 kW system for four hours) with blackout protection or a generator should be provided.

Table 11: Water supply dedicated for bushfire firefighting purposes

SECTIONS FROM THE PLANNING FOR BUSHFIRE GUIDELINES					
SECTION 5[2] STRUCTURE PLANS AND SUBDIVISION APPLICATIONS		**SECTION 6[2] DEVELOPMENT – RESIDENTIAL**	**SECTION 7[2] DEVELOPMENT – COMMERCIAL & INDUSTRIAL**	**SECTION 8[2] – DEVELOPMENT – VULNERABLE LAND USES**	
One additional lot	10,000 litre water tank per lot	10,000 litre water tank per habitable building	For each habitable building - 10,000 litre per 1,500 m^2 of floor space up to 50,000 litre. Provided in a water tank	Camping ground	At the discretion of the local government
Three to 24 lots	10,000 litre water tank per lot[1] **or** 50,000 litre strategic water tank				
25 lots or more	50,000 litre per 25 lots or part thereof, provided as a strategic water tank(s) **and/or** 10,000 litre water tank per lot			Other vulnerable land uses	For each habitable building - 10,000 litre per 500 m^2 of floor space up to 50,000 litre. Provided in a water tank

Notes:

[1] Evidence that the identified water supply amounts in either column denoted is to be provided at the relevant planning stage.

[2] where more than one habitable building is proposed, strategic water tanks are to be provided in accordance with Section 5 requirements and at the discretion of the Local Government.

B.4.4 STRATEGIC WATER SUPPLIES

Many local governments have a well-developed network of strategic water tanks for firefighting within their local government area. Given this, it is at the discretion of the local government to determine if the water supply within a locality is sufficient to cater for an increasing population when a subdivision is proposed. Local governments are encouraged to work with local emergency services to ensure the water supply needs for firefighting are understood.

Where a structure plan or subdivision proposes to create more than three but fewer than 24 lots, it is at the discretion of the local government whether it requires a strategic water tank or for each lot to be provided with a 10,000-litre tank.

A strategic water tank should preferably be located no more than 10 minutes from the farthest development site (20 minute turnaround time at a maximum). The turnaround time is the time it takes an emergency services vehicle to travel at legal road speeds from a lot to the water supply and back to the lot. Where a strategic water tank has been provided at the subdivision stage, the local government should consider whether the tank has the capacity to serve applications for development approval.

A landowner should enquire with their local government to determine whether a private water tank on their lot will be required.

When there is fragmented ownership of a structure plan area, or when staging of a subdivision is to occur and the local government has determined that a strategic water tank is required, then the first stage should include arrangements for the installation of a strategic water tank and the identification of land to be ceded. This should occur free of cost, without any payment or compensation by the Crown, as a Crown reserve for 'strategic water supply for firefighting purposes' (if applicable). Where local planning scheme provisions provide for developer contributions for public infrastructure and the local government is supportive, then a cash-in-lieu arrangement may be established for the provision of a strategic water tank.

B.4.5 LOCATION OF WATER TANKS AND HYDRANTS

Surrounding vegetation should be considered when locating a water tank. Avoid locations where the tank will be situated underneath existing vegetation or where vegetation will grow against or overhang the tank, (**Figure 39**). Where a tank is on the bushfire hazard side of a building, sufficient shielding for the protection of firefighters should be provided. In addition to the tank location, the fitting should be positioned and/or shielded from the bushfire hazard to allow access by emergency services.

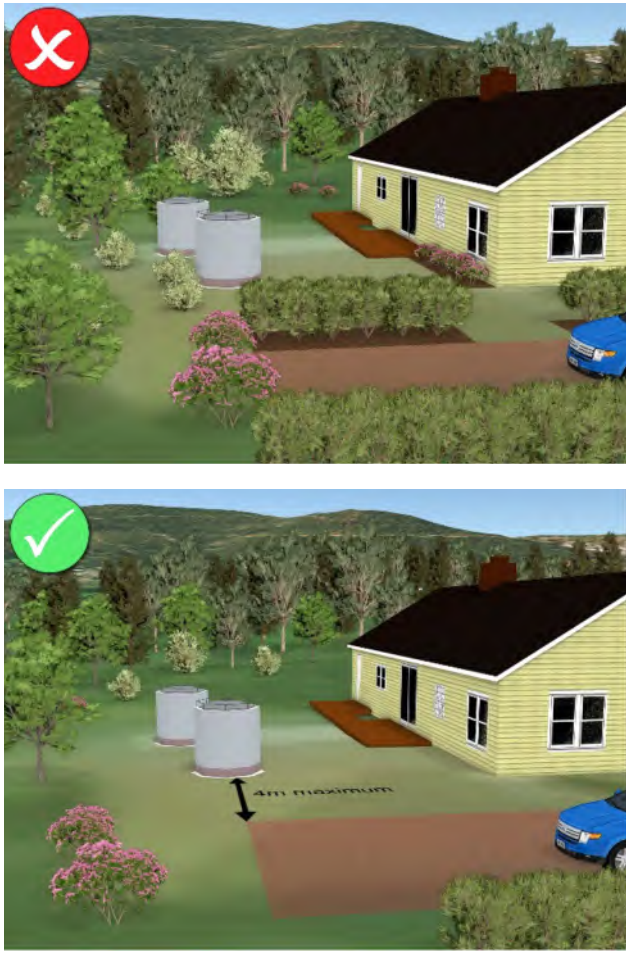
In areas serviced by reticulated water, where the distance from the public road to the farthest part of the habitable building is greater than 70 metres, emergency services vehicles will need to gain access within the property and be provided with a water supply for firefighting purposes. This is because access to reticulated water (fire hydrants) is not possible further than 70 metres, due to the length of the hose reel.

B.4.6 OUTCOMES BASED APPROACH

A dam, river or other source may be considered a firefighting water source for emergency services if it complies with **DFES guidelines for acceptable sources of water**, and it can be demonstrated that the water level will be maintained above the top of the highest fire brigade suction point.

Approval for the use of these types of water supplies is on a case-by-case basis and at the discretion of the decision-maker, in consultation with emergency services and local government.

Figure 39: A good and bad example of landscaping around a water tank



Bushfire Consulting

Photographic Appendix 1

Project: BBS 25122

Barron Building Surveying

4 Walton Close
Geraldton WA 6530
0476 000 842
chadwick@bbswa.com.au
www.bbswa.com.au

Property Address

Lot 29, 14 Harmony Place, White Peak WA 6532

BPAD Bushfire Planning & Design Accredited Practitioner Level 2

This photographic evidence is supplied in support of the Bushfire Assessment - Bushfire Management Plan BBS 25122. Each photo has been taken to identify the vegetation type and slope under the classifiable vegetation plots. Referred to in each photo heading or ID numbers.

Photo Location No. 1

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% within this plot. Downslope 0>5.

Photo Location No. 1a

Plot 7 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 50% within this plot. Downslope 5>10.

Photo Location No. 2

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% within this plot. Downslope 0>5.

Photo Location No. 3

Plot 4 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 50% within this plot. Downslope 5>10.

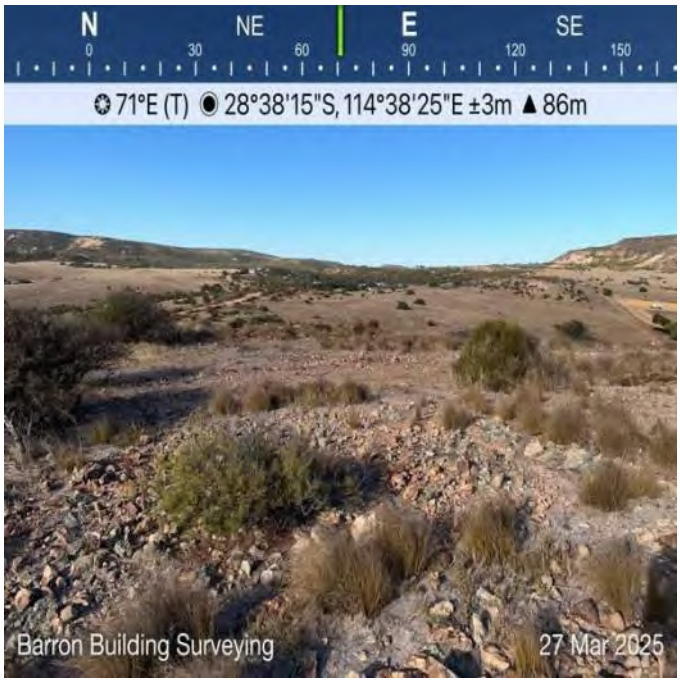


Photo Location No. 4

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% within this plot. Downslope 0>5.

Photo Location No. 5

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% within this plot. Downslope 0>5.

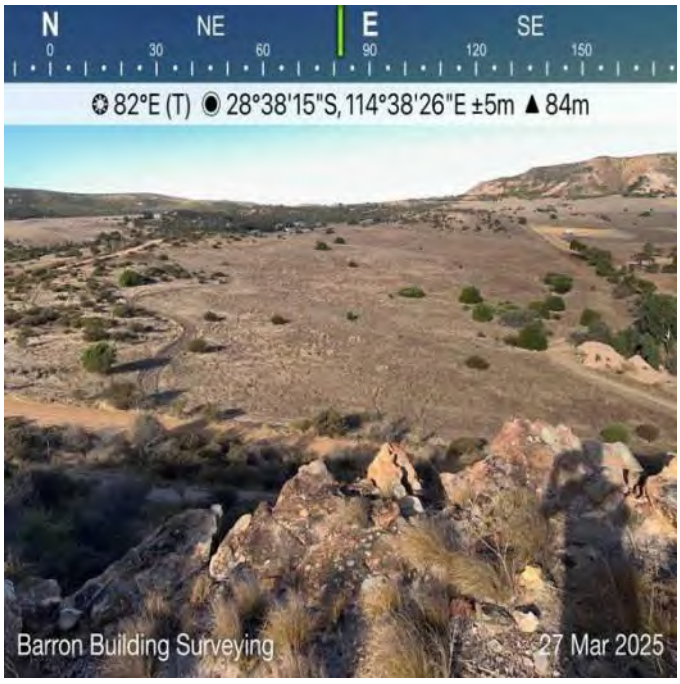


Photo Location No. 6

Plot 3 - Vegetation Classification Grassland

Description / Justification: Land area in far ground, pasture grasses and snow pasture less than 10% vegetated foliage cover.

Photo Location No. 7

Plot 4 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 50% foliage within this plot. Downslope 5>10.

Photo Location No. 8

Plot 4 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 50% foliage within this plot. Downslope 5>10.

Photo Location No. 9

Plot 5 - Vegetation Classification Grassland

Description / Justification: Low open Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Upslope 0>5.

Photo Location No. 10

Plot 5 - Vegetation Classification Grassland

Description / Justification: Low open Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Upslope 0>5.

Photo Location No. 11

Plot 5 - Vegetation Classification Grassland

Description / Justification: Low open Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Upslope.

Photo Location No. 12

Plot 5 - Vegetation Classification Grassland

Description / Justification: Land area in far ground, pasture grasses and snow pasture less than 10% vegetated foliage cover.

Photo Location No. 13

Plot 8 , 5 - Vegetation Classification Shrubland and Excluded area

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Upslope.

Photo Location No. 14

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 15

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 16

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 17

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 18

Plot 8 - Vegetation Classification Excluded

Description / Justification: Driveway area non vegetated area.

Photo Location No. 19

Plot 5 - Vegetation Classification Grassland

Description / Justification: Land area in, pasture grasses and snow pasture less than 10% vegetated foliage cover.

Photo Location No. 20

Plot 8 - Vegetation Classification Excluded

Description / Justification: Driveway area non vegetated area.

Photo Location No. 21

Plot 4 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 50% foliage within this plot. Downslope 5>10

Photo Location No. 22

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 23

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 24

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 25

Plot 7 - Vegetation Classification Shrub

Description / Justification: Shrubs and dense vegetation are present, with trees ranging from 2 to 4 meters in height, alongside grassy regions. The area covered by foliage exceeds that of shrubland, attributed to the increase in vegetation foliage resulting from the prevailing rainfall that comes from the West.

Photo Location No. 26

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 27

Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

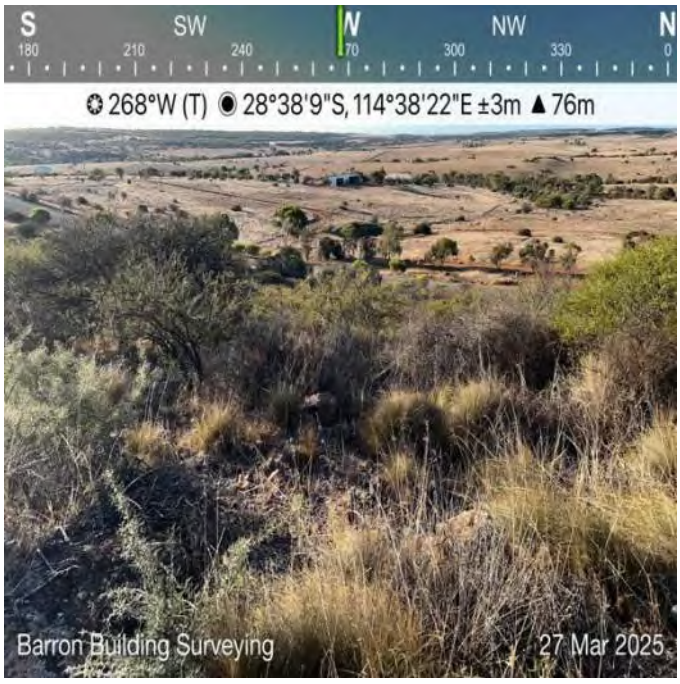


Photo Location No. 28

Plot 1, 7 - Vegetation Classification Edge of Vegetation

Description / Justification: Edge of Plot 1 and 7.

Photo Location No. 29

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 30

Plot 1,7 - Vegetation Classification Edge of Plots

Description / Justification: Edge of Plot 1 and 7.

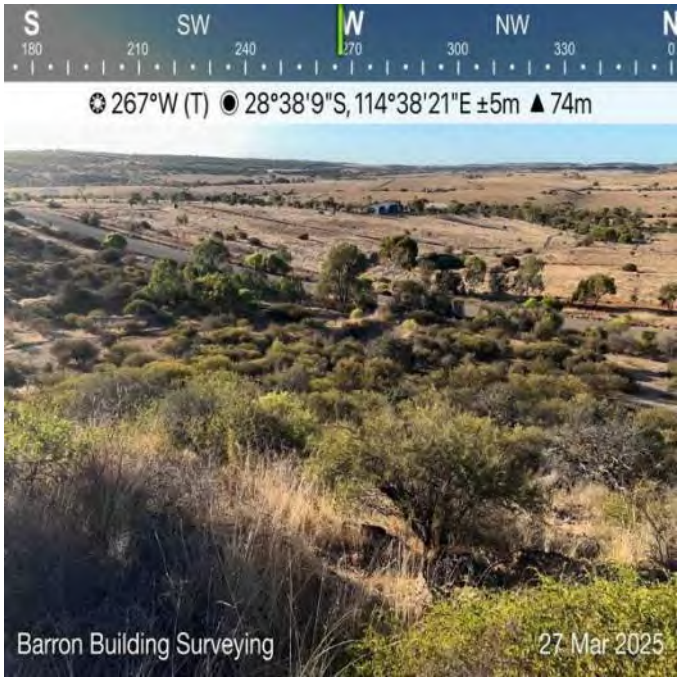


Photo Location No. 31

Plot 7 - Vegetation Classification Open Shrub

Description / Justification: Shrubs and dense vegetation are present, with trees ranging from 2 to 4 meters in height, alongside grassy regions. The area covered by foliage exceeds that of shrubland, attributed to the increase in vegetation foliage resulting from the prevailing rainfall that comes from the West.

Photo Location No. 32

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 33

Plot 1 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 34

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5.

Photo Location No. 35

Plot 6 - Vegetation Classification Shrubland

Description / Justification: Low Shrubland area small vegetation height 1m to 2m in rocky outcrops areas and poor/arid soil condition areas. Vegetation is 10% to 30% foliage within this plot. Downslope 0>5. Some managed area.

Photo Location No. 36

Plot 7 - Vegetation Classification Open Shrub

Description / Justification: Shrubs and dense vegetation are present, with trees ranging from 2 to 4 meters in height, alongside grassy regions. The area covered by foliage exceeds that of shrubland, attributed to the increase in vegetation foliage resulting from the prevailing rainfall that comes from the North.

THE TINY CABIN
@HARMONY PLACE

BUSHFIRE PREPAREDNESS AND SAFETY
FOR INSPIRING BREAKS STAFF
STUDIOS@INSPIRINGBREAKS.COM

Tiny Home Stay Operational Management Plan

Bushfire Preparedness and Safety

Introduction

This Operational Management Plan outlines the procedures, responsibilities, and safety measures for operating a tiny home stay located in a bushfire-prone area. The plan ensures the safety of guests, staff, and property through proactive management, clear communication, and adherence to local fire authority guidelines. This Organisational Management Plan (OMP) supports the Bushfire Management Plan (BMP) for the short-stay accommodation at Lot 29, 14 Harmony Place, White Peak.

The site currently contains **one off-grid tiny home on wheels**, used for short-stay visitor accommodation and managed by the property owners under the brand *Inspiring Breaks*. Bookings are made through the operator's website (www.inspiringbreaks.com) and Airbnb.

As the property is located in a **bushfire-prone area**, this plan outlines how the site will be managed to reduce bushfire risk, ensure guest safety, and maintain compliance with the Chapman Valley Shire planning requirements.

Management Responsibilities

Owner/Operator:
Ersilia Tarantino & Stephen Jeeves
Inspiring Breaks
Email: hello@inspiringbreaks.com Phone: Ersilia 0497 062 902, Stephen 0488 752891

To Ensure all operations comply with local fire safety regulations and emergency management requirements **Responsibilities include:**

- Overseeing all accommodation operations.

- Monitoring fire weather and alerts.
- Communicating with guests regarding fire danger and evacuation procedures.
- Ensuring property maintenance, fuel load reduction, and firefighting equipment are up to standard.

If we as the owners are away, a nominated local contact person will be available to assist with guest safety and emergency coordination.

We will

- Conduct regular bushfire risk assessments and update mitigation strategies accordingly.
- Maintain fire extinguishers, smoke alarms, fire blankets, and water sources in working condition.
- Keep updated copies of emergency plans, contact lists, and safety checklists accessible on-site.
- Liaise with local fire authorities and emergency services for updates and guidance.

Guest Information and Induction

Guests will receive bushfire safety information at several stages:

Pre-arrival:

- Website and booking confirmation emails include a statement that the property is located in a bushfire risk area.
- Guests are provided a link with booking confirmation details to current fire danger ratings and local emergency information (Emergency WA and DFES websites).
- Guests are informed that stays may be suspended during *Catastrophic* or *Extreme* fire danger days, this is indicated on the booking confirmation

On arrival:

- We welcome guests and upon check-in, brief guests on evacuation routes, emergency contacts, and the location of fire safety equipment and or area to gather
- A printed **Bushfire Safety & Evacuation Guide** is displayed inside the tiny home. Clearly display emergency maps, fire danger ratings, and contact numbers inside the tiny home.
- Signage includes evacuation routes, emergency contact numbers, and nearest assembly/safe location.
- Guests are shown where the fire extinguisher, first aid kit, and emergency water source are located.
- **Guest Responsibilities:** Instruct guests to follow all fire restrictions, including bans on open flames and outdoor cooking during high-risk periods.

Fire Danger Season and Booking Management

The declared bushfire season in the Mid West region generally runs from October to April. During this period:

The property manager checks daily Fire Danger Ratings via Emergency WA.

- **monitor** fire danger periods and adjust operations accordingly.
- **Booking Restrictions:** Suspend or limit bookings during extreme or catastrophic fire danger days.
- **Cancellation Policy:** Implement a flexible cancellation policy for guests affected by fire danger warnings or evacuation orders.
- **Operational Adjustments:** Close the property temporarily if conditions pose a significant safety risk. also close the accomidation for the months of January and February

Guests will be contacted directly via SMS and email if stays need to be postponed or evacuated early.

Communication Procedures

The operator will monitor official information from DFES, ABC Radio, and Emergency WA.

- **Emergency Contacts will be in our management guide. This will be** Maintained an updated regularly with a list of emergency numbers, including local fire services, police, and medical assistanc
- **Alert Systems:** Subscribe to local emergency alert systems and weather updates.
- **Guest Notifications:** .Guests will be notified immediately via phone and SMS with clear instructions on whether to remain on site, prepare to evacuate, or leave immediately.
- **Internal Communication:** Ensure all staff are briefed on communication protocols and responsibilities during emergencies.

Evacuation and Shelter Procedures

The Bushfire Emergency Evacuation Plan (attached separately) identifies the following:

- **Primary evacuation route:**
- **Nearest safer location: Geraldton CBD or designated Bushfire Refuge as advised by DFES.**
- **Trigger for evacuation: When a *Watch and Act* or *Emergency Warning* alert is issued within the local area, or upon DFES/police direction.**

Guests will be instructed to leave early — no “stay and defend” option applies.

- **Evacuation Routes:** Identify and mark safe evacuation routes leading away from bushfire-prone areas.
- **Assembly Points:** Designate a safe assembly area for guests .
- **Transport Arrangements:** Ensure vehicles are accessible and fueled for emergency evacuation.
- **Shelter-in-Place:** If evacuation is not possible, identify a designated shelter area within the property that meets safety standards.

- **Post-Evacuation:** Account for all guests and staff, and communicate with emergency services for further instructions.
- The operator will confirm when all guests have safely evacuated.
- Evacuation will be directed towards **Chapman Valley Road** and onward to **Geraldton**, following DFES or police instructions. !@!@!@

Site Maintenance and Fire Preparedness

To maintain readiness:

- Asset Protection Zones (APZ) will be kept clear of long grass, debris, and flammable materials. **Vegetation Management:** Regularly clear dry leaves, branches, and debris within a defensible space around the property and access tracks cleared regularly, and turning areas will be kept unobstructed for emergency vehicles.
- **Building Maintenance:** Maintain fire-resistant materials, seal gaps, and ensure gutters and roofs are free of flammable materials.
- **Water Supply:** Maintain accessible water sources such as tanks, hoses, or sprinklers for firefighting purposes.
- **Equipment Checks:** Conduct monthly inspections of fire safety equipment and record maintenance activities, signage will aslo be checked.
- The water tank and firefighting equipment will be maintained and accessible year-round.
- Maintenance activities are recorded in a logbook or digital maintenance checklist.

Training and Review

- **the owner Stephen Jeeves undertakes regular fire warden and fire extinguisher training through his current work at CBH. As well as biannual first aid training.**
- **Ersilia will umdertake bushfire awareness training using DFES online resources.**
  The OMP will be reviewed annually, or after any significant fire event or operational change, to ensure continued effectiveness and compliance with council and DFES requirements.
- **guest communications will be reviewed regularly**
- **Drills:** Conduct annual evacuation drills to test readiness and identify areas for improvement.
- **Review Schedule:** Review and update this management plan annually or after any significant incident.
- **Continuous Improvement:** Incorporate feedback from guests, staff, and emergency services to enhance safety measures.

THE TINY CABIN @HARMONY PLACE

MANAGEMENT PLAN- INSPIRINGBREAKS

STUDIOS@INSPIRINGBREAKS.COM

TINY HOME STAY - 14 HARMONY PLACE, WHITE PEAK, GERALDTON, 6532

HOSTS: ERSILIA TARANTINO & STEPHEN JEEVES

Property Owner: Ersilia Tarantino

Hosts Contact Details:	Ersilia Tarantino: 0497 062902, email: hello@inspiringbreaks.com	Stephen Jeeves: 0488 752891, email: stephenjeeves64@gmail.com

Emergency 24 hour contact: **0497 062902** or **0488891752**

Background and Overview:

This property currently contains one towable off-grid tiny home on wheels , used for short-stay visitor accommodation and managed by the hosts and property owners under the brand Inspiring Breaks.

Our Mission is to provide singles or couples with an opportunity to experience total off grid living in the unique Chapman Valley and to understand the benefits of living in nature without having an impact to the environment. At the same time relax and enjoy their beautiful views.

Bookings are made through the operator's website (www.inspiringbreaks.com) and will also be offered through Airbnb

Ersilia Tarantino has run short term accommodation previously and experienced in set up of venues for Airbnb hosting as well as a background in tourism.

Stephen has safety and fire management training through his employment with CBH

The tiny home offers a maximum of 2 people staying and will be marketed to couples or single people for a restful getaway. The tiny home is currently on 12 acres with views of the Chapman Valley area including sea views and a tranquil setting.

As the property is located in a **bushfire-prone area**, we have put together a separate plan that outlines how the site will be managed to reduce bushfire risk, ensure guest safety, and maintain compliance with the Chapman Valley Shire planning requirements.

We are stipulating a strict no smoking/vaping policy in and around the property.

We have created walking trails and sculptures throughout the immediate area surrounding the site to maximise the use of the views and local landscapes.

Also over the past few years we have nearly eradicated non native invasive plant species such as Crown beard, walkaway burr, double gee, lupin and box thorn as well as patersons curse to encourage native animals and bird life to return.

The site is unserviced by public transport which contributes to the feel of a restful getaway, but also means customers will need there own transport.

The hosts and property owners live on the property adjacent at 62 White Peak road with direct access to the Tiny Home site for any emergencies and maintenance. They are contactable 24/7 and typically able to attend the Tiny Home in person within an hour for emergencies. This short-term accommodation is a unique experience, and the guiding principles are for the guests to treat the property as an experience in tiny home off grid living to understand how to respect the natural environment and neighbours & leave the property as found. Short-term accommodation deliver a staggering economic contribution to Western Australia and to its Local Government Authorities.

Part of the management procedures will be to provide a guest handbook that includes details of local recommended tips for shops, restaurants, cafes, entertainment, sights, attractions & much more.

In the initial stages we will offer accommodation only stays and then Airbnb experiences to provide additional services such as Creative Weekends, meditation, local tours or visits to get the feel of the real local life.

BOOKING PROCEDURES

We anticipate an average of minimum of 10 nights stay as an initial start, and will close the site during the hottest months of the year which are also prone to bush fire, this includes months mid December to February.

A minimum 2 night stay will be mandatory after an initial 2 to 3 bookings to allow for reviews. Bookings will be accepted through online booking systems up to 48 hours prior to arrival with a cut off time of 7pm so last minute and late-night bookings do not occur from opportunistic and likely undesirable guests.

Check in and Check out Details:

Check in Will be from 1pm and check out at 10.30 am. The host will provide a meet and greet on arrival as much as possible so as to enable to go through any safety details and the use of off grid shower, toilet, lighting etc. This will also be provided in a guest handbook. Confirmation emails also include:

- a statement that the property is located in a bushfire risk area.
- a link to current fire danger ratings and local emergency information (Emergency WA and DFES websites).

- information that stays may be suspended during *Catastrophic* or *Extreme* fire danger days, this is indicated on the booking confirmation
- the details of the strict no smoking/vaping policy

Guest Hand Book and guidelines and code of conduct:

When guests check in they are provided with a ‘Guest Handbook’ which contains information to assist with an enjoyable, safe & respectful stay. The handbook lists the property managers contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more. A Code of Conduct is also provided which sets out the minimum standards expected for both the Guests and the Host.

GUEST SCREENING PROCEDURES

When a potential guest requests a stay at the property they must provide the following information through the booking platform for review:

- Contact Details
- Form of id
- reviews or social media accounts
- number of guests
- time of arrival

Further screening of the potential guest can be done by cross referencing linked social media accounts, obtaining names of all guests and confirming ID's have been submitted (required prior to booking confirmation).

Once a thorough check of the prospective guest has been completed the hosts then have the right to refuse, accept or cancel the reservation.

When the booking is accepted confirmation details will be sent along with any house rules, including no party regulations, noise restrictions, safety procedures, parking details and bush fire safety details and procedures to be accepted and signed.

COMPLAINT MITIGATION PROCEDURE

Our complaint process

Reporting of Incidents: Any abnormal incidents including injuries, service problems, cancellation of a service or dissatisfaction must be reported to one of the hosts representing Inspiring Breaks as soon as feasibly possible which allows us the opportunity to rectify the situation or provide assistance. We do not accept responsibility for any loss, damage or theft of property at the space

We reserve the right to ask any person to depart using abusive language, behaviour or violence to Inspiring Breaks guests or service providers.

Where possible, we will attempt to resolve the complaint at the first point of contact. If we are unable to resolve the complaint at the first point of contact, we will undertake an investigation of the complaint and provide the guest with our findings. If the guest is satisfied with our proposed decision or actions, we will close the

complaint and record the findings for our continuous improvement program. However, if they are not satisfied with our proposed decision or actions, we will record this, and provide the guest with information on how to escalate their complaint to the right authorities.

Any complainant will be kept informed throughout the investigation process and will be encouraged to provide evidence to support the complaint.

ARBITRATION AND APPLICABLE LAW

The provision of our services shall be governed by and construed in accordance with Australian Law and the International **Arbitration** Act 1974.

Provide details on what measures will be in place to minimise noise impact to neighbouring properties: Provide details of what measures will be in place for minimising the impact of antisocial activity to neighbouring properties: Provide details on how guests will be notified of their responsibilities and expectations:

Unreasonable guests:

NOISE AMENITY AND MANAGEMENT

The property is a distance from other neighbours, however the online listing provides general house rules and the guest handbook provide an extensive list of house rules regarding the property and residents in the surrounding area as well as noise restrictions.

At anytime throughout the guests occupancy of the property they must not create noise which is offensive and excessive to occupiers of neighbouring properties particularly between 10pm and 7am Monday to Saturday and 10pm – 9am on Sunday and public holidays.

▪ Offensive and excessive noise is prohibited and may result in termination of permission to occupy the property.

The guest will be informed of any noise issues and any visitor may be evicted.

If noise is not adhered to or becomes a problem police will be contacted and the booking terminated.

Charges for damage, security, and any other expense incurred by the hosts may be deducted in accordance with the booking terms and conditions. ▪

Guests and visitors must not engage in any anti- social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.

MAINTENANCE AND SAFETY

The Bushfire Emergency Evacuation Plan (attached separately) identifies the following:

- **Primary evacuation route:**

- **Nearest safer location: Geraldton CBD or designated Bushfire Refuge as advised by DFES.**
- **Trigger for evacuation: When a *Watch and Act* or *Emergency Warning* alert is issued within the local area, or upon DFES/police direction.**

Guests will be instructed to leave early — no “stay and defend” option applies.

CAR PARKING

With only two occupant accommodation, we expect guests to have only one car for which there is ample parking. Two areas are available as shown on the photo:

- directly next to the tiny home 2-3 spaces
- **the entrance gate 3-6 spaces**

For any events or experiences additional parking is available as per the photo:

THE TINY CABIN @HARMONY PLACE

FIRE SAFETY CLIENT GUIDELINES - INSPIRINGBREAKS

STUDIOS@INSPIRINGBREAKS.COM

BUSH FIRE SAFETY GUIDELINES - 14 HARMONY PLACE, WHITE PEAK, GERALDTON, 6532

INSPIRING BREAKS – BUSHFIRE SAFETY GUIDELINES, EMERGENCY INFORMATION & PROCEDURES

LOCATION: LOT 29, 14 HARMONY PLACE, WHITE PEAK
MANAGED BY: INSPIRING BREAKS | WWW.INSPIRINGBREAKS.COM

🔥 FIRE SAFETY AWARENESS

OUR TINY HOME IS LOCATED IN A **BUSHFIRE-PRONE AREA**, AND YOUR SAFETY IS OUR HIGHEST PRIORITY. PLEASE TAKE A MOMENT TO FAMILIARISE YOURSELF WITH THESE SIMPLE STEPS DURING YOUR STAY.

EMERGENCY PHONE NUMBERS:

- **000** – FIRE / POLICE / AMBULANCE
- **DFES EMERGENCY INFORMATION:** WWW.EMERGENCY.WA.GOV.AU
- HOSTS: STEPHEN 0488 752891. ERSILIA 0497 062902

INFORMATION:

LOCAL RADIO: ABC MID WEST 531 AM / 95.3 FM

DFES EMERGENCY INFORMATION LINE 13 DFES - **13 3337**

SHIRE OF CHAPMAN VALLEY RECEPTION OFFICE (08) 9920 5011

SHIRE CHAPMAN VALLEY EMERGENCY TWO-WAY RADIO. - CHANNEL RANGER -UHF: 11 SENIOR RANGER: 0428 948073

YETNA BRIGADE, DEPUTY CHIEF BUSH FIRE CONTROL - OFFICER & DEPUTY FIRE WEATHER OFFICER JASON STOKES PH: 9920 5555, MOB: 0407 388 511

HOWATHARRA BRIGADE - LOCAL BUSH FIRE CONTROL OFFICER: - CALVIN ROYCE - PH: 9925 1010, MOB: 0427 251 016,

NABAWA BRIGADE - LOCAL BUSH FIRE CONTROL OFFICER: - NEIL KUPSCH PH: 9920 5050, MOB: 0429 108 289,

BEFORE YOUR STAY

- CHECK CURRENT **FIRE DANGER RATINGS** AND **TOTAL FIRE BAN** STATUS ON EMERGENCY.WA.GOV.AU.
- IF A **CATASTROPHIC** OR **EXTREME** FIRE DANGER DAY IS DECLARED, YOUR BOOKING MAY BE RESCHEDULED OR CANCELLED FOR SAFETY REASONS.
- HTTPS://MYFIREWATCH.LANDGATE.WA.GOV.AU/MAP.HTML

DURING YOUR STAY

- KEEP YOUR MOBILE PHONE CHARGED AND TURNED ON.
- DO NOT USE OUTDOOR FIRES, CANDLES, OR OPEN FLAMES DURING TOTAL FIRE BAN PERIODS. { INSPIRING BREAKS WILL INFORM ON ARRIVAL AT MEET AND GREET .}
- KEEP THE AREA AROUND THE TINY HOME CLEAR OF PERSONAL ITEMS AND FLAMMABLE MATERIALS.
- PLEASE NOTIFY US IMMEDIATELY IF YOU SEE **SMOKE OR FIRE** NEARBY.

🚨 IN THE EVENT OF A BUSHFIRE

IF A FIRE OCCURS IN THE REGION OR AN OFFICIAL ALERT IS ISSUED, FOLLOW THESE INSTRUCTIONS CAREFULLY:

1. **STAY INFORMED:**
   - CHECK EMERGENCY.WA.GOV.AU.
   - LISTEN TO ABC MID WEST RADIO (531 AM / 95.3 FM).
   - HTTPS://MYFIREWATCH.LANDGATE.WA.GOV.AU/MAP.HTML
2. **FOLLOW MANAGEMENT INSTRUCTIONS:**
   - YOU WILL BE CONTACTED DIRECTLY BY THE PROPERTY MANAGER (ERSILIA , STEVE OR NOMINATED CONTACT) VIA PHONE OR SMS WITH ADVICE ON WHETHER TO EVACUATE.
3. **EVACUATION PROCEDURE:**
   - **LEAVE EARLY.** DO NOT WAIT FOR FIRE TO APPROACH.
   - EXIT VIA **HARMONY PLACE → WHITE PEAK ROAD → BRAND HIGHWAY →CHAPMAN VALLEY ROAD → GERALDTON**
   - PROCEED TO THE GERALDTON TOWN CENTRE OR DESIGNATED **BUSHFIRE SAFER LOCATION** AS DIRECTED BY DFES OR POLICE.
   - BEFORE YOU HEAD OUT, ALWAYS CHECK ROAD, CONDITIONS FIRST BY CONTACTING MAIN ROADS WA ON 138 138 OR DFES – EMERGENCY WARNINGS, (ABC RADIO CHANNEL 828).

PRIMARY ROUTE 1:	PRIMARY ROUTE 2	PRIMARY ROUTE 3
Confirm direct of travel North or South (Northampton or Geraldton) Exit the Site by Front Gate – Travel North (left) to T section White Peak Road Turn West (Left) onto White peak Road Stay on White Peak Road for 1.3m under you hit Northwest Coastal Highway Turn North or South toward North (right Northampton) South (left Geraldton)	Confirm direct of travel North or South (Northampton or Geraldton) Exit the Site by Fire Access Gate South of Usage area Travel West along Access Path to T Section (gravel road Royce Place) Turn North (right) onto Royce Place Stay on Gravel Road Royce Place until T section Turn West (left) onto White Peak Road Stay on White Peak Road for 1.3m under you hit Northwest Coastal Highway Turn North or South toward North (right Northampton) South (left Geraldton)	Confirm direct of travel East on access road White Peak Road with DFES Exit the Site by Front Gate Travel North (left) to T Section White Peak Road Turn east (right) onto White Peak Road Stay on White Peak Road for 10km (2o mins) until you hit chapman Valley Road Turn North (left) toward Nanson Turn South (right) toward Geradlton

1. **IF CAUGHT BY SMOKE OR FIRE:**
   - REMAIN CALM AND FOLLOW EMERGENCY SERVICE INSTRUCTIONS.

- IF YOU CANNOT LEAVE SAFELY, MOVE TO A CLEARED AREA AWAY FROM VEGETATION, REMAIN INSIDE YOUR VEHICLE, AND AWAIT EMERGENCY ASSISTANCE.

🧯 SAFETY EQUIPMENT ON SITE

- FIRE EXTINGUISHER – INSIDE TINY HOME NEAR DOOR
- FIRST AID KIT – INSIDE WARDROBE CUPBOARD.
- WATER TANKS - ONE SITUATED NEXT TO THE TINY HOME, ONE SITUATED AT THE ENTRANCE GATE, ACCESSIBLE BY FIRE VEHICLES

🌿 CONTACT INFORMATION

PROPERTY MANAGER:
ERSILIA TARANTINO – INSPIRING BREAKS
📞0497 062902 OR STEPHEN JEEVES 0488 752891

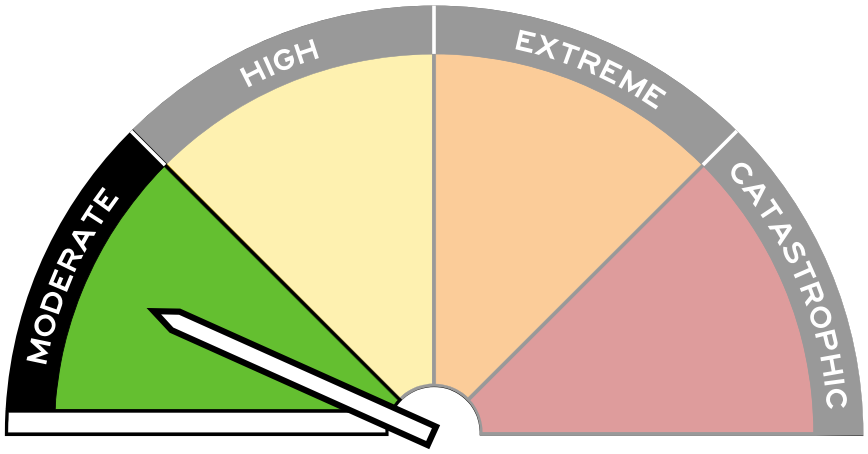
STUDIOS@INSPIRINGBREAKS.COM

💬 THANK YOU

YOUR AWARENESS AND COOPERATION HELP KEEP YOU — AND OUR ENVIRONMENT — SAFE. WE APPRECIATE YOUR UNDERSTANDING AND SUPPORT IN MAINTAINING A FIRE-SAFE PROPERTY. ENJOY YOUR STAY AND THE PEACEFUL SURROUNDS OF INSPIRING BREAKS.

KNOW YOUR FIRE DANGER RATINGS

THE FIRE DANGER RATING SYSTEM HAS FOUR LEVELS. EACH LEVEL TELLS YOU HOW DANGEROUS A BUSHFIRE COULD BE IF ONE STARTS AND COMES WITH CLEAR ACTIONS TO TAKE. THE HIGHER THE FIRE DANGER RATING, THE MORE SEVERE THE BUSHFIRE COULD BE.



BUSHFIRE WARNING SYSTEM

EMERGENCY WARNING

An out of control fire is approaching fast and you need to take immediate action to survive. If you haven't prepared your home it is too late.

You must seek shelter or leave now if it is safe to do so.

WATCH AND ACT

A fire isapproaching and thereis a possible threat to lives or homes. Put your plan into action. If your plan is to leave, make sure you leave early. If your plan is to stay, check all your equipment is ready.

Only stay and defend if you are mentally and physically prepared.

ADVICE

A fire has started but there is no immediate danger. Stay alert and watch for signs of a fire.

Be aware and keep up to date.

Where can I get information during an emergency?

emergency.wa.gov.au 13 DFES (13 33 37)

@dfeswa @dfes_wa Local ABC Radio

GOVERNMENT OF WESTERN AUSTRALIA

DFES Department of Fire & Emergency Services

ENCOUNTERING BUSHFIRE WHILE TRAVELLING GUIDE

IF YOU SEE SIGNS OF A BUSHFIRE IN THE DISTANCE, LIKE SMOKE OR FLAMES, CAREFULLY PULL OVER TO THE SIDE OF THE ROAD TO ASSESS THE SITUATION AND CALL TRIPLE ZERO. IF IT IS SAFE TO DO SO, TURN AROUND AND LEAVE THE AREA IMMEDIATELY. IF YOU BECOME TRAPPED BY A FIRE:

- FIND AN AREA OFF THE ROADWAY WITH LITTLE OR NO VEGETATION WHERE YOU CAN PARK
- YOUR CAR. DON'T PARK TOO CLOSE TO OTHER CARS.
- FACE YOUR CAR TOWARDS THE ONCOMING FIRE.
- STAY IN YOUR CAR. THE ENGINE MAY BE LEFT RUNNING SO THE HEADLIGHTS CAN OPERATE
- AND NOT FLATTEN THE BATTERY.
- TURN HEADLIGHTS AND HAZARD WARNING LIGHTS ON.
- CLOSE ALL DOORS AND WINDOWS, SHUT AIR VENTS AND TURN OFF AIR CONDITIONING.
- GET DOWN BELOW WINDOW LEVEL AND COVER YOUR BODY WITH ANY WOOLLEN OR
- COTTON BLANKETS OR CLOTHES.
- BE AWARE AS THE FIRE FRONT APPROACHES, THE INTENSITY OF THE HEAT WILL INCREASE
- ALONG WITH SMOKE AND EMBERS.
- SMOKE GRADUALLY GETS INSIDE THE CAR AND FUMES WILL BE RELEASED FROM THE
- INTERIOR OF THE CAR. STAY CLOSE TO THE FLOOR TO MINIMISE INHALATION.
- STAY IN THE CAR UNTIL THE FIRE FRONT HAS PASSED AND THE TEMPERATURE HAS
- DROPPED OUTSIDE.

ONCE THE FIRE FRONT HAS PASSED AND THE TEMPERATURE HAS DROPPED, CAUTIOUSLY EXIT THE VEHICLE. MOVE TO A SAFE AREA E.G. AN AREA THAT HAS ALREADY BURNT.

STAY COVERED IN WOOLLEN BLANKETS AND AWAIT ASSISTANCE.