



Regional Development Assessment Panel Agenda

Meeting Date and Time: Wednesday, 28 May 2025; 2.00pm
Meeting Number: RDAP/45
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[RDAP/45 - 28 May 2025 - Shire of Derby-West Kimberley](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – SHIRE OF DERBY-WEST KIMBERLEY

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 332, No. 2 Scrivener Road, Fitzroy Crossing – Workforce Accommodation Units – DAP/25/02874
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE	
<i>Specialist DAP Members</i>	<i>DAP Secretariat</i>
Clayton Higham (Presiding Member)	Kristen Parker
Francesca Lefante (Deputy Presiding Member)	Ashlee Kelly
Agata Cabanek	



PART A – INTRODUCTION

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- 2. Apologies**
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PART B – SHIRE OF DERBY-WEST KIMBERLEY

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 332, No. 2 Scrivener Road, Fitzroy Crossing – Workforce
Accommodation Units – DAP/25/02874

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil

Part B - Item 3.1 – Lot 332, No. 2 Scrivener Road, Fitzroy Crossing – Workforce Accommodation Units

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Regional Development Assessment Panel
Local Government Area:	Shire of Derby/West Kimberley
Applicant:	PTS Town Planning Pty Ltd
Owner:	Aboriginal Lands Trust
Value of Development:	\$5.2 million
Responsible Authority:	Shire of Derby/West Kimberley
Authorising Officer:	Tamara Clarkson
LG Reference:	DA19/25
DAP File No:	DAP/25/02874
Application Received Date:	10 March 2025
Report Due Date:	19 May 2025
Application Statutory Process Timeframe:	90 Days
Attachment(s):	1. Aerial Image and Zoning Map 2. Development Plans 3. Bushfire Management Plan 4. Waste Management Plan 5. Water Corporation Referral Comments 6. Applicant Cover Letter

Responsible Authority Recommendation

That the Regional Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/25/02874 is appropriate for consideration as a Workforce Accommodation land use and compatible with the objectives of the zoning table of the Shire of Derby/West Kimberley Local Planning Scheme No. 9.
2. **Approve** DAP Application reference DAP/25/02874 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Derby/West Kimberley Local Planning Scheme No. 9 subject to the following conditions:

Conditions

1. This decision constitutes development approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development shall be in accordance with the approved plans save that, in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.

3. Extensions/upgrades of all utility services including electrical power, water, wastewater, gas and internet telecommunications (NBN) connections shall be undertaken at the cost of the applicant.
4. All works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot.
5. The approved stormwater management plan shall be implemented in full by the applicant prior to the occupation or use of the development. All stormwater discharge from the development shall be contained and disposed of to the satisfaction of the Shire of Derby/West Kimberley.
6. The visual permeability of the fence within the visual truncation area/vehicle sightline truncation area shall be a minimum of 80% permeable to the satisfaction of the Shire of Derby/West Kimberley.
7. The proposed gate(s) shall open wholly within the subject lot.
8. Prior to occupation or use of the development, all vehicle crossings are required to be designed, upgraded, and constructed to the satisfaction of the Shire of Derby/West Kimberley.
9. Prior to occupation or use of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line marked and kerbed in accordance with:
 - i. The approved plan(s);
 - ii. Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off street car parking;
 - iii. Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off street parking for people with disabilities;
 - iv. Australian Standard AS 1428.1 2009, Design for access and mobility, Part 1: General Requirements for access New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel); and
 - v. Shire of Derby/West Kimberley engineering requirements and design guidelines.
 - vi. The car parking is to be maintained to the satisfaction of the Shire of Derby/West Kimberley for the lifetime of the development.
10. The approved Waste Management Plan prepared by PTS Town Planning shall be implemented and adhered to all times, to the satisfaction of the Shire of Derby/West Kimberley.
11. Prior to occupation or use of the development, landscaping areas shall be installed in accordance with the approved landscaping plan by 'Plan E' Landscape Architects dated January 2025 or any approved modifications to the satisfaction of the Shire of Derby/West Kimberley. All landscaping areas shall be maintained for the lifetime of the development to the satisfaction of the Shire of Derby/West Kimberley.

12. Prior to or in conjunction with the submission of a building permit application, a Lighting Plan detailing the proposed lighting to pathways and car parking areas shall be submitted to and approved by the Shire of Derby/West Kimberley. All illumination must be confined to within the boundaries of the subject site in accordance with the requirements of Australian Standard 4282 Control of the obtrusive effects of outdoor lighting, at all times, for the lifetime of the development.
13. Prior to or in conjunction with the submission of a building permit application, amended plans demonstrating an enclosed bin storage area designed with a size suitable to service the development and screened from view of the street are to be submitted to and approved by the Shire of Derby/West Kimberley. The bin storage area is to be constructed prior to the occupation of the development and remain in operation and in good condition for the lifetime of the development to the satisfaction of the Shire of Derby/West Kimberley.
14. The Bushfire Management Plan prepared by Bushfire Smart, dated 12 April 2024 (Version 1.1), shall be implemented and maintained for the lifetime of the development to the satisfaction of the Shire of Derby/West Kimberley.

The requirements of the Bushfire Management Plan shall be incorporated into the building permit application documentation and complied with during all stages of development and ongoing use.

Prior to the occupation or use of the development, the applicant is required to provide certification from a suitably qualified person to the Shire of Derby/West Kimberley confirming that all measures outlined in the approved Bushfire Management Plan have been fully implemented within the development, to the satisfaction of the Shire of Derby/West Kimberley.

15. Prior to or in conjunction with the submission of a building permit, a site-specific Bushfire Emergency Evacuation Plan shall be prepared to the satisfaction of the Shire of Derby/West Kimberley on the advice of the Department of Fire and Emergency Services. The plan shall address:
 - Shelter-in-place options appropriate to the development and potential vulnerable occupants;
 - Clearly defined evacuation routes and procedures; and
 - Communication protocols with emergency services in the event of a bushfire or other emergency.

The approved Bushfire Emergency Evacuation Plan shall be implemented and maintained for the lifetime of the development to the satisfaction of the Shire of Derby/West Kimberley.

16. Prior to or in conjunction with the submission of a building permit, the applicant is to supply written confirmation from Water Corporation that there is an approved potable water connection to the subject site.
17. Prior to the occupation and/or use of the development the development is to be connected to the potable water supply to the satisfaction of the Shire of Derby/West Kimberley on the advice of Water Corporation.

Advice Notes

1. Where an approval has so lapsed, no development must be carried out without the further approval having first been sought and obtained.
2. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
3. It is recommended that the applicant liaise with the adjoining property owner(s) regarding the possible retention or replacement of the existing dividing fence along the common lot boundary. Please refer to the Dividing Fences Act 1961 for the rights and responsibilities of landowners regarding dividing fences.
4. The applicant is advised that the development is required to be serviced by a reticulated sewerage connection and discharged into Water Corporation's network. The applicant is advised to liaise with Water Corporation to facilitate the naturalisation of the sewer to service the development. The connection to the sewer is to be naturalised prior to the occupation or use of the development.

Details: outline of development application

Region Scheme	N/A
Region Scheme - Zone/Reserve	N/A
Local Planning Scheme	Shire of Derby/West Kimberley Local Planning Scheme No. 9
Local Planning Scheme - Zone/Reserve	Settlement
Structure Plan/Precinct Plan	Aboriginal Settlement Layout Plan - Junjuwa Layout Plan No. 1
Structure Plan/Precinct Plan - Land Use Designation	Residential – House/Residential Quarters
Use Class and permissibility:	N/A
Lot Size:	120,982m ²
Existing Land Use:	Vacant
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

The applicant seeks development approval for the construction of 11 workforce accommodation units at Lot 332 (No. 2) Scrivener Road, Fitzroy Crossing.

The land is reserved as Reserve 9656 under a Management Order to the Aboriginal Lands Trust (ALT), and a lease agreement is in place between the ALT, Bunuba Operations Aboriginal Corporation, and Uniting Church Homes (trading as Juniper).

The application includes the following:

- 11 workforce accommodation units consisting of single-storey modular/transportable units including:
 - o Eight, one-bedroom dwellings (in duplexes)
 - o Three, two-bedroom dwellings
- Common Facilities
 - o Shared communal facilities (including a laundry and storage).
- Car Parking:
 - o Nine uncovered car bays.
- Landscaping:
 - o Landscaping upgrades throughout the site.
- Service Infrastructure:
 - o Stormwater management system.
- Waste storage area (8 bins capacity).

Proposed Land Use	Workforce Accommodation
Proposed Net Lettable Area	402m ²
Proposed No. Storeys	Single Storey
Proposed No. Dwellings	11

Background:

The subject site is a 0.39ha portion of Lot 332 Scrivener Road, Fitzroy Crossing, located on Reserve 9656 under the management of the Aboriginal Lands Trust (ALT). The land is leased to the Bunuba Operations Aboriginal Corporation and further subleased to Juniper (Uniting Church Homes) for the operation of the adjacent Guwardi Ngadu Residential Aged Care facility.

The land is situated within the Fitzroy Crossing township and is zoned Settlement under Local Planning Scheme No. 9 (LPS9). It is identified for residential purposes under the Junjuwa Layout Plan No. 1, which is an endorsed layout plan under State Planning Policy 3.2 – Aboriginal Settlements.

The surrounding area is characterised by a mix of community, residential, and aged care uses. Immediately adjacent to the subject land is the existing Guwardi Ngadu Residential Aged Care facility to the east. The broader context includes low-density residential dwellings and public purpose facilities within the Junjuwa Aboriginal Community.

Scrivener Road and Forrest Road provide vehicular access to the site. The land is relatively flat and contains some existing vegetation, although it has been previously disturbed. The site lies within a flood-prone area and proposed development levels have been designed to achieve compliance with required flood mitigation standards (i.e. ≥1m above the 1:100 flood level).

The aerial image and zoning map provided at **Attachment 1**, provides a visual context of the site location and its surrounds.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Planning and Development (State Planning Policies) Regulations 2024
Planning and Development (Development Assessment Panels) Regulations 2011
 Shire of Derby/West Kimberley Local Planning Scheme No. 9

State Government Policies

State Planning Policy 3.2 – Aboriginal Settlements
 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

Layout Plans

Junjuwa Layout Plan No. 1

Shire of Derby/West Kimberley Guidance Documents

Town Planning Guideline Minimum Floor Level for New Buildings Fitzroy Crossing and Camballin

Consultation

Public Consultation

The development application was not advertised as the proposed land use aligns with the objectives of the Settlement zone and the endorsed Aboriginal Layout Plan and is of a scale and intensity that is unlikely to negatively impact the amenity of adjoining properties or the surrounding locality.

Referrals/consultation with Government/Service Agencies

The development application was referred to Water Corporation. Water Corporation provided the following comments:

- *...the Corporation has no objection to the proposed development.*
- *The proposed buildings can likely be provided with water and wastewater services. The Corporation's Aboriginal Communities Water Services has advised the proponent to submit the necessary application form and designs for water and sewer connections.*
- *The Shire should place a general condition (or an advice note) on any approval advising the proponent of the need to obtain the necessary approvals from the Water Corporation's Aboriginal Communities Water Services Team, and to submit the necessary forms and designs to facilitate connection of the proposed building to the nearby water and sewer networks.*

The Shire has recommended appropriate conditions and advice notes which address the commentary provided by Water Corporation. Further discussion regarding potable water and sewer connections to the development can be found below in the 'Planning Assessment' section of this report.

Other Advice

The Shire of Derby/West Kimberley environmental health department and infrastructure services have recommended appropriate conditions contained within the recommendation section of this report.

Planning Assessment:

Shire of Derby/West Kimberley Local Planning Scheme No. 9

Land Use Permissibility (Table 3 – Zoning Table)

The subject site is zoned Settlement under LPS9. The Zoning Table does not specify permissible land uses for the Settlement zone. In such cases, where a use is not listed and no specific provisions are made, the planning assessment is to be guided by the objectives of the Scheme and Clause 67(2) of the Planning and Development (Local Planning Schemes) Regulations 2015.

In this instance, an endorsed Layout Plan (Junjuwa Layout Plan No. 1) exists for the site, and designates the subject lot for Residential use. The proposed development of workforce accommodation in the form of residential quarters is consistent with this designation and aligns with the strategic intent of the Layout Plan and the Scheme.

Aims of the Scheme (Clause 1.9)

The proposal is considered to be consistent with the aims of LPS9 as:

- The workforce accommodation supports the operation of the nearby aged care facility, thereby facilitating the delivery of essential social services and contributing to local employment opportunities to balance economic and social development.
- The development utilises land identified for residential purposes under an endorsed Layout Plan, consistent to support the long-term growth of the Shire.
- The proposal aligns with the recommendations of the Junjuwa Layout Plan, which is an Aboriginal Settlement Layout Plan adopted by the WAPC under State Planning Policy 3.2, thereby supporting the implementation of strategic planning objectives.
- The application is consistent in scale and land use as outlined within the Scheme.

Zone Objectives – Settlement Zone (Clause 3.1.2)

The objectives of the Settlement Zone are:

- a) To require a Layout Plan prepared and endorsed in accordance with SPP 3.2
- b) To ensure development accords with that Layout Plan

The Junjuwa Layout Plan No. 1 is an endorsed layout plan prepared in accordance with State Planning Policy 3.2. The proposed development is located within a lot

(Settlement Layout Lot 355) designated for Residential uses. The design, intensity and function of the proposed development is consistent with the land use provisions of the adopted Layout Plan.

Zone Development Requirements (Table 8)

LPS9 specifies that development within the Settlement zone is not to be supported unless it aligns with an approved Layout Plan. In this case:

- A Layout Plan has been endorsed (Junjuwa Layout Plan No. 1).
- The proposed development is consistent with the designated land use under that plan.

Therefore, the proposal satisfies the development requirements of the Settlement zone.

Setbacks and Landscaping (Schedule 4)

The Junjuwa Layout Plan, endorsed in accordance with State Planning Policy 3.2, does not prescribe minimum building setbacks for the subject site.

In accordance with LPS9, where land is zoned Settlement, setbacks and landscaping requirements are to be assessed in accordance with the relevant Layout Plan. In the absence of specified setback standards, a contextual assessment has been undertaken to determine appropriate design responses, having regard to the single-storey, low-intensity nature of the proposed development, the separation from adjoining properties, and the prevailing residential character of the locality.

The proposed development incorporates setbacks of approximately 21 metres from Forrest Road and approximately three metres from adjacent lot boundaries, consistent with a low-density residential context. Landscaping is included to soften the built form and enhance the residential setting, and the overall site layout is considered to appropriately maintain amenity, provide adequate building separation, and integrates sensitively with its surroundings.

Aboriginal Layout Plan (Junjuwa Layout Plan)

The development is situated within the Junjuwa Aboriginal community and is subject to the provisions of the Junjuwa Layout Plan No. 1, which has been endorsed in accordance with State Planning Policy 3.2 – Aboriginal Settlements. The Layout Plan identifies the subject site (Layout Plan Lot 355) Lot 332 for Residential use, which aligns with the proposed use of the site for workforce accommodation associated with the adjacent aged care facility.

The development comprises, single-storey buildings, which are consistent with the prevailing built form in the surrounding locality. To the south of the site is a car rental facility/hostel, and to the north is the Juniper Guwardi Ngadu Residential Aged Care Home, which the proposed workforce accommodation is intended to support. The immediate context is therefore a mix of community and low-scale residential uses, with all single storey in nature.

As the Layout Plan does not specify minimum setback requirements, the proposal has been assessed based on contextual considerations. The design incorporates

generous building separation and setbacks from lot boundaries and adjoining uses, ensuring that the development does not result in any unreasonable impacts on amenity, privacy, or access. The layout also allows for open space, passive surveillance, and pedestrian connectivity, and provides a landscaped interface between the built form.

The proposal is consistent with the land use designation, scale, and intent of the Junjuwa Layout Plan No. 1. The contextual design response and low-impact built form ensure that the development respects its setting and contributes positively to the amenity and function of the Junjuwa community.

Planning and Development (Local Planning Schemes) Regulations 2015

The development has been considered against Clause 67(2) of the Deemed Provisions and the following matters were deemed relevant to the consideration of the development proposal:

Relevant Provision	Assessment
(m) the compatibility of the development with its setting, including – (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The proposed workforce accommodation is consistent with the Junjuwa Layout Plan, which designates the land for residential – house/residential quarters. The development is compatible with the surrounding land uses, which include residential, aged care, and community uses. The single-storey built form minimises the impact of height, bulk, and scale and is appropriate to the local context. The development is oriented internally within the lot, providing an appropriate interface with adjoining properties, including the Guwardi Ngadu Aged Care facility. The appearance of the modular buildings and proposed landscaping treatments assist in blending the development with the broader community character of Fitzroy Crossing.
(n) the amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The development has been designed to mitigate environmental impacts, with a stormwater management system and landscaping upgrades included. The proposal aligns with the existing character of the Junjuwa Aboriginal

	Community by providing low-density residential-style accommodation. The use as workforce accommodation is likely to provide positive social benefits, including support to the adjoining aged care facility and broader community services. No adverse noise, traffic, or overshadowing impacts are expected given the scale and location of the proposal. The single-storey nature of the buildings and surrounding landscaping preserve visual amenity for neighbouring properties and the local streetscape.
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	A landscaping plan prepared by 'Plan E' Landscape Architects has been submitted and is conditioned to be implemented and maintained. Landscaping is proposed throughout the site, contributing to visual amenity and providing shade and cooling benefits. While some existing vegetation has been disturbed, the landscaping plan will enhance the overall greening of the site post-development, with a net increase in landscaping volume from the pre-development state of the site. Landscaping contributes to the separation and screening between the proposed development and adjacent land uses. Maintenance of landscaped areas for the lifetime of the development is secured by condition to ensure ongoing amenity.
(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	The site is located in a flood-prone area; however, proposed development levels meet the minimum 1.0m clearance above the 1:100 flood level, consistent with the Shire's floodplain guidelines. A Bushfire Management Plan has been prepared and must be implemented, addressing the bushfire risk with

	construction to BAL-29 standards, provision of Asset Protection Zones, and dedicated firefighting water supply. The site is generally flat and previously disturbed, which reduces the risk of soil erosion and degradation. Conditions require certification of bushfire protection measures and preparation of a Bushfire Emergency Evacuation Plan, ensuring site readiness in the event of an emergency. Given the measures proposed and conditions imposed, the site is considered suitable for the intended development, with risks appropriately mitigated.
(s) the adequacy of — i. the proposed means of access to and egress from the site; and ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;	The submitted Waste Management Plan has been reviewed and is supported by the Shire as it satisfactorily addresses the waste handling and disposal requirements of the proposed development." The development provides sufficient on-site parking and vehicle manoeuvring space, appropriate to the nature of the land use and the scale of the development. Where necessary, conditions of development approval have been recommended to ensure that the servicing of the development does not adversely impact the amenity of residents and the surrounding locality/adjoining land uses.

The relevant matters under Clause 67(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* have been duly considered, and subject to the inclusion of appropriate conditions, the application has appropriately addressed these matters.

Town Planning Guideline Minimum Floor Level for New Buildings Fitzroy Crossing and Camballin

The Shire specifies a minimum finished floor level (FFL) for all new habitable buildings of 111.95 AHD. The development has a proposed minimum FFL of 113.01 AHD, 1.06m above the minimum specified FFL.

Waste Management

Waste generation rates for the development have been calculated using benchmarks from the City of Melbourne's Waste Guidelines (2021), the City of Perth's Waste Guidelines (2019), and standards applied to worker accommodation developments by Mineral Resources.

Based on an estimated 14 bedrooms, waste generation is expected to be 490 litres of refuse and 98 litres of recycling per week. As Fitzroy Crossing does not provide separate recycling services, these streams are combined, and a total of four 240-litre bins are proposed, three for refuse and one for recycling—collected weekly by Cleanaway. This frequency reflects the worst-case scenario, although twice-weekly collections occur during the wet season.

A dedicated, fenced bin store measuring 2 metres by 7 metres will be located adjacent to the car parking area with direct access to the verge for collection. The store accommodates up to eight bins, providing capacity in the event of an increase waste generation volume.

Occupants will be responsible for transferring waste to the bin store, while the Works Manager of the adjacent aged care facility will manage verge transfers and maintain the bin area. Waste management operations will be integrated with those of the existing Residential Aged Care facility.

The submitted waste management plan has been reviewed and is supported by the Shire.

State Planning Policy 3.7 Bushfire

Bushfire Risk Context

The subject land is identified as bushfire-prone on the DFES Bushfire Prone Area mapping. The surrounding vegetation, including grassland, open woodland, and scrubland, has been classified according to AS 3959:2018, and contributes to a moderate to high bushfire hazard. The Bushfire Management Plan (BMP) identifies various vegetation exclusions where land is cleared or non-vegetated, assisting in reducing the extent of classified vegetation near the proposed development envelope.

Bushfire Attack Level (BAL)

The BMP models BAL ratings for future buildings within the site. With appropriate separation distances and vegetation management, all proposed structures can achieve a BAL-29 or lower, which is considered an acceptable risk level under State Planning Policy 3.7 (SPP 3.7). No part of the development is expected to fall under BAL-40 or BAL-FZ.

Access and Egress

The site is accessible via existing public roads that are sealed and meet the minimum technical standards for emergency vehicle access. This includes appropriate widths, turning radii, and connections to the broader road network, ensuring that residents and emergency services can safely enter and exit the site in the event of a bushfire.

Water Supply for Firefighting

The BMP confirms the availability of water for firefighting purposes, aligned with bushfire protection criteria. The development will be connected to a reticulated water supply and the Shire has recommend appropriate conditions for this requirement.

Vegetation Management Requirements

Vegetation within the site and along boundaries must be managed regularly to maintain low fuel loads, particularly within the Asset Protection Zones (APZs). This includes regular removal of dry grass, leaf litter, and fallen branches. The BMP also acknowledges the need to comply with the Shire of Derby-West Kimberley's 2024 Fire Break & Fuel Hazard Reduction Notice, which mandates:

- 3m-wide, 4m-high mineral earth firebreaks within 2m of all boundaries, and
- A 25m building protection zone around all buildings, cleared of flammable materials.

Summary of Recommendations within the BMP

- All new buildings must be constructed in accordance with AS 3959-2018 to the relevant BAL determined for each location. This ensures enhanced structural resistance to radiant heat and ember attack.
- A minimum 20m Asset Protection Zone (APZ) must be implemented around all structures, maintained with minimal ground fuel and separation from surrounding vegetation. The APZ is critical to reducing the intensity of bushfire impact.
- The landowner or proponent must implement and maintain vegetation management measures, including:
 - Regular slashing or mowing,
 - Pruning of overhanging branches,
 - Leaf litter removal,
 - Maintenance of landscaping within APZs (e.g. no mulch build-up exceeding 50mm), in line with both the BMP and local fire break notices.
- A site-specific Emergency Evacuation Plan should be prepared, especially considering any vulnerable occupants (e.g. aged care residents). It should cover:
 - Shelter-in-place options,
 - Evacuation routes,
 - Communication protocols with emergency services.
- All measures prescribed in the BMP must be fully implemented before occupancy and maintained throughout the life of the development. Compliance with SPP 3.7 and the Guidelines for Planning in Bushfire Prone Areas is mandatory for development approval.

The Shire has reviewed the submitted bushfire management plan and is supportive of the proposal subject to the inclusion of the recommended conditions.

Potable Water/Wastewater/Sewer Connections

The development includes works to connect the subject site to both potable water and reticulated sewer infrastructure, consistent with the recommendations of the Bushfire Management Plan and the Shire's environmental health requirements.

As part of the assessment process, the Water Corporation was consulted and confirmed that the site is capable of being connected to the existing potable water network, and that sewer connection can be achieved via naturalisation of the existing network. The applicant is currently in the process of obtaining the necessary approvals from the Water Corporation to undertake these works.

The Shire has recommended conditions of development approval requiring the site to be connected to a potable water supply prior to, or in conjunction with, the submission of a building permit to ensure compliance with bushfire management plan.

In addition, relevant advice notes have been included to inform the proponent of the requirements for connection to reticulated sewer services.

Conclusion:

The proposed workforce accommodation is consistent with the Settlement zone objectives and requirements of Local Planning Scheme No. 9. It aligns with the endorsed Junjuwa Layout Plan, supports the delivery of essential aged care services, and is responsive to both strategic planning and the local development context.

Matters that have the potential to adversely impact the amenity of adjoining properties and residents of the development are appropriately addressed through details contained within technical reports and via the recommended conditions of development approval.

Accordingly, subject to the inclusion of appropriate conditions, the application is recommended for approval.

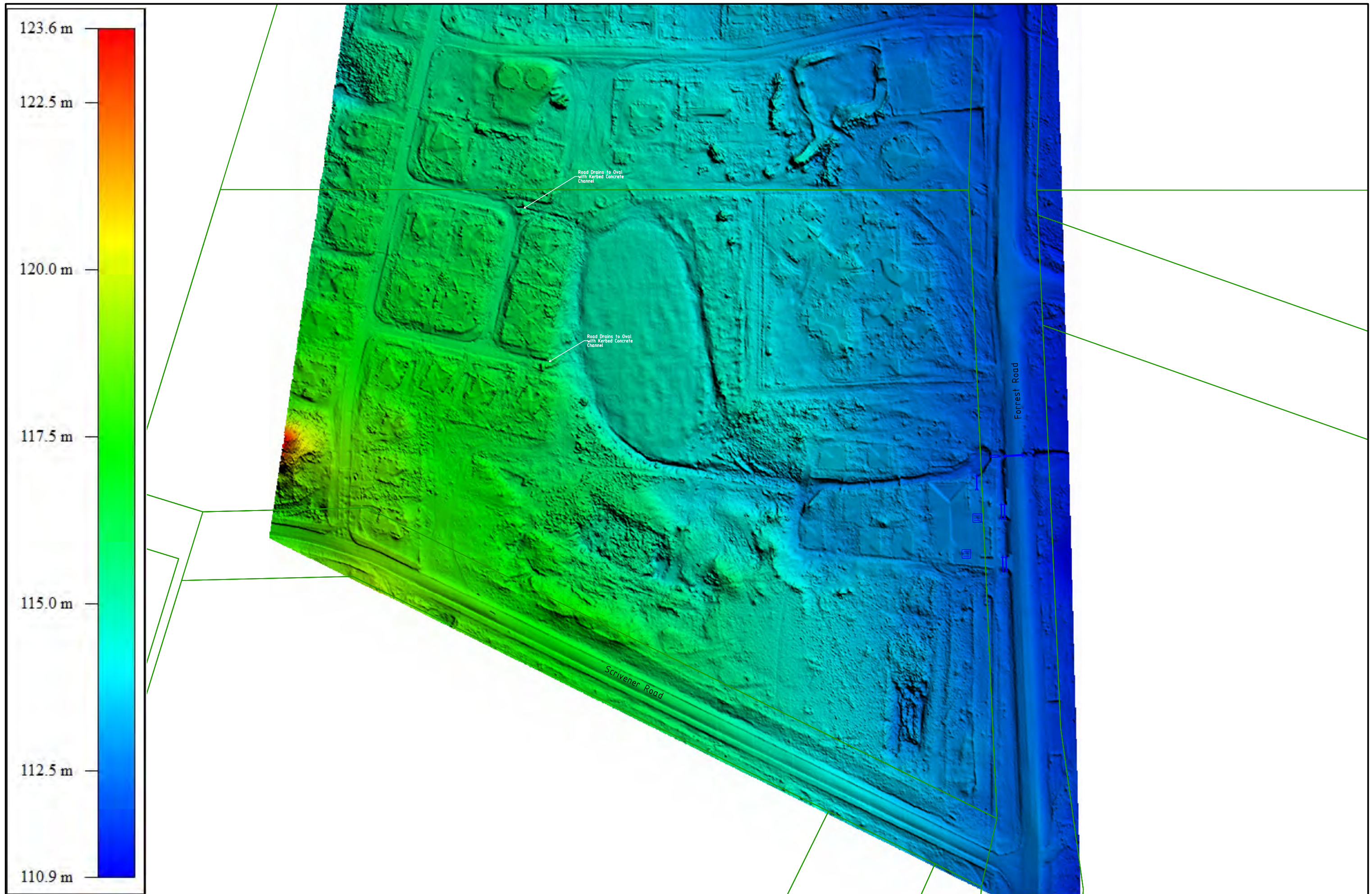
Subject Site



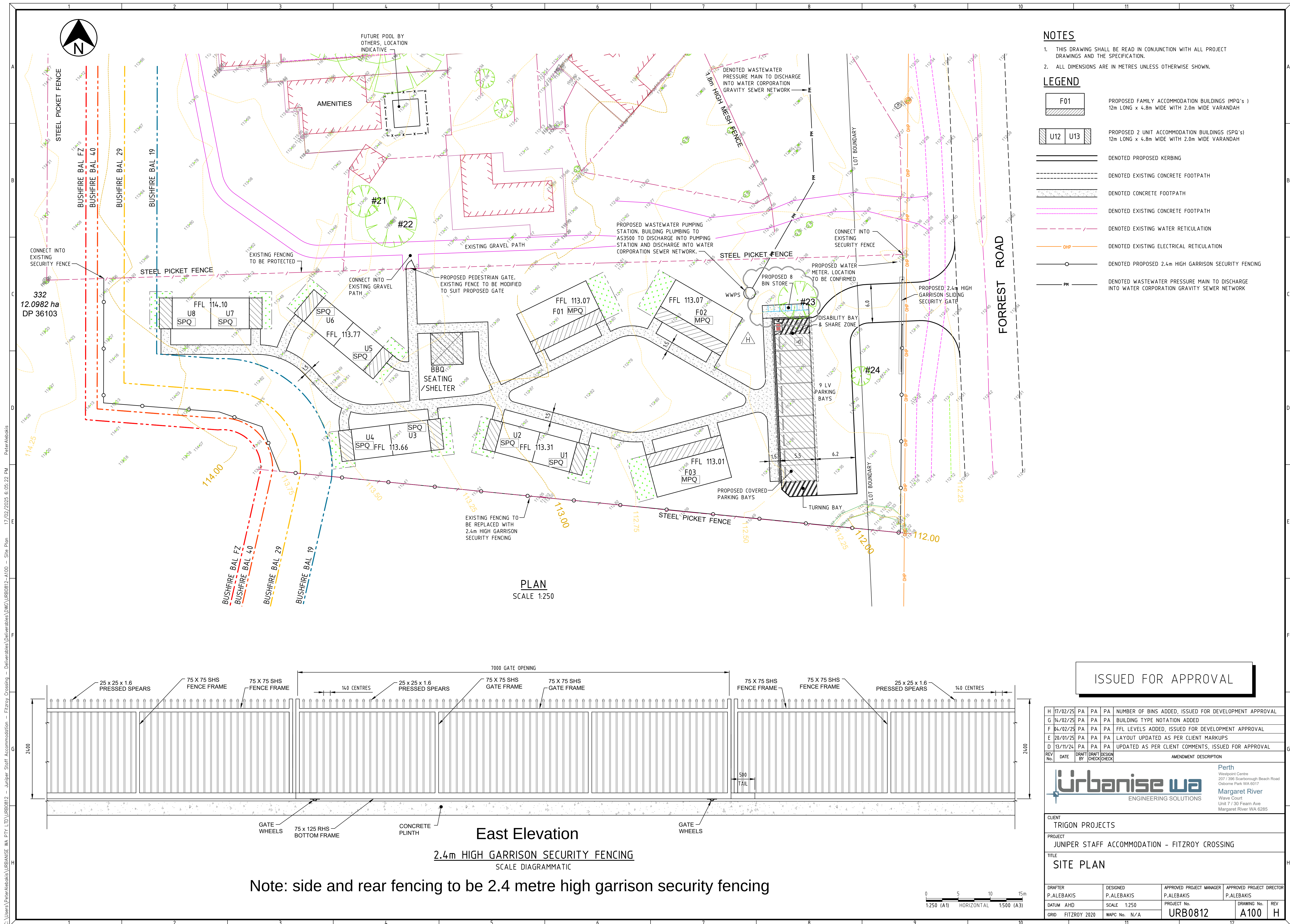
Subject Site

DERBY/WEST
KIMBERLEY
LPS No. 9

SCA1
IS SCA4







C:\Users\PeterAlebokis\URBANISE WA PTY LTD\URB0812 - Juniper Staff Accommodation - Fitzroy Crossing - Deliverables\Deliverables\DWG\URB0812-A100 - Site Plan

JUN FC - Staff Housing - Single Person Quarters

556 FORREST ROAD, FITZROY CROSSING

DRAWING	SHEET NUMBER	SIZE	SCALE	REVISION
COVER PAGE	00000	A3		B
FLOOR PLAN	01101	A3	1:50	B
ROOF PLAN	01102	A3	1:50	B
ELEVATION	01301	A3	1:50	B
ELEVATION	01302	A3	1:50	B
ELEVATION	01303	A3	1:50	B
ELEVATION	01304	A3	1:50	B
SCHEDULES	01501	A3	1:50	B

GENERAL NOTES:

ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS & SPECIFIC BUILDING GUIDELINES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL OF THE ABOVE ARE ADHERED TO AT ALL TIMES.

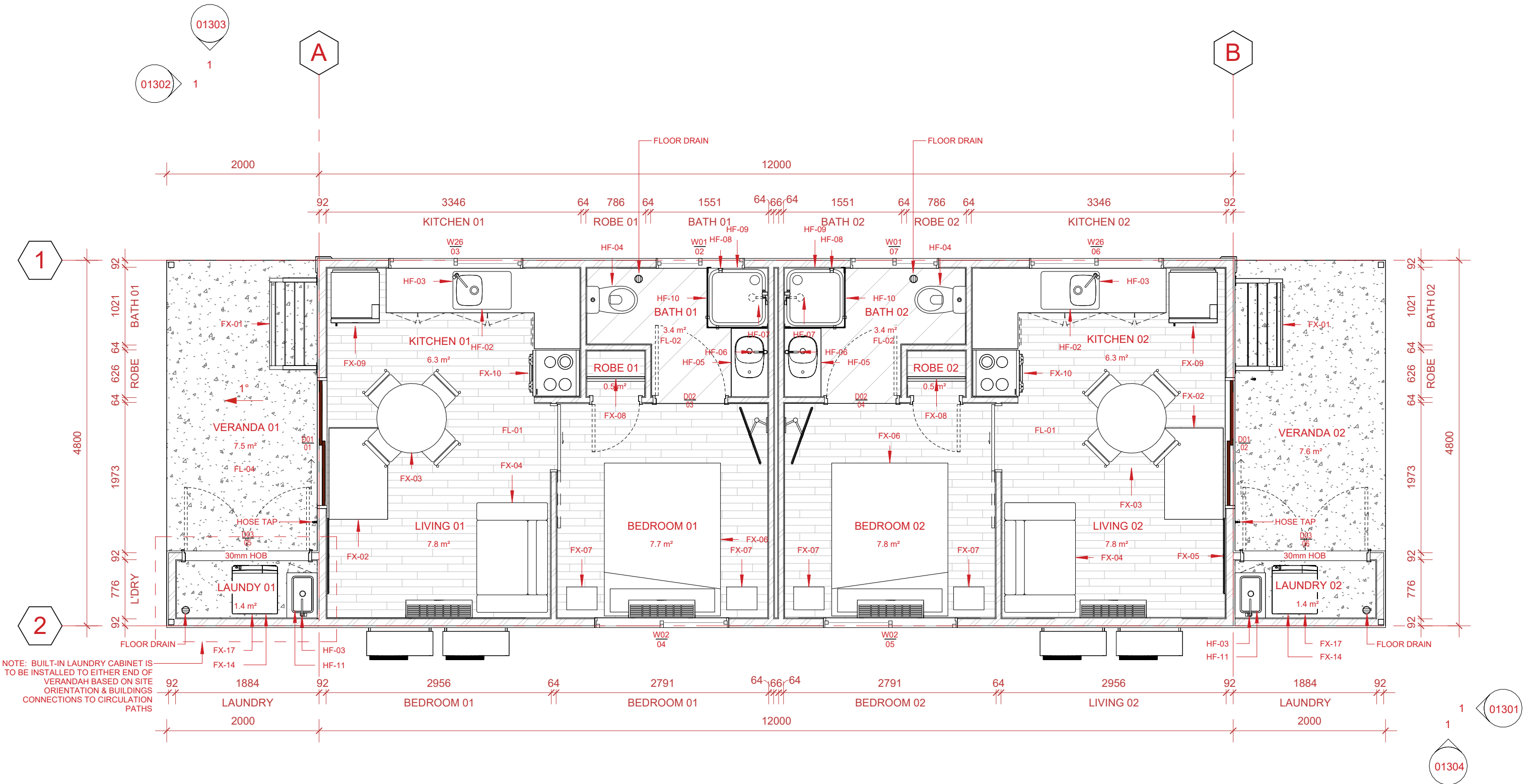
THE CONTRACTOR IS TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT DISCREPANCIES TO THE PRINCIPAL.

THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ALL DISCREPANCIES TO THE PRINCIPAL.

ALL JOINERY, METALWORK, STEELWORK & OTHER BESPOKE ITEMS ARE TO BE SITE MEASURED & SHOP DRAWINGS SUBMITTED FOR APPROVAL. APPROVAL BY THE DESIGNER DOES NOT NEGATE RESPONSIBILITY OF ACCURACY FROM THE CONTRACTOR.

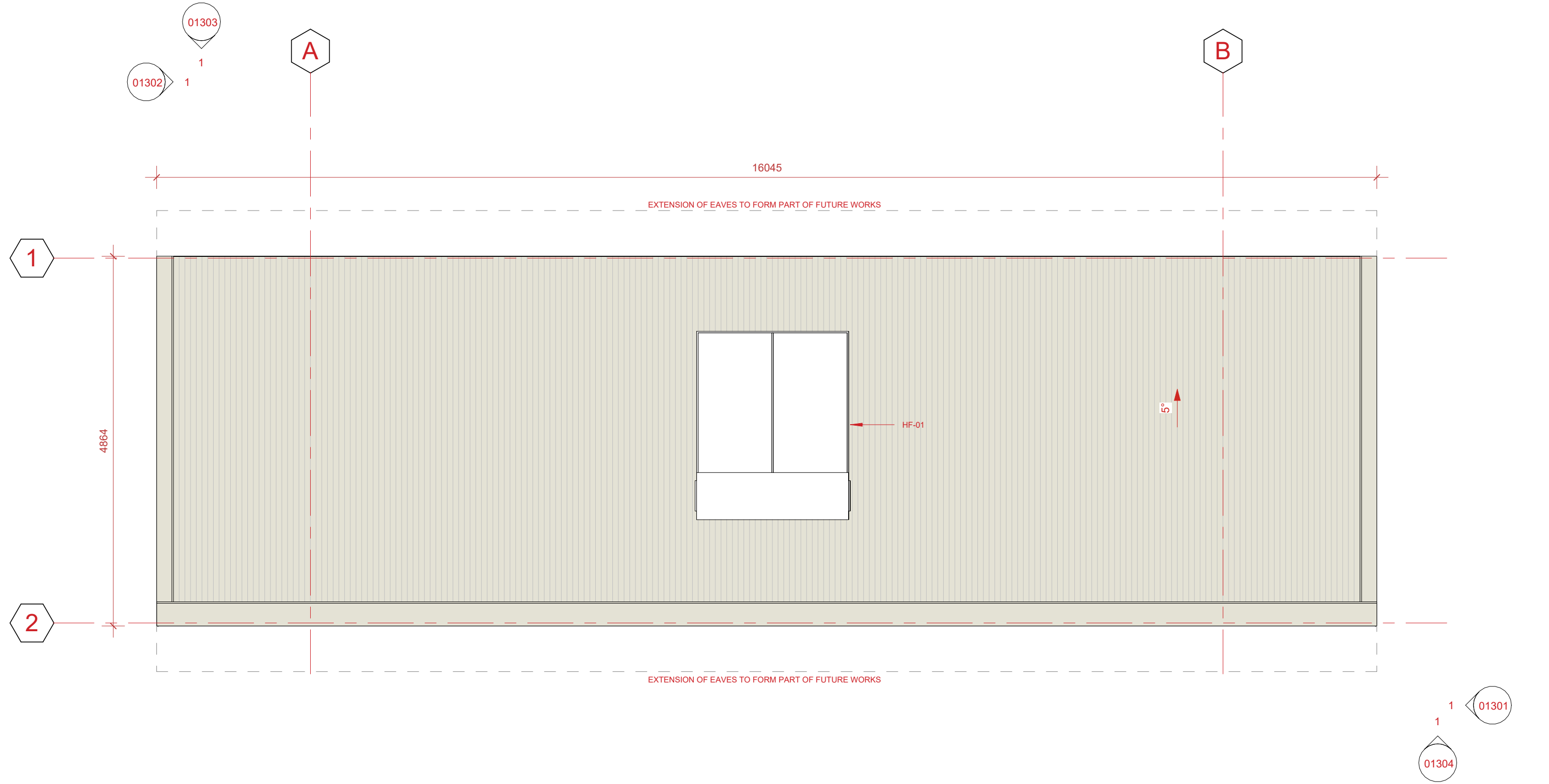
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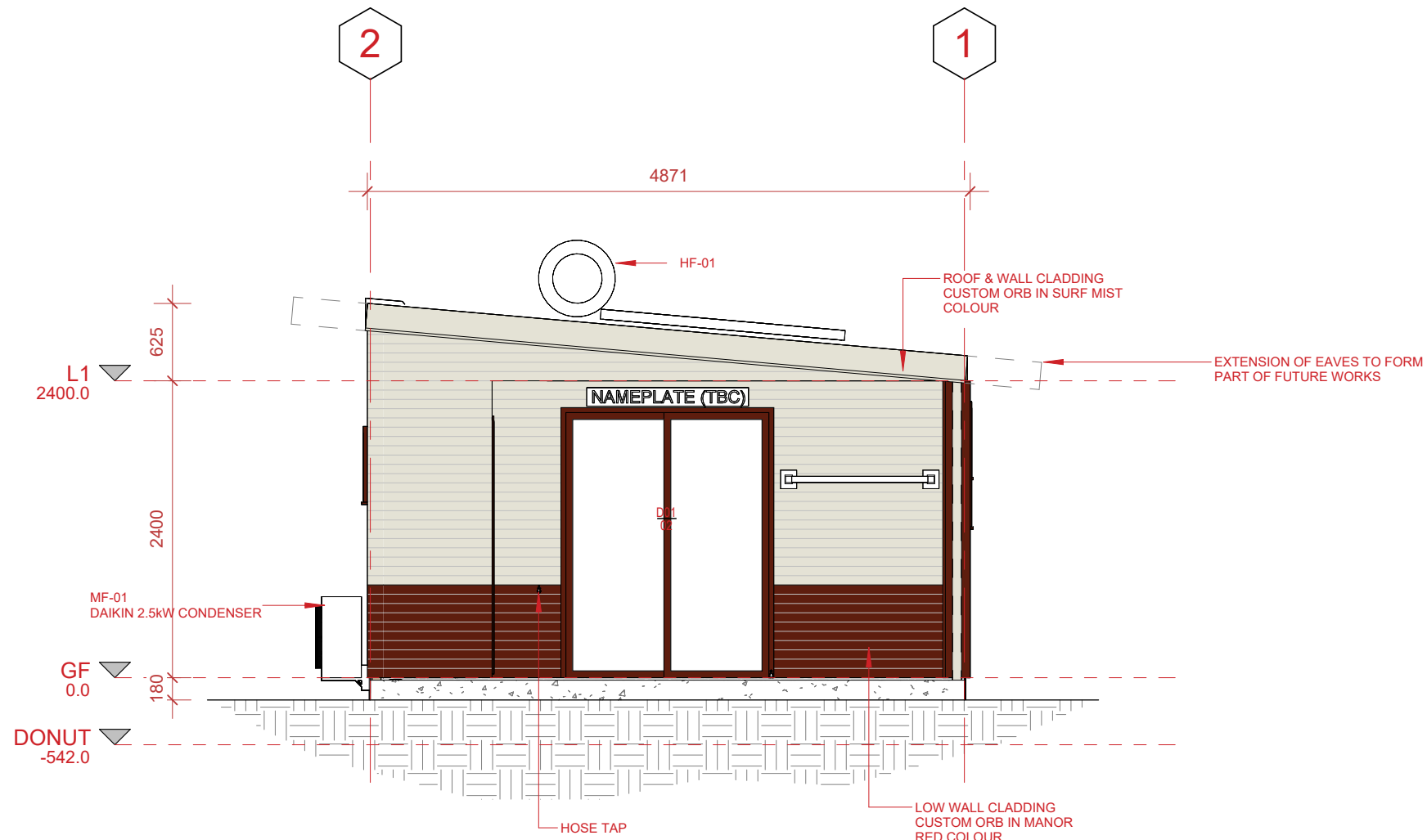


JUN FC - Staff Housing - Single Person Quarters scale 1 : 50 @ A3

TRIGON PROJECTS		
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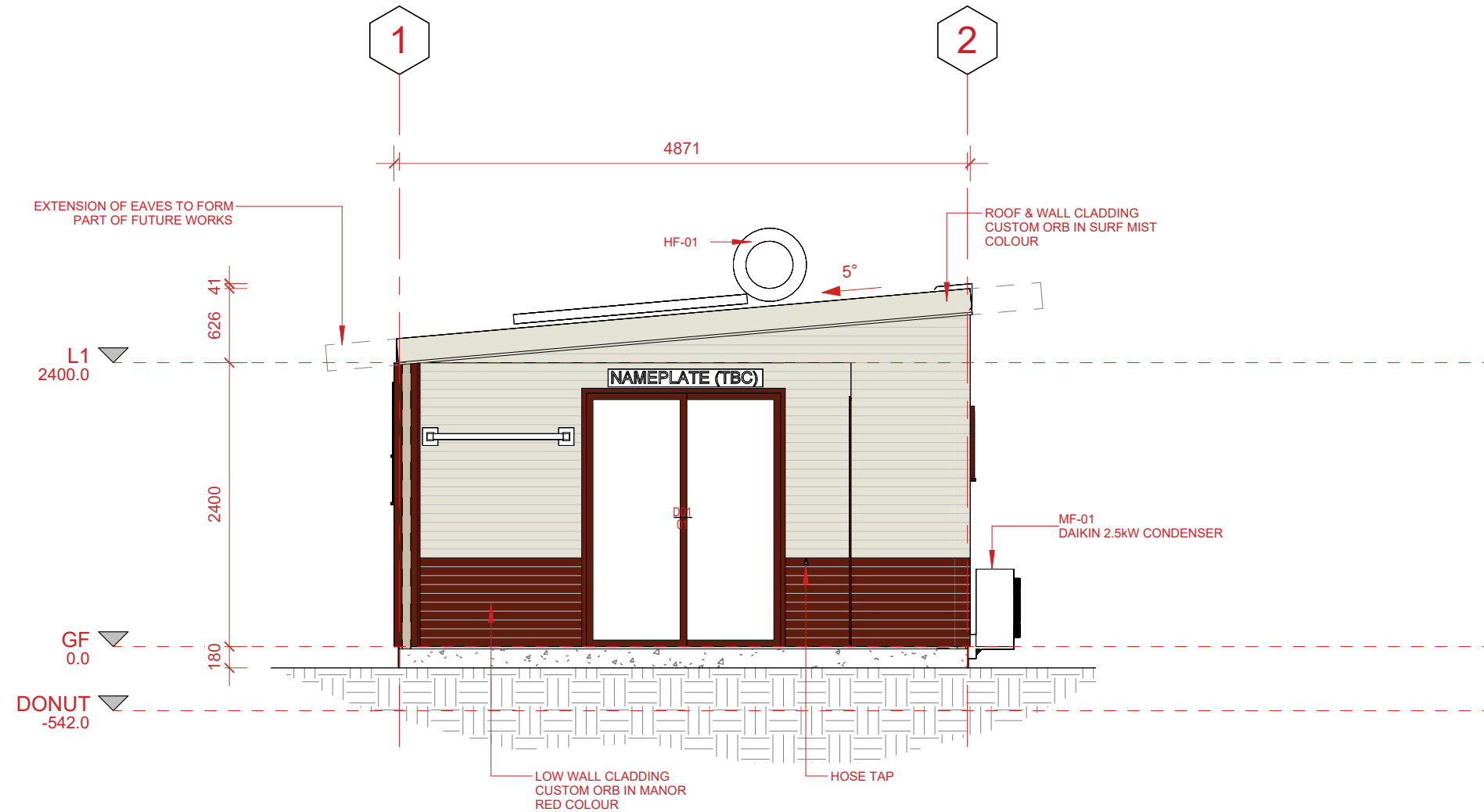
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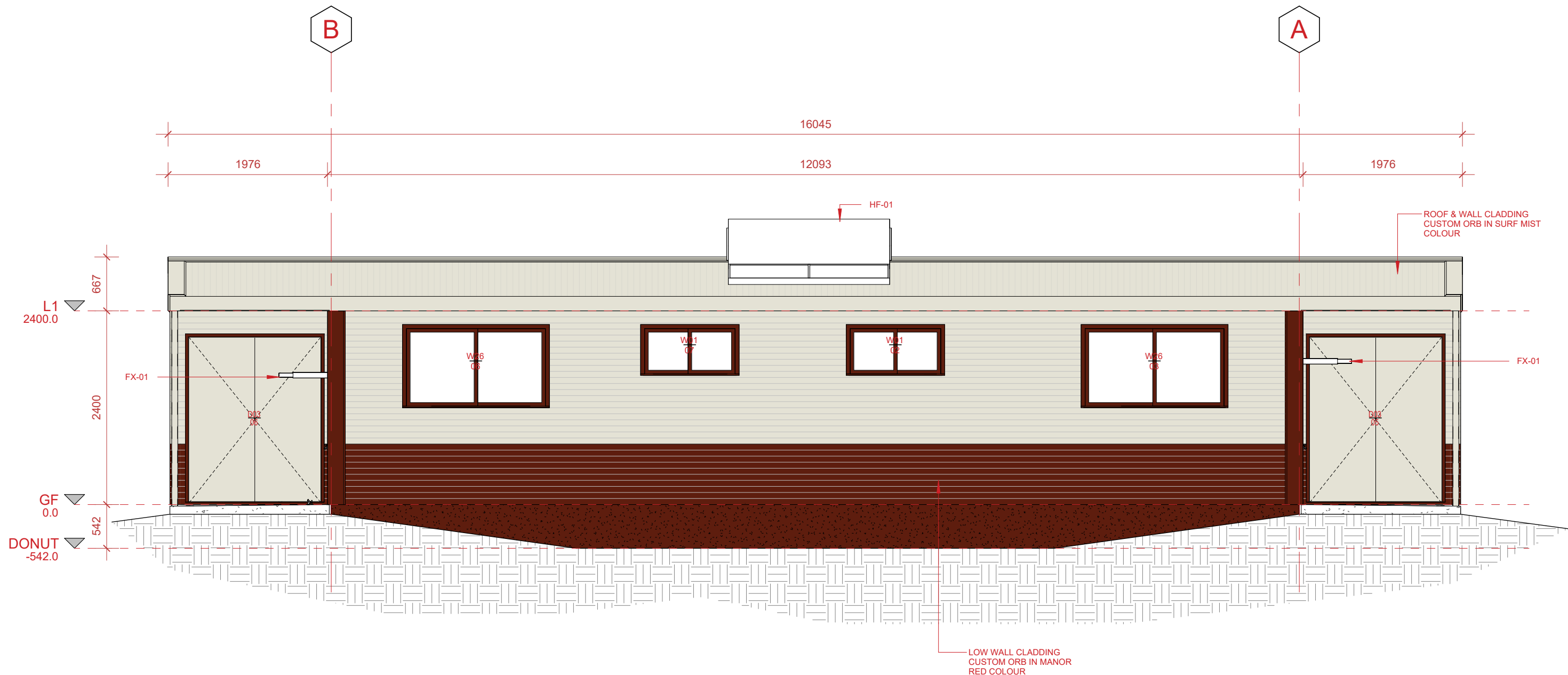
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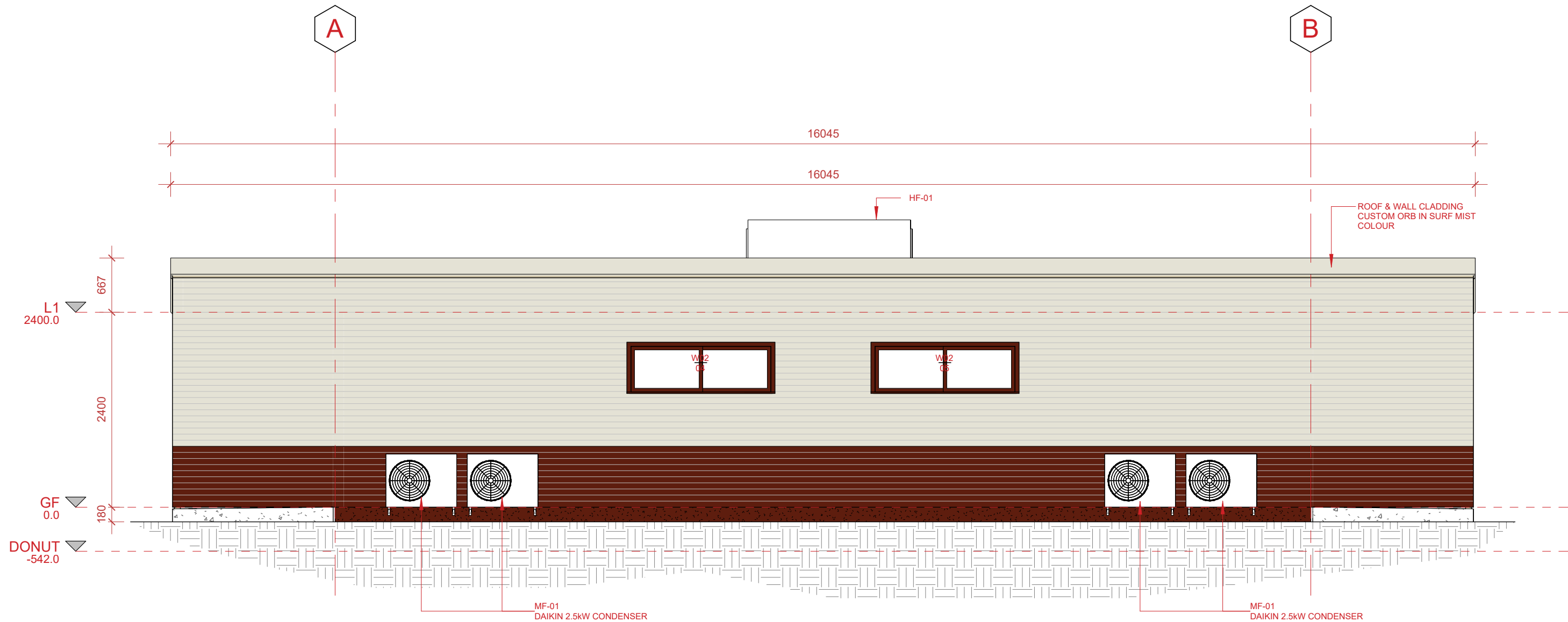
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JUN FC - Staff Housing - Multiple Person Quarters

565 Forrest Road, Fitzroy Crossing

ARCHITECTURAL DRAWINGS

DRAWING	SHEET NUMBER	SIZE	SCALE	REVISION
COVER PAGE	01000	A3		B
FLOOR PLAN	01101	A3	1:50	C
ROOF PLAN	01102	A3	1:50	B
ELEVATION	01301	A3	1:50	C
ELEVATION	01302	A3	1:50	C
ELEVATION	01303	A3	1:50	C
ELEVATION	01304	A3	1:50	C
SECTIONS	01401	A2	1:50	A
SCHEDULES	01501	A3	1:50	C
DETAILS	01601	A3	1:50	A
INTERNAL ELEVATION LAYOUT	01701	A3	1:50	A
INTERNAL ELEVATIONS	01702	A3	1:50	B
INTERNAL ELEVATIONS	01703	A3	1:50	B

GENERAL NOTES:

ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE NCC, AUSTRALIAN STANDARDS, COUNCIL REQUIREMENTS & SPECIFIC BUILDING GUIDELINES. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL OF THE ABOVE ARE ADHERED TO AT ALL TIMES.

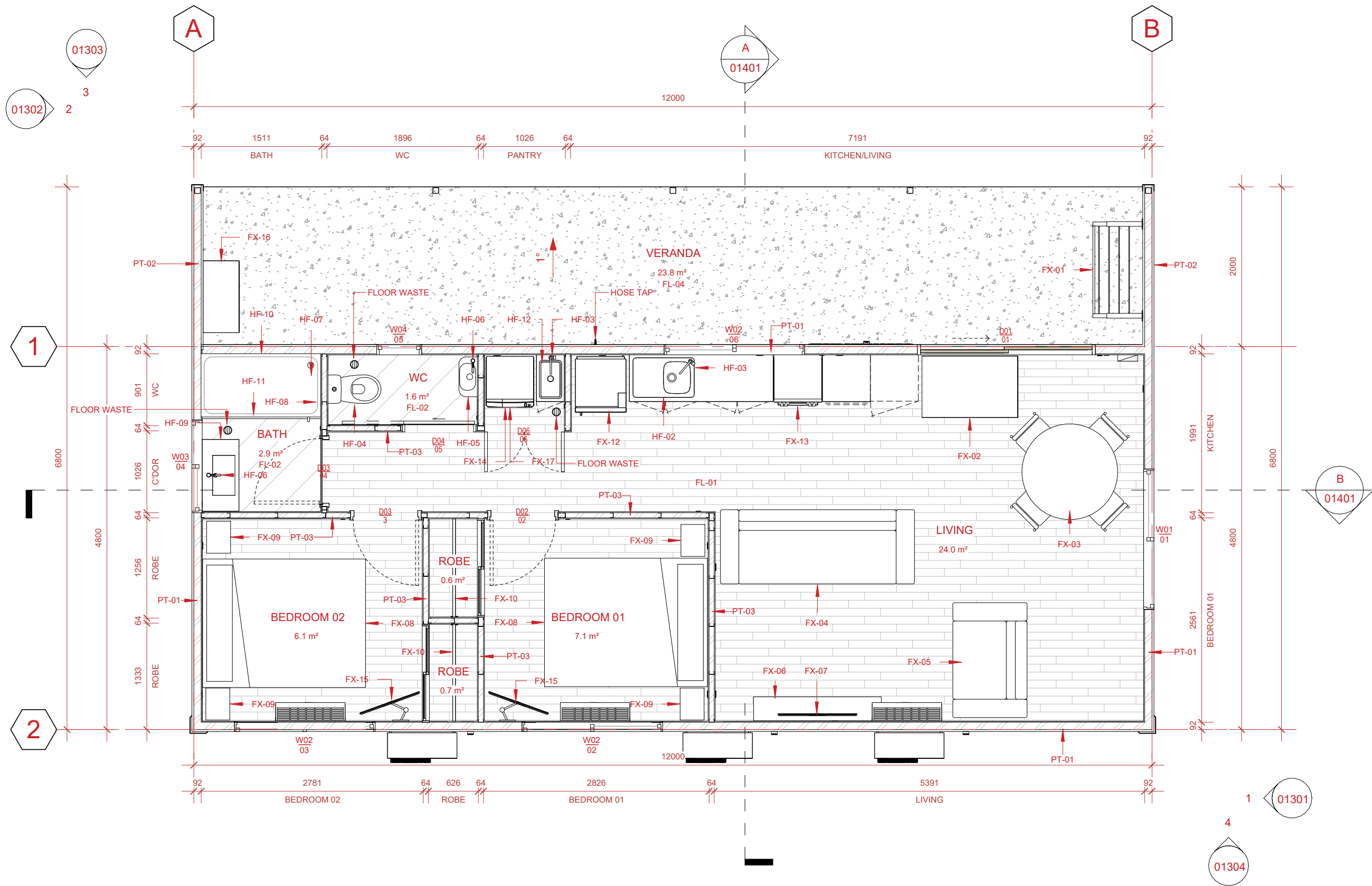
THE CONTRACTOR IS TO CHECK ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT DISCREPANCIES TO THE PRINCIPAL.

THE CONTRACTOR IS TO CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON SITE PRIOR TO COMMENCEMENT OF WORKS. REPORT ALL DISCREPANCIES TO THE PRINCIPAL.

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JUN FC - Staff Housing - Multiple Person Quarters scale 1 : 50 @ A3

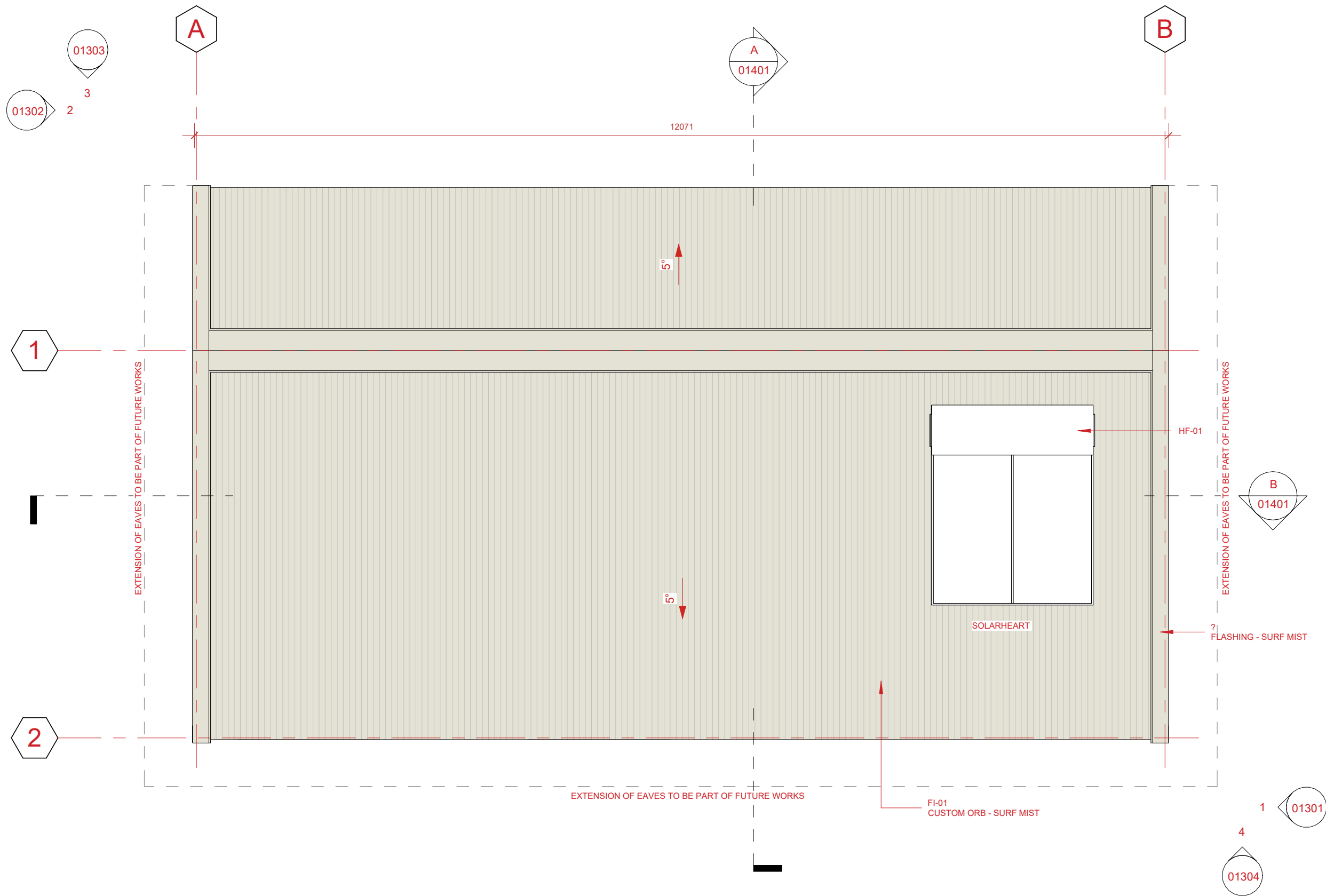
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FLOOR PLAN

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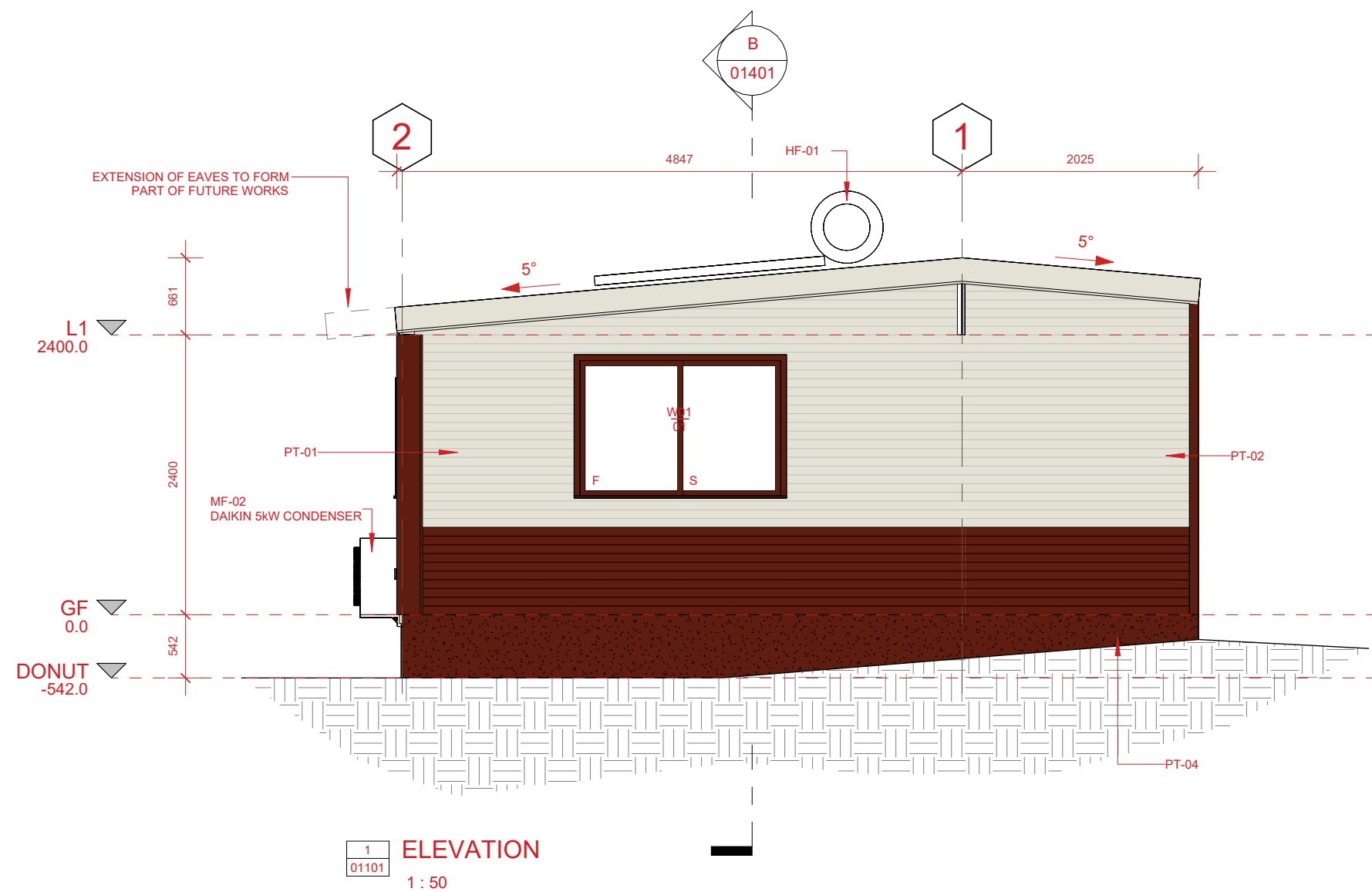
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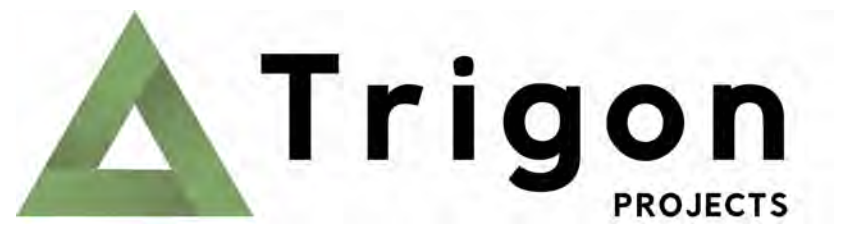


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JUN FC - Staff Housing - Multiple Person Quarters

Trigon Projects

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ELEVATION

drawing no.

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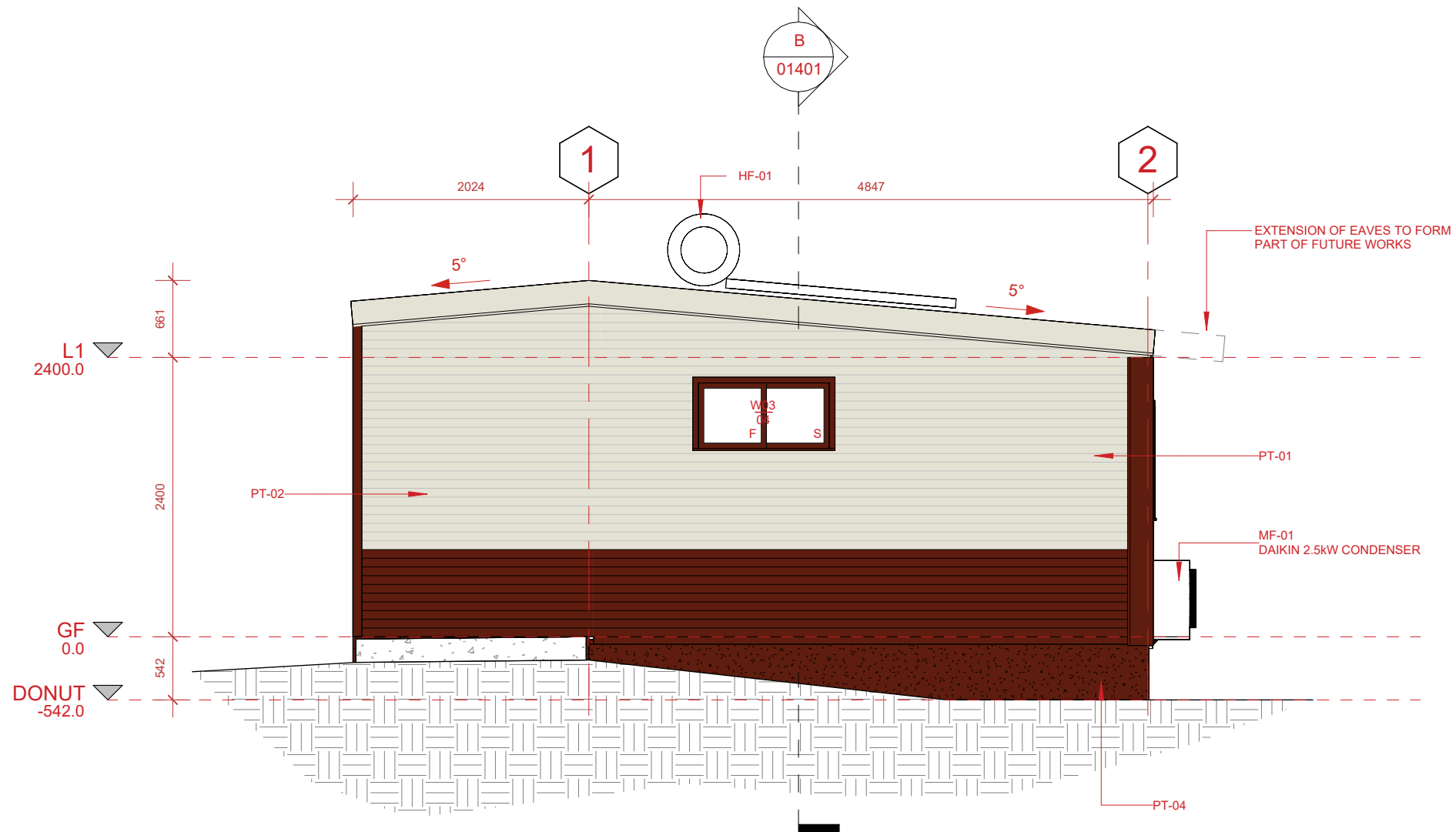
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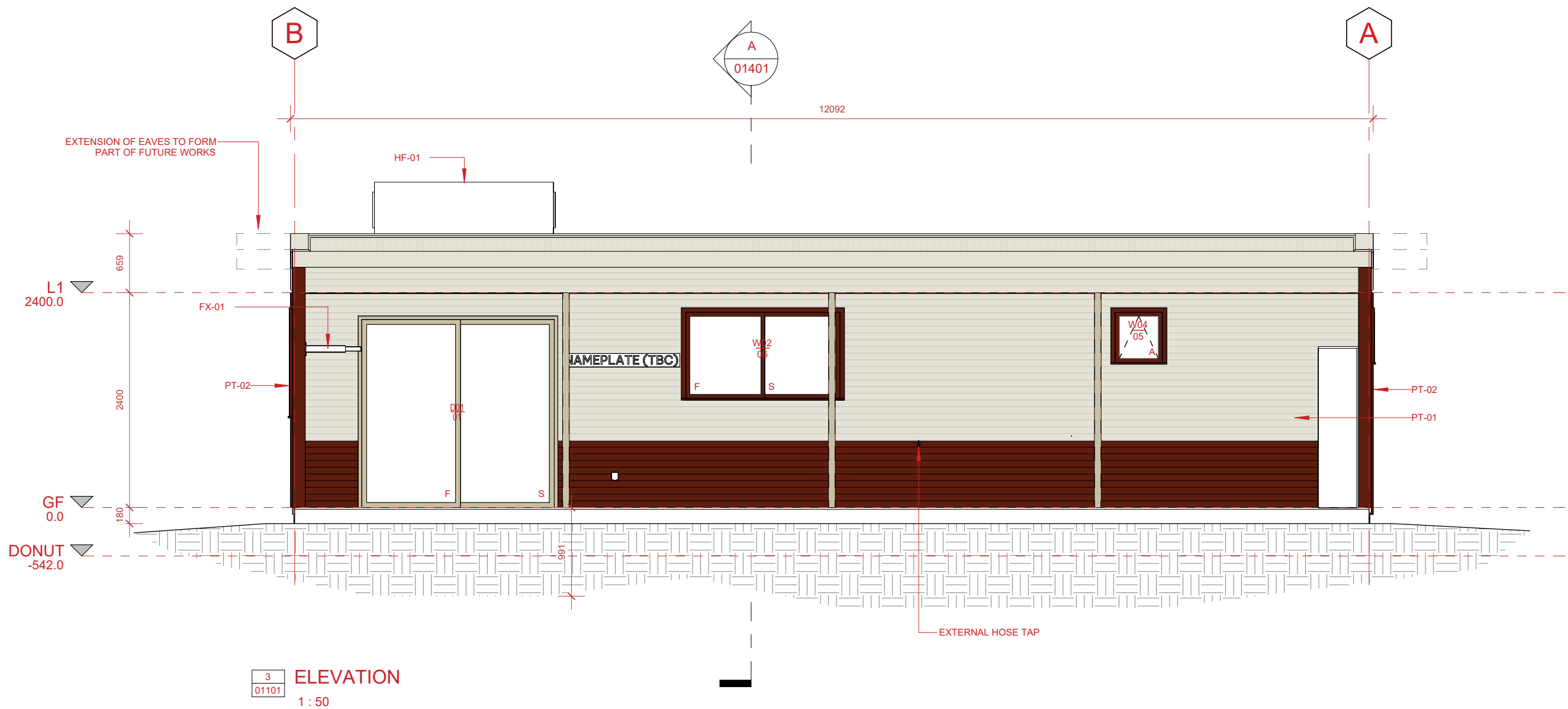
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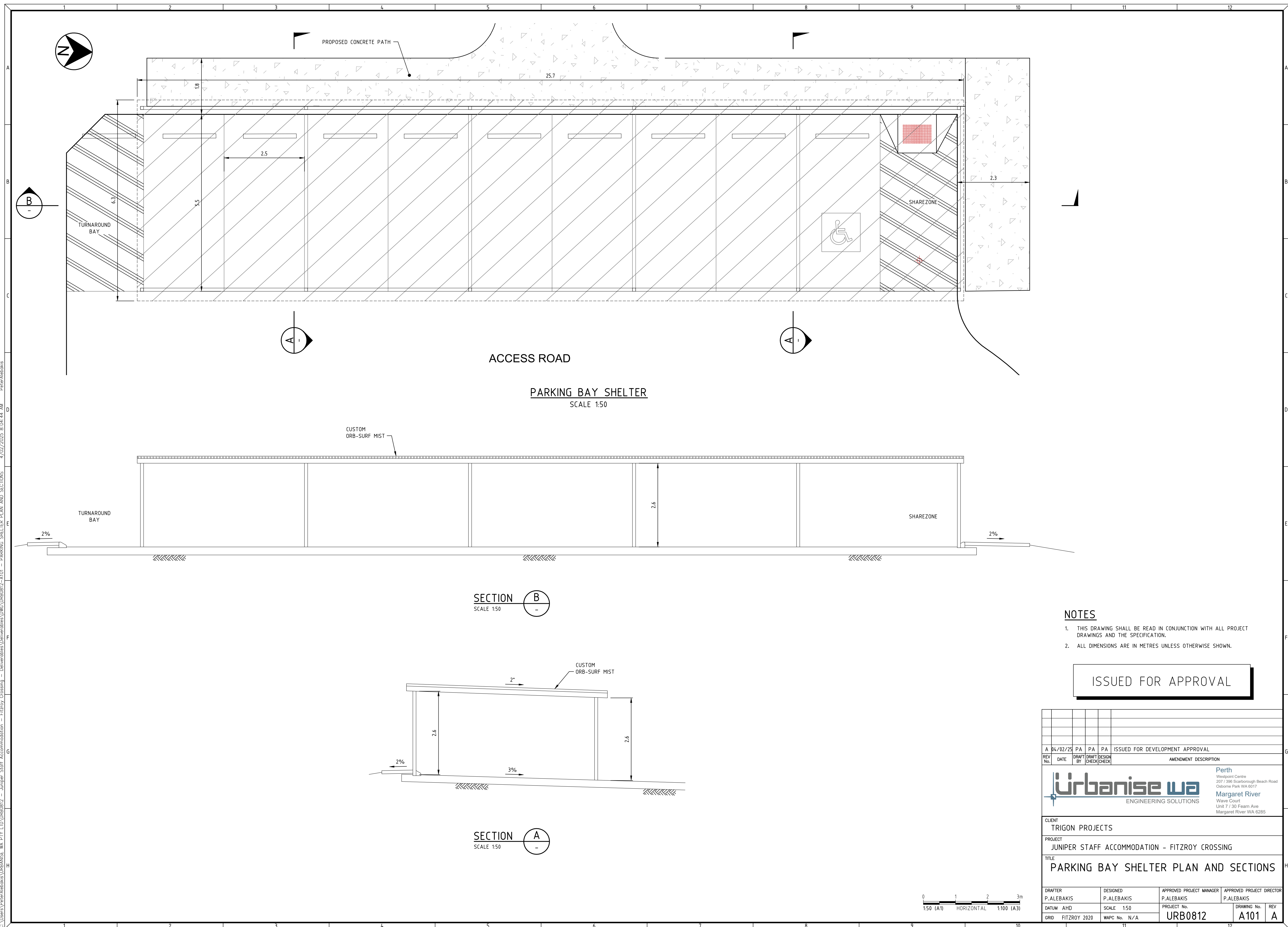


JUN FC - Staff Housing - Multiple Person Quarters		scale	1 : 50 @ A3
Trigon Projects			
drawing title		drawing no.	revision
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[illegible]





JUNIPER STAFF ACCOMMODATION

landscape concept | January 2025 [c]



LANDSCAPE NOTES

Plants to be tubestock sized at time of installation - Trees to be 13 Litre or larger (advanced stock) where possible;

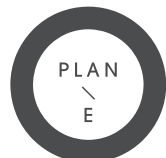
Garden Bed: Proposed native understorey planting at 2 plants per 1m² | Site soil conditioner: 15mm C-Wise Horticulture;

Screening planting: 1 plant per 2m²;

All new landscaping to be non-irrigated (rainfall reliant) |
Natural earth with gravel mulch.

LEGEND

- 01 Garden Bed: Rock boulders, Native shrubs and groundcovers, Gravel mulch, No Irrigation.
- 02 Screen Planting to Bin Store: Native tree, shrub and groundcover planting (tubestock) into existing site soil, No Irrigation.
- 03 Gated Pedestrian entry into staff accommodation facility.
- 04 Community Space: Shade structure with outdoor furniture, Seating and Barbecue facilities.
- 05 Turf Space (Dryland grass) adjacent outdoor seating and barbecues, approximately 50m², No Irrigation.
- 06 Central open turf space connecting Community space with Carpark / Entry, approximately 300m², Dryland grass, No Irrigation.
- 07 Decking to Family units approximately 24m².
- 08 Additional minimum 20m² privacy external screened area per unit - Coloured gravel with Edging and Boulders.
- 09 Pedestrian circulation Path - insitu concrete with private connection to dwellings.
- 10 Bin Store.
- 11 Gated Entry to facility.
- 12 Permanent shelter to parking area.
- 13 Verandah to Units approximately 9.6m².
- 14 Existing fencing to be replaced with Security fencing (Steel Pickets fence to boundary).
- 15 Bushfire Aware: Native tree planting in a single line with gravel mulch, No Irrigation.
- 16 Existing footpath to Forrest Road.
- Privacy screen location to edge of footpath / within garden bed areas adjacent dwellings.



LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

JUNIPER STAFF ACCOMMODATION, FITZROY CROSSING
/ LANDSCAPE CONCEPT

JANUARY 2025

C1.101

REV C
1:500 @ A3



03 | PLANTING PALETTE



Myoporum parvifolium 'Yareena'



Grevillea 'Gin Gin Gem'



Acacia lasiocarpa prostrate



Grevillea 'Green Carpet'



Acacia cognata 'Limelight'



Westringia 'Low Horizon'



Casuarina 'Cousin It'



Calistemon 'Great Balls of Fire'



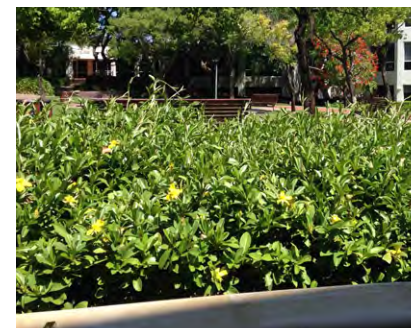
Lomandra 'Lime Tuff'



Anigozanthos 'Gold Velvet'



Adenanthos sericeus 'Compact'



Hibbertia scandens



Acacia 'Honey Bun'



Grevillea 'RSL Spirit of Anzac'



Ficus pumila



Anigozanthos 'Everlasting Red'



Viburnum 'Dense Fence' (Shade)



Liriope 'Just Right' (Shade)

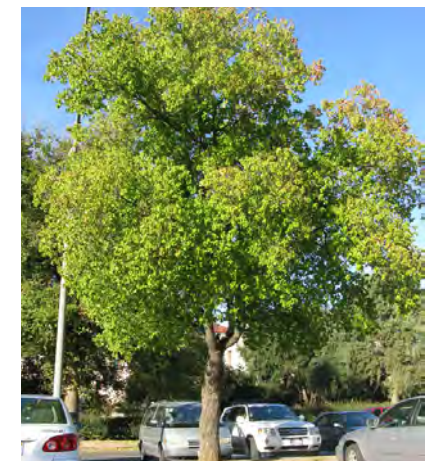
ALL TREES ARE NOT PREFERRED REPRODUCTIVE HOST OR SUSCEPTIBLE TO POLYPHAGOUS SHOT-HOLE BORER
(DEPARTMENT OF PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT - JUNE 2024)



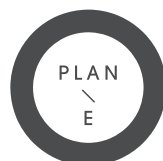
Jacaranda mimosaeifolia



Cupaniopsis anacardioides
(Carpark & Stirling Highway Trees)



Sapium sebiferum
(to match existing on Florence Rd)



LANDSCAPE ARCHITECTS

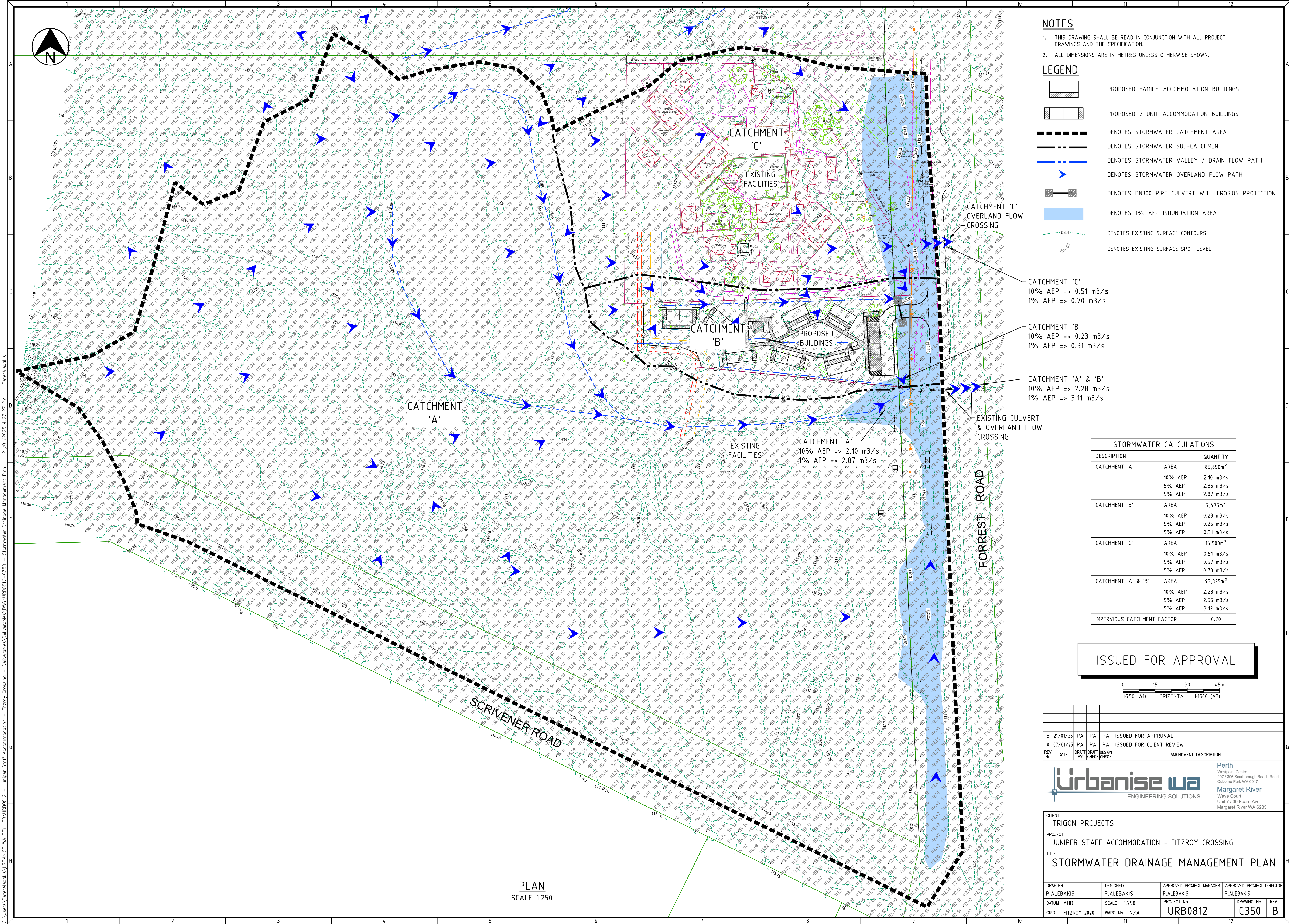
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JUNIPER STAFF ACCOMMODATION, FITZROY CROSSING
/ LANDSCAPE CONCEPT

JANUARY 2025

C1.103

REV C
NTS



NOTES

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LEGEND

- PROPOSED FAMILY ACCOMMODATION BUILDINGS
- PROPOSED 2 UNIT ACCOMMODATION BUILDINGS
- DENOTES STORMWATER CATCHMENT AREA
- DENOTES STORMWATER SUB-CATCHMENT
- DENOTES STORMWATER VALLEY / DRAIN FLOW PATH
- DENOTES STORMWATER OVERLAND FLOW PATH
- DENOTES DN300 PIPE CULVERT WITH EROSION PROTECTION
- DENOTES 1% AEP INUNDATION AREA
- DENOTES EXISTING SURFACE CONTOURS
- DENOTES EXISTING SURFACE SPOT LEVEL

CATCHMENT 'C'
10% AEP => 0.51 m3/s
1% AEP => 0.70 m3/s

CATCHMENT 'B'
10% AEP => 0.23 m3/s
1% AEP => 0.31 m3/s

CATCHMENT 'A' & 'B'
10% AEP => 2.28 m3/s
1% AEP => 3.11 m3/s

FORREST ROAD

SCRIVENER ROAD

EXISTING FACILITIES

CATCHMENT 'A'
10% AEP => 2.10 m3/s
1% AEP => 2.87 m3/s

EXISTING CULVERT & OVERLAND FLOW CROSSING

STORMWATER CALCULATIONS		
DESCRIPTION		QUANTITY
CATCHMENT 'A'	AREA	85,850m²
	10% AEP	2.10 m3/s
	5% AEP	2.35 m3/s
	5% AEP	2.87 m3/s
CATCHMENT 'B'	AREA	7,475m²
	10% AEP	0.23 m3/s
	5% AEP	0.25 m3/s
	5% AEP	0.31 m3/s
CATCHMENT 'C'	AREA	16,500m²
	10% AEP	0.51 m3/s
	5% AEP	0.57 m3/s
	5% AEP	0.70 m3/s
CATCHMENT 'A' & 'B'	AREA	93,325m²
	10% AEP	2.28 m3/s
	5% AEP	2.55 m3/s
	5% AEP	3.12 m3/s
IMPERVIOUS CATCHMENT FACTOR		0.70

ISSUED FOR APPROVAL

0 15 30 45m
1:750 (A1) HORIZONTAL 1:1500 (A3)

B	21/01/25	PA	PA	PA
A	07/01/25	PA	PA	PA
REV	DATE	DRAWN BY	CHECKED BY	AMENDMENT DESCRIPTION
Perth Westpoint Centre 207 / 396 Scarborough Beach Road Osborne Park WA 6017 Margaret River Wave Court Unit 7 / 30 Fern Ave Margaret River WA 6285				
CLIENT TRIGON PROJECTS				
PROJECT JUNIPER STAFF ACCOMMODATION - FITZROY CROSSING				
TITLE STORMWATER DRAINAGE MANAGEMENT PLAN				
DRAFTER P.ALEBAKIS	DESIGNED P.ALEBAKIS	APPROVED PROJECT MANAGER P.ALEBAKIS	APPROVED PROJECT DIRECTOR P.ALEBAKIS	
DATUM AHD	SCALE 1:750	PROJECT No. URB0812	DRAWING No. C350	REV B
GRID FITZROY 2020	WAPC No. N/A			

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 332, Forrest Road, Junjuwa, Fitzroy Crossing

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 17 Month September Year 2024

Report author or reviewer: Kathy Nastov

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: 27794 Accreditation expiry: Month August Year 2025

Bushfire management plan version number: #230872 (v1.0)

Bushfire management plan date: Day 15 Month October Year 2024

Client/business name: Adras Pty Ltd

	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)	☐	☐
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.)?

Not Applicable

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

Signature of report author or reviewer



Date 15 / 10 / 2024

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)

- 
- ◇ *Assessment of potential bushfire impact.*
 - ◇ *Environmental considerations.*
 - ◇ *Assessment of proposed **development's ability** to apply bushfire protection measures that satisfy the requirements for planning approval.*
 - ◇ *Creation of responsibilities to implement and maintain bushfire protection measures.*

Assessing all relevant requirements established by State Planning Policy 3.7

Lot 332, Forrest Road, Junjuwa, Fitzroy
Crossing

Shire of Derby-West Kimberley

Development Application

15 October 2024

Job Reference No: 230872

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING ACN: 39 166 551 784 ABN: 39 166 551 784 SUITE 11, 36 JOHNSON STREET GUILDFORD WA 6055 PO BOX 388 GUILDFORD WA 6935 08 6477 1144 admin@bushfireprone.com.au	 BUSHFIRE PRONE PLANNING
---	---

DOCUMENT CONTROL

PREPARATION					
Author:	Pratima Khadka				
Reviewed:	Kathy Nastov (BPAD Level 3 No. 27794)				
VERSION HISTORY					
Version	Status/Details		Date		
9.21	Original		15 October 2024		
-	-				
DISTRIBUTION					
Destination		Version	No. Copies	Hard Copy	Electronic Copy
Person	Email				
Adam Roebuck	adam.roebuck@adras.com.au	9.21		☐	☒
		-		☐	☐
<i>Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating.</i> <i>This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</i> <i>All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.</i> <i>Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</i> <i>Copyright © 2024 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</i>					
BMP (Master) Template v9.21					

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SUMMARY STATEMENTS

THIS DOCUMENT – STATEMENT OF PURPOSE

The Bushfire Management Plan (BMP)

The BMP sets out the required package of bushfire protection measures to lessen the risks associated with a bushfire event. It establishes the responsibilities to implement and maintain these measures.

The BMP also identifies the potential for any negative impact on any environmental, biodiversity and conservation values that may result from the application of bushfire protection measures or that may limit their implementation.

Risks Associated with Bushfire Events

The relevant risks are the potential for loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss. For a given site, the level of that risk to persons and assets (the exposed elements) is a function of the potential threat levels generated by the bushfire hazard, and the level of exposure and vulnerability of the at risk elements to the threats.

Bushfire Protection Measures

The required package of protection measures is established by *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*, its associated *Guidelines* and any other relevant guidelines or position statements published by the Department of Planning, Lands and Heritage. These measures are limited to those considered by the WA planning authorities as necessary to be addressed for the purpose of land use planning. They do not encompass all available bushfire protection measures as many are not directly relevant to the planning approval stage. For example:

- Protection measures to reduce the vulnerability of buildings to bushfire threats is primarily dealt with at the building application stage. They are implemented through the process of applying the Building Code of Australia (Volumes 1 and 2 of the national Construction Code) in accordance with WA building legislation and the application of construction requirements based on a building's level of exposure - determined as a Bushfire Attack Level (BAL) rating); or
- Protection measures to reduce the threat levels of consequential fire (ignited by bushfire and involving combustible materials surrounding and within buildings) and measures to reduce the exposure and vulnerability of elements at risk exposed to consequential fire, are not specifically considered.

The package of required bushfire protection measures established by the Guidelines includes:

- The requirements of the bushfire protection criteria which consist of:
 - Element 1: Location (addresses threat levels).
 - Element 2: Siting and Design of Development (addresses exposure levels of buildings).
 - Element 3: Vehicular Access (addresses exposure and vulnerability levels of persons).
 - Element 4: Water (addresses vulnerability levels of buildings).
 - Element 5: Vulnerable Tourism Land Uses (addresses exposure and vulnerability as per Elements 1-4 but in use specific ways and with additional considerations of persons exposure and vulnerability).
- The requirement to develop Bushfire Emergency Plans / Information for 'vulnerable' land uses for persons to prepare, respond and recover from a bushfire event (this addresses vulnerability levels).
- The requirement to assess bushfire risk and incorporate relevant protection measures into the site emergency plans for 'high risk' land uses (this addresses threat, exposure and vulnerability levels).

Compliance of the Proposed Development or Use with SPP 3.7 Requirements

The BMP assesses the capacity of the proposed development or use to implement and maintain the required 'acceptable' solutions and any additionally recommended bushfire protection measures - or its capacity to satisfy the policy intent through the justified application of additional bushfire protection measures as supportable 'alternative' solutions.

THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Environmental Considerations		Assessment Outcome
Will land with identified environmental, biodiversity and conservation values limit the full application of the required bushfire protection measures?		Unlikely (check)
Will land with identified environmental, biodiversity and conservation values need to be managed in the implementation and maintenance of the bushfire protection measures - but not limit their application?		Unlikely (check)
Required Bushfire Protection Measures The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		Assessment Outcome
Element	The Acceptable Solutions	
1: Location	A1 Location	Fully Compliant
	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2 Siting and Design of Development	Fully Compliant
	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3 Vehicular Access	Fully Compliant
	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Fully Compliant
	A3.2b Emergency access way	N/A
	A3.3 Through-roads	N/A
	A3.4a Perimeter roads	N/A
	A3.4b Fire service access route	N/A
	A3.5 Battle-axe legs	N/A
	A3.6 Private driveways	N/A
4: Water	A4 Water	Fully Compliant
	A4.1 Identification of future water supply	N/A
	A4.2 Provision of water for firefighting purposes	Fully Compliant
Other 'Bushfire Planning' Documents to Be Produced		Required

This necessity for additional documents is determined by the proposed development/use type and the requirements established by SPP 3.7 and the associated Guidelines (as amended). They may be produced concurrently or subsequent to the BMP. Relevant actions will be identified within Section 6 'Responsibilities for Implementation of Bushfire Protection Measures.	
Bushfire Emergency Plan: An operational document presenting prevent, prepare, respond and recover procedures and associated actions. As necessary, supporting information to justify determinations is included.	Possible
Summary Statement: Juniper Uniting Church Aged Care Group is proposing to develop new staff accommodation with up to 14 single bedroom units within the Junjuwa community on the vacant land between the WACH Renal Services Facility and the existing Guwardi Ngadu aged care facility. It is possible that Bushfire Emergency Plan may be required which will provide information to prevent, prepare, respond and recover procedures and associated actions against Bushfire.	
Bushfire Emergency Information (Poster): As a concise response information poster for certain vulnerable land uses.	No
Summary Statement: None Required	
Bushfire Emergency Information (Content): As content for inclusion into the Site's Emergency Plan for certain high risk land uses:	No
Summary Statement: None Required	
Bushfire Risk Assessment and Management Report:	No
Summary Statement: None Required	

1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application.		Development Application
The Subject Land/Site		Lot 332, Forrest Road, Junjuwa, Fitzroy Crossing, in the Shire of Derby- West Kimberley
Total Area of Subject Lot/Site		0.3381 hectares
Number of Additional Lots Created		N/A
Primary Proposed Construction	Type(s)	New Building(s)
	NCC Classification	Class 3 (residential building not Class 1 or 2)
The 'Specific' Land Use Type for Bushfire Planning When applicable, this classification establishes a requirement to conduct assessments and develop documents that are additional to this Bushfire Management Plan.		N/A
Description of the Proposed Development/Use		
Juniper Uniting Church Aged Care Group is proposing to develop new staff accommodation with up to 14 single bedroom units within the Junjuwa community on the vacant land between the WACH Renal Services Facility and the existing Guwardi Ngadu aged care facility. The portion of land is approximately 0.3881 ha.		

Figure 1.1: Proposed development plan.



JUNIPER FITZROY CROSSING STAFF ACCOMMODATION

CONCEPT MASTER PLAN - REVISED SITE EXTENTS



SCALE: 1: 500 @ A3
DATE: OCTOBER 2023
DRAWN: TZ
JOB NO: 124007
DRAWING NO: SK-101_R3

TZ ARCHITECTS
L3, 679 Murray Street
West Perth WA, 6005
(08) 9432 0000
mail@tz.com.au
www.tz.com.au

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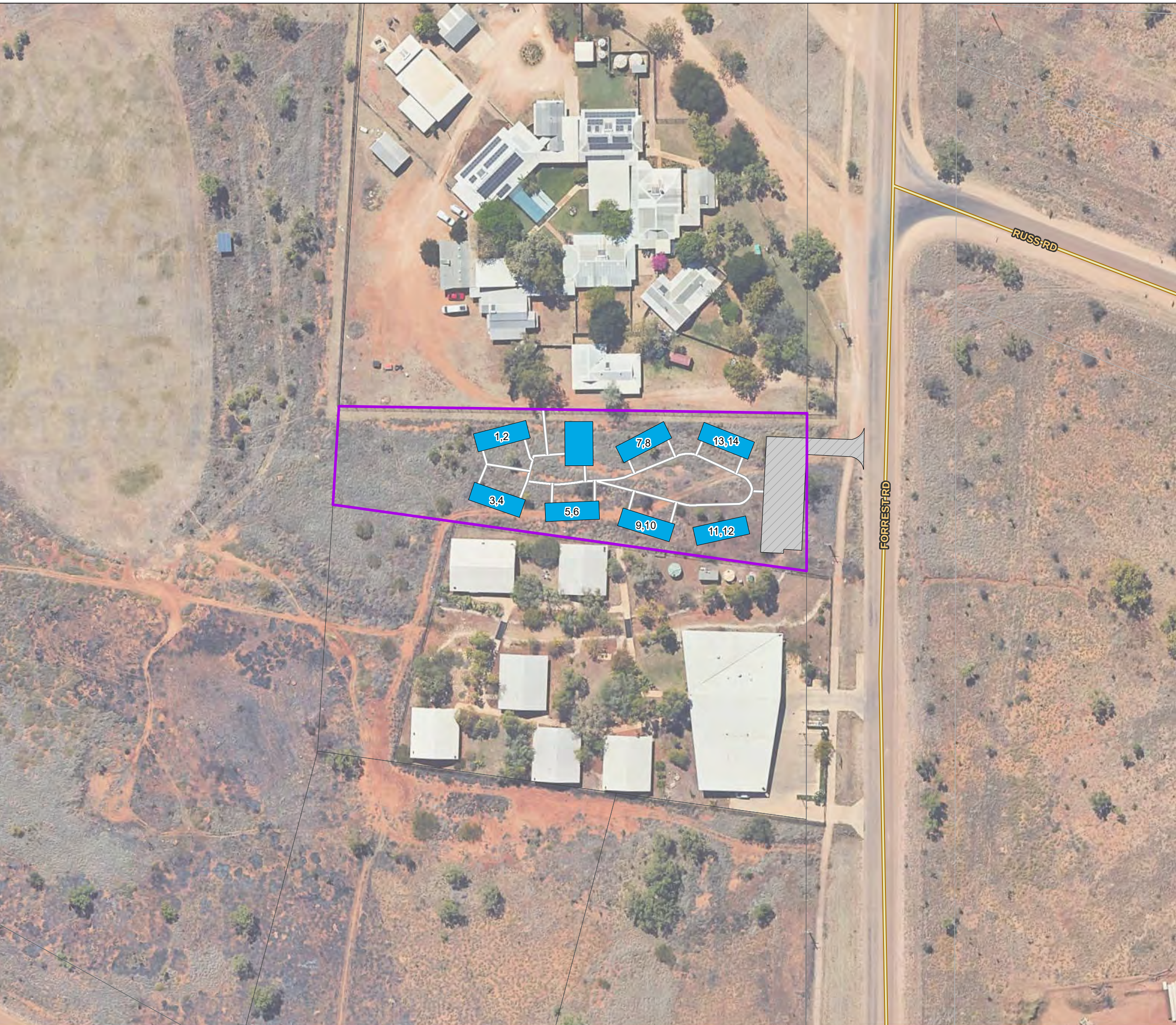
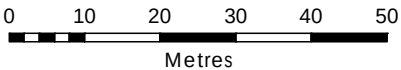


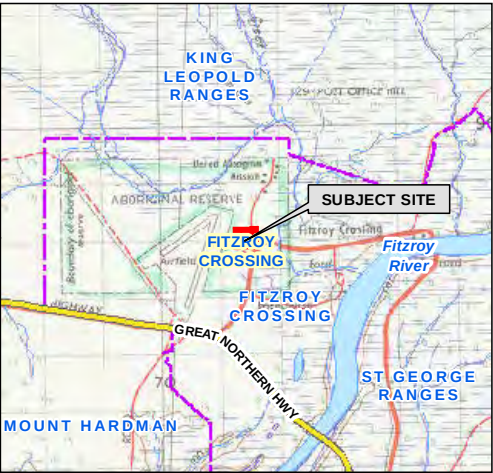
Figure 1.2
Proposed Development

Forrest Road
JUNJUWA, FITZROY CROSSING
SHIRE OF DERBY - WEST KIMBERLEY

- LEGEND -----
- Subject Site
 - Other Lots
 - Proposed
 - Driveway
 - Building
 - Pathways



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP
Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 8/10/2024
Map updated by: Ian Ross 8/10/2024
A3 Scale 1:1,000

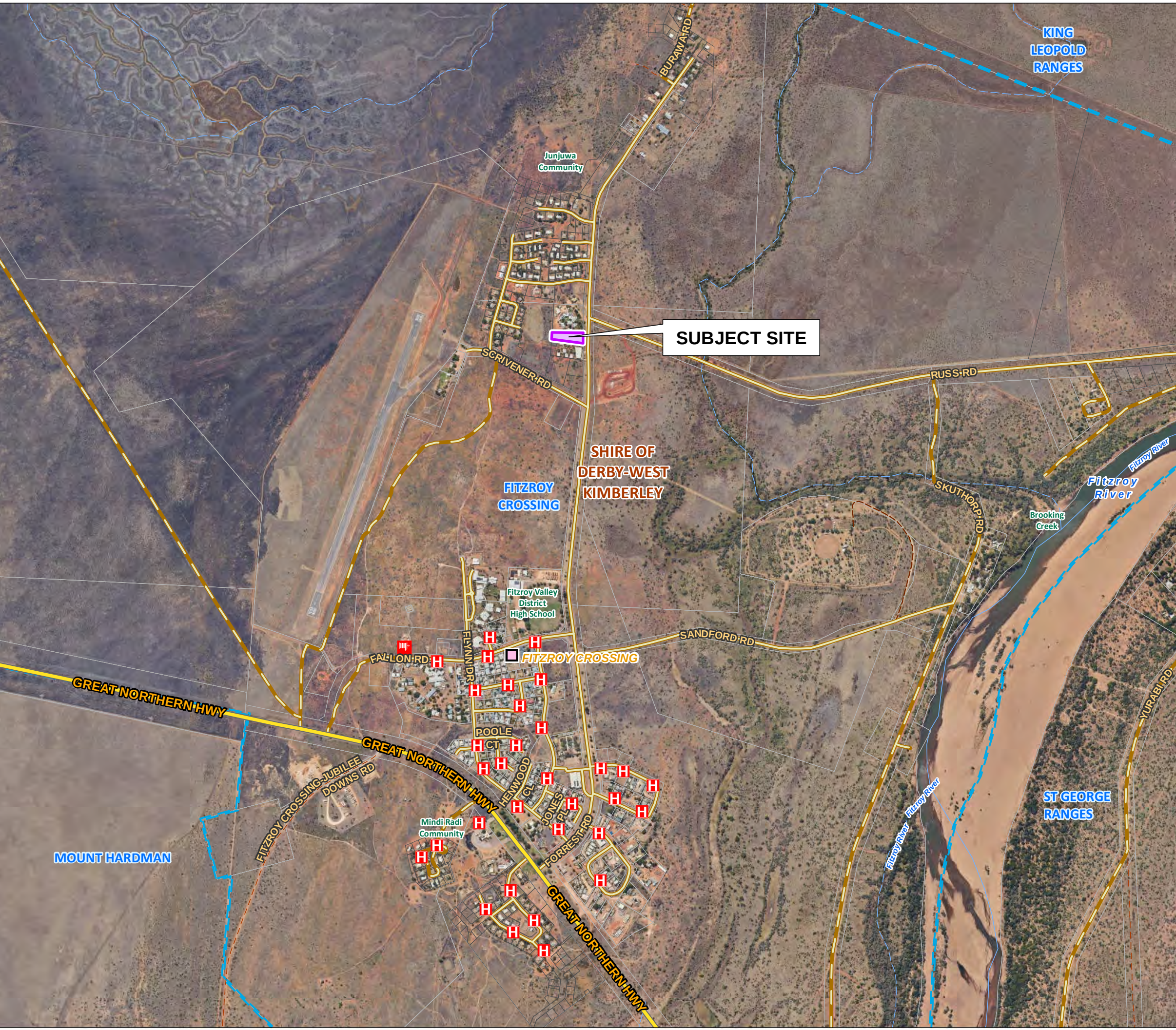


Figure 1.3
Location Plan

Forrest Road
JUNJUWA, FITZROY CROSSING
SHIRE OF DERBY - WEST KIMBERLEY

----- LEGEND -----

- Subject Site
- Other Lots
- Local Government Authority
- Locality / Suburb
- Volunteer Fire & Emergency Service Unit
- Hydrant

0 200 400 600 800 1,000

Metres

----- LOCALITY -----

BUSHFIRE PRONE PLANNING

Aerial Imagery : Landgate/SLIP
Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 8/10/2024
Map updated by: Ian Ross 8/10/2024
A3 Scale 1:15,000

WHERE SPP 3.7 AND THE GUIDELINES ARE TO APPLY – DESIGNATED BUSHFIRE PRONE AREAS

All higher order strategic planning documents, strategic planning proposals, subdivisions and development applications located in designated bushfire prone areas need to address SPP 3.7 and its supporting Guidelines. This also applies where an area is not yet designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.

For development applications where only part of a lot is designated as bushfire prone and the proposed development footprint is wholly outside of the designated area, the development application will not need to address SPP 3.7 or the Guidelines. (Guidelines DPLH 2021 v1.4, s1.2).

For subdivision applications, if all the proposed lots have a BAL-LOW indicated, a BMP is not required. (Guidelines DPLH 2021 v1.4, s5.3.1).

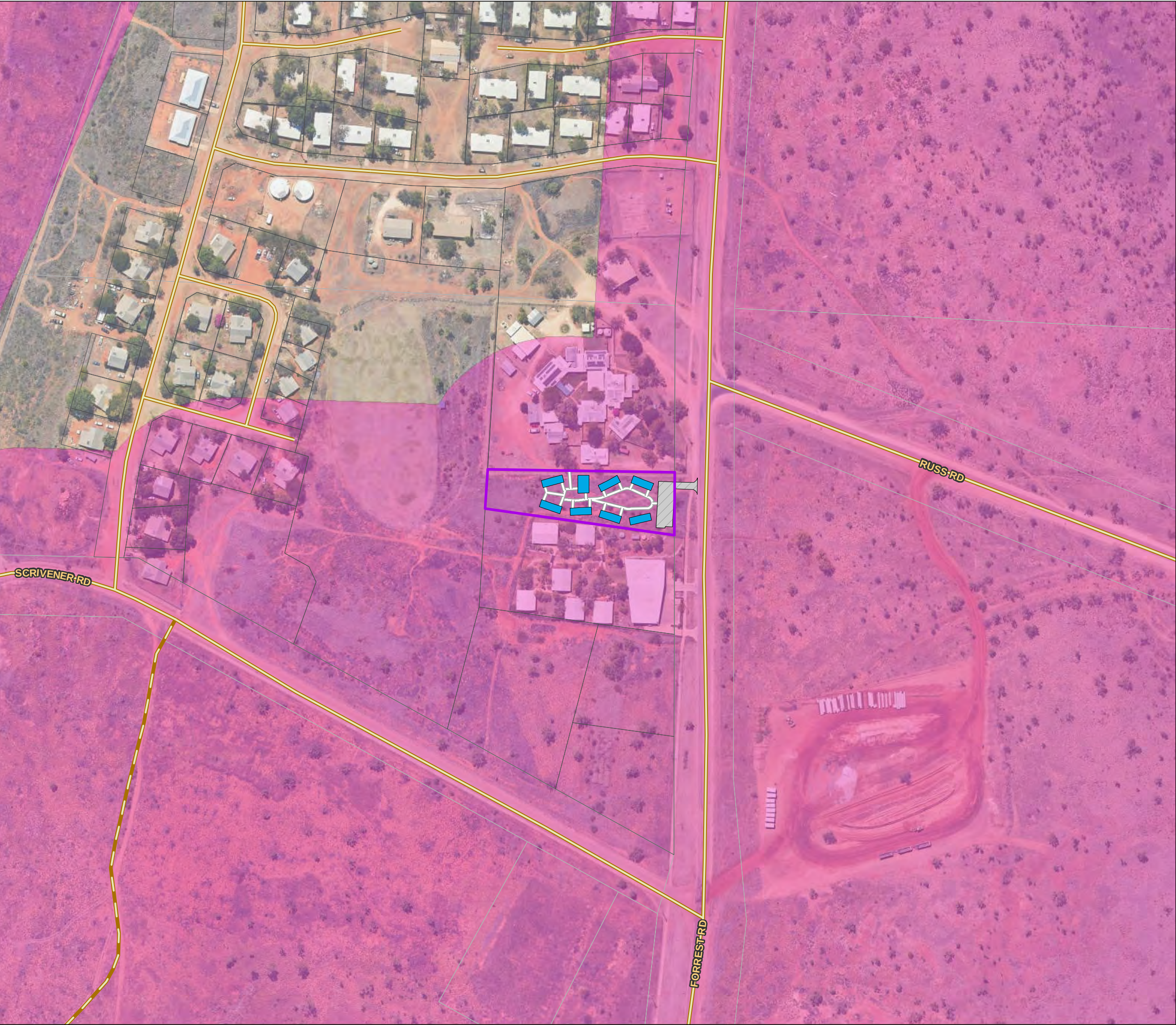
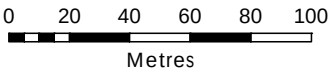


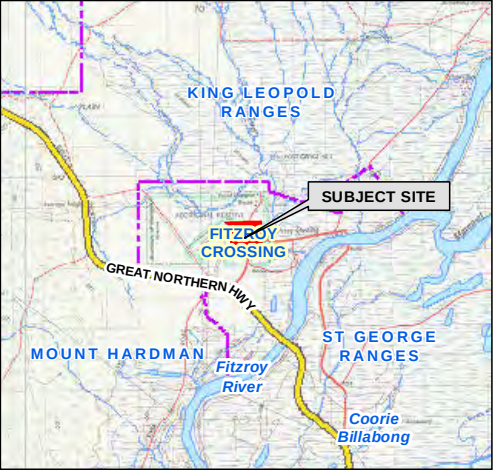
Figure 1.4
Bushfire Prone Area

Forrest Road
JUNJUWA, FITZROY CROSSING
SHIRE OF DERBY - WEST KIMBERLEY

- LEGEND -----
- Subject Site
 - Other Lots
 - Proposed
 - Driveway
 - Building
 - Pathways
 - Bush Fire Prone
 - Bushfire Prone Areas (2024)



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP
Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 8/10/2024
Map updated by: Ian Ross 8/10/2024
A3 Scale 1:2,500



1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Landowner / proponent:	Adras Pty Ltd
Bushfire Prone Planning commissioned to produce the BMP by:	Adras Pty Ltd
Purpose of the BMP:	To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the development application.
BMP to be submitted to:	WA Planning Commission (WAPC) and City of or Shire of Derby- West Kimberley

1.2.1 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.4: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT DOCUMENTS					
Document	Relevant	Currently Exists	To Be Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	N/A	N/A	N/A	-
Implications for this BMP: Not Applicable					
Bushfire Management Plan	No	N/A	N/A	N/A	-
Implications for this BMP: Not Applicable					
Preliminary bushfire advice (may include a BAL contour map)	No	N/A	N/A	N/A	-
Implications for this BMP: None Required					
Bushfire Emergency Plan or Information	Yes	No	Yes	No	The proposed development/use – bushfire planning compliance summary
Implications for this BMP: It is possible that Bushfire Emergency Plan may be required which will provide information to prevent, prepare, respond and recover procedures and associated actions against Bushfire as the BMP is being produced for new staff accommodation for Juniper Uniting Church Aged Care Group.					
Bushfire Risk Report	No	N/A	N/A	N/A	-

Implications for the BMP: None Required					
Environmental Asset or Vegetation Survey	No	N/A	N/A	N/A	-
Implications for the BMP: None Required					
Landscaping and Revegetation Plan	No	N/A	N/A	N/A	-
Implications for the BMP: None Required					
Land Management Agreement	No	N/A	N/A	N/A	-
Implications for the BMP: None Required					

2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – ‘Desktop’ Assessment

This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification.

These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels.

Any ‘modification’ or ‘clearing’ of vegetation to reduce bushfire risk is considered ‘clearing’ under the *Environmental Protection Act 1986* (EP Act) and requires a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The *Department of Water and Environmental Regulation* (DWER) is responsible for issuing ‘clearing’ permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA’s). Refer to the relevant local government for detail.

For further Information refer to Guidelines v1.4, the Bushfire and Vegetation Factsheet - WAPC, Dec 2021 and <https://www.der.wa.gov.au/our-work/clearing-permits>

2.1.1 Vegetation of Significance to be Retained on Public Land

IDENTIFICATION OF PROTECTED VEGETATION ON PUBLIC LAND							
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Legislated Lands and Waters Tenure categories include national and conservation parks, nature and crown reserves, state forest.	No	N/A	DBCA-011	☒	☐	☐	None
Designated Public Open Space	No	N/A	-	☒	☐	☐	None

COMMENTS: None required

Conservation Covenants	No	N/A	DPIRD-023	Only Available by Request to DPIRD GIS Team	☐	☐	N/A
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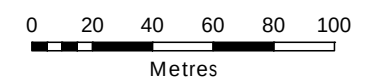
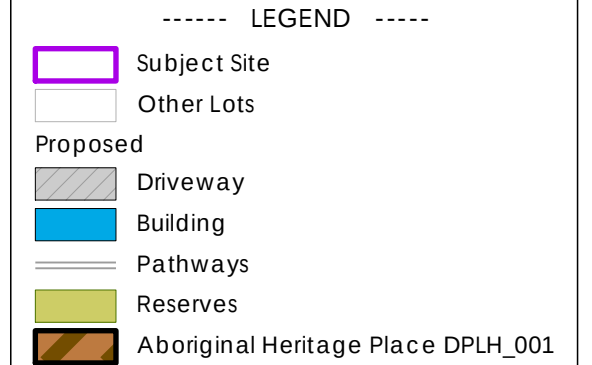
2.1.2 Declared Environmentally Sensitive Areas (ESA)

IDENTIFICATION OF RELEVANT ENVIRONMENTALLY SENSITIVE AREAS							
ESA Class	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Heritage Areas (World and National)	No	No	Relevant register or mapping	☒	☐	☐	None
Wetlands and their 50m Buffer These are wetlands of international importance (Ramsar List), conservation category and nationally important.	No	No	DBCA-010 and 011, 019, 040, 043, 044	☒	☐	☐	None
Threatened and Priority Flora and their continuous 50m buffer	No	No	DBCA-036	Restricted Scale of Data	☐	☐	None
Threatened Ecological Community	No	No	DBCA-038	Available (security)	☐	☐	None
Bush Forever	No	No	DPLH-022, SPP 2.8	☒	☐	☐	None
Environmental Protection (Western Swamp Tortoise Habitat) Policy 2011	No	No	DWER-062	☒	☐	☐	None

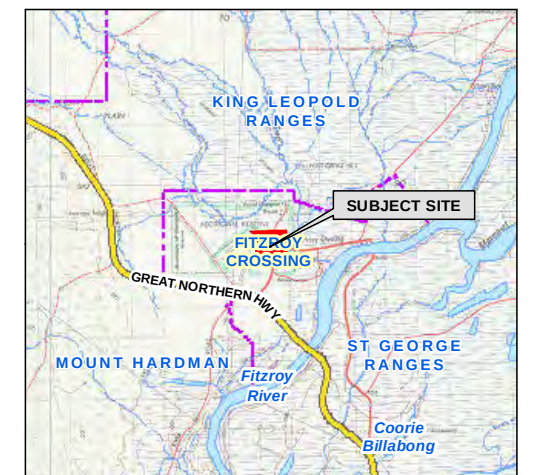
COMMENTS: None Required

Figure 2.1
Environmental Considerations

Lot 102
Forrest Road
JUNJUWA, FITZROY CROSSING
SHIRE OF DERBY - WEST KIMBERLEY



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP
Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 8/10/2024
Map updated by: Ian Ross 8/10/2024
A3 Scale 1:2,500



2.1.3 Locally Significant Conservation Areas – Local Natural Areas (LNA)

IDENTIFICATION OF LOCALLY SIGNIFICANT CONSERVATION AREAS							
Land with Environmental, Biodiversity and Conservation Values	Relevant to Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Relevant Dataset	Information Source(s) Applied to Identification of Relevant Vegetation			Further Action Required
				Dataset	Landowner or Developer	Environmental Asset or Vegetation Survey	
Native Vegetation / Remnant Vegetation	No	No	-	☐	☐	☐	None
Riparian Zones / Foreshore Areas	No	No		☐	☐	☐	None
Habitat Vegetation and Wildlife Corridors	No	No		☐	☐	☐	None

COMMENTS: None required

2.1.4 Response of Proposed Development to Identified Environmental Limitations

Consideration of the implications that identified protected areas of vegetation (i.e., those with environmental and subject to conservation) have for the proposed development.

PROPOSED DEVELOPMENT RESPONSE TO IDENTIFIED 'PROTECTED' VEGETATION	
The existence of 'protected' areas of vegetation has implications for the ability of the proposed development to reduce potential bushfire impact through modification or removal of vegetation.	N/A
Application of Design and/or Construction Responses to Limit Vegetation Modification or Removal	
Modify the development location to reduce exposure by increasing separation distance.	Not considered
Redesign development, structure plan or subdivision.	Not considered
Reduction of lot yield where this can increase available separation distances.	N/A
Cluster development to limit modification or removal of vegetation.	Not considered
Construct building(s) to the requirements corresponding to higher BAL ratings to reduce required separation distances.	Not considered

2.2 Bushfire Assessment Considerations

2.2.1 Planned Onsite Vegetation Landscaping

Identification of areas of the subject site planned to be landscaped, creating the potential for increased or decreased bushfire hazard for proposed development.

PLANNED LANDSCAPING	
Relevant to Proposal:	No
None Required	

2.2.2 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

POTENTIAL RE-VEGETATION PROGRAMS		
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Description
Riparian Zones / Foreshore Areas	No	Not Applicable
Wetland Buffers	No	Not Applicable
Legislated Lands	No	Not Applicable
Public Open Space	No	Not Applicable
Road Verges	No	Not Applicable
Other	No	Not Applicable

2.2.3 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

Identification of native vegetation subject to management, modification or removal.

REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION	
Has a requirement been identified to manage, modify or remove <u>onsite</u> native vegetation to establish the required bushfire protection measures on the subject site?	Yes
Native onsite vegetation will be removed to commence the construction of the staff accommodation	
Is approval, from relevant state government agencies and/or the local government, to modify or remove <u>onsite</u> native vegetation required? (Note: if 'Yes' evidence of its existence should be provided in this BMP).	Yes
Seek permission from local government prior to the clearing of the native vegetation	
Has a requirement been identified to manage, modify or remove <u>offsite</u> native vegetation to establish the required bushfire protection measures on the subject site?	No
Is written approval required, from relevant state government agencies and/or the local government, that permits the landowner, or another identified party, to modify or remove <u>offsite</u>	No

bushfire prone vegetation and/or conduct other works, to establish an identified bushfire protection measure(s)? If 'Yes', appropriate evidence of the approval or how it is to be established, shall be provided in this BMP as an addendum.	
Is a written management agreement required that states the obligation of the landowner, or another responsible party, to manage defined areas of <u>offsite</u> bushfire prone vegetation, in perpetuity, to ensure the conditions of no fire fuels and/or low threat vegetation (refer to Appendix B) continue to be met? If 'Yes', appropriate evidence of the agreement or how it is to be established, shall be provided in this BMP as an addendum.	No

2.2.4 Classification Variations to Existing Areas of Vegetation

FOR THE PROPOSED DEVELOPMENT SITUATIONS TO BE ACCOUNTED FOR IN ASSESSING THE POTENTIAL BUSHFIRE IMPACT (BAL)	
Area(s) of land will be subject to future vegetation rehabilitation or re-vegetation that will require a change to a higher threat classification of vegetation on that land than that which currently exists. (Note: this is not regeneration to the mature natural state which is accounted for in the 'existing state' assessment in accordance with AS 3959:2018).	No
Modification of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require a change to a lower threat classification (or exclusion from classification) for that area of vegetation.	Yes
Refer to Figure 3.1.1 'Classified Vegetation and Topography (Post Development) Map and Appendix A1.2 for justification details supporting the change.	
Complete removal of existing area(s) of classified vegetation due to the implementation of the proposed development and/or prior to the site's occupancy or use. This modification will require an exclusion from classification for that area of vegetation.	No
Refer to Figure 1.1 'Proposed Development Site Plan' and Figure 3.1.1 'Classified Vegetation and Topography (Post Development) Map.	

3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. Planning Approval: SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. Building Approval: The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

3.1 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed. Variations to this statement that may apply include:

- Both pre and post development BAL contour maps are produced; and/or
- Each stage of a development is assessed independently.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Select.	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map Table B1
Method 2 (Detailed)	No	-	-	-	-
Reasons for the Application of the Method 2 Procedure					
1.	N/A				

3.1.2 BAL Ratings Derived from the Contour Map

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

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE ¹		
Building/Structure Description	Indicative BAL ²	Determined BAL ²
(1, 2)	BAL-12.5	N/A
(3, 4)	BAL-29	N/A
(5, 6)	BAL-12.5	N/A
(7, 8)	BAL-LOW	N/A
(9,10)	BAL-12.5	N/A
(11,12)	BAL-12.5	N/A
(13, 14)	BAL-12.5	N/A
Common facility	BAL-12.5	N/A
¹ The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'. ² Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.		

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

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No. 3.1
The relevant vegetation is the classified vegetation external to the lot boundaries. All identified classified vegetation areas, or portions of areas, within the subject lot are excluded. This approach is applied to indicate the achievable bushfire attack levels within the specified lot and the resultant area of developable land where buildings will be subject to BAL-29 or less. It is based on the following assumptions: 1. Any classified vegetation within a lot can potentially be managed or removed by the landowner to meet asset protection zone standards; and 2. Future development and consequent removal/management of vegetation that may take place on any adjoining lot cannot be part of considerations for the subject lot.	Figure No. 3.1.1
Supporting Assessment Details: None Required	

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

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS ¹												
Applied BAL Determination Method			METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)									
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method ²												
Methods 1 and 2			Method 1		Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class		degree range	degrees	degrees		K	metres	metres	kW/m	metres	% Reduction
1	(G) Grassland	80	Upslope or flat 0	flat 0	-	N/A	-	-	-	-	-	
2	(G) Grassland	80	Upslope or flat 0	flat 0	-	N/A	-	-	-	-	-	
3	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-	-	N/A	-	-	-	-	-	
4	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-	-	N/A	-	-	-	-	-	
Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk. Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as ‘default’ these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.												

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

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) ¹									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)						10 kW/m ²	2 kW/m ²
		>40 kW/m ²	40 kW/m ²	29 kW/m ²	19 kW/m ²	12.5 kW/m ²	N/A ²		
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
2	(G) Grassland	<6	6-<8	8-<12	12-<17	17-<50	>50	-	-
3	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
4	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2.									
Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.									

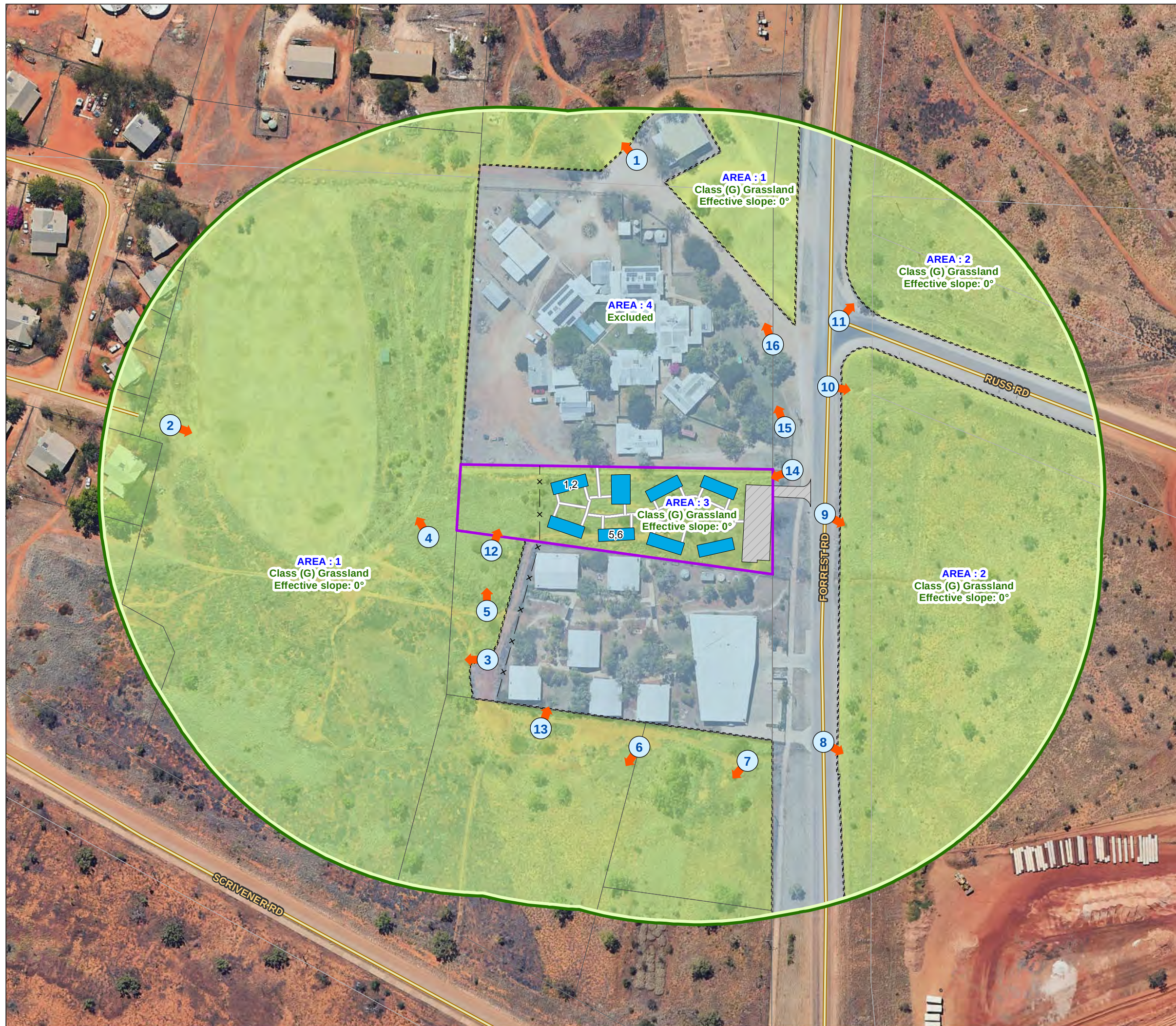
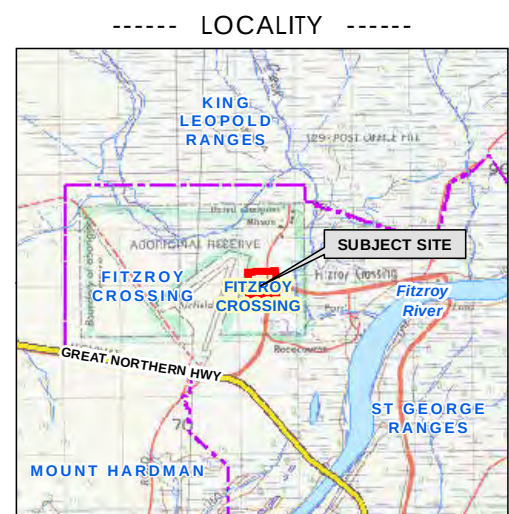
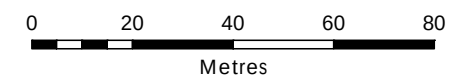


Figure 3.1
Classified Vegetation & Topography
 Forrest Road
 JUNJUWA, FITZROY CROSSING
 SHIRE OF DERBY - WEST KIMBERLEY

- LEGEND -----
- Subject Site
 - Other Lots
 - Photo & Direction
 - x — Fence
 - Proposed
 - Driveway
 - Building
 - Pathways
 - 150m Vegetation Assessment
 - 150m from Subject Site
 - Classified
 - Class (G) Grassland
 - Excluded 2.2.3.2



Aerial Imagery : Landgate/SLIP
 Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 8/10/2024
 Map updated by: Ian Ross 8/10/2024
 A3 Scale 1:1,500

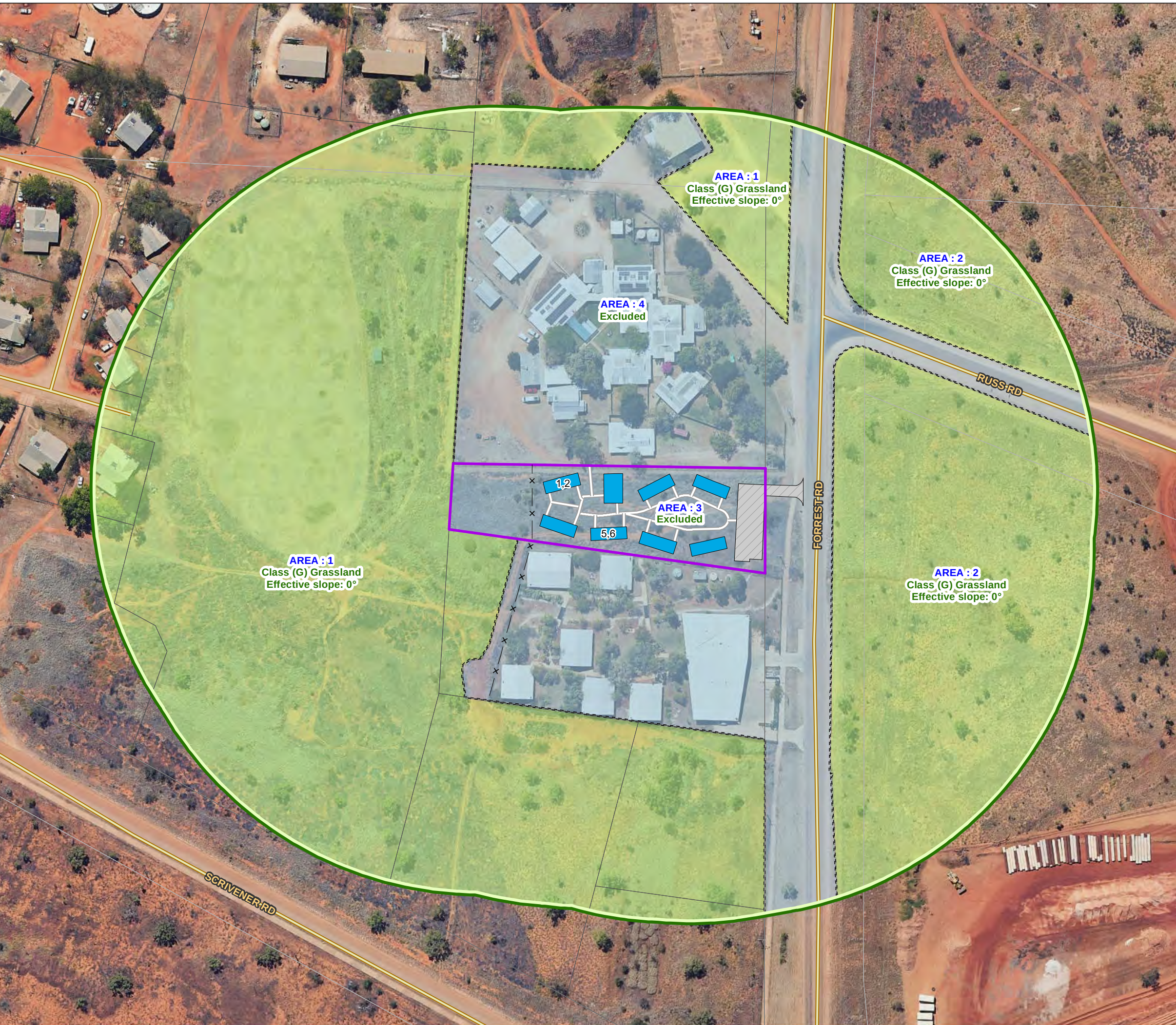


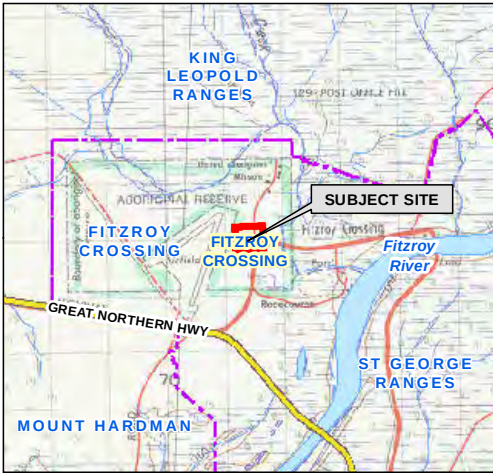
Figure 3.1.1
Classified Vegetation &
Topography (Post Development)

Forrest Road
JUNJUWA, FITZROY CROSSING
SHIRE OF DERBY - WEST KIMBERLEY

- LEGEND -----
- Subject Site
 - Other Lots
 - Fence
 - Proposed
 - Driveway
 - Building
 - Pathways
 - 150m Vegetation Assessment
 - 150m from Subject Site
 - Classified
 - Class (G) Grassland
 - Excluded 2.2.3.2

0 20 40 60 80
Metres

----- LOCALITY -----



Aerial Imagery : Landgate/SLIP
Image Date : Aug 2023

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 8/10/2024
Map updated by: Ian Ross 8/10/2024
A3 Scale 1:1,500

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support strategic planning proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2'*): Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?

No

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes
Element 5: Vulnerable Tourism Land Uses	No

5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).

Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?

No

5.3 Assessment Statements for Element 1: Location

LOCATION			
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
Acceptable Solutions - Assessment Statements <i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i>			
Solution Component Check Box Legend	☒ Relevant & met	☒ Relevant & not met	☐ Not relevant
E1 Location	Compliant:		Yes
A1.1 Development location	Applicable:	Yes	Compliant: Yes
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES			
☒ ☐ ☐ The development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.			
Supporting Assessment Details: None Required			
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)			
"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site." Strategic Planning Proposals: Consider the threat levels from any vegetation <u>adjoining</u> and <u>within</u> the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats. Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but <u>within</u> the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.			
The planning proposal is a development application, consequently the referenced position statement is not applicable to the Element 1 assessment.			

5.4 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT			
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
Acceptable Solutions - Assessment Statements <i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i>			
Solution Component Check Box Legend	☒ Relevant & met	☒ Relevant & not met	☐ Not relevant
E2 Siting and Design of Development	Compliant:		Yes
A2.1 Asset Protection Zone (APZ)	Applicable:	Yes	Compliant: Yes
APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss. This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation (refer to Appendix B). The required separation distances will vary according to the site specific conditions and local government requirements. The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified. <i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i> THE 'PLANNING BAL-29' APZ DIMENSIONS Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m², either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.			

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.

The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES

☒ ☐ ☐

APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m².

☐ ☐ ☒

Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, it may be considered necessary to impose the condition that a restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of that portion of land (refer to Code F3 of Model Subdivision Conditions Schedule, WAPC January 2024 and Guidelines s5.3.2).

☐ ☐ ☒

APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.

☒ ☐ ☐

APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation (refer to Appendix B).

☒ ☐ ☐

APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:

- If non-vegetated, remain in this condition in perpetuity; and/or
- If vegetated, be low threat vegetation maintained in this condition in perpetuity (refer to Appendix B).

☒ ☐ ☐	APZ Management: The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).
☐ ☐ ☒	Staged Subdivision: The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. A balance lot is created or classified vegetation within a subsequent stage will be removed and/or modified and/or be subject to ongoing management, to ensure that proposed lots within the current stage of the subdivision achieve a development site subject to 29 kW/m² or below. The planned approach for achieving the required outcome is described in the supporting assessment details below.
☒ ☐ ☐	Firebreak/Hazard Reduction Notice: Any additional requirements established by the relevant local government's annual notice to install firebreaks and manage fuel loads (issued under s33 of the Bushfires Act 1954), can and will be complied with.
Supporting Assessment Details: None Required	
ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)	
Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met." Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ under the following scenarios.	
The planning proposal is a development application, consequently the referenced position statement is not applicable to the Element 1 assessment.	

5.5 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS			
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
Acceptable Solutions - Assessment Statements <i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i> <i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i>			
Solution Component Check Box Legend	☒ Relevant & met	☒ Relevant & not met	☐ Not relevant
E3 Vehicular Access	Compliant:	Yes	
A3.1 Public roads – technical requirements	Applicable:	Yes	Compliant: Yes
☒ ☐ ☐	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).		
☒ ☐ ☐	All other applicable technical requirements of trafficable width, gradients and curves, are required to be in "accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Ausroad Standards and/or any applicable standard in the local government area" (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP). The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.		
☒ ☐ ☐	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.		
Supporting Assessment Details: No new public roads are to be built as part of this development. The existing roads are compliant with the Guidelines.			

A3.2a Multiple access routes		Applicable:	Yes	Compliant:	Yes
☒ ☐ ☐	For each lot, two-way public road vehicular access is provided in two different directions to at least two different suitable destinations with an all-weather surface.				
☐ ☐ ☒	The two-way access <u>is</u> available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.				
☐ ☐ ☒	The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are: • Demonstration of no alternative access (refer to A3.3 below); • The no-through road travels towards a suitable destination; and • The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²).				
Supporting Assessment Details: There exist two different roads namely: Forrest Road and Russ Road which ultimately joins the Great Northern Highway.					
A3.2b Emergency access way		Applicable:	No	Compliant:	N/A
☐ ☐ ☒	The proposed or existing EAW provides a through connection to a public road.				
☐ ☐ ☒	The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.				
☐ ☐ ☒	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.				
☐ ☐ ☒	The subdivision proposes development in stages and each stage is to comply with the relevant bushfire protection criteria. A temporary EAW is planned to facilitate the staging arrangements of a subdivision as an interim second access route until the required second access route is constructed as a public road in a subsequent stage. The planned approach for achieving the required outcome is described in the supporting assessment details below.				
Supporting Assessment Details: Not Applicable.					
A3.3 Through-roads		Applicable:	No	Compliant:	N/A
☐ ☐ ☒	A no-through public road is necessary as no alternative road layout exists due to site constraints.				
☐ ☐ ☒	The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).				
☐ ☐ ☒	The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.				

☐	☐	☒	The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.
☐	☐	☒	The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.
Supporting Assessment Details: The acceptable solutions for Through-roads do not apply for (Development application).			
A3.4a Perimeter roads			Applicable: No Compliant: N/A
☐	☐	☒	The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.
The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of: ☐ ☐ ☒ - The vegetation adjoining the proposed lots is classified Class G Grassland; - Lots are zoned rural living or equivalent; - It is demonstrated that it cannot be provided due to site constraints; or - All lots have existing frontage to a public road.			
☐	☐	☒	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.
Supporting Assessment Details: Not Applicable			
A3.4b Fire service access route			Applicable: No Compliant: N/A
☐	☐	☒	The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.
☐	☐	☒	The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.
☐	☐	☒	The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.
☐	☐	☒	Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.
Supporting Assessment Details: Not Applicable			
A3.5 Battle-axe access legs			Applicable: No Compliant: N/A
☐	☐	☒	It can be demonstrated that a battle-axe leg cannot be avoided due to site constraints.
☐	☐	☒	The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met.

☐ ☐ ☒	The proposed development is not in a reticulated area. The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ☒	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
Supporting Assessment Details: Not Applicable	
A3.6 Private driveways	
Applicable: No Compliant: N/A	
☐ ☐ ☒	The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met.
☐ ☐ ☒	The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with.
☐ ☐ ☒	Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.
☐ ☐ ☒	The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.
Supporting Assessment Details: Vehicular access can be provided within the required distance from the rear of the carpark to the furthest building onsite. No specific construction requirements are required to be met.	

5.6 Assessment Statements for Element 4: Water

WATER			
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.		
Proposed Development/Use – Relevant Planning Stage	(Do) Development application other than for a single dwelling, ancillary dwelling or minor development		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Pathway Applied to Provide an Alternative Solution	N/A		
Acceptable Solutions - Assessment Statements <i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i> <i>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices C and D. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</i>			
Solution Component Check Box Legend	☒ Relevant & met	☒ Relevant & not met	☐ Not relevant
E4 Water	Compliant:	No	
A4.1 Identification of future firefighting water supply	Applicable:	Yes	Compliant: Yes
☒ ☐ ☐	It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the subdivision and/or development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.		
Supporting Assessment Details: Mains Water will be a direct supply from Water Corporation.			
A4.2 Provision of water for firefighting purposes	Applicable:	Yes	Compliant: Yes
☐ ☒ ☐	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.		
☒ ☐ ☐	A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.		
☐ ☒ ☐	A static water supply (tank) for firefighting purposes will be installed on the lot that is additional to any water supply that is required for drinking and other domestic purposes. The proposed subdivision will retain an existing habitable building for which the same standard of water supply will be provided.		
☐ ☒ ☐	A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.		

☐ ☒ ☐ The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).

☐ ☒ ☐ The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.

Supporting Assessment Details:

A reticulated water supply will be available to the proposed development through Water Corporation. As the Hydrant Connections do not currently exist near the subject site, new hydrants will need to be installed to provide provision of water for firefighting purposes.

Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.

6 RESPONSIBILITY CHECKLISTS FOR THE IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE PROTECTION MEASURES

The following sections and their associated tables establish:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements;
- The persons responsible for the implementation and maintenance of the required bushfire protection measures; and
- The persons responsible and the timing for compliance certification when required.

The necessity for the BMP to contain this information is established by the *Guidelines for Planning in Bushfire Prone Areas* (Version 1.4, WAPC 2021) in Appendices 3 and 5.

6.1 Developer Responsibilities Prior to Issue of Certificates of Title for New Lots

TABLE 6.1(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
1	For the entire area of each new lot, ensure any retained vegetation can be regarded as 'low threat' when considering the relevant parameters of extent, connectivity, flammability, moisture or fuel load as per AS 3959:2018 s2.2.3.2. The requirements established by the following will also apply: • The standards established for an Asset Protection Zone (APZ) by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).
2	Clearing and/vegetation modification to be undertaken in accordance with requirements established by the BMP. If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).
3	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements referenced in the BMP.

TABLE 6.1(B)

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)

1	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i>, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, 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). The notification is to state as follows: <i>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."</i> (Western Australian Planning Commission).
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6.2 Developer / Landowner Responsibilities -Prior To Sale or Occupancy or Commencement of Operation

TABLE 6.2(A) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)	
1	Prior to occupancy/operation establish the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme; or If native vegetation is required to be modified or removed, ensure that approval has been received from the relevant authority (refer to the applicable local government for advice).
2	Prior to occupancy, install the required firefighting static water supply to comply with the technical requirements stated in the BMP.

TABLE 6.2(B) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE BEING ESTABLISHED BY THE WAPC AND/OR LOCAL GOVERNMENT)	
1	The landowner/proponent is to register a notification onto the certificate of title and deposited plan (with the required wording stated by the local government). This will be done pursuant to <i>Section 70A Transfer of Land Act 1893 (as amended)</i> as per '<i>Factors affecting use and enjoyment of land, notification on title</i>'. This is to notify owners and prospective purchasers of the land that: 1. The land is in a designated bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner. 2. The land is subject to a Bushfire Management Plan that establishes certain protection measures to manage bushfire risk that are to be implemented and continue to be applied at the owner's cost; and 3. That additional planning and building requirements may apply to development on this land.

TABLE 6.2(C) REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (NOT SUBJECT TO COMPLIANCE CHECK)	
1	Prior to relevant building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications. The BMP may also establish, as an additional bushfire protection measure, that construction requirements to be applied will be those corresponding to a specified higher BAL rating. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).
2	Each property owner on sale of the allotment is provided with a copy of the BMP and informed of their responsibilities. A copy of the approved BMP should be attached to all contracts of sale for the lot.

6.3 Landowner / Occupier Responsibilities – Ongoing Management

TABLE 6.3 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	Maintain the 'Required' Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy: • The minimum required dimensions established in Appendix B1; and • The standards established by the <i>Guidelines for planning in bushfire prone areas</i>, DPLH, 2021 v1.4, Schedule 1; or • The standards established for an Asset Protection Zone (APZ) by the relevant local government's requirements set out in a section 33 notice under the Bush Fires Act 1954 (annual firebreak/fuel load notice); or • An alternative standard in a gazetted local planning scheme
2	Comply with the Shire of Derby-West Kimberley Firebreak and Fuel Hazard Reduction Notice issued under s33 of the Bush Fires Act 1954. Check the notice annually for any changes.
3	Ensure that builders engaged to construct dwellings/additions and/or other relevant structures on the lot, are aware of the existence of this approved Bushfire Management Plan (BMP). The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). As an additional bushfire protection measure, other classes of buildings may also be required to comply with these construction requirements when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP. The BMP may also establish that construction requirements to be applied will be those corresponding to a specified higher BAL rating. When applicable, these requirements will be identified in Section 5.7.
4	Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: • The bushfire resistant construction requirements of the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), as established by the Building Regulations 2012 (WA Building Act 2011); and • Any additional bushfire protection measures this Bushfire Management Plan has established are to be implemented.
5	Ensure the ongoing implementation of the BMP, including providing successive landowners with a copy of the BMP and making them aware of the responsibilities it contains.

6.4 Local Government Responsibilities – Ongoing Management

TABLE 6.4 REQUIRED BUSHFIRE PROTECTION MEASURES – ONGOING MANAGEMENT ACTIONS	
1	To be aware of the potential consequences of any significant changes in the local government's management of land, of which they have vested control (including re-vegetation), that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where: • The determined BAL ratings have been established by an existing BMP or a BAL Assessment; and • The BAL has been correctly determined with appropriate consideration of what might reasonably be expected to potentially change in the future with regards to the classification of the vegetation being altered and/or management of the relevant area of vegetation.
2	To monitor landowner compliance with the annual Shire of Derby-West Kimberley Firebreak & Fuel Hazard Reduction Notice and with any bushfire protection measures that are: • Established by this BMP; • Are required to be maintained by the landowner/occupier; and • Are relevant to local government operations.

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified.

The Influence of Ground Slope

Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.

THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE

Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:

None

Assessment Statement:

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

VEGETATION AREA 1							
Classification	G. GRASSLAND						
Types Identified	Low open woodland G-08		Open tussock G-23		Dense sown pasture G-25		
Exclusion Clause	N/A						
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	<10%		Shrub/Heath Height	-		Tree Height	Less than 10m
Dominant & Sub-Dominant Layers	Area of low open woodland						
Understorey	Unmanaged grasses						
Justification Comments:	Area of low open woodland with tree height less than 10m and foliage cover <10% in its natural state. Understorey contains grasses and other ground fuels.						
Post Development Assumptions:	N/A						
DIRECTION 296 deg(T) 18.17731°S 125.56725°E ACCURACY 4 m DATUM WGS84  Juniper 2024-09-17 15:55:45+08:00 PHOTO ID: 1 DIRECTION 75 deg(T) 18.17827°S 125.56548°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:59:23+08:00 PHOTO ID: 2							
DIRECTION 306 deg(T) 18.17926°S 125.56678°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:50:39+08:00 PHOTO ID: 3 DIRECTION 301 deg(T) 18.17868°S 125.56695°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:51:52+08:00 PHOTO ID: 4							

DIRECTION 15 deg(T) 18.17926°S 125.56678°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:50:42+08:00 PHOTO ID: 5	DIRECTION 224 deg(T) 18.17938°S 125.56738°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:49:30+08:00 PHOTO ID: 6
DIRECTION 233 deg(T) 18.17945°S 125.56798°E ACCURACY 4 m DATUM WGS84  Juniper 2024-09-17 15:48:20+08:00 PHOTO ID: 7	

VEGETATION AREA 2							
Classification	G. GRASSLAND						
Types Identified	Low open woodland G-08		Sown pasture G-26		-		
Exclusion Clause	N/A						
Effective Slope	Measured	flat 0 degrees		Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	<10%		Shrub/Heath Height	-		Tree Height	Less than 10m
Dominant & Sub-Dominant Layers	Area of Low open woodland						
Understorey	Grasses						
Justification Comments:	Area of low open woodland with tree height up to 6m and foliage cover <10% in its natural state. Understorey includes sown pasture. Grasses interface with trees along the road verges.						
Post Development Assumptions:	N/A						
DIRECTION 149 deg(T) 18.17945°S 125.56801°E ACCURACY 6 m DATUM WGS84  Juniper 2024-09-17 15:48:15+08:00							
PHOTO ID: 8				PHOTO ID: 9			
DIRECTION 94 deg(T) 18.17825°S 125.56799°E ACCURACY 4 m DATUM WGS84  Juniper 2024-09-17 15:44:57+08:00							
PHOTO ID: 10				PHOTO ID: 11			
DIRECTION 22 deg(T) 18.17825°S 125.56799°E ACCURACY 4 m DATUM WGS84  Juniper 2024-09-17 15:44:54+08:00							

EXCLUDED							
Classification	N/A						
Types Identified	N/A						
Exclusion Clause	N/A						
Effective Slope	Measured	N/A		Applied Range (Method 1)		N/A	
Foliage Cover (all layers)	N/A		Shrub/Heath Height	N/A		Tree Height	N/A
Dominant & Sub-Dominant Layers	N/A						
Understorey	N/A						
Justification Comments:	The vegetation within the subject site will be cleared for the construction of the staff accommodation.						
Post Development Assumptions:	It can be expected that the immediate area around the dwelling identified as an Asset Protection Zone (APZ) will be maintained to low-threat minimal fuel condition in perpetuity to AS 3959: 2018 exclusion criteria/standards.						

DIRECTION 24 deg(T) 18.17869°S 125.56696°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:51:44+08:00	DIRECTION 234 deg(T) 18.17840°S 125.56799°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:46:18+08:00
PHOTO ID: 12	PHOTO ID: 14

EXCLUDED							
Classification	N/A						
Types Identified	N/A		N/A		N/A		
Exclusion Clause	2.2.3.2 (e) non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.						
Effective Slope	Measured	N/A		Applied Range (Method 1)		N/A	
Foliage Cover (all layers)	N/A		Shrub/Heath Height	N/A		Tree Height	N/A
Dominant & Sub-Dominant Layers	Not Applicable						
Understorey	Not Applicable						
Justification Comments:	Non-vegetated areas including buildings, fences and low-threat vegetation with minimal fuel load conditions include managed gardens.						
Post Development Assumptions:	N/A						
DIRECTION 35 deg(T) 18.17933°S 125.56702°E ACCURACY 5 m DATUM WGS84  Juniper 2024-09-17 15:50:08+08:00							
PHOTO ID: 13				PHOTO ID: 15			
DIRECTION 316 deg(T) 18.17824°S 125.56799°E ACCURACY 4 m DATUM WGS84  Juniper 2024-09-17 15:45:00+08:00							
PHOTO ID: 16							

A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

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

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

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

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

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

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

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

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

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

The primary factors that will increase the residence time are:

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

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

Example values:

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

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

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

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

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

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

BPP Approach - Slope Variation Within Areas of Vegetation

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

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different

locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

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

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

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

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

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

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

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) – EXPLANATORY INFORMATION

The APZ is an area surrounding a building/structure in which fire fuels are intensively managed (reducing sources and quantities) to provide localised protection. Any retained or planted vegetation must be able to be considered low threat (due to a range of characteristics) or as being continuously maintained in a minimal fuel condition. The primary objectives of establishing an APZ are:

1. Ensure a reduction in the exposure of the building/structure to bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation from the bushfire prone vegetation. The required APZ dimensions will be dependent on site specific conditions and the use of the site;
2. Ensure a reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
 - Preventing surface fire spreading to the building/structure;
 - Minimising the potential for tree strike; and
 - Limiting the potential for consequential fire to impact the building/structure by eliminating, reducing and/or shielding consequential fire fuels. These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and
3. To provide a defensible space for firefighting activities.

The *Guidelines for planning in bushfire prone areas* (WAPC 2021 v1.4) Appendix 4, Element 2 Explanatory Notes and Schedule 1: Standards for APZ, provide an example of how the objectives might be met.

B1: The Asset Protection Zone (APZ) - Dimension and Location Requirements

PLANNING APPLICATION REQUIREMENTS VERSUS LANDOWNER IMPLEMENTATION REQUIREMENTS

ONE IDENTIFIES THE ABILITY OF DEVELOPMENT TO ACHIEVE A MAXIMUM LEVEL OF EXPOSURE TO CERTAIN BUSHFIRE THREATS AND THE OTHER ESTABLISHES WHAT IS TO BE PHYSICALLY IMPLEMENTED SURROUNDING BUILDINGS/STRUCTURES

THE 'PLANNING BAL-29 APZ'

For planning approval purposes, an assessment against the Bushfire Protection Criteria in the *Guidelines for planning in bushfire prone areas* (WAPC 2021, v1.4), is conducted. Element 2 of the criteria (Siting and Design) establishes the acceptable solution (A2.1: APZ) requiring proposed development to depict on submitted plans that every habitable building can be surrounded by an APZ that can be reasonably expected to comply with the maintenance requirements (APZ standards) in perpetuity, and meets the following dimension and location requirements:

Dimensions: The minimum dimensions of the 'Planning BAL-29 APZ' are those that will ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m². These dimensions will vary dependent on the site specific conditions.

Location: The 'Planning BAL-29 APZ' dimensions must not extend past lot boundaries onto land the landowner has no responsibility for or control over. Limited exceptions include:

- When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage systems, rock, water body etc.);
- When adjoining land does or will contain low threat vegetation (refer to Appendix B) and it can be justified that enforceable mechanisms are in place to ensure the APZ status of this land will exist in perpetuity. Such areas of land include:

- o Publicly managed areas of vegetation (e.g., public open space, recreation grounds/areas and services installed in a common section of land). For certain situations, evidence of an entity's enforceable requirement to manage these areas to the required standard would be included in either the BAL Assessment Report or Bushfire Management Plan;
- o Land on a neighbouring lot that is/will be part of the required APZ surrounding buildings/structures on that lot, and/or required firebreak, and for which the owner of that lot has a recognised responsibility to implement and maintain.
- o Adjoining land for which a formalised and enforceable authority and responsibility is created for the owner of the lot on which development is proposed, or another third party, to manage vegetation in perpetuity, on land they do not own. This is not common, and the necessary evidence of the responsibility would be included in the BAL Assessment Report or Bushfire Management Plan.

If the proposed development can potentially satisfy these dimension and location requirements, then planning approval can be considered for this requirement, and then be subject to all other planning requirements being met.

KEY POINT

The 'Planning BAL-29 APZ' dimensions are not necessarily those that must be physically implemented and maintained by a landowner. Implementation requirements may be different (see 'Determined BAL Rating APZ' below).

The purpose of identifying the ability of proposed development to apply the 'Planning BAL-29 APZ' dimensions is solely to inform decision makers as to the ability of the proposed building works to limit exposure to certain bushfire threats (flame contact, radiant heat transfer and ember attack), to the extent represented by a BAL-29 rating.

Note for certain vulnerable land uses, evidence of the ability to implement a larger APZ may be required to inform planning decisions. These include dimensions corresponding to radiant heat impact levels of 10 kW/m² and/or 2 kW/m² and calculated using a flame temperature of 1200 K – rather than 29kW/m² at 1090 K.

THE 'DETERMINED BAL RATING APZ'

The dimensions associated with the 'Determined BAL Rating APZ' are derived for the specific site conditions and are to be physically implemented and maintained by the landowner. The rating also establishes the bushfire construction requirements for any new building works which results in the built resilience to bushfire threats corresponding to their distance from the bushfire hazard. Variations of these dimensions will only exist as the result of either:

- A requirement presented within an associated Bushfire Management Plan to increase the size of the APZ as part of an alternative solution, and which is subsequently approved by the decision maker; or
- A directive of the relevant Local Government through their annual Firebreak/Hazard Reduction Notice (see below) that results in a larger dimension.

The applicable 'determined' BAL rating is stated in the BAL Assessment Data section of the BAL Assessment Report or Bushfire Management Plan.

If an 'indicative' or 'conditional' rather than a 'determined' BAL rating is stated, the corresponding separation distances (dimensions) are just informative. Confirmation that the stated BAL rating (or a different rating) will apply, is still subject to either certain physical requirements being met or approval from relevant authorities for native vegetation removal is obtained (refer to explanatory information in Section 3).

Dimensions: The minimum dimensions of the 'BAL Rating APZ' will be those associated with the 'determined' BAL rating for the relevant buildings/structures and stated in the following Table B1.

Note for certain vulnerable land uses and relevant buildings/areas, the 'BAL Rating APZ' dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using a flame temperature of 1200K – rather than 29kW/m² at 1090 K.

Location: As for the 'Planning BAL-29 APZ'.

THE 'LOCAL GOVERNMENT APZ'

Certain Local Government's state the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. For certain vegetation/sites, based on environmental considerations, they may also establish a maximum allowable dimension, typically that corresponding to a BAL-29 rating.

THE 'REQUIRED APZ'

The dimensions associated with the 'Required APZ' are to be established and maintained by the landowner within the subject lot and surrounding the subject buildings/structures. The 'Required APZ' will be appropriately depicted in Reports and Plans on the Property Bushfire Management Statement when it is required to be included.

Dimensions: The 'Required APZ' dimensions are the minimum distances away from the subject building/structure that the APZ must extend towards each relevant area of classified vegetation (note: a distance may also be a maximum distance when relevant as an environmental constraint). These distances are stated in the following Table B1.

The dimensions to implement are determined by:

- A. Those associated with the 'Determined BAL APZ' for the subject building(s) when distances are greater than 'B' below (except when 'B' has established a maximum distance); or
- B. The 'Local Government' APZ' derived from their Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B' as they may apply to different areas of classified vegetation.

Location: As for the 'Planning BAL-29 APZ'.

Table B1: The APZ dimensions required to be implemented and maintained by the landowner.

ESTABLISHING THE 'REQUIRED APZ' DIMENSIONS TO BE IMPLEMENTED AND MAINTAINED BY LANDOWNER WITHIN THEIR LOT										
Relevant Buildings(s)	Vegetation Classification		MINIMUM REQUIRED SEPARATION DISTANCES BETWEEN BUILDING/STRUCTURE AND BUSHFIRE PRONE VEGETATION ¹							
			Dimensions Associated with the 'BAL Rating APZ'				Dimensions Associated with the 'Local Government APZ'		The 'Required APZ' Dimensions ³	Existing Separation Distances
							Firebreak / Hazard Reduction Notice	Maximum Allowed		
	Potential Bushfire Impact ²				Separation Distance			N/A		
Area	Class	Stated As	Value	Status		metres	metres	metres	metres	metres
Juniper Uniting Church Aged Care Group new staff accommodation	1	(G) Grassland	BAL Rating	BAL-29	Determined	8	25 metres	N/A	25 metres	10
	2	(G) Grassland	BAL Rating	BAL-12.5	Determined	17				41.5
	3	Excluded cl 2.2.3.2(e & f)	N/A	N/A	N/A	-				-
	4	Excluded cl 2.2.3.2(e & f)	N/A	N/A	N/A	-				-
Note 1: Refer to all explanatory information on the preceding pages. Note 2: For the bushfire direct attack mechanisms of flame contact, radiant heat transfer and, to some extent, ember attack. Note 3: These are minimum distances unless a maximum is being applied by a local government.										
Comments: According to the Shire of Derby-West Kimberley 2024 Fire Break & Fuel Hazard Reduction Notice: Townsite Lands - being all land in the townsites of Derby, Camballin and Fitzroy Crossing (Where the area of the land is greater than 2023 m²): Mineral earth trafficable fire breaks must be installed on the land and be kept clear of flammable material. These fire breaks must not be less than three (3) metres in width and four (4) metres in height and must be located within two (2) metres of all external boundaries. A building protection zone of twenty (25) metres must be established around all buildings on the land, inclusive of all dwellings, sheds etc. This area must be clear of all flammable material capable of sustaining fire or enabling fire to spread. Reticulated garden beds or vegetation situated within the building protection zone must be maintained so that fuel levels containing mulch, dried leaves or other garden refuse do not exceed fifty (50) mm in height.										

B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

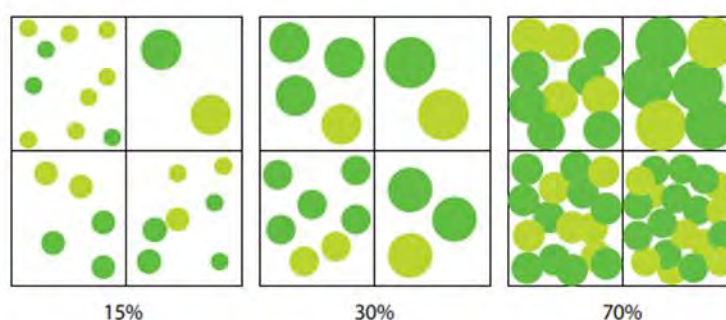
- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and
- design of an asset protection zone and (c) plant flammability.

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	- Should be managed and removed on a regular basis to maintain a low threat state. - Should be maintained at <2 tonnes per hectare (on average). - Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres 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 <15 per cent of the total APZ area. - Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres 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 >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	• 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 >100 millimetres in height.
Grass	• Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	• Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • 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.

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

B3: The Standards for the APZ as Established by the Local Government

Refer to the firebreak / hazard reduction notice issued annually (under s33 of the Bushfires Act 1954) by the relevant local government. It may state Standards that vary from those established by the Guidelines and that have been endorsed by the WAPC and DFES as per Section 4.5.3 of the Guidelines.

A copy of the applicable notice is not included here as they are subject to being reviewed and modified prior to issuing each year. Refer to ratepayers' notices and/or the local government's website for the current version.

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

EXPLANATORY NOTES

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

Determination of 'low threat' vegetation is based on factors such as:

- Proximity to the subject site
- Small areas of vegetation
- Low flammability
- High moisture content
- Low fuel load

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

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

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

15

AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

D1: Reticulated Areas – Hydrant Supply

The Guidelines state "where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority."

The main scheme water suppliers / authorities in WA are The Water Corporation, AqWest – Bunbury Water Corporation and Busselton Water Corporation. Various local authority exists in other non-scheme and regional areas. However, most existing fire hydrants are connected to Water Corporation water mains.

Consequently, the hydrant location specifications from The Water Corporation's 'No 63 Water Reticulation Standard' (Ver 3 Rev 15) are provided in the extract below with the key distances relevant to bushfire planning assessments being highlighted. This Standard is deemed to be the baseline criteria for developments and should be applied unless different local water supply authority conditions apply. Other applicable specification will be found in the Standard.

Note: The maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas.

Design Standard DS 63
Water Reticulation Standard



2.2.1.5 Appurtenances

c. Hydrants

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run) between hydrants in residential areas with lots per dwelling <10,000m² shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m² (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e., median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards, liquefied petroleum gas or other combustible storage;
- directly on top of the main using a tee unless proved to be impractical.

Our Ref: J000514
Your Ref: PA276

19 February 2025

Scott van Lerland
Shire of Derby/West Kimberley
PO Box 94
Derby WA 6728

PO Box 538, Inglewood
Western Australia 6932

0411 445 031
peter@ptsplanning.com.au

www.ptsplanning.com.au

ABN - 32 603 168 850

Dear Mr Lerland

2 (LOT 332) SCRIVENER ROAD, FITZROY CROSSING – DAP APPLICATION - WORKFORCE ACCOMMODATION FOR THE JUNIPER GUWARDI NGADU RESIDENTIAL AGED CARE HOME

We refer to your letter received on 11 February 2025 and electronic mail dated 18 February 20025, requesting additional information in relation to waste management.

Waste Management

Introduction

Domestic waste is collected on behalf of the Shire by Cleanaway, and it is proposed to use this for waste collection. We have discussed the collection with Cleanaway.

There is only one 240 litre general bin provided for Fitzroy Crossing ie. no green bin or recycling bin.

Waste Generation

We have adopted waste generation rates from the City of Melbourne's *Waste Guidelines for Waste Management Plans* (2021), the City of Perth's *Waste Guidelines for New Developments* (Revision 5, effective from June 2019) and waste rates used from Mineral Resources Worker Accommodation development.

The Mineral Resources Worker Accommodation development used 5/L per day for refuse and 1/L per day for recycling per bedroom. The proposed development has 14 bedrooms.

Waste	Generation (L/week)	Bin Size	Number of Bins	Collection (2)	Collection
Refuse	490	240/L	3	Weekly	Shire by Cleanaway
Recycling (1)	98	240/L	1	Weekly	Shire by Cleanaway
	588		4		

- (1) The waste collection does not distinguish between refuse and recycling and therefore have been added together.
- (2) During the west season the bins are collected twice a week, however, we have used weekly collection to reflect the worst-case scenario.

Bin Size

The bin size is 240L which are 0.73 metres in depth, 0.585 metres in width, 1 metre in height and has a floor area of 0.427m².

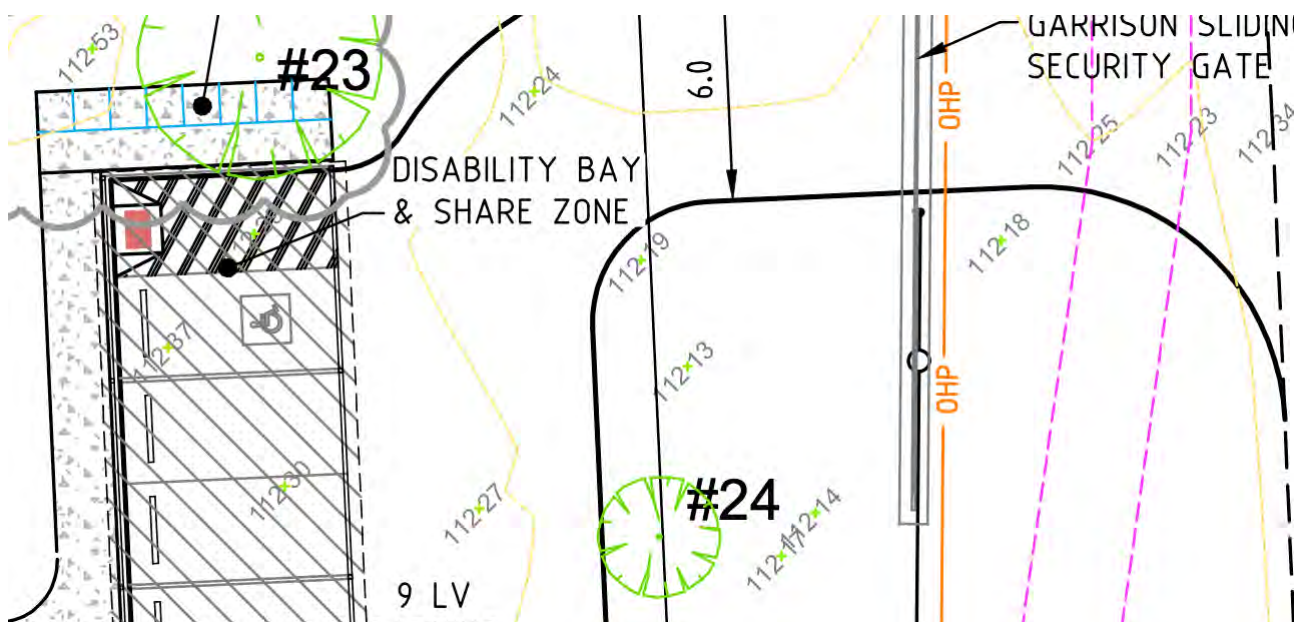
Bin Collection

Bin collection is twice weekly during the wet season and once weekly during the dry season. Cleanaway collects from the verge.

Bin Storage Area

The bin storage area is located adjacent the car parking providing access to the verge area for collection. The bin store has capacity for 8 bins, which provide flexibility should the waste generation rates be higher. The bin store can also be increased in size easily given that there are no obstacles to the east.

The bin store is 2 metres in width and 7 metres in length and will be fenced.



Internal Transfer of Waste

The occupants of the units will be responsible for the transfer of waste from the units to the bin store.

External Transfer of Bins

The Works Manager of the RAC facility will move the bins from the bin store to the verge for collection and then return the bins to the bin store after collection. The Works Manager will also ensure the bin store remains tidy.

As the units are associated with the RAC, the waste management is coordinated with the waste management of the RAC.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on 0411 445 031 or peter@ptsplanning.com.au.

Yours sincerely
PTS Town Planning Pty Ltd

Peter Simpson
Director

Scott van Ierland

From: Brett Coombes <Brett.Coombes@watercorporation.com.au>
Sent: Monday, 31 March 2025 3:52 PM
To: Scott van Ierland
Subject: RE: Query about sewer service in Fitzroy Crossing

Scott,

As discussed, the Corporation has no objection to the proposed development.

The Shire should place a general condition (or an advice note) on any approval advising the proponent of the need to obtain the necessary approvals from the Water Corporation's Aboriginal Communities Water Services Team, and to submit the necessary forms and designs to facilitate connection of the proposed building to the nearby water and sewer networks.

Regards

Brett Coombes
Senior Planner, Land Use Planning
Development Services
Tel. 9420-3165

From: Brett Coombes
Sent: Monday, March 31, 2025 3:03 PM
To: Scott van Ierland <scott.vanierland@southperth.wa.gov.au>
Subject: RE: Query about sewer service in Fitzroy Crossing

Hi Scott,

The Corporation is aware of the development proposal through direct contacts from the proponent's consultants.

The proposed buildings can likely be provided with water and wastewater services. The Corporation's Aboriginal Communities Water Services has advised the proponent to submit the necessary application form and designs for water and sewer connections.

Regards

Brett Coombes
Senior Planner, Land Use Planning
Development Services
Tel. 9420-3165



Our Ref: J000514

5 February 2025

Chief Executive Officer
Shire of Derby/West Kimberley
PO Box 94
Derby WA 6728

PO Box 538, Inglewood
Western Australia 6932

0411 445 031
peter@ptsplanning.com.au

www.ptsplanning.com.au

ABN - 32 603 168 850

Dear Sir/Madam

2 (LOT 332) SCRIVENER ROAD, FITZROY CROSSING – DAP APPLICATION - WORKFORCE ACCOMMODATION FOR THE JUNIPER GUWARDI NGADU RESIDENTIAL AGED CARE HOME

PTS Town Planning Pty Ltd is pleased to submit this Development Assessment Panel Application for workforce accommodation on portion of 2 (Lot 332) Scrivener Road, Fitzroy Crossing. We have enclosed:

- DAP Form 1 executed by the Aboriginal Lands Trust as the Primary Interest Holder of the Land.
- Shire of Derby/West Kimberley Development Application Form executed by the Aboriginal Lands Trust as the Primary Interest Holder of the Land.
- The Certificate of Title.
- The lease between The Aboriginal Lands Trust and Bunuba Operations Aboriginal Corporation.
- The Sublease between Bunuba Operations Aboriginal Corporation and Uniting Church Homes.
- Feature Survey.
- Site plan, floor plans and elevations.
- Landscape Plan.
- Stormwater plan.
- Bushfire management plan.
- Development Application Checklist.

SUBJECT SITE

Lot 332 (2) Scrivener Road, Fitzroy Crossing is contained on Certificate of Title Volume LR3163 Folio 250 and Deposited Plan 36103. The Lot is Reserve 9656 Under Management Order with the Primary Interest Holder being the Aboriginal Lands Trust. The lot is 12.0962 hectares in area.

The site the subject of the workforce accommodation is portion of Lot 332, being an area of 0.3881 hectares fronting Forrest Road between the Juniper Guwardi Ngadu Residential Aged Care Home to the north and the Fitzroy Crossing Renal Clinic to the south.

There is a lease between The Aboriginal Lands Trust and Bunuba Operations Aboriginal Corporation for the workforce accommodation and a sublease between Bunuba Operations Aboriginal Corporation and Uniting Church Homes.

The subject site is not listed as a European Heritage site by either the HCWA or under LPS9.

The subject site is located within an Aboriginal Cultural Heritage Register listed site, being site 12414.

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ABORIGINAL LANDS TRUST LAND USE AND DEVELOPMENT APPLICATION

An application has been lodged with the Aboriginal Lands Trust (ALT), which it is currently considering. To enable the DAP application to be lodged, the ALT Chairperson has signed the application forms. It is noted that the ALT is likely to consider the application at its meeting to be held in February 2025.

PLANNING FRAMEWORK

State Planning Policy 3.2 Aboriginal Settlements

SPP 3.2 provides for the preparation of Layout Plans. The Junjuwa Layout Plan No. 1 applies to the site.

State Planning Policy 3.7 Planning in Bush Fire Prone Areas

The subject site is located within a bushfire prone area. A Bushfire Management Plan has been prepared for the site and is enclosed.

Local Planning Scheme No. 9 (LPS9)

The subject site is zoned 'Settlement' under LPS9. Forrest Road is a Local Distributor Road Reserve.

The objective of the Settlement Zone is to identify existing and proposed Aboriginal settlements and to collaboratively plan for the orderly and proper development of those places by:

- a) requiring preparation and endorsement of a layout plan in accordance with State Planning Policy 3.2; and
- b) ensuring that development accords with a layout plan.

The objective of the Local Distributor Road Reserve is to set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.

Junjuwa Layout Plan 1

The Junjuwa Layout Plan No. 1 has been recently amended by the Western Australian Planning Commission to identify the site (settlement layout Lot 355) as residential.

PROPOSED DEVELOPMENT

The proposed development is for workforce accommodation for the Juniper Guwardi Ngadu Residential Aged Care Home in Fitzroy Crossing. The development includes 8 single bedroom dwellings in a duplex arrangement, 3 two bedroom dwellings, common facilities and 9 car parking bays. A site plan, floor plans and elevations are enclosed.

The workforce accommodation will provide accommodation for short term and medium term staff of the Juniper Guwardi Ngadu Residential Aged Care Home. The accommodation will provide for short term accommodation up to 3 months and also medium term accommodation 3-12 months.

The development has an estimated development value of \$5.2 million and is being lodged as Development Assessment Panel application.

Juniper has a capital grant under a funding agreement with the Commonwealth Department of Health and Aged Care to construct staff housing under the National Aboriginal and Torres Strait Islander Flexible Aged Care Program.

PLANNING ASSESSMENT

State Planning Policy 3.7 Planning in Bush Fire Prone Areas

A Bushfire Management Plan has been prepared for the site and is enclosed.

Junjuwa Layout Plan 1

The Residential area includes house and residential quarters. The workforce accommodation meets the residential quarters land use.

Local Planning Scheme No. 9 (LPS9)

Land Use

LPS9 defines workforce accommodation as premises, which may include modular or relocatable buildings, used

- a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

The proposed accommodation will be used by the workforce of the Juniper Guwardi Ngadu Residential Aged Care Home on a short term and medium-term basis. It is noted that the accommodation is not permanent accommodation.

The land uses are defined by the Junjuwa Layout Plan No. 1 which has been recently amended by the WAPC to identify the site (settlement layout Lot 355) as residential. The Residential area includes house and residential quarters. The workforce accommodation meets the residential quarters land use and therefore the proposed land use is consistent with the residential area.

Building Height

The maximum height is 9 metres. The proposed development is less than 4 metres in height and therefore complies.

Setbacks

The setbacks are in accordance with the approved layout plan. The approved Junjuwa Layout Plan does not provide for setbacks. Notwithstanding, the street setback is more than 6 metres with generous side and rear setbacks for a single storey development.

Car Parking

LPS9 does not have any car parking provisions for workforce accommodation. The proposed development provides for 9 bays. The 9 car parking bays are considered appropriate as the residents are short to medium term occupants, and most are not likely to have a personal vehicle given that they arrive by means other than private vehicles and are located directly adjacent the place of employment.

It is also noted that the workforce accommodation is located adjacent to the Juniper Guwardi Ngadu Residential Aged Care Home which can be used for overflow car parking, however, we do not consider this required.

Landscaping

A landscape concept has been prepared for the site.

Residential Design Codes (R-Codes)

Under Clause 4.1.4 the R-Codes apply to an area if the area has a coding number superimposed on it or if a provision of this Scheme provides that the R-Codes apply to the area. The area does not have a coding number superimposed on it and there is no other provision that provides that the R-Codes applies to the area.

Based on 11 dwellings on the 3881m² site, the density would be circa R25. If the density variation for single bedroom dwellings is included the density would be below R25.

Town Planning Guideline Minimum Floor Level for New Buildings Fitzroy Crossing and Camballin

The policy seeks to minimise the potential for flood damage to new buildings within Fitzroy Crossing and Camballin. The policy provides for the finished floor level (FFL) for all habitable buildings shall be a minimum of 1 metre above the 1 in 100 AEP for Fitzroy Crossing and Camballin. The Policy identifies that for Junjuwa the FFL is 111.95 metres AHD.

The proposed development has FFL's of 113.01 to 114.10 and therefore complies with the Policy.

Transportable / Relocated Dwellings

The policy provides provisions for Transportable / Relocated Dwellings. Transportable Building means any structure that is prefabricated at any place other than on the site upon which it is to be erected, but does not include a 'Kit Home'. A "new transportable dwelling" refers to a prefabricated residential dwelling being delivered direct from the manufacture's premises to the site on which it is to be established.

The policy identifies that the utilisation of 'new' transportable dwellings for residential development is of far less concern than those that are second-hand, particularly with respect to the age and condition of the structure. As the development implications of structural integrity, suitability and compatibility of a new dwelling is far less, the policy requirements are minimal in terms of dealing with applications to achieve similar outcomes as that applicable to traditional single housing.

The proposed development includes:

- An appropriate standard of design and external appearance for the site and nature of the use. The proposed accommodation will not impact the amenity of the area given the low scale and location.
- Verandahs and private open space is provided for each dwelling.
- 9 covered car parking bays are provided for the accommodation.

Conclusion

The proposed development has lease and sublease agreements in place and the development is consistent with the Junjuwa Layout Plan No. 1.

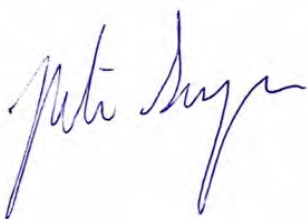
The proposed development will provide an important facility to assist with the services provided to the Juniper Guwardi Ngadu Residential Aged Care Home.

The proposed development has considered the applicable planning framework and is consistent the relevant standards.

The proposed development is appropriate for approval.

Should you have any questions or require any additional information, please do not hesitate to contact the undersigned on 0411 445 031 or peter@ptsplanning.com.au.

Yours sincerely
PTS Town Planning Pty Ltd

A handwritten signature in blue ink, appearing to read 'Peter Simpson', is written over a faint circular stamp.

Peter Simpson
Director



PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. Meeting Closure**