



ATTACHMENTS

Development and Infrastructure Services Committee Meeting

13 March 2024

6.00pm

City of Albany Council Chambers

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Fire Protection
Association Australia
Life. Property. Environment.



Bushfire Management Plan Coversheet

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

Bushfire Management Plan and Site Details

Site Address / Plan Reference: Lot 601 (No. 56) Karrakatta Road

Suburb: Goode Beach

State: WA

P/code: 6330

Local government area: City of Albany

Description of the planning proposal: Change of use to Short Stay Accommodation

BMP Plan / Reference Number: BAL0133

Version: 1.0

Date of Issue: 19/09/2023

Client / Business Name: Emily Fergie

Reason for referral to DFES

Yes

No

Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?

Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)

Strategic planning proposal (including rezoning applications)

Minor development (in BAL-40 or BAL-FZ)

High risk land-use

Vulnerable land-use

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

Considered Vulnerable land use through Change of use from residential to Short stay accommodation/

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

BPAD Accredited Practitioner Details and Declaration

Name

Kathryn Kinnear

Accreditation Level

Level 2

Accreditation No.

BPAD30794

Accreditation Expiry

28/02/2024

Company

Bio Diverse Solutions

Contact No.

9842 1575

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

Signature of Practitioner

Kathryn Kinnear

Date 19/09/2023

BUSHFIRE MANAGEMENT PLAN



Lot 601 (No. 56) Karrakatta Road, Goode Beach

Final V1.0

19/09/2023





Site Details				
Address:	Lot 601 (No. 56) Karrakatta Road			
Suburb:	Goode Beach	State:	W.A.	Postcode 6330
Local Government Area:	City of Albany			
Description of Building Works:	N/A Change of use			
Stage of WAPC Planning	Development Application			

Plan Details			
Report / Job Number:	BAL0133-003	Report Version:	Final v1
Assessment Date:	13 February 2023	Report Date:	19 September 2023
BPAD Practitioner	Jason Benson (Level 2)	Accreditation No.	BPAD 37893
BPAD Practitioner	Kathryn Kinnear	Accreditation No.	BPAD 30794



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1. Executive summary

Emily Fergie (“the client”) engaged Bio Diverse Solutions (Bushfire Consultants) to prepare a Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) at Lot 601 (No. 56) Karrakatta Road, Goode Beach (“the subject site”). The BMP has been prepared to accompany a development application for the change of use of an existing habitable residential dwelling to short stay accommodation within the City of Albany (CoA). A Bushfire Attack Level (BAL) assessment was undertaken on the existing house to assess the bushfire risk and is included in the appendices of this report (Appendix A).

Short stay accommodation is classified/defined as a “Vulnerable Land Use” under State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas 2015 (WAPC, 2015) and the Guidelines for Planning in Bushfire Prone Areas 1.4 (WAPC, 2021) (“the Guidelines”). A Development Application (DA) for a vulnerable land use in a designated bushfire prone area requires the application of SPP 3.7 and the Guidelines which addresses the bushfire protection criteria as well as provide evacuation information for occupants/residents of the proposed accommodation. The intent of this policy measure is to recognise that such sites require special consideration when located in a bushfire prone area. This BMP has been prepared to assess the subject site to the current and endorsed Guidelines (WAPC, 2021) and demonstrate compliance with the performance-based solutions to the guidelines.

In assessing the bushfire risk, the subject site was found to be BAL-FZ even with onsite vegetation management (See BAL report Appendix A). This is due to the existing adjacent special residential lots in the area (specifically the north and west of the site), the steep slopes attributable to the local area, and the overgrown nature of the surrounding lots. In response to the inherent bushfire risk, the client has adopted strategies to address the bushfire risk of holiday accommodation land use, these strategies include:

- Management of the entire development site (whole of lot) as a APZ as outlined in the Guidelines with assistance from the neighbour to the west through a section 70A notification on title and easement for management of the APZ in perpetuity on lot 602 Karrakatta Road, Goode Beach.
- Upgrade the existing dwelling to provide for improved ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.
- Provide for a static water supply on site of 10,000L to provide for additional localised supply in addition to the existing reticulated water supply.
- The development will be closed on Extreme and Catastrophic Fire Danger Rating days.
- A comprehensive Bushfire Emergency Evacuation plan is to be prepared for the operation of the development, which includes the provision of local managers for the site to ensure on-going management of the site and assistance with evacuation of occupants should that be necessary.

The subject site (original) building was built in circa 2001 through the planning, development and building legislation applicable at the time. The development proposal is not increasing the (net) number of occupants to the site and proposes a number of measures to increase visitor safety to the while in operation of the short stay accommodation. In acknowledging the unfamiliarity tourism accommodation by the future patrons, the BMP aims to (commensurate with the size and scale of the development) ensure that the clients visiting the site are well aware of the bushfire risks and site closures are enacted to ensure the risk of bushfire is averted by future patrons.

In the current and endorsed *Guidelines* (WAPC 2021), the legacy provisions and discretionary decision making can be enacted for existing lots and/or existing habitable buildings created prior to SPP 3.7. The site is located in an existing residential zone, but does not meet the *current* definition of a “built out area” as defined by WAPC. The proponent seeks to apply the legacy provisions and discretionary decision-making provisions with additional bushfire mitigation measures to ensure safety for occupants to the site. Due to non-compliance with the bushfire protection criteria, the bushfire mitigation measures aim to address the legacy provisions and reduce the bushfire risk to the extent possible within the lot, such measures include:

1. Preparation of a comprehensive Bushfire Emergency Evacuation Plan (BEEP). The evacuation of the site and site closures on “Extreme” and “Catastrophic” FDR days as part of the ongoing management of the site due to the fact that Goode Beach is along a “dead end” road and there is not a suitable “destination” in the Goode Beach residential zone. The BEEP is guided by the appointed bushfire practitioner to assist with implementation and ongoing advice pertaining to the plan.



2. There are managers appointed for the proposal which reside in Albany ensuring they are across the weather conditions and site conditions and have been appointed duties according to the BEEP (see Appendix D). The appointment of local managers will improve the opportunity to implement the evacuation procedures in the event of an emergency situation.
3. The subject site building is not built to AS3959 and therefore on-site sheltering for a bushfire is not recommended. The owner is to apply ember protection during upgrades or renovation during the life of the building to address the bushfire risk. This involves enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.
4. The application of the legacy provisions which recognises that the building already exists and has a maximum occupancy of 10 people for the holiday accommodation proposal and similarly is restricted to that of the residential occupancy with no more occupants on site other than normally allowed for as a residential building.
5. The people frequenting the building will be much more informed of the bushfire risks than the adjacent residential lots and have a comprehensive BMP and BEEP to follow in the event of a bushfire in the area.

The BMP report outlines a performance-based assessment to demonstrate compliance to the intent of the bushfire protection criteria as per the WAPC current and endorsed guidelines. As a result of the Performance Solution, the development will be consistent with the objectives of SPP 3.7 in the following ways:

- With the implementation of the Performance Solution, the development will not increase the threat of bushfire to people, property or infrastructure.
- The vulnerability of the development to bushfire will be reduced through identification and consideration of risks and application of the Performance Solution.
- The development has taken into account bushfire protection requirements and has included bushfire protection measures as specified in the Performance Solution.
- The development has provided for an appropriate balance of bushfire risk management measures and vegetation management commensurate with the size and scale of the proposed development.

Therefore, the proposed performance solution is demonstrated to be consistent with both the intent and Performance Principle of the Element and the overall objectives of SPP3.7.

2. Introduction

Bio Diverse Solutions (Bushfire Consultants) were commissioned to prepare a Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) to accompany a development application for the change of use of an existing habitable dwelling to short stay accommodation within the City of Albany (CoA). A BAL Assessment was undertaken on the existing house and is included in the appendices of this report.

A short stay accommodation/bed and breakfast is classified/defined as a “Vulnerable Land Use”. A Development Application (DA) for a vulnerable land use in a designated bushfire prone area requires the application of the State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas 2015 (WAPC, 2015) and the Guidelines for planning in bushfire prone areas 1.4 (WAPC, 2021). SPP 3.7 requires a BMP which addresses the bushfire protection criteria as well evacuation information for occupants/residents of the proposed accommodation. The intent of this policy measure is to recognise that such sites require special consideration when located in a bushfire prone area. This BMP has been prepared to assess the subject site to the current and endorsed Guidelines for Planning in Bushfire Prone Areas Version (WAPC, 2021) and the State Planning Policy 3.7 (WAPC, 2015).

Evacuation information has been provided in support of this proposal in the form of a BEEP. The evacuation information in Appendix D of this report contains specific consideration for the management of occupants during a bushfire emergency and can be removed to form a stand-alone document. The BMP and BEEP has been prepared by a Level 2 accredited bushfire practitioner pertinent to the size and scale of the proposed development and has been peer reviewed by an accredited BPAD level 3 bushfire practitioner, see peer review letter Appendix B.

1.1 Location

Lot 601 (no 56) Karrakatta Road is approximately 4006m² in size, zoned ‘Special Residential’ under the City of Albany Local Planning Scheme No. 1 and located to the southeast of the Albany CBD, in the locality of Goode Beach, see Figure 1.

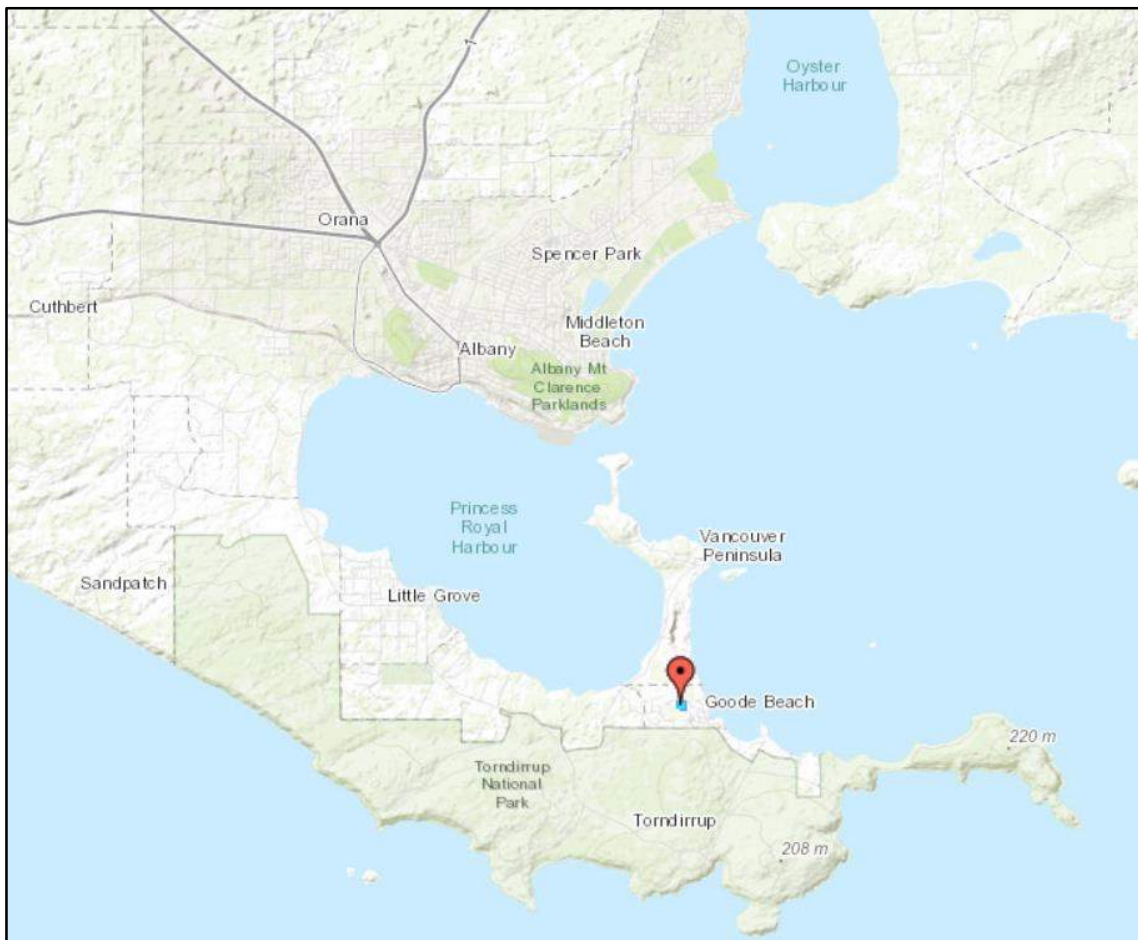


Figure 1: Location Mapping of the subject site.

1.2 Development Proposal

The landowner is preparing a development application with the CoA to change the land use of an existing habitable dwelling to short stay accommodation at Lot 601 (No. 56) Karrakatta Road, Goode Beach. The building could have up to a maximum of 10 occupants at any time, see Figure 2. The Subject site is a 2-storey house which has been renovated in 2017-2018.

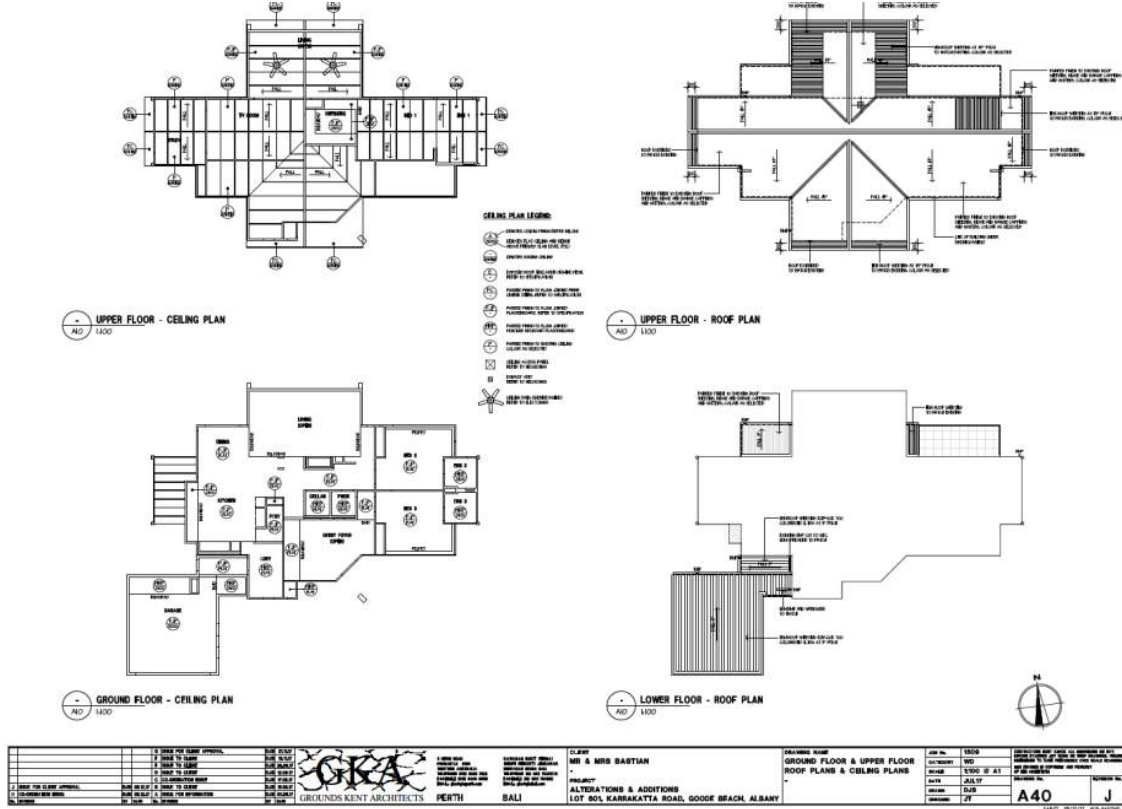


Figure 2: House floor plans

The publicly released Bushfire Prone Area Mapping (OBRM, 2021) shows that the subject site is located within a Bushfire Prone Area (within 100m of >1ha of bushfire prone vegetation) and as such is subject to a planning assessment of the bushfire risks. Bushfire Prone Area Mapping (OBRM, 2021) is shown in Figure 3.



Figure 3: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2021).

1.3 Statutory Framework

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas 2015 (WAPC, 2015);
- Guidelines for Planning in Bushfire Prone Areas, Vers 1.4 (WAPC, 2021);
- A Guide to developing a Bushfire Emergency Evacuation Plan (WAPC, 2019);
- *Building Act 2011;*
- *Building Regulations 2012;*
- Building code of Australia (National Construction Code) (NCC, n.d.);
- *Fire and Emergency Services Act 1998;*
- AS3959-2018 "Construction of Buildings in Bushfire Prone Areas" current and endorsed standards;
- *Bushfires Act 1954;* and
- CoA Fire Management Notice (CoA, 2022/23).

2 Environmental Considerations

2.1 Native Vegetation – Modification and Clearing

This BMP utilises the assumption that native vegetation can be modified around the existing building to ensure an Asset Protection Zone (APZ) prevails as per the WAPC Asset Protection Zone (APZ) Standards, Schedule 1 (refer to Appendix C and Appendix 3 of the BAL assessment Report). The existing building requires an APZ implemented to achieve BAL-29, see Figure 5 Works Program Map. The compliant APZ has been implemented to the fullest extent of the lot and with assistance from the adjacent land owner assisting to the west of the subject lot. Approval of this BMP at the CoA planning approval will assist to achieve compliance and ongoing management in perpetuity of the APZ. To the north of the house there are steep slopes exceeding 15 degrees and this area cannot be cleared or managed without significant environmental disturbance and destruction to the area. The proposed BAL-29 APZ area (as shown in the BAL assessment Appendix A and the Works Program Mapping Figure 5) can be managed with agreement from the adjacent owner to the west (Lot 602 Karrakatta Road) through parkland clearing and slashing, retaining some trees, while still meeting APZ standards. The adjacent owner to the west has agreed to manage the area adjacent to the subject site, refer to correspondence Appendix C. This is to be enforced through a Section 70A notification on title and at the planning application stage (as a condition) through an easement in favour of management over Lot 602. The low fuel areas (APZ) are to be managed in perpetuity and implemented by the landowner of Lot 601 at the development approval stage. Additional strategies to manage low fuel areas for the landowner is outlined in Section 5.2 of this report.

2.2 Review of the Environmental Data Sets (Landgate, 2022)

A review of the environmental data sets (Landgate, 2022) as identified in the Department of Planning Lands and Heritage BMP Template for a complex development application, does not identify that any regulated (restricted) vegetation will be affected by the proposal, see Table 1 Environment Dataset Review.

Table 1: Environmental Dataset Review.

Dataset	Impact on Proposal	Comment
Conservation category wetlands and buffer	No	
Wetlands and Waterways	No	
RAMSAR wetlands (DBCA-010)	No	
Threatened and priority flora (DBCA-036)	Unaware	A flora survey has not been undertaken and the site has been highly modified, protected flora is unlikely within the subject site. There is priority flora located nearby the subject site. However, this can only be seen at a scale of 1:1,2000000.
Threatened Ecological Communities (DBCA-038)	Unaware	A survey of the Threatened Ecological Communities (TEC) in this area not been undertaken and the site has been highly modified, TEC/s are unlikely within the subject site. This dataset can only be seen at a scale of 1:1,2000000.
Bush Forever areas 2000 (DPLH-019)	No	
Clearing regulations –Environmentally Sensitive Areas (DWER-046)	No	
Swan Bioplan Regionally Significant Natural Areas 2010 (DWER-069)	No	
Conservation Covenants Western Australia (DPIRD-023)	Unaware	This dataset is not publicly available.

Note: Relevant checks have been completed and the proposal does not currently impact on any of the above sites. However, the management strategies contained in this BMP, assume that all environmental approvals will be achieved or clearing permit exemptions will be applied. It is recommended that the proponent seeks specific advice in relation to the clearing of any native vegetation that is proposed as part of this development. Clearing of native vegetation may utilise an exemption under the EP act through the WAPC process. It is advised that the proponent seek further advice from an Environmental Consultant or the WA Department of Biodiversity, Conservation and Attractions (DBCA) on the condition and species contained within the development area and any requirement for referral of the proposal.



2.3 Revegetation or Landscaping

There is no revegetation/landscaping proposed for this development application and any future landscaping in the site will be done so as to not negatively impact the BAL rating. It is recommended that an accredited Level 2 Bushfire Practitioner is to review and approve any future plantings or landscape concept plans to ascertain if the actions increase the bushfire risk in the development.

3 Bushfire Assessment Results

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment and WAPC Planning in Bushfire Prone Areas Guidelines Vers 1.4 (WAPC, 2021).

3.1 Assessment Inputs

Bushfire Assessment inputs for the site have been calculated using the Method 1 BAL Assessment procedure as outlined in AS3959-2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

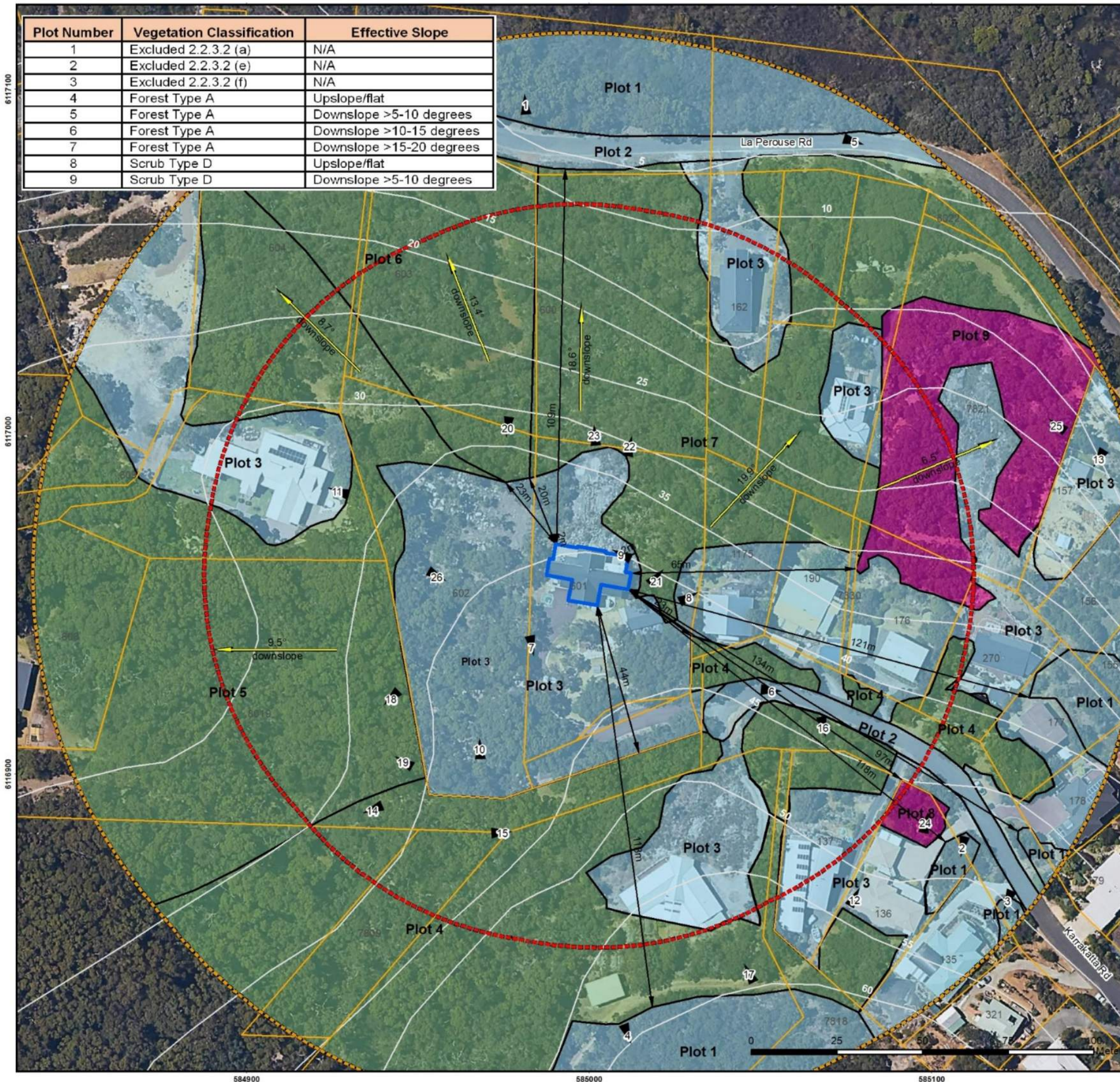
3.1.1 Vegetation Classification

Site assessment occurred on the 22nd of September 2021 by a Bushfire Practitioner from Bio Diverse Solutions, Jason Benson (BPAD 37893) and site re-assessment on the 13th February 2023 by Kathryn Kinnear (L2 BPAD 30794). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Site Plan Map (Figure 4) on the following page.

A summary of the Plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 2 below, detailed BAL assessment completed on the subject site is provided in Appendix A.

Table 2: Vegetation Classification Table (in accordance with AS 3959-2018) of the subject site.

Plot Number	Vegetation Classification	Effective Slope
1	Excludable – Clause 2.2.3.2(a)	N/A
2	Excludable – Clause 2.2.3.2(e)	N/A
3	Excludable – Clause 2.2.3.2(f)	N/A
4	Class A - Forest	All upslopes and flat land (0 degrees)
5	Class A - Forest	Downslope >5-10 degrees
6	Class A - Forest	Downslope >10-15 degrees
7	Class A - Forest	Downslope >15-20 degrees
8	Scrub Type D	Upslope/flat
9	Scrub Type D	Downslope >5-10 degrees



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Overview Map Scale 1:100,000

Legend

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastral
- 5m Contours
- Separation Distance
- Slopes Degrees
- Vegetation/Plot Boundary

Vegetation

- Forest Type A
- Low fuel or non vegetated 2.2.3.2
- Scrub Type D

Scale
 1:1,100 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: WAnow, Landgate Subscription Imagery
 Cadastral, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT
 Emily Fergie
 Lot 601 (No. 56) Karrakatta Road
 Goode Beach, WA 6330

Site Plan / BAL Assessment

BAL Assessor JRB & KPK	QA Check ED	Drawn by GSK
STATUS FINAL	FILE BAL0133-003	DATE 11/09/2023



3.2 Assessment Outputs

A BAL assessment has been completed for the existing building in accordance with AS3959-2018 methodology. The BAL rating gives an indication of the level of bushfire attack (i.e., the radiant heat flux) that may be received by the building and subsequently informs the standard of building construction required to increase building tolerance to potentially withstand such impacts in line with the assessed BAL.

The assessed BAL rating for the existing building is indicated below in Table 3.

Table 3: AS3959 Determined BAL Rating for the Existing Building.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excludable – Clause 2.2.3.2(a)	-	N/A	BAL – LOW
2	Excludable – Clause 2.2.3.2(e)	-	N/A	BAL – LOW
3	Excludable – Clause 2.2.3.2(f)	-	N/A	BAL – LOW
4	Class A - Forest	All upslopes and flat land (0 degrees)	23	BAL – 29
5	Class A - Forest	Downslope >5 to 10 degrees	23	BAL – FZ
6	Class A - Forest	Downslope >10 to 15 degrees	20	BAL – FZ
7	Class A - Forest	Downslope >15 to 20 degrees	2	BAL – FZ
8	Class D Scrub	All upslopes and flat land (0 degrees)	97	BAL – 12.5
9	Class D Scrub	Downslope >5 to 10 degrees	65	BAL – 12.5
Worst case BAL Allocation				BAL – FZ

Note: The purpose of this assessment is to indicate if the existing building on Lot 601 (No. 56) Karrakatta Road, Goode Beach, can be subject to a BAL rating of BAL-29 or lower. In its current location the subject site is impacted by a Bushfire Attack Level of BAL-FZ. In conducting the assessment, it was determined that with onsite vegetation modification a lower BAL Rating is not achievable within the lot boundary due to offsite vegetation impacting the building. The Works Program Mapping (Figure 5) outlines the WAPC APZ standards to apply to the subject lot. It is noted that if the CoA applied the current FMN to the adjacent lots, the existing building would still be subject to a BAL rating of BAL-FZ (lots to the north are >4000m²). The management of offsite vegetation to the north is outside of the control of the owner and therefore is not deemed achievable in this development proposal. Vegetation management to the west is achievable to APZ standards with the adjacent owner (lot 602 Karrakatta Road), See evidence Appendix C. A Section 70A notification on title and an easement in favour of managing the APZ on lot 602 as a condition of DA is recommended during CoA planning approval to ensure this area is managed to APZ standards in perpetuity. APZ standards to the lot boundary is applicable to the north and east of the current dwelling as demonstrated on the Works Program Mapping Figure 5.

Assumptions/comments on BAL assessment:

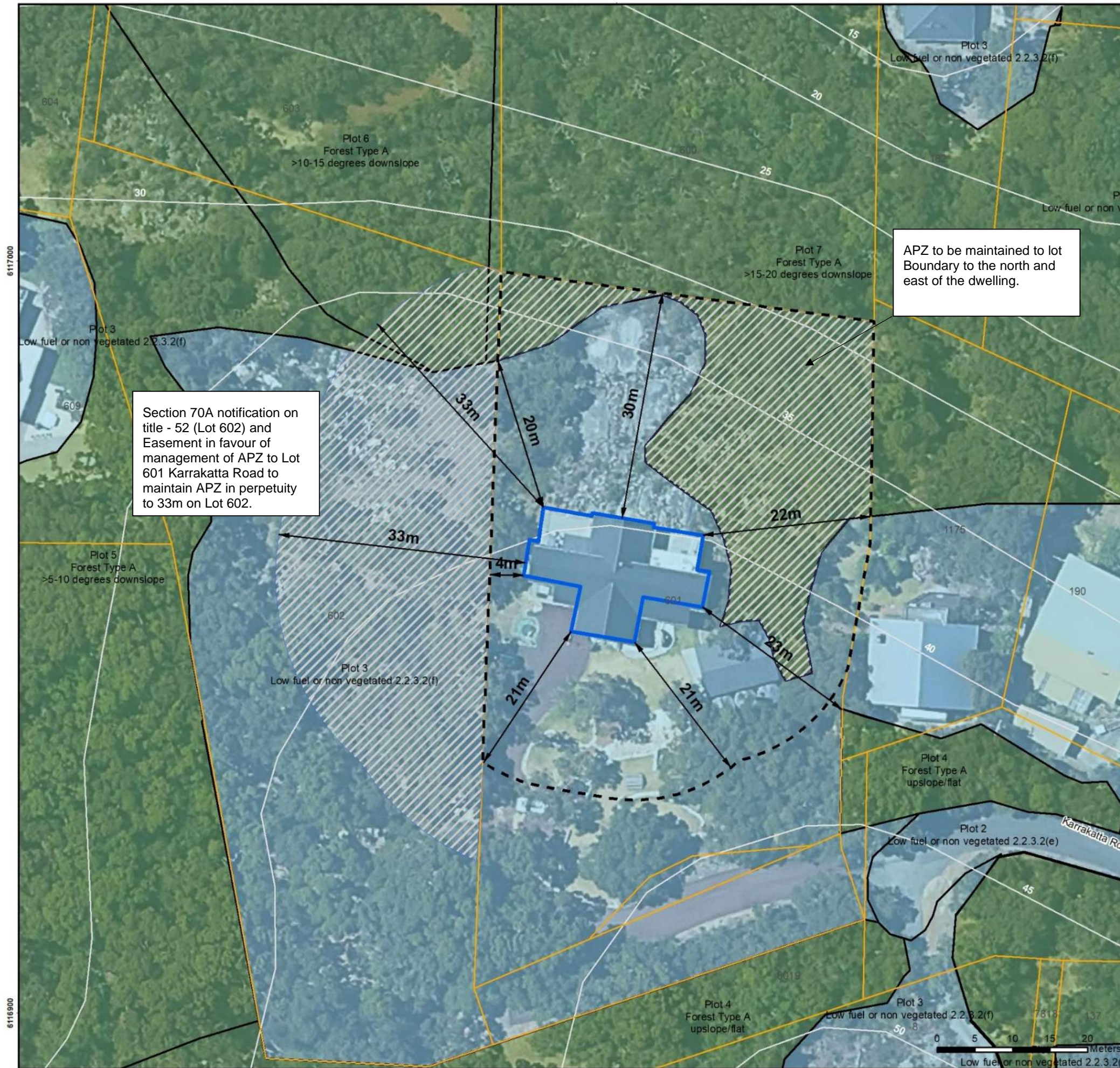
- The Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification and BAL Assessment process;
- An APZ will be implemented to ensure BAL-29 will be achieved to the west and east of the building, see Figure 5 Works Program Map;
- The BAL determined within the APZ wholly on the subject site is shown in Table 4;
- The lot owner to the west (Lot 602) has agreed to managing vegetation with a Section 70A notification on title and an easement for management by Lot 601 is recommended to manage the area to APZ standards in perpetuity. Management of the lot to the west gives a BAL-29 separation zone, see Table 5;
- The proposed development and assumptions contained within this BMP is based on the site plan supplied by the client (Figure 2); and
- Subject site is located in a Bushfire Prone Area, see Figure 3 (OBRM, 2021).

Table 4: Determined BAL with APZ wholly on subject site

Plot Number	Vegetation Classification	Effective Slope Degrees	Current Separation Distance (metres)	BAL
1	Excludable – Clause 2.2.3.2(a)	N/A	N/A	N/A
2	Excludable – Clause 2.2.3.2(e)	N/A	N/A	N/A
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	N/A
4	Class A - Forest	Upslope/Flat	23m	BAL-29
5	Class A - Forest	D/S >5-10°	4m (western boundary) 23m (eastern boundary)	BAL-FZ
6	Class A - Forest	D/S >10-15°	20m	BAL-FZ
7	Class A - Forest	D/S >15-20°	22m (eastern boundary) 30m (northern boundary)	BAL-FZ
8	Class D Scrub	Upslope/Flat	97m	BAL-12.5
9	Class D Scrub	D/S >5-10°	65m	BAL-12.5

Table 5: Determined BAL with APZ on neighbouring property (lot 602)


Plot Number	Vegetation Classification	Effective Slope Degrees	Current Separation Distance (metres)	BAL
1	Excludable – Clause 2.2.3.2(a)	N/A	N/A	N/A
2	Excludable – Clause 2.2.3.2(e)	N/A	N/A	N/A
3	Excludable – Clause 2.2.3.2(f)	N/A	N/A	N/A
4	Class A - Forest	Upslope/Flat	23m	BAL-29
5	Class A - Forest	D/S >5-10°	33m (western) 33m (eastern boundary)	BAL-29
6	Class A - Forest	D/S >10-15°	33m	BAL-40
7	Class A - Forest	D/S >15-20°	22m (eastern boundary) 30m (northern boundary)	BAL-FZ
8	Class D Scrub	Upslope/Flat	97m	BAL-12.5
9	Class D Scrub	D/S >5-10°	65m	BAL-12.5



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Overview Map Scale 1:100,000

Legend

- Subject Site
- Cadastre
- 5m Contours
- APZ Separation Distance
- Onsite APZ
- Future Fuel Reduction
- Vegetation/Plot Boundary

Vegetation

- Forest Type A
- Low fuel or non vegetated 2.2.3.2

 Scale 1:500 @ A3 GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WAnow, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

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Lot 601 (No. 56) Karrakatta Road
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Figure 5 Works Program Map

BAL Assessor JRB & KPK	QA Check ED	Drawn by GSK
STATUS FINAL	FILE BAL0133-003	DATE 11/09/2023

4 Identification of Bushfire Hazard Issues

4.1 Bushfire Hazard Level

The identified bushfire risks associated with the subject site is the classifiable vegetation (AS3959) to the north, east, south and west of the subject site. These areas are located in private property and present as predominantly Forest Type A and Scrub Type D which are defined as an Extreme Bushfire Hazard Level (BHL). Under hot, dry and unstable conditions (Extreme to Catastrophic bushfire weather) the subject site is most at risk from bushfire from these directions.

The subject lot is located in a special residential zone (SR1) and is greater than 4000m² which under the current CoA FMN does not require lots to be fuel reduced to <2t/ha or less. SR1 zones are only required to maintain an APZ to 20m around existing buildings. It is noted that if the CoA applied the current FMN the existing building would still be subject to a BAL rating of BAL-FZ. The management of offsite vegetation to the north is outside of the control of the owner and therefore is not deemed achievable in this development proposal. The vegetation to the north is also subject to extreme slopes and modification to this vegetation may not be achievable due to environmental impacts.

Once the proposed APZ to the lot boundary is implemented on site (as per the Works Program Figure 5), the existing building will still be subject to a BAL rating of BAL-FZ. This is due to the offsite vegetation management required to the north and east of the subject site in Plot 7 (D/S >15-20 degrees, see Table 5). A 33m APZ can be achieved to the north west and west resulting an APZ to BAL-29 and BAL-40 to (See Table 5) with agreement of the owner through an easement (Lot 602 Karrakatta Road). The proposed APZ will be maintained in a low fuel state as per the WAPC Asset Protection Zone (APZ) Standards, Schedule 1 (refer to Appendix C and Appendix 3 of the BAL Assessment Report) meeting the bushfire protection criteria. Due to not being able to meet the acceptable solutions in the bushfire protection criteria, the client has adopted strategies to address the bushfire risk to the proposed land use of Holiday Accommodation, these strategies include:

- Upgrade the existing dwelling to provide for improved ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders;
- Applying CFA landscaping for bushfire principles in the APZ area and consultation with the appointed gardener regarding ongoing management and planting in the property. The site gardener is to oversee APZ works (monthly) and application of APZ to the WAPC guidelines (See Schedule 1 standards Appendix C) on the subject lot, see Works Program Mapping Figure 5 and Section 5.2.1 maintenance schedule;
- Provide for an additional strategic water supply (in addition to the existing supplied reticulated connection);
- A BEEP which includes risk mitigation strategies such as site closures on Extreme and Catastrophic Fire Danger Rating (FDR) days;
- A site manager appointed to oversee the property and liaise with prospective visitors; and
- An appointed bushfire practitioner in the BEEP to assist with updates, consistency of the BEEP and any questions the client or site manager may have about bushfire management or evacuation.

With the implementation of the above strategies by the landowner, the bushfire risk is reduced to visitors and the property itself. With the implementation of the BEEP, the people frequenting the building will be informed of the bushfire risks and have a comprehensive plan to follow in the event of a bushfire in the area. Additional information to guide the homeowner during implementation phases is supplied in Section 5.2 of this report.

4.2 Landscape Risk

Analysis of the vegetation types and corresponding bushfire fuels (to AS3959-2018) outlines the continuous landscape fuels for bushfire are from the west, southwest, north and northwest of the subject site (Figure 6). To the northeast, east, south and southeast is the residential zone of Goode Beach and the Southern Ocean (east). As outlined above, the subject lot is residential zoning with reticulated water and has a defined road network. The owner has little control over the bushfire risk as their lot and suburb has been developed under previous planning approvals. The enacting BEEP (Appendix D) outlines evacuation measures associated with 5km and 10km zones. These zones trigger a response by the site manager and the owners to ensure that personnel are evacuated early and well ahead of any bushfire.

In terms of the bushfire risk, BAL and AS3959 is calculated on an FDR of 80 in WA. In catastrophic conditions (>100 FDR) the greater area along the Torndirrup Peninsula (Big Grove, Little Grove and Goode Beach) should always be evacuated early and ahead of any bushfire

risks as there is only one access in and out of the peninsula. This is commensurate with the directions of emergency services. It is noted that if the approving agency for this proposed holiday accommodation is to apply the precautionary principle, then the other bushfire mitigation measures as outlined in this BMP should be considered which have been designed to address the risk of the location of the buildings (i.e. appointed manager, appointed site gardener, site closures in extreme and catastrophic FDR, retrofitting for ember protection, access, water and measures to protect their property as outlined in Section 5.2 of this document and in line with WAPC guidelines).

4.3 Access

Currently the subject site is accessed via Karrakatta Road, which is accessed from La Perouse/Frenchman Bay Road which only provides access in one direction to Albany from Goode Beach. The Goode Beach area is part of a long dead-end road network extending from Albany City centre, ending in the Goode Beach locality. Karrakatta Road is also a cul-de-sac road although there are proposals before the CoA to link the road network strategically to La Perouse Court (BDS, 2020). Karrakatta Road exceeds the maximum length for a cul-de-sac road of 200m, this is deemed a legacy issue with the lot being created prior to the enacting of the bushfire provisions under previous planning approvals process. Additionally, there may be an opportunity for local community safer locations in the future as mentioned in the Bushfire Resilience in the Great Southern Region (BRIGS) reports for the Goode Beach Precinct (Kinnear and Panickar, 2020). Also refer to Section 4.8 Legacy Provisions.

The ability to achieve access to two different destinations for this proposal is limited by the pre-existing land use and the overall existing (legacy) road network. Improved access for the greater Goode Beach and Little Grove areas is difficult and unlikely, due to these areas being located on a very long peninsula. No new public roads will be constructed as part of this proposal and the existing public road network is constructed to the required standards, although possibly not maintained by CoA to vertical and horizontal clearance standards as defined in the WAPC guidelines (WAPC, 2021). This is outside of the control of the landowner.

4.4 Water Supply


A reticulated water supply is currently available to the subject site and specification of the relevant water authority (Water Corporation (WC) (2016) *Design standards DS63-01, Water Reticulation Standard*) can be met. The current hydrant is located within 50m of the site (see Spatial representation - Figure 6). To assist with strategic structural and bushfire reload, a 10,000L standalone tank for firefighting requirements shall be voluntarily installed and located adjacent to the front driveway access. The technical requirements established by the Guidelines for water will be met. See further information to guide the homeowner in Section 5.2.3 of this report.




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Overview Map Scale 1:100,000

Legend

- Subject Site
- Evacuation Route
- Driveway Distance
- Distance to 2-way Road
- W Water Point

 Scale
1:3,000 @ A3
GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastral, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

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Figure 6: Spatial representation of the bushfire management strategies

BAL Assessor JRB & KPK	QA Check JRB	Drawn by GSK
STATUS FINAL	FILE BAL0133-003	DATE 12/07/2023



4.5 Assessment to SPP 3.7 - 6.7.1 Minor development in areas where BAL-40 or BAL-FZ applies

SPP 3.7 provides a definition of minor development. Minor development is outlined in SPP 3.7 as:

“Applications in residential built out areas at a scale which may not require full compliance with the relevant policy measures. Classes of development considered under this definition, with the exclusion of applications for unavoidable development, are:

- *A single house on an existing lot 1,100m² or greater;*
- *An ancillary dwelling on a lot 1,100m² or greater, and*
- *Change to a vulnerable land use in an existing residential area.*

(WAPC, 2015)

SPP 3.7 does not provide a definition of a built-out area. To meet the policy, the proposal meets the criteria as outlined in Section 6.7.1 of SPP 3.7, whereby the policy outlines minor development can occur with a statement against 4 criteria, refer to Table 6 below:

Table 6: SPP 3.7 Section 6.7.1 statement to criteria (WAPC, 2015)

Element	Statement
(a) Where full compliance of 6.5(c) cannot be achieved within the boundary of the development site, evidence must be provided demonstrating to the fullest extent possible how the bushfire protection criteria have been addressed and provide justification for those criteria that have not been met.	The subject site is currently subject to a BAL rating of BAL-FZ. The APZ is to be fully established within the lot boundary however cannot meet a lower BAL allocation on the existing house due to offsite vegetation, sheer slopes of the existing suburb and the overgrown nature of the adjacent lots. The legacy provisions of the guidelines are to be applied and additional bushfire mitigation measures are employed by the client to address the inherent bushfire risk and the criteria that cannot be met. See Section 4.7 and elements to guide the homeowner in Section 5.2 of this report (Strategic water, voluntary retrofit, BEEP, etc).
(b) Ensure that the bushfire hazard level is not increased and/or the ability to manage bushfire related hazards on adjoining lands are not otherwise adversely affected.	The proposed development does not increase the bushfire hazard level, no construction is proposed and the owner is reducing the BHL by applying WAPC APZ standards to their property. See Works Program Mapping Figure 5.
(c) Ensure that the siting of the buildings within the boundary of the development site has been optimised to reduce the bushfire impact.	The building is already sited and approved through previous enacting planning provisions. This is a legacy to previous planning approvals, see legacy provisions Section 4.9.
(d) Give holistic consideration to existing emergency services in the area, existing road networks, water provision, existing places that could function as emergency evacuation centres in a bushfire event, the surrounding landscape, issues that may arise in the course of a bushfire both during and post event, and any other contextual issues relevant to the application of bushfire risk management measures.	The subject site can be accessed within 5-10 minute (depending on personnel availability) from the Goode Beach Voluntary fire services (located to the south of the subject site 400m) on Austin Road. Reticulated water is provided to the subject site and strategic standalone strategic water is also recommended. Whaleworld to the east of Goode Beach precinct has been identified as a possible “Last resort refuge area” with further review and consultation. This was recommended in the Bushfire Resilience in the Great Southern (BRIGS) Project, (Kinnear and Panickar, 2020) (see Appendix F). The BRIGS report outlined that reticulated water would not likely be available in a bushfire and post event and therefore the client is placing strategic water on site. BRIGS also outlined Karrakatta Road as an important evacuation route and recommend the trimming and maintenance of vegetation along the route to assist timely evacuation and provide safer road reserves for bushfire mitigation works during a bushfire. These broader bushfire issues still apply pre and post a bushfire event. This development application does not affect the greater area bushfire risk or context of a bushfire event.

In consideration to SPP 3.7 and the elements of 6.7.1 of the policy, this is a pathway for compliance of this planning approval, meeting all of the above statements with evidence supplied in this BMP report and implementation of the recommendations in this BMP, see Table 12 Section 6.

4.6 Assessment to Minor Development (WAPC Guidelines)

In the current and endorsed WAPC *Planning in bushfire prone areas guidelines* (WAPC 2021), Minor Development is referred to as:

“...development in a predominantly residential built out area that may or may not have been subject to consideration of bushfire threat in the past, and for which compliance with SPP 3.7 cannot be achieved” (WAPC, 2021).

The subject site is within the special residential (SR1) zoned areas and is a change to a vulnerable land use adjacent to an existing residential area. Goode Beach residential zone has urban style streets (similar to Little Grove, Bayonet Head and other suburbs of Albany) and access to a reticulated water source. The definition of a **residential built out** area in the current endorsed WAPC guidelines (WAPC, 2021) is defined as:

*"A locality serviced with reticulated water and is within or contiguous with an urban area or town (or similar), which incorporates a **suitable destination**".*

A "suitable destination" is not defined in the WAPC guidelines definitions however is noted under section 5.5.3.1.2 of the WAPC guidelines that *"(an evacuation plan) should identify a suitable destination that will provide somewhere to evacuate to in the event of a bushfire, that is not bushfire prone, or is greater than 100 metres from classified vegetation."*

Any development subject to an allocation to BAL-FZ or BAL-40 in the Goode Beach suburb is deemed not able to meet the criteria of "Minor Development" in a "residential built out area" (as currently defined by SPP 3.7 and the WAPC current and endorsed guidelines) as there is no "**suitable destination**" defined in the existing Goode Beach area. This is a legacy to the previous development and approval of the suburb of Goode Beach.

The proposal cannot be assessed or complaint to "Minor development" under the current definitions of the WAPC guidelines. It is noted that whilst it cannot technically meet minor development, it can be classified as such due to the legacy issues outlined in Section 4.9.

4.7 City of Albany Fire Management Notice compliance issues

As Section 4.1 of this report outlines, the subject lot cannot achieve an APZ area to BAL-29 within the boundary of their lot, and is subject to BAL-FZ due to offsite impacts from the adjacent residential lots to the north and north west. This is due to the fact that the adjacent special residential lots in the north and north west are also special residential lots and do not require to have low fuel conditions in accordance with the current gazetted s33 Fire Management Notice (FMN) as gazetted under the *Bushfires Act 1954*. Currently all lots <4000m² zoned residential (located to the east of the subject site) are to have the following mitigation measures applied under the CoA 2022/23 FMN:

The following mitigation requirements apply to vacant and developed land with an area of 4,000m² or less.

- *Asset Protection Zone conditions (see definition in FMN, Appendix E of this report).*
- *Fine fuel load (see definitions) is to be reduced and maintained to an average of no more than two tonnes per hectare across the whole property.*
- *Install hazard specific fire break.*

Lots zoned special residential conditions may include (but are not limited to):

- *Additional Asset Protection Zone (APZ) requirements.*
- *Compliant access to dwellings.*
- *Permanent water supply.*
- *Maintenance of Strategic Fire Access Routes.*
- *Vegetation protection. (may not apply to clearing for APZ installation, refer APZ section of this notice)*

(CoA, 2022/23)

The client has endeavoured to manage the bushfire risk on their property and has engaged a gardener to (monthly) undertake slashing, mowing and pruning maintenance of their property. Given there are many lots in the Goode Beach area which are non-compliant to the Fire Management Notice, BAL-FZ and BAL-40 allocation to the existing buildings in the precinct will prevail until a concerted effort by the landowners to comply and the City to enforce the notice.

Compliance to the CoA current Fire Management Notice by the landowner can be achieved within the lot. Information to guide the homeowner during implementation phases is provided in Section 5.2 of this report.

4.8 Precautionary principle

The decision maker has the ability to apply the Precautionary Principle to development and planning applications. The precautionary principle is utilised on scaled measure assessing the risk to people, property and infrastructure. As outlined previously there is no "destination" for the existing Goode Beach residents. This proposal for holiday accommodation **does not propose to increase** the visitation to the area and is utilising the existing building which was built prior to the enacting provisions of SPP 3.7 for the same amount of people to be present on site. In acknowledging the unfamiliarity tourism accommodation by the future patrons, the BMP aims to (commensurate with the size and scale of the development) ensure that the clients visiting the site are well aware of the bushfire risks and site closures are enacted to ensure the risk of bushfire is averted by future patrons. The proponent seeks to apply this provision with additional bushfire mitigation measures to ensure safety for all personnel utilising the site. All vegetation clearing is in relation to compliance to the s33 Notice for the property as per the CoA Fire Management Notice requirements.

The landowner has demonstrated through the commission of this BMP report and its recommendations, that the relevant policy measures of SPP 3.7 can be applied.

4.9 Legacy provisions

The subject site was built in the early 2000's through the planning, development and building legislation applicable at the time. The development proposal is not increasing the visitation to the site (that can be provided for under the current planning approval of residential land use) and proposes a number of measures to increase the visitor safety to the dwelling. In the current and endorsed WAPC Guidelines, the legacy provisions (as per Section 2.7 of the WAPC guidelines) and discretionary decision making can be enacted for existing lots and/or existing habitable buildings created prior to SPP 3.7. Given the site is located in an existing residential zone, but does not meet the *current* definition of a "built out area" as defined by the guidelines, the proponent seeks to apply this provision with additional bushfire mitigation measures to ensure safety for all personnel utilising the site. An assessment to legacy provisions is provided in Table 7.

Table 7: Legacy provisions WAPC Guidelines (WAPC, 2021)

Element	Statement to provisions	
Identifies the non-compliance with the bushfire protection criteria.	Compliance with the bushfire protection criteria cannot be met due to the previous planning approvals over the establishment of the suburb and the building approval in the current location. The existing dwelling is in BAL-FZ and cannot achieve BAL-29 without off-site vegetation modification in adjacent lots and the road reserve, which is outside of the control of the owner. Contributing to the legacy issue is the siting of Goode Beach suburb being on a peninsula which has one way in and one way out and cannot achieve access in multiple directions. To address the non-compliance a series of measures as evidenced in this BMP report to increase the protection of life and property is proposed refer to statement following Table 6.	
Addresses the bushfire protection criteria to the greatest extent possible.	The proposed development addresses the bushfire protection criteria as much as possible and within the scope of the provisions and has identified a performance-based compliance meeting the intent of the guidelines. This is demonstrated through the application of ember protection to the building, application of site closures through the BEEP (extreme and catastrophic FDR), and additional strategic water supply.	
Details how the design considers bushfire risk management and where additional bushfire mitigation measures have been included to minimise the risk.	There is no new design for the house, the retrofit of the house for ember protection is proposed by the client to include upgrading the existing dwelling to provide for improved ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.	
Outlines how the objectives of SPP 3.7 have been achieved:	5.1: Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.	There is no increase in the threat of bushfire from this development proposal, the building is existing and by applying APZ standards, ember protection to the building, additional strategic water supply and evacuation early by site closures is meeting the objectives of SPP 3.7 in the highest degree possible by ensuring that through following this BMP recommendations that there is avoidance in the threat of bushfire to people property and infrastructure
	5.2 Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.	The recommendations in this BMP and BEEP achieve an appropriate balance of bushfire risk commensurate with the size and scale of the proposal. There is no net increase of people to the site, however does introduce people who are unfamiliar with their surroundings (tourism accommodation). The people frequenting the building will be much more informed than the adjacent residential lots of the bushfire risks and have a comprehensive plan (BEEP) to follow in the event of a bushfire in the area.
	5.3 Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.	The BMP takes into account the bushfire protection measures by either aligning to the acceptable solutions or providing a performance-based assessment to meet the intent of the bushfire protection criteria. Refer to evidence provided in Section 5.1 of this report. With the implementation of the Performance Solution, the development will not increase the threat of bushfire to people, property or infrastructure via: <ul style="list-style-type: none"> • The vulnerability of the development to bushfire will be reduced through identification and consideration of risks and application of the Performance Solution. • The development has taken into account bushfire protection requirements and has included bushfire protection measures as specified in the Performance Solution. • The development has provided for an appropriate balance of bushfire risk management measures and vegetation management commensurate with the size and scale of the proposed development.



Table 7 cont.

Element	Statement to provisions	
<p>Outlines how the objectives of SPP 3.7 have been achieved: Cont.</p>	<p>5.4 Achieves an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.</p>	<p>The proposed development is meeting the objectives of SPP 3.7 in the highest degree possible by ensuring that through following this BMP recommendations that there is avoidance in the threat of bushfire to people property and infrastructure. There is no additional impact to biodiversity or surrounding vegetation, which would not be required under S33 of the Bushfires Act applicable to the property. The building is unable to be assessed as any rating lower than BAL-FZ and the client has applied measures to increase the bushfire protection (APZ, ember protection, strategic water and BEEP application). These strategies will assist in mitigating the increased risk of bushfire from extreme climatic events. The recommendations in this BMP and BEEP achieve an appropriate balance of bushfire risk commensurate with the size and scale of the proposal. The people frequenting the building will be much more informed than the adjacent residential lots of the bushfire risks and have a comprehensive plan to follow in the event of a bushfire in the area.</p>
<p>Outlines why discretion is warranted by the decisionmaker in this instance.</p>	<p>The BMP report outlines why discretionary decision making is requested. The development proposal meets the provisions within as outlined in Section 6.7.1 of SPP 3.7 policy. The development proposal of holiday accommodation cannot currently fit the WAPC endorsed guidelines for Minor development in BAL-FZ or BAL-40 due to there being no current “destination” for Goode Beach suburb. The pathway suggested for approval is through the approval of this BMP report which enforces the recommendations of the BMP through the implementation table (Table 10). This can be conditioned at the planning approval by CoA. The proposal meets the criteria as outlined in Section 6.7.1 of SPP 3.7, whereby the policy outlines minor development can occur with a statement against 4 criteria, see Table 6.</p>	

Due to non-compliance with the bushfire protection criteria (see Section 5.1, Table 7), the measures to address the legacy provisions is to be applied to address the extreme bushfire risk, these include:

1. Preparation of a comprehensive Bushfire Emergency Evacuation plan. The evacuation of the site and site closures on “Extreme” and “Catastrophic” FDR days as part of the ongoing management of the site due to the fact that Goode Beach is along a “dead end” road and there is not a suitable “destination” in the Goode Beach residential zone.
2. There are managers appointed for the proposal which reside in Albany ensuring they are across the weather conditions and site conditions and have been appointed duties according to the Bushfire Emergency Evacuation Plan (see Appendix D). The appointment of local managers will improve the opportunity to implement the evacuation procedures in the event of an emergency situation.
3. The development proposal building is not built to AS3959 (circa 2000s) and therefore on-site sheltering for a bushfire is not recommended. The owner is voluntarily retro-fitting for ember protection acknowledging the extreme bushfire risk and that Goode Beach area is restricted in access and has extreme bushfire risks.
4. The application of the legacy provisions which recognises that the building already exists and has a maximum occupancy of 10 people for the holiday accommodation proposal and similarly is restricted to that of the residential occupancy with no more occupants on site other than normally allowed for as a residential building.
5. The people frequenting the building will be much more informed than the adjacent residential lots of the bushfire risks and have a comprehensive plan to follow in the event of a bushfire in the area.

Section 5.2 of this report “Other Bushfire Mitigation Measures” outlines the mitigation measures that the client has endorsed and will be managing the property to address the site bushfire risks.

The landowner has demonstrated through the commission of this BMP report and its recommendations, that the legacy provisions apply to this planning proposal.

4.10 Greater access legacy issues – Goode Beach

All access to and from the site and for the Goode Beach community is currently through Vancouver Road, the one-way access is the result of a legacy development issues on the broader Torndirrup Peninsula. There were recommendations put forward through the Bushfire Resilience in the Great Southern (BRIGS) (Kinnear and Panickar, 2020) report to improve access and egress issues in the event of a bushfire emergency these recommendations were put forward in Table 3 [of the Goode Beach Precinct report] (Kinnear and Panickar, 2020) as a hierarchy of application of works on CoA managed road reserves & crown reserves. Refer to BRIGS information Appendix F.

The BRIGS Goode Beach report highlighted opportunities for:

- Emergency Access Routes (EAR);
- Fuel reduction on primary access routes;
- Removing one- way accesses (cul-de-sacs) EAW;
- Extend Fire Service Access (FSA) networks; and
- Future public road network.

Access back to the Albany townsite is via Vancouver Road currently this is the only route to and from the broader Goode Beach precinct however this access maybe compromised on a west, south-westerly or north easterly bushfire run (closer to Little Grove). Intense bushfires can arise from unstable atmospheric conditions (unstable atmospheres in the South Coast are produced by mid-level disturbances in the interior of the SW of WA) giving rise to hot, dry, and unstable conditions (Extreme to Catastrophic bushfire weather) and generally produce wind from the northeast, north and northwest.

Ideally, there would be an alternative point of refuge located within the residential area of Goode Beach as a “Safer place” or “Place of Last Resort” in the event of the single access being cut off along the peninsula to the existing residents of Goode Beach.

The BRIGS references are provided by way of background information to the decision maker only. The landowner recommends to the CoA that some of the recommendations in the BRIGS report will assist in achieving better bushfire protection to the whole of community in Goode Beach.

5 Assessment against the Bushfire Protection Criteria

5.1 Compliance Table

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria (Appendix 4; WAPC, 2021) are performance-based criteria utilised to assess bushfire risk management measures, being Element 5: Vulnerable Tourism Land Uses.

The proposed development has been assessed to the “Acceptable Solutions” of each element of the bushfire mitigation measures (WAPC, 2021). The proposal has been assessed against all elements of the bushfire protection criteria: Bed and Breakfast and Holiday House – where the development is outside a residential built out area. The development proposal was assessed to the bushfire protection criteria and it has been found non-compliant to those provisions in regards to Siting and design (5.4a) and Access (5.5a and 5.5b). See Table 8.

A performance-based assessment is provided where non-compliance occurs to the acceptable solutions. Refer to Section 5.1.1 and 5.1.2.

Table 8: Bushfire protection criteria applicable to the subject site: Bed and Breakfast and Holiday House – where the development is not within a residential built out area.

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 5.4 – Siting and Design	A5.4a	Yes	<p>Non-Compliant.</p> <p>The building is currently subject to a BAL rating of BAL-FZ. The APZ is to be fully established within the lot boundary however cannot meet a lower BAL allocation on the existing house due to offsite vegetation. The landowners will have the responsibility of maintaining APZ in a low threat state, see Schedule 1 - WAPC Asset Protection Zone (APZ) standards to apply, presented in Appendix 3 of the BAL assessment report.</p> <p>Proposal does not meet Acceptable Solution A5.4a.</p>
	A5.5a	Yes	<p>Non-Compliant.</p> <p>The Little Grove / Torndirrup area is part of a long dead-end road network, ending in the Goode Beach locality. This exceeds the maximum length of 200m, noting the existing development design and location is a legacy issue. The ability to achieve access to two different destinations for this proposal is limited by the pre-existing land use and the overall existing road network design. Improved access for the greater Goode Beach area is difficult and unlikely, due to these areas being located on a peninsula.</p> <p>Proposal does not meet Acceptable Solution A5.5a.</p>
Element 5.5 – Vehicular Access	A5.5b	Yes	<p>Non-Compliant.</p> <p>Karrakatta Road is a not a through road. This is a legacy to the previous planning approvals and the creation of the Goode Beach residential zone along a peninsula with one way in and one way out of the area.</p> <p>Proposal does not meet Acceptable Solution A5.5a.</p>
	A5.5c	No	<p>No Emergency Access Ways (EAW) are planned or utilised as part of this proposal. Not assessed to A5.5c.</p>
	A5.5d	Yes	<p>Compliant.</p> <p>No new public roads are planned as part of this proposal. The existing public roads are constructed to required standards established by the guidelines (Figure 8), with most public roads meeting the 6m horizontal and 4.5m vertical clearance, although overhang possibly not meeting this requirement is present on some verges (see Photo 6 Appendix A). CoA are currently managing the road reserves of the public road network.</p> <p>Proposal meets Acceptable Solution A5.5d.</p>
Element 5.5 – Vehicular Access cont.	A5.5e	Yes	<p>Compliant.</p> <p>The private driveway is less than 70m in length (46m measured).</p> <p>Proposal meets Acceptable Solution A5.5e</p>
	A5.5f	Yes	<p>Compliant</p> <p>Signage will be provided within the site (associated with the BEEP), advising of where each access route travels to, the distance to the destination and general information signs on what to do in the event of a bushfire.</p> <p>Proposal will meet Acceptable Solution A5.5f.</p>
Element 5.6 – Provision of Water	A5.6a	Yes	<p>Compliant</p> <p>A reticulated water supply is currently available to the subject site. The specification of the relevant water authority (Water Corporation (WC) (2016) Design standards DS63-01, Water Reticulation Standard) can be met.</p> <p>Proposal meets Acceptable Solution A5.6a.</p>
	A5.6b	No	<p>A reticulated water supply is currently available to the subject site.</p> <p>Not assessed to A5.6b.</p>

This development therefore seeks to apply a performance-based assessment, refer to Section 5.1.1 and 5.1.2.



5.1.1 Performance Solution – Element A5.4 Siting and design

Acceptable Solution A5.4 requires habitable buildings to be surrounded by an APZ that will provide the building with a maximum radiant heat flux of 29kW/m². Due to existing vegetation off site that cannot be lawfully managed by the owner/occupier of the subject site, the required APZ cannot be provided. As such a Performance Solution is provided.

Pursuant to Section 4.5.2.2 of the Guidelines:

To demonstrate compliance, the performance principle-based solution(s) must provide substantiated evidence and clearly demonstrate/document how the proposal, product, design or material can meet or exceed the intent and performance principle of the element, and more broadly, the objectives of the SPP 3.7.

The following submission requirements apply for all performance principle-based solution(s):

- *a statement of the extent to which the proposed principle-based solution(s) conforms with, or deviates from the acceptable solution(s);*
- *evidence including calculations and diagrams to support how the use of a material, form of construction or design achieves the performance principle(s); and*
- *verification methods such as a test, inspection, calculation or other method that determines whether a principle-based solution(s) complies with the relevant performance principle(s). All verification methods must be acceptable to the Department of Fire and Emergency Services.*

The Intent and Performance Principle of the element are outlined in the Table 9 below.

Table 9: Performance Solution A5.4 Siting and design

Intent	Performance Principle	Acceptable Solution
To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.	Habitable buildings are sited and designed to: <ul style="list-style-type: none"> • minimise clearing of existing vegetation; and • provide hazard separation between classified vegetation and a development site, that is managed in perpetuity, to protect life, prevent the spread of, and manage the impacts of, fire. 	Every habitable building is surrounded by an Asset Protection Zone (APZ) in accordance with Element 2: Siting and Design of Development - A2.1 Asset Protection Zone.

To achieve appropriate siting and design, it is necessary to demonstrate that the performance solution can meet or exceed the performance principle and intent of the element. It is proposed to demonstrate this through substantiated evidence.

The Performance Solution proposed includes:

- Management of the entire development site as a APZ as outlined in the Guidelines;
- Section 70A notification on title, an easement for management of the APZ with the adjacent owner to the west (Lot 602 Karrakatta Road) to maintain APZ standards on property, see evidence Appendix C;
- Upgrade the existing dwelling to provide for improved ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders;
- Provide for a static water supply on site of 10,000L to provide for additional localised supply in addition to the existing reticulated water supply;
- The development will be closed on Extreme and Catastrophic Fire Danger Rating days; and
- A comprehensive Bushfire Emergency Evacuation plan is to be prepared for the operation of the development, which includes the provision of local managers for the site to ensure on-going management of the site and assistance with evacuation of occupants should that be necessary.

The proposed development is for a change of use of the existing dwelling to short stay accommodation. As the building is existing, it cannot be re-sited. As shown in Figure 4, the dwelling currently has little separation to existing classified vegetation on site. As part of this development (and Performance Solution), it is proposed to manage all of the vegetation on the development site (i.e., Plot 7 and plot 3) in order to provide hazard separation between the classified vegetation and the development (i.e. building). The vegetation on site is to be managed to an APZ standard as specified by the Guidelines thus minimising clearing of existing vegetation whilst still providing hazard

separation. The APZ to be provided can be managed in perpetuity and legally enforced through the conditions of the DA. The proposed Performance Solution therefore meets the requirements of the Performance Principle.

The proposed tourism use will provide for no additional occupants compared to the existing dwelling, however, it will involve occupants who are less familiar with the setting. In order to provide for protection from bushfire relevant to these characteristics, the Performance Solution will achieve the intent of Element 5 in the following ways in order to preserve life and to reduce the impact of bushfire on property and infrastructure:

- Occupants will not be present on site in Extreme and Catastrophic FDR days.
- Local managers will be available to assist with evacuation of the site should it be necessary.
- As part of the comprehensive Bushfire Emergency Evacuation Plan, the local managers will educate the occupants on the bushfire risk and measures to be undertaken in the event of a bushfire risk.
- The site will be always managed as an APZ in accordance with the requirements of the Guidelines.
- The existing dwelling will be upgraded to provide ember protection.
- Additional static water supply is to be provided to assist with property protection.

As a result of the Performance Solution, the development will be consistent with the objectives of SPP 3.7 in the following ways:

- With the implementation of the Performance Solution, the development will not increase the threat of bushfire to people, property or infrastructure.
- The vulnerability of the development to bushfire will be reduced through identification and consideration of risks and application of the Performance Solution.
- The development has taken into account bushfire protection requirements and has included bushfire protection measures as specified in the Performance Solution.
- The development has provided for an appropriate balance of bushfire risk management measures and vegetation management commensurate with the size and scale of the proposed development.

Therefore, the proposed performance solution is demonstrated to be consistent with both the intent and Performance Principle of the Element and the overall objectives of SPP3.7.

5.1.2 Performance Solution – Element A5.5

The Acceptable Solution for A5.5 Vehicular access comprises six (6) components, which is a combination of public road requirements, private driveway requirements and signage requirements.

As the private driveway is less than 70m in length, there are no specific driveway provisions required for the development (A5.5e). The development achieves the signage requirements (A5.5f). The proposed development does not achieve the Acceptable Solutions of A5.5a, A5.5b, A5.5c.

As such a Performance Solution is provided.

Pursuant to Section 4.5.2.2 of the Guidelines:

To demonstrate compliance, the performance principle-based solution(s) must provide substantiated evidence and clearly demonstrate/document how the proposal, product, design or material can meet or exceed the intent and performance principle of the element, and more broadly, the objectives of the SPP 3.7.

The following submission requirements apply for all performance principle-based solution(s):

- *a statement of the extent to which the proposed principle-based solution(s) conforms with, or deviates from the acceptable solution(s);*
- *evidence including calculations and diagrams to support how the use of a material, form of construction or design achieves the performance principle(s); and*
- *verification methods such as a test, inspection, calculation or other method that determines whether a principle-based solution(s) complies with the relevant performance principle(s). All verification methods must be acceptable to the Department of Fire and Emergency Services.*

The Intent and Performance Principle of the element are outlined in Table 10.

To achieve appropriate access, it is necessary to demonstrate that the performance solution can meet or exceed the performance principle and intent of the element. It is proposed to demonstrate this through substantiated evidence.

The subject site is located within a subdivision area that was created in 1971 and consequentially there is no ability to alter the public road network. The site is located on a dead-end road, approximately 370m west of the intersection of the nearest road (Narvik Street). The existing public road network appears to generally be compliant with Table 6 Column 1 of the Guidelines (refer to Figure 8). Goode Beach is an isolated suburb on the Torndirrup Peninsula. It is largely surrounded by vegetation that constitutes a bushfire hazard with no 'suitable destination' within the suburb. There is no physical ability for the local road network to be altered as part of this development in order to provide two separate directions of travel. Nor is there any ability to provide a 'suitable location' within the suburb as part of this development.

The Performance Solution proposed includes a comprehensive Bushfire Emergency Evacuation Plan which will be required to be enforced a condition of the DA and includes:

- Occupants will not be present on site in Extreme and Catastrophic FDR days.
- Local managers will be available to assist with evacuation of the site should it be necessary.
- The local managers will educate the occupants on the bushfire risk and measures to be undertaken in the event of a bushfire risk.
- The Bushfire Emergency Evacuation Plan provides for early evacuation of the site to the Albany Leisure and Aquatic Centre (suitable destination).

The performance solution provides for the avoidance of having unfamiliar people within the locality on Extreme and Catastrophic FDR days. The performance solution also provides for the early evacuation of occupants from the locality. These measures will ensure the development will not adversely impact upon the capacity of the existing road network as occupants will be ordinarily outside of the area prior to the emergency peak of the road network occurring. The existing road network is of a suitable standard to accommodate vehicles egressing the area and emergency services to access the area/site. The development is not expected to generate additional traffic compared to the existing use as a dwelling. The proposed Performance Solution therefore meets the requirements of the Performance Principle.

The proposed tourism use will provide for no additional occupants compared to the existing dwelling, however, it will involve occupants who are less familiar with the setting. In order to provide for protection from bushfire relevant to these characteristics, the Performance Solution will achieve the Intent of Element 5 in the following ways in order to preserve life and to reduce the impact of bushfire on property and infrastructure:

- Occupants will not be present on site in Extreme and Catastrophic FDR days.
- Local managers will be available to assist with evacuation of the site should it be necessary.
- As part of the comprehensive Bushfire Emergency Evacuation Plan, the local managers will educate the occupants on the bushfire risk and measures to be undertaken in the event of a bushfire risk.
- Early evacuation of the site will be undertaken to a 'suitable destination'.

As a result of the Performance Solution, the development will be consistent with the objectives of SPP 3.7 in the following ways:

- With the implementation of the Performance Solution, the development will not increase the threat of bushfire to people, property or infrastructure.
- The vulnerability of the development to bushfire will be reduced through identification and consideration of risks and application of the Performance Solution.
- The development has taken into account bushfire protection requirements and has included bushfire protection measures as specified in the Performance Solution.
- The development has provided for an appropriate balance of bushfire risk management measures and vegetation management commensurate with the size and scale of the proposed development.

Therefore, the proposed performance solution is demonstrated to be consistent with both the intent and Performance Principle of the Element and the overall objectives of SPP3.7.

Table 10: Performance Solution Element A5.5 Vehicular Access

Intent	Performance Principle	Acceptable Solution (s)
To provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure.	The design and capacity of vehicular access and egress is to adequately provide for the occupants to evacuate to a suitable destination before a bushfire arrives to the site, whilst allowing emergency service personnel to attend the site.	<p>A5.5a Public road access is to be provided in two different directions to at least two different suitable destinations, except in the following circumstance:</p> <ul style="list-style-type: none"> Where it is demonstrated the public vehicular access provides access to a suitable destination, and leads away from the source of the hazard; and Where it is demonstrated that secondary access (including an emergency access way) cannot be achieved. <p>A5.5b All public roads to be through roads. No-through roads are not recommended, but if unavoidable, or they are existing, the following requirements apply:</p> <ul style="list-style-type: none"> No more than 200 metres in length, where the adjoining classified vegetation, excluding the road reserve, has an extreme BHL; or No more than 500 metres in length, where the adjoining classified vegetation, excluding the road reserve, has a moderate BHL; or No limitation, where the adjoining classified vegetation, excluding the road reserve, has a low BHL or is not identified as bushfire prone. <p>A5.5c Where it is demonstrated that A5.5a and A5.5b cannot be achieved, an emergency access way can be considered as an acceptable solution.</p> <p>An emergency access way is to meet all the following requirements:</p> <ul style="list-style-type: none"> Requirements in Table 6, Column 2; Provide a through connection to a public road; Be no more than 500 metres in length; and Must be signposted and if gated, gates must remain unlocked.

The minimum vehicle access standards apply to this development proposal are shown in Figure 7.

TECHNICAL REQUIREMENTS	1 Public roads	2 Emergency access way ¹	3 Fire service access route ¹	4 Battle-axe and private driveways ²
Minimum trafficable surface (metres)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (metres)	N/A	6	6	6
Minimum vertical clearance (metres)	4.5			
Minimum weight capacity (tonnes)	1.5			
Maximum grade unsealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road ³		1:7 (14.3%)		
Maximum average grade sealed road		1:10 (10%)		
Minimum inner radius of road curves (metres)		8.5		
<p>Notes:</p> <p>¹ To have crossfalls between 3 and 6%.</p> <p>² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.</p> <p>³ Dips must have no more than a 1 in 8 (12.5%/-7.1 degree) entry and exit angle.</p>				

Figure 7: Vehicle Access Technical Requirements.



5.2 Bushfire Mitigation Measures – homeowner information

The following section outlines additional advice to the homeowner to assist in mitigating the bushfire risk for the proposed development. This does not form part of the performance-based solution.

5.2.1 APZ Management

Ongoing APZ management by the landowner applies through mechanical slashing, hand trimming and mowing. This will be required to be undertaken regularly to ensure all internal areas/gardens on the site are maintained. Buildings are to be inspected regularly for build-up of wind-borne debris and leaf accumulation in gutters and at penetrations to buildings (doors, windows, etc). The landowner is to be responsible for implementation of the maintenance schedule to maintain bushfire preparedness. The maintenance schedule shall generally reflect the following actions, refer to Table 11.

Table 11: Maintenance schedule – landowners.

<i>Frequency</i>	<i>Activity</i>
<p>Weekly</p> <p>(During fire season operations and prior to bushfire event)</p> <p>Also refer to Schedule 1, Appendix C and 3 of the BAL Assessment Report</p>	Check building for wind borne debris build up and remove.
	Check gutters are free from vegetation or overhand.
	Trimming and removing dead plants or leaf litter.
	Pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors.
	Removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank.
	Check fire firefighting strategic water tanks are full and serviceable.
	Check outdoor objects around buildings (see list below).
	Raking and cleaning underfloor spaces (if applicable).
<p>Monthly</p>	Mowing, slashing and maintaining grasses, more frequent during spring and autumn growth periods.
	Whipper snipper/grass cutter around all buildings.
	Check no combustible materials are stored near buildings or penetrations of buildings (windows doors etc), includes but not limited to – gas bottles, fences stored combustible material, vines, plants etc.
	Check hardstand areas are clear and traversable. Check driveway has the minimum vertical and horizontal clearances as stated in Figure 8.
	Ensure weeds or woody material is not encroaching into the APZ area around buildings attend to any dead material through trimming and pruning, raking and removing to green waste.
	Any material from pre fire season preparation is either disposed to green waste or burn in piles away for the buildings with a 10m mineral earth break around the pile.

Prior to a bushfire event best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- Door mats;
- Outdoor furniture;
- Potted plants;
- Shade sails or umbrellas;
- Plastic garbage bins;
- Firewood stacks;
- Flammable sculptures; and
- Playground equipment and children’s toys.

These should always be considered in the proximity to buildings and stored appropriately when not in attendance at site. Consider any replanting or landscaping refer to the Country Fire Authority’s Landscaping for Bushfire: Garden Design and Plant Selection (CFA, 2012) – Plant Selection Key or aim for plants within the APZ that have the following characteristics:

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

Also refer to WAPC Asset Protection Zone (APZ) Standards, Schedule 1 (Appendix 3 of the BAL Assessment Report).

5.2.2 Barrier Fencing

In November 2010, the Australian Bushfire CRC issued a "Fire Note" (Bushfire CRC, 2010), which outlined the potential for residential fencing systems to act as a barrier against radiant heat, burning debris and flame impingement during bushfire. The research aimed to observe, record, measure and compare the performance of commercial fencing of Colourbond steel and timber (treated softwood and hardwood).

The findings of the research found that:

".. Colourbond steel fencing panels do not ignite and contribute significant heat release during cone calorimeter exposure" (exposure to heat)

".. Colourbond steel (fencing) had the best performance as a non-combustible material. It maintained structural integrity as a heat barrier under all experimental exposure conditions, and it did not spread flame laterally and contribute to fire intensity during exposure"

It is also noted that non-combustible fences are recommended by WAPC (WAPC, 2021), through APZ standards: Fences and sheds within the APZ are constructed using non-combustible materials e.g., colourbond iron, brick, limestone, metal post and wire. The landowner will be encouraged to build Colourbond or non-combustible fences where applicable.

5.2.3 Strategic Water Sources for Bushfire

Strategic, standalone water sources for bushfire and structural fires is recommended within the site. An extreme bushfire event in the Goode Beach area will likely result in loss of water pressure and or supply. Strategic water is supplied for bushfire in addition to water required for drinking and domestic water purposes. A strategic water source of a minimum of 10,000L will be voluntarily installed by the client, the following standards apply to strategic water as per Schedule 2 of the WAPC guidelines (WAPC, 2021):

Above ground tanks: should be constructed of a non-combustible material, and may need to comply with AS/NZ 35001:2018. Fittings for above ground tanks are to be in accordance with the following standards:\

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm male camlock coupling with full flow valve; and
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard house hold tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fire.

Below ground tanks: Should have a 200mm dia access hole to allow tankers or emergency service vehicles to refill direct from the tank with the outlet clearly marked on the top. The tank may need to comply with AS/NZ 35001:2018.

Tank outlets: Where an outlet is provided for an emergency service then an unobstructed, hardened surface is to be provided within 4m of the water supply. Refer to Figure 8 below outlining the location of a tank to a hardstand area.

Pipe fittings: All above-ground; exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of the bushfire attack.

Water tank location: Tanks are to be located with a consideration to surrounding vegetation and should avoid locations where the tanks is situated near or under vegetation or where vegetation might grow or overhang the tank. Refer to Figure 8 below.



Figure 8: A good and a bad example of landscaping around a water tank and relation to hardstand areas (WAPC, 2021).

5.2.4 Evaporative Air Conditioners

Evaporative air conditioning units can catch fire as a result of embers from bushfires entering the unit. These embers can then spread quickly through the home causing rapid destruction. It can be difficult for fire-fighters to put out a fire in the roof spaces of homes.

It is also recommended that the Proponent:

- Ensure that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2018 (current and endorsed standards) and that the screens are checked annually; and
- Maintain evaporative air conditioners regularly as per DFES recommendations, refer to the DFES website for further details: <http://www.dfes.wa.gov.au>

5.2.5 Bushfire Emergency Evacuation Plan

Evacuation information has been provided in support of this proposal in the form of a Bushfire Emergency Evacuation Plan (BEEP). The evacuation information in Appendix D of this report contains specific consideration for the management of occupants during a bushfire emergency and can be removed to form a stand-alone document. The evacuation plan relies on site closures to avoid extreme and catastrophic bushfire risk periods (FDR) and for early offsite evacuation. The BEEP has been prepared by a Level 2 accredited bushfire practitioner pertinent to the size and scale of the proposed development and has been peer reviewed by an accredited BPAD level 3 bushfire practitioner, see peer review letter (Appendix B).

Further information regarding bushfire evacuation and preparedness can be found at the websites below, the DFES Emergency home page is shown in Figure 9, information on the DFES FDR ratings and warning systems are shown in Figure 10.

The BEEP should be reviewed annually and updated as there are changes to emergency procedures or identification of safer places/destination in the Goode Beach residential zone. The appointed bushfire consultant should be regularly consulted by the owners, fire warden and site managers to assist in the implementation of the BEEP.

Any updates to emergency management procedures and standards for bushfire preparedness and safety can be accessed by DFES at the following websites:

www.dfes.wa.gov.au

www.emergency.wa.gov.au



Figure 9: DFES emergency home page (DFES, 2022)

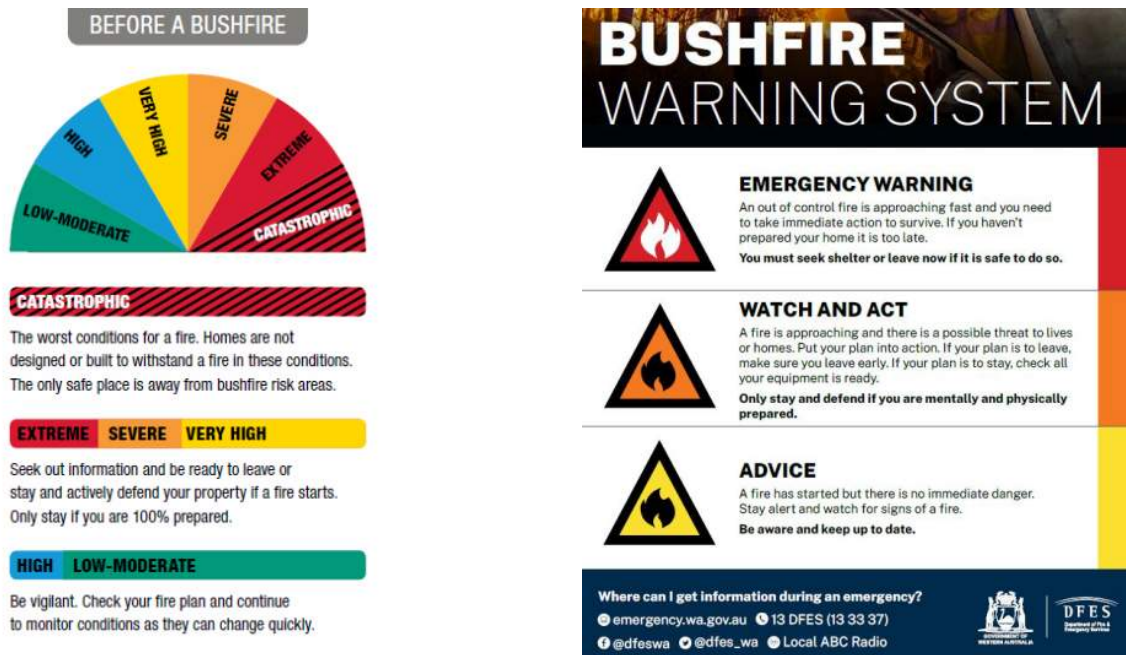


Figure 10: DFES Warning Systems (DFES, 2022)

5.2.6 Ember protection

The building proposed for holiday accommodation is a circa 2000s built house. Ember entry and associated spot fires, rather than direct flame contact, accounts for 75-80% of homes destroyed by bushfires (Brown, 2019). The client is voluntarily retrofitting the external of the building through its life to protect from ember attack. Consideration of ember protection includes the following:

- Replacement of external glass to toughened glass or shutters can be applied;
- External flyscreens may be aluminium, bronze, or corrosion resistant stainless-steel, wire mesh with apertures no greater than 2mm;
- Sealing of all gaps and penetrations (to <2mm) with compliant fire rated sealant to the building with special consideration of door openings, windows, roof space and eaves (noting vents can be covered with steel mesh).
- Replacement in roofing as required, ensuring gaps are minimised;
- Windows and doors are to be sealed when closed and draught excluder used for any gaps; and
- Garage doors and seals to be sealed with complaint fire sealant, and draught excluder used for any gaps.

6 Implementation Actions

The responsibilities of the developer(s), landowners and local government are shown in Table 12 and 13.

6.1 Developer/Landowner Responsibility

It is recommended the developer/landowner be responsible for the following:

Table 12: Implementation actions developer/landowner.

Developer/Landowner Prior to Use as a Short Stay Accommodation		
No.	Implementation Action	Clearance Stage
1	A condition may be placed on the Planning approval by CoA to regards to a condition on the certificate of title pursuant to Section 70A Transfer of Land Act 1893 ensuring that future landowners are aware that their lot is located within a bushfire prone area, the property is subject to a BMP and the management strategies contained in the BMP must continue to be implemented. This may be a local government condition of development approval.	D.A. condition
2	A condition may be placed on the Planning approval by CoA to regards to the establishment of an easement for management of the APZ in perpetuity on lot 602 Karrakatta Road, Goode Beach. This will ensure ongoing management of the APZ in perpetuity maintains APZ standards for BAL-29 to prevail on the subject lot to the west. This may be a local government condition of development approval.	D.A. condition
3	Continue to manage lot as per the current CoA Fire Management Notice (Appendix E) and this BMP requirements.	Ongoing
4	Maintain the Asset Protection Zone to the dimensions and standards stated in this BMP (Appendix C), as per WAPC Asset Protection Zone (APZ) Standards, Schedule 1.	Ongoing
5	Maintain private driveway standards as stated in the BMP.	Ongoing
6	Installation of an additional 10,000 litre emergency strategic water supply (tank with couplings within the lot).	Prior to use
7	Upgrade the existing dwelling to provide for improved ember protection by enclosing all openings (excluding roof spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.	O Prior to use
8	Ensure signage is provided within the site, advising of where each access route travels to, the distance to the destination and general information signs on what to do in the event of a bushfire.	Prior to use
9	Implement the Bushfire Emergency Evacuation Plan (BEEP) prior to occupancy and use as a holiday house to assist in evacuation planning and response for this site. Site closures enacted during Extreme or Catastrophic FDR days.	Ongoing
10	An annual review of the BEEP is recommended every year prior to the bushfire season to ensure any protocols from emergency services have not changed.	Ongoing
11	Ensure that the people responsible for the management of occupants in the event of a bushfire emergency are aware of the BEEP and their responsibilities.	Ongoing
12	Implement the measures in this BMP and the associated BEEP, in perpetuity.	Ongoing

6.2 Local Government Responsibility

It is recommended the local government be responsible for the following:

Table 13: Implementation actions, City of Albany.

CoA		
No.	Implementation Action	Clearance Stage
1	Monitor landowner compliance with the Bushfire Management Plan and the CoA Fire Management Notice.	Ongoing
2	Request an update and review of this BMP if any aspect of the holiday house use changes, destinations are identified in the Goode Beach area and to document the updated BEEP and refuge strategies for the site.	Ongoing



7 Disclaimer

The recommendations and measures contained in this assessment report are based on the information available at the time of writing following the instructions of the regulatory authorities and following the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas vers 1.4 (WAPC, 2021), and applying best practise as described by Fire Protection Association Australia. These are considered the minimum standards required to balance the protection of the dwellings and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire, people injured, or fatalities occur either at the site or while evacuating. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed development are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the bushfire consultant has no control. Notwithstanding anything contained within, the consultant/s will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the bushfire consultant) arising out of the services rendered by the consultant.

AS3959-2018 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2018) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition.

Building to AS3959-2018 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself (AS3959, 2018).

8 Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS 3959-2018 and the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021).

SIGNED, ASSESSOR: DATE: 19/09/2023

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)

Note: A peer review from a L3 Bushfire Practitioner as per FPAA PN03 is provided in Appendix B.





9 Revision Record

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id	Kathryn Kinnear	Internal QA review	Jason Benson	12/07/2023
Draft Id	Kathryn Kinnear	L 3 Technical Review	Erika Dawson	12/07/2023
Final Id	Kathryn Kinnear	Draft review to client	Emily Fergie	13/07/2023
Final Id V 1.0	Kathryn Kinnear	Updated to include peer review comments	Erika Dawson	11/09/2023
Final Id V1.0	Kathryn Kinnear	Issued to client for submission to CoA		19/09/2023

10 References

AS3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

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11 Appendices

Appendix A: BAL Assessment to AS3959-2018

Appendix B: BPAD Level 3 Peer Review Letter

Appendix C: WAPC APZ Schedule 1 standards to apply and agreement from adjacent land owner

Appendix D: Bushfire Emergency Evacuation Plan

Appendix E: City of Albany Fire Management Notice (CoA, 202/23)

Appendix F: Extracts from Goode Beach BRIGS report

Appendix A

BAL Assessment to AS3959-2018

**Bushfire Attack
Level Assessment
Report**

**Prepared by a BPAD
Accredited Practitioner**



Fire Protection Association Australia Life Property Environment



AS 3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
		56	601	Karrakatta Road	
Local government area	Suburb			State	Postcode
	Goode Beach			WA	6330
Main BCA class of the building	Class 1a	Use(s) of the building	Habitable Dwelling		
Description of the building or works	Change of use for existing habitable dwelling				

Report Details

Report / Job Number BAL0133-003	Report Version Final	Assessment Date 13 February 2023	Report Date 19 September 2023
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BPAD Accredited Practitioner Details

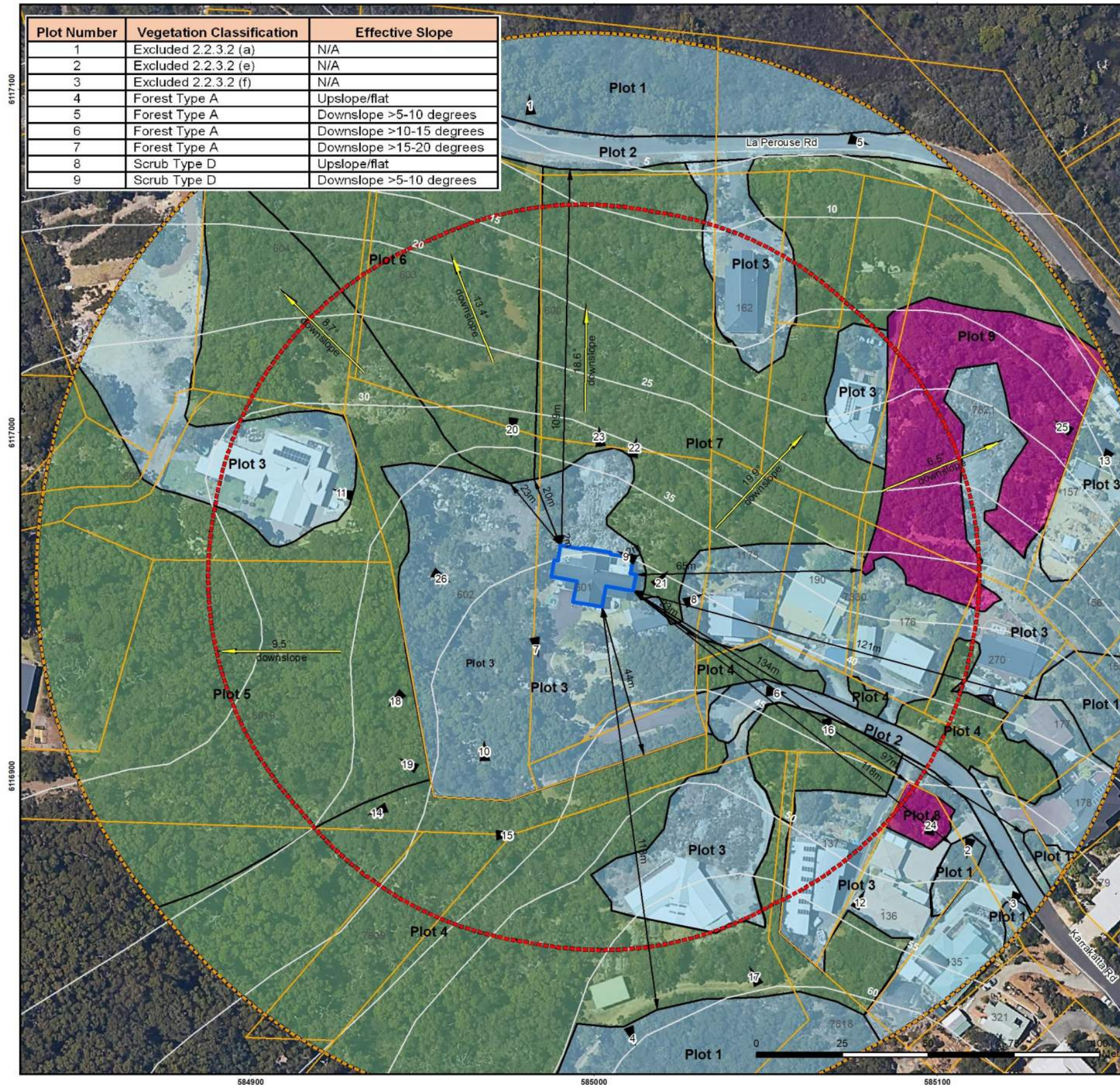
Name Kathryn Kinnear BPAD 30794 (L2)	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. [REDACTED]</p> <p>Signature </p> <p>Date [REDACTED]</p> </div>
Company Details Bio Diverse Solutions 29 Hercules Crescent Albany WA 6330. 	

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

BAL Assessment Report

Site Assessment & Site Plans

The assessment of this site was undertaken on 13 February 2023 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).



Plot Number	Vegetation Classification	Effective Slope
1	Excluded 2.2.3.2 (a)	N/A
2	Excluded 2.2.3.2 (e)	N/A
3	Excluded 2.2.3.2 (f)	N/A
4	Forest Type A	Upslope/flat
5	Forest Type A	Downslope >5-10 degrees
6	Forest Type A	Downslope >10-15 degrees
7	Forest Type A	Downslope >15-20 degrees
8	Scrub Type D	Upslope/flat
9	Scrub Type D	Downslope >5-10 degrees

Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Denmark Office:
7/40 South Coast Highway
Denmark, WA 6333
(08) 9848 1309

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382

BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 2

**BIO
DIVERSE
SOLUTIONS**

Overview Map Scale 1:100,000

Legend

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- Separation Distance
- Slopes Degrees
- Vegetation/Plot Boundary

Vegetation

- Forest Type A
- Low fuel or non vegetated 2.2.3.2
- Scrub Type D

Scale 1:1,100 @ A3
GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

CLIENT
Emily Fergie
Lot 601 (No. 56) Karrakatta Road
Goode Beach, WA 6330

Site Plan / BAL Assessment

BAL Assessor JRB & KPK	QA Check ED	Drawn by GSK
STATUS FINAL	FILE BAL0133-003	DATE 11/09/2023

BAL Assessment Report

Association Australia Life Property Environment

Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below. Site assessment occurred in 2021 and 2023 to update all plot data.

<p>Photo ID: 1</p>	<p>Plot: 1</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(a) >100m from site</p>		
<p>Description / Justification for Classification</p>		
<p>Location: North, south and southeast of the subject site. Separation distance: >100m. Description: Area of classified vegetation >100m for the subject site. As per exclusion clause 2.2.3.2 (a) of AS3959-2018. Photo description: View facing north towards vegetation located >100m from the subject site to the north.</p>		
<p>Photo ID: 2</p>	<p>Plot: 1 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(a) >100m from site</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 1. Photo description: View facing south towards vegetation located >100m from the subject site to the southeast.</p>		

BAL Assessment Report

Association Australia Life Property Environment

<p>Photo ID: 3</p>	<p>Plot: 1 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(a) >100m from site</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 1. Photo description: View facing south-southwest towards vegetation located >100m from the subject site located to the to the southeast.</p>		
<p>Photo ID: 4</p>	<p>Plot: 1 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(a) >100m from site</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 1. Photo description: View facing south-southeast towards vegetation located >100m from the subject site to the southwest.</p>		
<p>Photo ID: 5</p>	<p>Plot: 2</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(e) Non Vegetated Areas</p>		
<p>Description / Justification for Classification</p>		
<p>Location: North and southeast of the subject site. Description: Roads, driveways, houses, firebreaks and other non-vegetated areas. As per exclusion clause 2.2.3.2 (e) of AS3959-2018. Photo description: View facing east-southeast, along La Perouse Road, located to the northeast of the subject site.</p>		

BAL Assessment Report

Association Australia Life Property Environment

Photo ID:	6	Plot:	2 cont.
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(e) Non Vegetated Areas			
Description / Justification for Classification			
Additional photo of Plot 2.			
Photo description: View facing east, along Karrakatta Road, located to the southeast of the subject site.			



Photo ID:	7	Plot:	3
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Location: North, east, south and west of the subject site.			
Description: Managed Asset Protection Zone (APZ) areas and vegetation managed in a low threat state including managed lawns, gardens and slashed breaks.			
As per exclusion clause 2.2.3.2 (f) of AS3959-2018.			
Available fuel loading: <2t/ha.			
Photo description: View facing south-southeast towards low fuel maintained area within the subject lot.			



Photo ID:	8	Plot:	3 cont.
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Additional Photo of Plot 3.			
Photo description: View facing east-northeast towards APZ area, located on adjacent lot to the east of the subject site.			



BAL Assessment Report

Association Australia Life Property Environment

<p>Photo ID: 9</p>	<p>Plot: 3 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 3. Photo description: View facing west-northwest towards low threat vegetation, located adjacent to the northeast corner of the subject site.</p>		
<p>Photo ID: 10</p>	<p>Plot: 3 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 3. Photo description: View facing north towards managed APZ/low fuel area in lot to the west, located to the southwest of the subject site.</p>		
<p>Photo ID: 26</p>	<p>Plot: 3 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		
<p>Excludable - 2.2.3.2(f) Low Threat Vegetation</p>		
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 3. Photo description: View facing south east towards managed APZ/low fuel area in lot to the west, located to the west of the subject site.</p>		

BAL Assessment Report

Association Australia Life Property Environment

Photo ID:	11	Plot:	3 cont.
Vegetation Classification or Exclusion Clause			
Excludable - 2.2.3.2(f) Low Threat Vegetation			
Description / Justification for Classification			
Additional Photo of Plot 3.			
<p>Photo description: View facing west-northwest towards managed APZ area, located on nearby lot to the west of the subject site.</p>			



BAL Assessment Report

Association Australia Life Property Environment

Photo ID: 12	Plot: 3 cont.	
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Additional Photo of Plot 3. Photo description: View facing north-northeast towards managed APZ's, located to the southeast of the subject site.		
Photo ID: 13	Plot: 3 cont.	
Vegetation Classification or Exclusion Clause		
Excludable - 2.2.3.2(f) Low Threat Vegetation		
Description / Justification for Classification		
Additional Photo of Plot 3. Photo description: View facing south-southwest towards low threat vegetation, located to the east-northeast of the subject site.		

BAL Assessment Report

Association Australia Life Property Environment

Photo ID: 14	Plot: 4	
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		
Location: Southeast, south and southwest the subject site.		
Separation distance: 23m.		
Dominant species & description: Open forest vegetation consisting of mixed Eucalyptus and Peppermint trees. Dense foliage cover with multilayered scrub understorey of Acacias, Chorilaena, Leucopogon, sedges and rushes.		
Average vegetation height: 8-16m.		
Vegetation Coverage: 30-70% foliage cover.		
Available fuel loading: 25-35t/ha.		
Effective slope: Upslope/flat.		
Photo description: View facing west-southwest towards forest vegetation, located to the southwest of the subject site.		
Photo ID: 15	Plot: 4 cont.	
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		<p>Additional Photo of Plot 4.</p> <p>Photo description: View facing east towards forest vegetation, located to the south of the subject site.</p>

BAL Assessment Report

Association Australia Life Property Environment

<p>Photo ID: 16</p>	<p>Plot: 4 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		<p>168°S (T) ● 35°5'12"S, 117°55'59"E ±16ft ▲ 138ft</p>
<p>Class A Forest - Open forest A-03</p>		<p>22 Sep 2021, 13:40:05</p>
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 4. Photo description: View facing south-southeast towards forest vegetation, located to the southeast of the subject site.</p>		
<p>Photo ID: 17</p>	<p>Plot: 4 cont.</p>	
<p>Vegetation Classification or Exclusion Clause</p>		<p>333°NW (T) ● 35°5'15"S, 117°55'58"E ±9ft ▲ 191ft</p>
<p>Class A Forest - Open forest A-03</p>		<p>25 Nov 2022, 13:45:40</p>
<p>Description / Justification for Classification</p>		
<p>Additional Photo of Plot 4. Photo description: View facing north-northwest towards forest vegetation, located to the southeast of the subject site.</p>		

BAL Assessment Report

Association Australia Life Property Environment

Photo ID: 18	Plot: 5	
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		
Location: West of the subject site.		
Separation distance: 23m.		
Dominant species & description: Open forest vegetation consisting of Mixed Eucalyptus and Peppermint trees. Dense foliage cover with multilayered scrub understorey of Acacias, Chorilaena, Leucopogon, sedges and rushes.		
Average vegetation height: 8-16m.		
Vegetation Coverage: 30-70% foliage cover.		
Available fuel loading: 25-35t/ha.		
Effective slope: Downslope 5-10 degrees.		
Photo description: View facing southwest towards forest vegetation, located to the southwest of the subject site.		
Photo ID: 19	Plot: 5 cont.	
Vegetation Classification or Exclusion Clause		
Class A Forest - Open forest A-03		
Description / Justification for Classification		<p>Additional Photo of Plot 5.</p> <p>Photo description: View facing west-northwest towards forest vegetation, located to the southwest of the subject site.</p>

BAL Assessment Report

Association Australia Life Property Environment

<p>Photo ID: 20</p>	<p>Plot: 6</p>	
<p>Vegetation Classification or Exclusion Clause</p>		<p>SE S SW W 120 150 180 210 240 270 188°S (T) 35°5'10\"/> </p>
<p>Class A Forest - Open forest A-03</p>		
<p>Description / Justification for Classification</p>		<p>44°NE (T) 35°5'11\"/> </p>
<p>Location: Northwest of the subject site. Separation distance: 20m. Dominant species & description: Forest vegetation consisting of Mixed Eucalyptus and Peppermint trees. Dense foliage cover with multilayered scrub understorey of Acacias, Leucopogon, sedges and rushes. Average vegetation height: 6-12m. Vegetation Coverage: 30-70% foliage cover. Available fuel loading: 25-35t/ha. Effective slope: Downslope 10-15 degrees. Photo description: View facing south towards forest vegetation, located to the northwest of the subject site.</p>		
<p>Photo ID: 21</p>	<p>Plot: 7</p>	
<p>Vegetation Classification or Exclusion Clause</p>		<p>NW N NE E S 330 0 30 60 90 120 44°NE (T) 35°5'11\"/> </p>
<p>Class A Forest - Open forest A-03</p>		
<p>Description / Justification for Classification</p>		<p>44°NE (T) 35°5'11\"/> </p>
<p>Location: North, northeast and east of the subject site. Separation distance: 2m. Dominant species & description: Forest vegetation consisting of Mixed Eucalyptus and Peppermint trees. Dense foliage cover with multilayered scrub understorey of Acacias, Leucopogon, sedges and rushes. Average vegetation height: 6-12m. Vegetation Coverage: 30-70% foliage cover. Available fuel loading: 25-35t/ha. Effective slope: Downslope 15-20 degrees. Photo description: View facing northeast towards forest vegetation, located to the east of the subject site.</p>		

BAL Assessment Report

Association Australia Life Property Environment

Photo ID:	22	Plot:	7 cont.
Vegetation Classification or Exclusion Clause			
Class A Forest - Open forest A-03			
Description / Justification for Classification			
Additional Photo of Plot 7.			
<p>Photo description: View facing north towards forest vegetation, located to the north of the subject site.</p>			
Photo ID:	23	Plot:	7 cont.
Vegetation Classification or Exclusion Clause			
Class A Forest - Open forest A-03			
Description / Justification for Classification			
Additional Photo of Plot 7.			
<p>Photo description: View facing north towards forest vegetation, located to the north of the subject site.</p>			



BAL Assessment Report

Association Australia Life Property Environment

Photo ID:	24	Plot:	8
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
Location: Southeast of the subject site.			
Separation distance: 97m.			
Dominant species & description: Low scrubs of Eucalypt trees, Peppermint and <i>Spiridium Globulosum</i> . In verges and back of garden areas can be planted. Midstorey scrubs of coastal heath.			
Average vegetation height: 4m, occasional tree to 5m.			
Vegetation Coverage: >30% foliage cover.			
Available fuel loading: 25t/ha.			
Effective slope: Upslope/flat.			
Photo description: View to the north of Scrub Type D, located to the southeast of the subject site. Note 2m height staff, this area is also under a BMP and is going to be future low fuel.			



Photo ID:	25	Plot:	9
Vegetation Classification or Exclusion Clause			
Class D Scrub - Open scrub D-14			
Description / Justification for Classification			
Location: North, east and northeast in private properties.			
Separation distance: 65m.			
Dominant species & description: Low scrubs of Eucalypt trees, Peppermint and <i>Spiridium Globulosum</i> . Located in verges and back of garden areas, can be planted. Midstorey scrubs of coastal heath. Some open areas of low heaths but precautionary principle used.			
Average vegetation height: 4m, occasional tree to 5m.			
Vegetation Coverage: >30% foliage cover.			
Available fuel loading: 25t/ha.			
Effective slope: Downslope >5-10 degrees.			
Photo description: Photo facing northwest towards scrub vegetation, located to the northeast of the subject site. Note: 1.8m height staff in photo for reference and photo taken from a previous assessment.			



BAL Assessment Report

Association Australia Life Property Environment

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40

Table 2.7

FDI 50

Table 2.6

FDI 80

Table 2.5

FDI 100

Table 2.4

Potential Bushfire Impacts

The potential bushfire impact to the Proposed Building from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excludable – Clause 2.2.3.2(a)	-	>100m	BAL-LOW
2	Excludable – Clause 2.2.3.2(e)	-	N/A	BAL-LOW
3	Excludable – Clause 2.2.3.2(f)	-	N/A	BAL-LOW
4	Class A - Forest	All upslopes and flat land (0 degrees)	23	BAL-29
5	Class A - Forest	Downslope >5 to 10 degrees	23	BAL-FZ
6	Class A - Forest	Downslope >10 to 15 degrees	20	BAL-FZ
7	Class A - Forest	Downslope >15 to 20 degrees	2	BAL-FZ
8	Class D Scrub	All upslopes and flat land (0 degrees)	97	BAL-12.5
9	Class D Scrub	Downslope >5 to 10 degrees	65	BAL-12.5

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level

BAL – FZ

Note: The purpose of this assessment is to indicate if the existing building on Lot 601 (No. 56) Karrakatta Road can be subject to a BAL rating of BAL-29 or lower. The BAL Assessment has determined that the existing dwelling in its current location is subject to a Bushfire Attack Level of BAL-FZ due to onsite and offsite vegetation.

Please refer to the approved BMP for further information.

Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level

Drawing / Plan Description Lot 601 (No 56) Karrakatta Road, Goode Beach

Job Number N/A	Revision N/A	Date of Revision N/A
-----------------------	---------------------	-----------------------------



Appendix 2: Additional Information / Advisory Notes**Additional details relevant to this project:**

- Lot 601 is approximately 4,006m² in size and is predominantly vegetated (forest vegetation);
- Lot 601 is zoned 'Special Residential' under the City of Albany LPS No. 1;
- The majority of the surrounding lots are almost completely vegetated (forest vegetation);
- The existing dwelling is currently impacted by a BAL rating of BAL-FZ;
- BAL-29 can not be achieved within the lot boundary;
- Offsite vegetation modification within surrounding lots would be required to lower the BAL rating;
- Any offsite vegetation modification requires an agreement with the surrounding landowners to ensure that the vegetation will be maintained in perpetuity; and
- Refer to the approved BMP report for further information.

Note: City of Albany planning approval must be obtained prior to any vegetation removal/modification. Offsite vegetation is not within the control of the landowner. Therefore, the BAL rating from offsite vegetation can only be lowered if an agreement can be made between landowners to ensure the vegetation (offsite) is managed in perpetuity.

AS3959-2018 disclaimer

The survivability of buildings is also dependant on a combination of measures such as landscaping, water supplies, access, building design and maintenance. Care should also be exercised when siting and designing for these measures when constructing a building under this Standard.

(AS3959, 2018)

This Standard is primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

(AS3959-2018)

DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

Appendix 3: Asset Protection Zone (APZ) standards to apply for long term management of BAL setbacks

Guidelines for Planning in Bushfire Prone Areas

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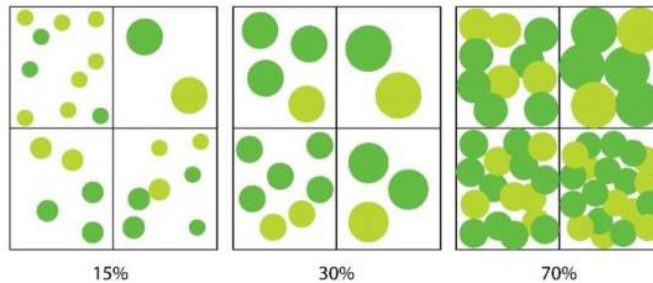


ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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.

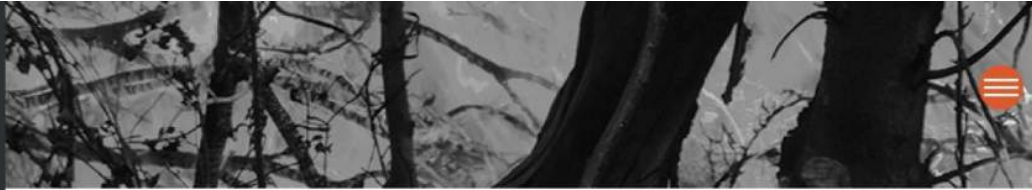
Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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.

Guidelines for
Planning in
Bushfire
Prone Areas

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ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Grass	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> • 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

Appendix B

Level 3 Peer Review Letter



Our Ref.: 22037-L013_A

Kathryn Kinnear
 Bio Diverse Solutions
 29 Hercules Crescent
 Albany WA 6330

19 September 2023

Dear Kathryn

BPAD LEVEL 3 PEER REVIEW | CHANGE OF USE OF EXISTING DWELLING TO SHORT STAY ACCOMMODATION – 56 KARRAKATTA ROAD, GOODES BEACH

This letter is provided to document that a Peer Review has been undertaken by an accredited Bushfire Planning and Design (BPAD) Level 3 Practitioner for the project as outlined in **Table 1** in accordance with Identified Procedure 2 (IP2) – Review of work undertaken by a Practitioner with the appropriate level of accreditation of the Fire Protection Association Australia’s (FPAA) *Practice Note 03-2019 Performing work outside of accredited level*.

Table 1: Project Review Details

Component	Details
Development Details	
Proposed Development	Change of use of existing dwelling to short stay accommodation
Street Address	56 Karrakatta Rd, Goode Beach
Real Property Description	Lot 601 P022956
Reviewer	
Name	Erika Dawson
Accreditation No.	36371
Accreditation Level	Level 3
Accreditation Jurisdiction	NSW & WA
Accreditation Expiry	August 2024
Reviewee (Author)	
Name	Kathryn Kinnear
Accreditation No.	30794
Accreditation Level	Level 2
Accreditation Jurisdiction	WA
Accreditation Expiry	28/2/ 2024

In undertaking this review, I confirm that I have undertaken a desktop review of the documents outlined in **Table 2**.

Table 2: Documents Reviewed

Title	Author	Revision	Date
Bushfire Management Plan BAL0133-003	Kathryn Kinnear (Bio Diverse Solutions)	Final vers. 1.0	19/9/2023
AS3959 BAL Assessment Report BAL0133-003	Kathryn Kinnear (Bio Diverse Solutions)	Final	19/9/2023
Bushfire Emergency Evacuation Plan BAL0133	Kathryn Kinnear (Bio Diverse Solutions)	Final vers. 1.0	19/9/2023

In undertaking this review, I accept the assessment and conclusions of the Reviewees work.

I confirm, following the review as outlined above, that the work is consistent with the submission requirements.

If you have any questions regarding this review, please contact the undersigned on 0400 940 482.

Yours sincerely



Erika Dawson

Director | BPAD Level 3 Accredited Practitioner (NSW & WA) No. 36371 | Registered Planner PIA



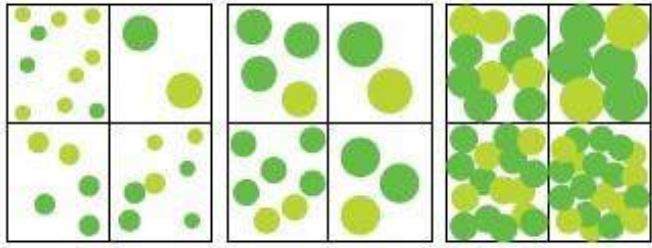
Appendix C

WAPC APZ Schedule 1 Standards to apply

Landowner agreement Lot 602 Karrakatta Road

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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. <p data-bbox="571 1077 1094 1137">Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</p> 
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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.



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Grass	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> • 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*



From: Rob Harley <roblacabeza@yahoo.com>
Sent: Monday, February 7, 2022 7:24 pm
To: emilyfergie@hotmail.com <emilyfergie@hotmail.com>
Subject: Parkland Clearing_Lot 602_Goode Beach

Hello Emily,

To confirm our telephone conversation, Kim and I will continue to maintain parkland clearing on our property, Lot 602, that is adjacent to your property at Goode Beach. This will involve mechanical and/or manual slashing on an annual/biannual basis depending on vegetation growth as well as clearing of fallen branches etc.

Kind regards

Rob Harley

Appendix D

Evacuation Plan

Bushfire Emergency Evacuation Plan

Site Details			
Name of Facility:	Short Stay Accommodation – Lot 601(No. 56) Karrakatta Road		
Proposal Details:	Change of use to Short Stay Accommodation		
Address:	Lot 601(No. 56) Karrakatta Road		
Suburb:	Goode Beach	State:	W.A. Postcode 6330
Local Government Area:	City of Albany		
Owner/Operator:	Emily Fergie		
Version control:	Final vers. 1.0		
Job Number:	BAL0133	Report Date:	19 September 2023
BPAD Practitioner	Jason Benson (Level 2)	Accreditation No.	BPAD 37893
BPAD Practitioner	Kathryn Kinnear (Level 2)	Accreditation No.	BPAD 30794
BPAD Practitioner	Erika Dawson (Level 3)	Accreditation No.	BPAD 36371



Document Control

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id	Kathryn Kinnear	Internal QA review	Jason Benson	24/05/2023
Draft Id	Kathryn Kinnear	Internal Technical review	Jason Benson	24/05/2023
Draft Id	Kathryn Kinnear	Level 3 Peer Review	Erika Dawson	12/07/2023
Vers 1	Kathryn Kinnear	Updated from Level 3 Peer Review	Kathryn Kinnear	11/09/2023
Draft Id	Kathryn Kinnear	Final submitted to the client		19/09/2023

Emergency Management Team

Name	Organisation	Contact Details
Emily Fergie	Landowner	0404 076 323
Kathryn Kinnear	Bio Diverse Solutions (Bushfire Consultant)	0447 555 516
Additional Emergency Management Team Personnel		
Name	Organisation	Contact Details
Sophie Pietersen	Site Manager	0455 033 001

Disclaimer: The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021), applying best practise as described by Fire Protection Association Australia and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire, people injured, or fatalities occur either at the site or while evacuating. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the bushfire consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the bushfire consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

TO BE REVIEWED ANNUALLY

Section 5 of this plan is removable to assist in Evacuation

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1 Facility Details

1.1 Summary

This Bushfire Emergency Evacuation Plan (BEEP) is for the short stay accommodation development at Lot 601 (No. 56) Karrakatta Road, Goode Beach within the City of Albany, and has been designed to assist the management of occupants to protect life and property in the event of a bushfire. This plan was developed in line with ‘A Guide to developing a Bushfire Emergency Evacuation Plan’ (WAPC 2019) to assist with emergency management and align with the recently completed Bushfire Attack Level (BAL) Assessment and Bushfire Management Plan (BMP) for a change of use to short stay accommodation.

This plan outlines procedures for both evacuation and shelter-in-place to enhance the protection of occupants from the threat of a bushfire.

The Primary Action to follow under normal bush fire conditions is to:

Shelter **Evacuate**

The key to the evacuation plan is preparedness.

Table 1: Facility Details.

Site Information - Lot 136 (No. 45) Karrakatta Road Goode Beach	
Contact Person (s):	Emily Fergie
Position/Role:	Landowner / Manager
Phone Number:	(m) 0401 994 851
Contact Person (s):	Sophie Pietersen
Position/Role:	Site Manager / Caretaker
Phone Number:	(m) 0455 033 001
Type of Development:	Short Stay Accommodation
Number of Buildings:	1
Lot Size:	Approximately 4006m ²
Nearest Road:	Karrakatta Road
Nearest Intersecting Roads:	La Perouse Road (650m southeast)
Nearest Town:	Albany Central Business District (24.7km west)
Water Supply:	Reticulated Water Supply
Hazards Onsite:	No
Number of Employees:	Landowner / Manager and Site Manager / Caretaker
Number of Occupants:	Up to 10 people
Number of Occupants with support needs:	unknown
Permanent or Transient:	Transient (Short Stay Accommodation)
Caretaker:	Sophie Pietersen

2 Roles & Responsibilities

The following table or pages outlines who has responsibility of implementing the emergency procedures in the event of a bushfire.

Table 2: Responsibilities in the Event of a Bushfire Emergency.

Position	Name of Person	Building / Area of Responsibility	Contact numbers
Landowner / Manager	Emily Fergie	Contact DFES as required; Inform all occupants onsite of any potential emergency situations; Contact occupants and ensure they are aware of the situation and assist in evacuation as required.	(m) 0404 076 323
Site Manager / Caretaker	Sophie Pietersen	Contact DFES as required; Inform all occupants of any potential emergency situation; Contact occupants and ensure they are aware of the situation and assist in evacuation as required.	(m) 0455 033 001
Additional Responsibilities			
Position	Name of Person	Building / Area of Responsibility	Contact numbers

3 Emergency Contacts

Name of Organisation	Office / Contact	Phone Number / Website
DFES	Emergency and Fire	000
DFES	Emergency Information	13 33 37 DFES - Department of Fire and Emergency Services
DFES	Speech or Hearing Impediment	106
DFES	If calling from a satellite phone, international or interstate	+61 8 9395 9395
Emergency WA	Warnings and Incidents	Home - Emergency WA Warnings & Incidents
WA Ambulance	Accident / Injury	000
WA Police	Criminal Activity	000
Bureau of Meteorology (BoM) Recorded Information	Recorded Information	1300 659 213
SES	Emergency Assistance	132 500
Main Roads WA	Traffic Incidents and Road Closures	138 138
Albany Police	Local Police	(08) 9892 9300
Albany Health Campus	Medical	(08) 9892 2222

Radio:

- ABC: Albany – Local Radio (630 AM)

Internet Sites:

- ABC Emergency Website - [ABC Emergency](#)
- Prepare your property – [property-preparation-dfes-checklist.pdf](#)
- Emergency WA – www.emergency.wa.gov.au
- DFES on Facebook – www.facebook.com/dfeswa
- DFES on Twitter – www.twitter.com/dfes.wa
- National Bushfires app – [**Australia's Number 1 Bushfire App** \(bushfireblankets.com\)](#)

4 Bushfire Preparedness, Awareness and Pre-Emptive Measures

The following actions are to be undertaken by the Landowner / Managers at the specified times, see Table 3 Maintenance Schedule.

4.1 Ongoing Actions.

To ensure the entire lot is maintained in a low threat state at all times, management of onsite vegetation will be as per Table 3 Maintenance Schedule and Schedule 1 standards for Asset Protection Zone (WAPC 2021), see below;

1. **Objects:** Within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e., windows and doors.
2. **Fine fuel load (combustible, dead vegetation matter <6 mm in thickness):** All combustible and dead vegetation 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). Non- combustible mulches such as stone, gravel, crushed mineral earth or wood mulch >6 millimetres in thickness may be used.
3. **Trees (>6 metres in height):** Tree 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 a tree canopy outside the APZ.
4. **Shrub and scrub (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees:** Shrubs should not be located under trees or within three metres of any buildings. Shrubs should not be planted in clumps >5 square metres in area. Clumps should be separated from each other and from any exposed windows or doors by at least 10 metres.
5. **Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs):** Ground covers can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Ground covers can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
6. **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 water efficient irrigation.
7. **Defendable space:** Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, however it can include ground covers, grass and non-combustible mulches as prescribed above.
8. **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. LPG cylinders must sit on a firm, level and non-combustible base and be secured to a solid structure.



Table 3: Maintenance Schedule.

Frequency	Activity
Weekly (During fire season operations and prior to event)	Check all buildings for wind borne debris build up and remove.
	Check waste materials collected from site are correctly sorted and stored (i.e., green waste, refuelling in designated areas only).
	Check outdoor objects around buildings (see list below).
	Whipper snipper/grass cutter around all buildings.
	Mowing, slashing and maintaining grasses as required, more frequent during Spring and Autumn growth periods.
Monthly	Pruning climbing vegetation (such as vines) on a trellis to ensure it does not connect to a building, particularly near windows and doors.
	Check gutters are free from vegetation or overhand.
	Trimming and removing dead plants or leaf litter.
	Check no combustible materials are stored near buildings or penetrations of buildings (windows, doors, etc), includes but not limited to gas bottles, fences stored, combustible material, vines, plants etc.
Yearly (prior to bushfire season)	Ensure weeds or woody material is not encroaching into the APZ area around buildings (20m minimum), attend to any dead material through trimming and pruning, raking and removing to green waste.
	Any material from pre fire season preparation is either disposed to green waste or burn in piles away for the buildings with a 10m mineral earth break around the pile.

The above maintenance schedule is to be implemented as part of the ongoing management for the site. Prior to a fire event, flammable objects within the APZ are to be moved away from the building prior to any bushfire impact. Objects may include, but are not limited to:

- Door mats
- Outdoor furniture
- Potted plants
- Shade sails or umbrellas
- Plastic garbage bins
- Firewood stacks
- Flammable sculptures
- Playground equipment and children’s toys.

These should always be considered in the proximity to buildings and stored appropriately when not in attendance at site. Any replanting or landscaping refer to the Country Fire Authority’s Landscaping for Bushfire: Garden Design and Plant Selection (CFA, 2012) – Plant Selection Key or aim for plants within the APZ that have the following characteristics:

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

4.2 Actions Prior to the Bushfire Season.

It is recommended that prior to the start of each bushfire season, this Evacuation Plan is reviewed and updated with assistance from a Bushfire Consultant as required. The below points should be considered, but are not limited to.

1. Review Emergency Evacuation Plan to ensure details, procedures and contact phone numbers are correct.
2. Ensure employees and other occupants are informed and familiar with the procedures laid out in the Emergency Evacuation Plan.
3. Place current version of site layout in facility in visible location(s).
4. Any issues or suggestions noted during the previous bushfire season should be actioned and amended in the Evacuation Plan.
5. Any changes to the responsible persons mentioned in this report or their associated contact details, should be reflected in the amended Evacuation Plan.
6. Any changes to evacuation routes or refuge buildings.
7. Changes to the emergency contact details or information sources to be reflected in the amended Evacuation Plan.
8. Ensure no hazards are present (for example, rubbish piles) that could contribute to increased fire intensity.
9. Ensure property access is kept clear and easily trafficable.
10. Ensure first aid kits, fire extinguishers, emergency lighting and other emergency resources are current, serviceable and accessible.
11. Display Evacuation Route and Plan in obvious and accessible position.
12. Ensure roof and gutters are free from leaf litter and debris.
13. Get an understanding of the situation by consulting a range of information sources including local ABC radio, the Emergency WA website (emergency.wa.gov.au), DFES Facebook or Twitter, 13 DFES (13 33 37) information line and local emergency services.

4.3 Actions During the Bushfire Season.

It is recommended the actions below, but not limited to are completed throughout the bushfire season.

1. Ensure evacuation plan and maps of evacuation routes are made available to all guests during their stay.
2. Take note of any relevant information regarding potential amendments or improvements that could be made to this Evacuation Plan.
3. Maintain the APZ to the Standards stated in section 4.1 of this Evacuation Plan.
4. Maintain compliance with the local government's annual firebreak and fuel load notice issued under section 33 of the Bush Fires Act 1954.
5. Ensure defensible spaces around buildings and assembly points are maintained.
6. Update contact details of the emergency management team and employees as required.
7. Ensure that on very hot days occupants are made aware that the property is located in a bushfire prone area and may be subject to closure if weather conditions are Extreme or Catastrophic Fire Danger Rating (FDR).
8. Prepare all guests during the bushfire danger period (1st November to 30th April) on bushfire evacuation procedures. Briefing of evacuation procedures by the Manager (or person responsible) to guests prior to stay.
9. Daily checks of the Fire Danger Rating (FDR).
10. Ensure all building preparedness checks are undertaken prior to and during the bushfire season (fuel reduction, cleaning gutters, maintain gardens, mow lawns).
11. Be aware of fires located within and nearby the 5km Evacuation Zone and the 10km Bushfire Awareness Zone.
12. Fuel reduction through mechanical slashing and mowing will be required to be undertaken regularly to ensure all internal grasses are maintained. Buildings are to be inspected regularly for build-up of wind-borne debris and leaf accumulation in gutters and at penetrations to buildings (doors, windows, etc). The landowner or site manager is to be responsible for implementation of the maintenance schedule, refer to Table 3.

4.4 Fire Danger Ratings

Evacuation and additional preparedness actions to be undertaken under certain Fire Danger Rating (FDR) conditions and / or Total Fire Ban (TFB) days.

The FDR tells you how dangerous a fire would be if one started. The higher the FDR, the more severe the bushfire is expected to be.

A TFB is issued for days when in the event of a fire weather conditions would make it very difficult to control and are most likely to threaten lives and property. On a TFB day, all open-air fire activities are prohibited, including campfires, cookers and ovens that use solid fuel like wood or charcoal.

It is vital that you are aware of the FDR and TFB for the areas you plan to travel in. You can find all of the current FDRs and TFB for WA [Here](#) or on the TFB information line on 1800 709 355.

Table 4: Bushfire Preparedness.

ACTION	NO RATING	MODERATE	HIGH	EXTREME	CATASTROPHIC
Site Manager to perform daily check (after 4pm) on the DFES and BoM websites to determine the Fire Danger Rating (FDR) for the following day and weekly prediction. Update employees / visitors if there is a likelihood of the site being closed due to an Extreme or Catastrophic FDR.					
BUSHFIRE PREPAREDNESS MATRIX					
Site Manager to monitor Emergency WA or DFES websites, ABC Radio or 'National Bushfire's app for fire incidents.	No Requirement for FDR checks	Min. 1pm	Min. 6.15am, 1pm, 3pm	Close site and relocate occupants. Cancel future bookings, or assist occupants to relocate away from the site until there is a reduction in FDI.	Close site and relocate occupants. Cancel future bookings, or assist occupants to relocate away from the site until there is a reduction in FDI.

Note: The Site is to be closed on Extreme and Catastrophic FDR Days.

Section 5 Bushfire Emergency Evacuation Plan

Removeable Section for use during the Bushfire Season

Site Details				
Name of Facility:	Short Stay Accommodation – Lot 601, 56 Karakatta Road			
Address:	Lot 601 (No. 56) Karakatta Road			
Suburb:	Goode Beach	State:	W.A.	Postcode 6330
Local Government Area:	City of Albany			







Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Denmark Office:
7/40 South Coast Highway
Denmark, WA 6333
(08) 9848 1309

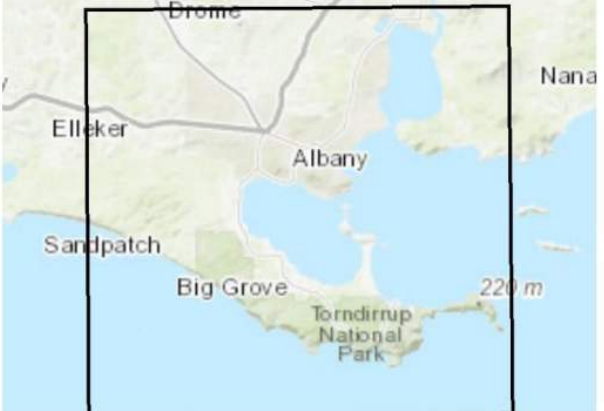
Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382



BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 2




BIO DIVERSE SOLUTIONS



Overview Map Scale 1:500,000

Legend

- Subject Site
- 15km Bushfire Awareness Zone
- 10km Evacuation Zone
- Evacuation Route

 Scale
1:85,000 @ A3
GDA MGA 94 Zone 50

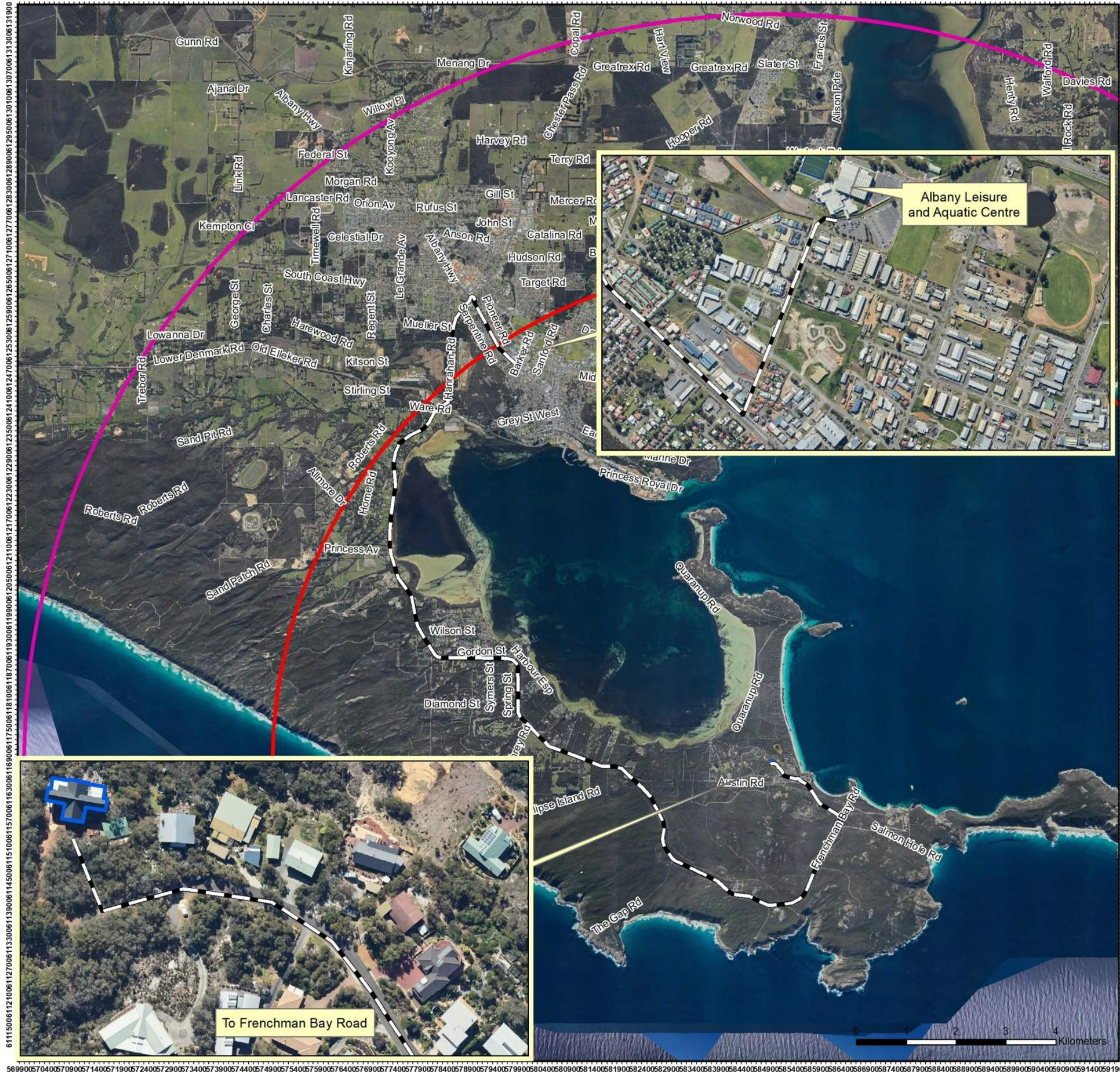
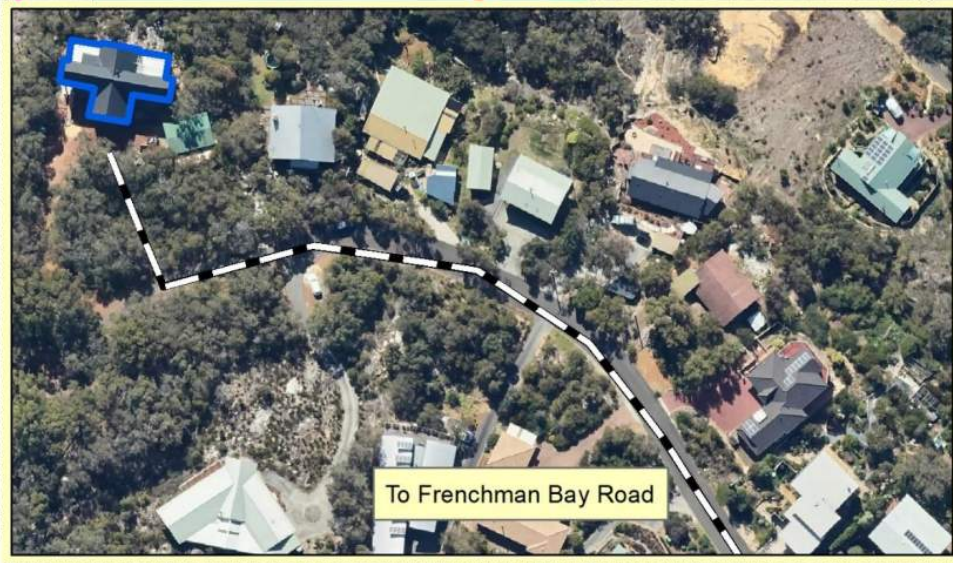
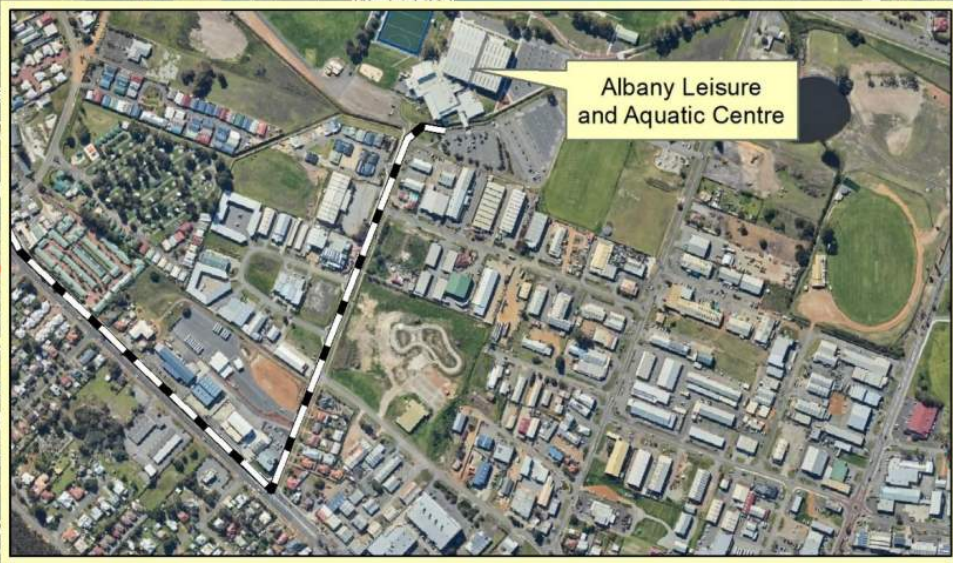
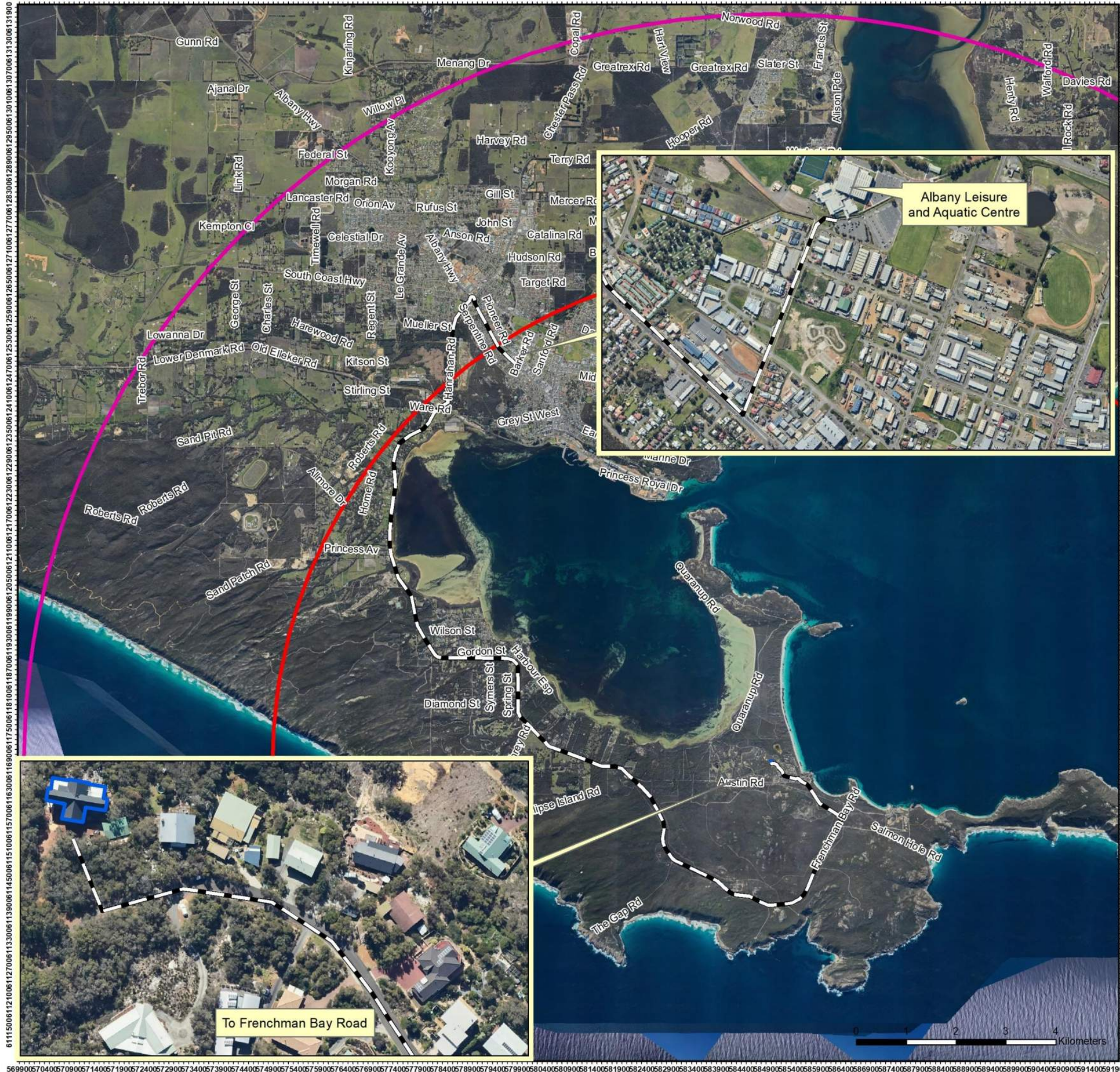
Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

CLIENT

Emily Fergie
Lot 601 (No. 56) Karrakatta Road
Goode Beach, WA 6330

Figure 1 Bushfire Awareness Map

BAL Assessor JB	QA Check BT	Drawn by GSK
STATUS FINAL	FILE BAL0133-002	DATE 07/10/2021



Overview Map Scale 1:500,000

Albany Office: 29 Hercules Crescent, Albany, WA 6330 (08) 9842 1575
 Denmark Office: 7/40 South Coast Highway, Denmark, WA 6333 (08) 9848 1309
 Esperance Office: 2A/113 Dempster Street, Esperance, WA 6450 (08) 9072 1382



- Legend**
- Subject Site
 - 15km Bushfire Awareness Zone
 - 10km Evacuation Zone
 - Evacuation Route

Scale
 1:75,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: WA Now, Landgate Subscription Imagery
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT
 Emily Fergie
 Lot 601 (No. 56) Karrakatta Road
 Goode Beach, WA 6330

Figure 2 Evacuation Route and Plan

BAL Assessor JB	QA Check BT	Drawn by GSK
STATUS FINAL	FILE BAL0133-002	DATE 07/10/2021

5 Emergency Response

5.1 Evacuation (Primary Emergency Action)

Evacuation is the primary action in the event of a bushfire, if safe to do so.

Triggers for Evacuation:

- 'Advice', 'Watch and Act' or 'Emergency Warning' alert from the Department of Fire and Emergency Services or Department of Biodiversity, Conservation and Attractions.
- Direction to evacuate from an emergency service authority.
- When a bushfire is within the 5km Evacuation Zone and along evacuation routes being Karrakatta Road, La Perouse Road, Vancouver Road and Frenchman Bay Road.
- When the Fire Danger Rating (FDR) is "Extreme" or "Catastrophic".
- Also be aware of any bushfire within the 10km Bushfire Awareness Zone and be ready to implement evacuation procedures if required or directed by emergency services.

The designated evacuation location is the Albany Leasure and Aquatic Centre.

Early evacuation should always be the primary action – you should never 'wait and see what happens'. Sheltering-in-place during a bushfire should be a **Last Resort Option**, when all other plans fail, and occupants are unable to leave due to there being insufficient time to evacuate early to a safer place well away from the fire; or emergency services advise, through official warnings, that sheltering-in-place is the safest option.

5.2 The Procedures for Evacuation:

Managers are to lead the evacuation procedures and ensure the occupants have a clear direction of the below procedures. Evacuation is considered the safest alternative, provided adequate time is available to complete the evacuation safely. Evacuating well in advance of a fire's predicted arrival time is safer than remaining on-site.

- The Managers are to confirm with lead agencies (DFES or other Emergency Service) prior to evacuation and provide the directions to the occupants.
- Managers are to contact the occupants and provide direction; occupants should gather in one location and prepare to evacuate. If phone contact is unavailable occupants are to follow directions of emergency services or evacuate to Albany along the defined travel route if it is safe to do so. See Section 5.4.
- Managers should ensure the occupants have sufficient space in vehicles to account for all occupants. If there is not enough space for all occupants in the designated vehicles, the manager should organise for alternative transport.
- The youngest children or persons with support needs, should be in the first evacuating vehicle.
- Managers and occupants should monitor the ABC local radio (Great Southern – 630 AM) regularly for local bushfire information (weather trends, warnings and bushfire locations).
- Managers should look to identify the bushfire location on the Bushfire Awareness Map (Figure 1), consider the wind direction and identify the direction the fire might be traveling.
- Managers should ensure the evacuation route is safe to travel, alternative routes may be available and safer.
- If safe to do so, as directed, the occupants should evacuate the property to a safer location (Albany Leisure and Aquatic Centre).



- Continue to monitor the situation, the evacuation route may become untenable.

If the route is no longer considered safe to evacuate, occupants may be required to Shelter in Place, managers to follow direction from Lead Agencies (DFES or other Emergency Service).

5.3 Managers Responsibilities

The Managers, Emily Fergie and Sophie Pietersen have the following responsibilities during evacuation. Section 5 of this Evacuation Plan should be printed out and made available to the occupants prior to their stay to aid evacuation in the event of a bushfire:

- Arrange for communication with Lead Agencies (DFES or other Emergency Service) and advise them of the emergency situation (include phone number).
- Contact the occupants and ensure they are aware of the bushfire emergency; occupants should gather in one location and prepare to evacuate. If phone contact is unavailable occupants are to follow directions of emergency services or evacuate to Albany along the defined travel route if it is safe to do so. See Section 5.4.
- Occupants will generally have arrived in their own transport and will be directed to leave the property immediately via the driveway to Karrakatta Road (see Figure 2).
- Ensure all persons are accounted for prior to departure (use client listing).
- Ensure occupants understand the evacuation procedure.
- Contact off-site location (Albany Leisure and Aquatic Centre) and inform them of pending arrival.
- Maintain situational awareness through radio, DFES website, ABC radio, smart phone applications and local firefighting resources.
- Manager (person responsible) to advise the local emergency service (include phone number) that all the persons have been evacuated and are accounted for and safe at the designated location.
- If in the event occupants are unable to drive or do not have a vehicle available, people must group into other available vehicles or alternative transport must be arranged to assist.
- At the designated off-site location, move all persons inside and ensure all persons are accounted for and safe.



5.4 Evacuation Route (Albany Leisure and Aquatic Centre – 24.7km)

Managers are to provide evacuation plan and maps of evacuation routes to occupants prior to stay. If the managers have made the decision to evacuate the occupants and the below evacuation route is safe, follow the direction below to the Albany Leisure and Aquatic Centre.

1. Exit private driveway, continue straight onto Karrakatta Road and head southeast along Karrakatta Road towards La Perouse Road (650m).
2. Turn right onto La Perouse Road proceed south east (561m).
3. Continue on La Perouse (changes to) Vancouver Road and head southeast towards Frenchman Bay Road (1.2km)
4. Turn right onto Frenchman Bay Road and head south-southeast then west to Albany (17.8km)
5. At the intersection turn left onto Hanrahan Road and head north (2.3km).
6. At the roundabout take the fourth exit to Albany Highway and continue southeast to Barker Road (1.6km).
7. Turn left onto Barker Road and head towards the Albany Leisure and Aquatic Centre car park (664m).

Note: there are roadworks present in 2023/2024 at the Hanrahan Road and Frenchman Bay Road intersections and a modified road layout may be incurred during the construction of the Albany Outer Ring Road project.

5.5 Shelter in place (Secondary Emergency Action)

Shelter in place If evacuation is not possible (**This is a last resort option**).

Sheltering-in-place during a bushfire should be a last option, when all other plans fail, and occupants are unable to leave due to there being insufficient time to evacuate early to a safer place well away from the fire; or emergency services advise, through official warnings, that sheltering-in-place is the safest option.

What to do if caught IN A BUILDING during a bushfire.

Sheltering in place is a **last resort option**, and should only occur if it is too late to safely evacuate. If you have to shelter in place, please follow the DFES “Sheltering in Your Home” fact sheet attached.

Land owners should not rely on emergency personnel to attend their property and thus it is stressed to prepare an individual bushfire emergency plan regarding their intentions and property. More information can be gained from the DFES website (s):

www.dfes.wa.gov.au

www.emergency.wa.gov.au





5.6 Emergency Management Team Contact List

Name	Organisation	Contact Details
Emily Fergie	Landowner / Manager	0404 076 323
Sophie Pietersen	Site Manager	0455 033 001
Kathryn Kinnear	Bio Diverse Solutions (Bushfire Consultant)	0447 555 516
Additional Emergency Management Team Personnel		
Name	Organisation	Contact Details

5.7 List of Emergency Contacts

Name of Organisation	Office/Contact	Phone number/website
DFES	Emergency and Fire	000
DFES	Emergency Information	13 33 37 DFES - Department of Fire and Emergency Services
DFES	Speech or Hearing Impediment	106
DFES	If calling from a satellite phone or from international or interstate	+61 8 9395 9395
Emergency WA	Warnings and Incidents	Home - Emergency WA Warnings & Incidents
WA Ambulance	Accident/Injury	000
WA Police	Criminal Activity	000
Bureau of Meteorology (BoM) Recorded Information	Recorded Information	1300 659 213
SES	Emergency Assistance	132 500
Main Roads WA	Traffic Incidents and Road Closures	138 138
Albany Police	Local Police	(08) 9892 9300
Albany Health Campus	Medical	(08) 9892 2222

Radio:

- ABC: Albany – Local Radio (630 AM)

Internet Sites:

- ABC Emergency Website - [ABC Emergency](#)
- Prepare your property – [property-preparation-dfes-checklist.pdf](#)
- Emergency WA – [www.emergency.wa.gov.au](#)
- DFES on Facebook – [www.facebook.com/dfeswa](#)
- DFES on Twitter – [www.twitter.com/dfes.wa](#)
- National Bushfires app – ****Australia's Number 1 Bushfire App**** ([bushfireblankets.com](#))



Australian Fire Danger Rating System

Moderate: Plan and prepare.

Most fires can be controlled. Stay up to date and be alert for fires in your area.

High: Be ready to act.

Fires can be dangerous. Decide what you will do if a fire starts. Leave bushfire risk areas if necessary.

Extreme: Take action now to protect your life and property.

Fires will spread quickly and be extremely dangerous. Put your bushfire plan into action. If you and your property are not prepared to the highest level, plan to leave early.

Catastrophic: For your survival, leave bushfire risk areas.

These are the most dangerous conditions for a fire. If a fire starts and takes hold, lives are likely to be lost. Homes cannot withstand fires in these conditions.



When there is minimal risk, Fire Danger Ratings will be set to **'No Rating'**. On these days you still need to remain alert and abide by local seasonal laws and regulations.



Monitor conditions and [emergency.wa.gov.au](https://www.emergency.wa.gov.au) for ratings and bushfire warnings. If a fire starts near you, take action immediately to protect your life. Do not wait for a warning.



Your life may depend on the decisions you make, even before there is a fire. Create or review your bushfire plan at mybushfireplan.wa.gov.au



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UNE/2022/010



Fire Danger Ratings and Bushfire Warnings

➤ **When a bushfire starts, things can change in a matter of minutes so it's important to stay up to date through official information sources.**

During a bushfire, emergency services will provide you with as much information as possible, but no system is foolproof. If you believe you are in danger, act immediately to stay safe and do not wait for a warning.

If you see smoke or flames call Triple Zero (000) and put your bushfire plan into action immediately.

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

The warning levels for bushfires are:

Advice	Watch and Act	Emergency Warning	All Clear
			
<p>A fire has started but there is no immediate threat to lives or homes. Be aware and keep up to date.</p>	<p>There is a possible threat to lives or homes. You need to leave or get ready to defend – do not wait and see.</p>	<p>There is a threat to lives or homes. You are in danger and need to take immediate action to survive.</p>	<p>The danger has passed and the fire is under control. Take care and remain vigilant in case the situation changes.</p>

Where to find ratings and warnings:

- Emergency WA emergency.wa.gov.au
- DFES Emergency Information Line 13 DFES (13 3337)
- ABC Radio or 6PR - Your local radio frequency
- DFES Facebook facebook.com/dfeswa
- DFES Twitter twitter.com/dfes_wa



Make a plan

Dangerous bushfires can start at any time and can quickly turn into a life-threatening situation for you and your loved ones. Your safety will depend on how prepared you are and the decisions you make.

Create a bushfire plan in under 15 minutes at mybushfireplan.wa.gov.au



For more information visit dfes.wa.gov.au/prepare

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HOW DO I KEEP INFORMED?



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



STAY CONNECTED

Connected communities are safer communities.

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

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

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



STAY ALERT

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

Your surroundings could be the best source of information.

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



KEEP YOUR DETAILS UP TO DATE

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

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



MONITOR OFFICIAL WARNINGS

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

Emergency WA
emergency.wa.gov.au

DFES Public Information
13 DFES (13 3337)

DFES Facebook
facebook.com/dfeswa

DFES Twitter
twitter.com/dfes_wa

ABC Radio or 6PR
Your local radio frequency

RSS feeds
[subscribe via www.emergency.wa.gov.au]



For more information visit dfes.wa.gov.au/bushfire

or contact DFES Community Preparedness: Community.Preparedness@dfes.wa.gov.au

or 9395 9816

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Preparing your Emergency Evacuation Kit

LEAVE EARLY



IN A BUSHFIRE, YOUR HOUSE IS UNSAFE AND MAY BE DAMAGED OR DESTROYED.

Your Emergency Evacuation Kit should include the essential items you need to keep your family comfortable and safe. Prepare your Emergency Evacuation Kit before bushfire season and keep it in an accessible spot. Make sure everyone knows where it is kept.



Our Emergency Evacuation Kit list:

- Important/legal documents
- Precious items (jewellery, medals)
- Clothing for everyone
- First aid kit
- Drinking water, food for the trip
- Personal hygiene items

Prepare your emergency kit before bushfire season.



Items to grab when leaving:

- Wallet
- Medications, life support equipment
- Phone and charger
- House and car keys
- Laptop and charger
- Pets and supplies (food, bowl, cage, leash, etc.)



For more information visit
dfes.wa.gov.au/bushfire

or contact DFES Community Preparedness:
Community.Preparedness@dfes.wa.gov.au

or **9395 9816**

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HOW FIREPROOF IS YOUR PLAN?



BUSHFIRE PROTECTIVE CLOTHING



IT DOESN'T MATTER IF YOU'RE STAYING OR LEAVING, EVERYONE NEEDS PROTECTIVE CLOTHING.
Prepare for everyone in your household before bushfire season and store with your Emergency Kit.



- Thick loose fitting clothing made from natural fibres (wool, cotton, denim).
- Long sleeved shirt and a thick woollen coat.
- Trousers or long pants.
- Sturdy boots.



- Thick woollen or cotton socks.
- Wide brimmed helmet or hat to protect your head and shoulders.
- Gloves.
- Fire protection goggles/glasses.
- Smoke or particle mask, or wet cloth.



Remember to have a place where everyone can shelter already decided before a bushfire threatens.



For more information visit
dfes.wa.gov.au/bushfire

or contact DFES Community Preparedness:
Community.Preparedness@dfes.wa.gov.au

or 9395 9816

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**HOW FIREPROOF
IS YOUR PLAN?**

TRAVELLING DURING A BUSHFIRE



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



IF THERE IS A LOT OF SMOKE

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

IF YOU BECOME TRAPPED BY A FIRE

Sheltering inside a vehicle is a very high risk strategy. It is unlikely that a person will survive in all but the mildest circumstances.

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

IMPORTANT INFORMATION

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

For more information visit dfes.wa.gov.au/bushfire or contact DFES Community Preparedness: Community.Preparedness@dfes.wa.gov.au or **9395 9816**



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HOW FIREPROOF IS YOUR PLAN?

SHELTERING IN YOUR OWN HOME



SHELTERING IN YOUR HOME DURING A BUSHFIRE SHOULD BE YOUR LAST OPTION, WHEN ALL OTHER PLANS FAIL AND YOU ARE UNABLE TO LEAVE. You need to be well prepared if you can no longer leave your property. Have an emergency kit prepared and ensure there is protective clothing and masks for everyone who may need to shelter.



IF IT IS TOO LATE TO LEAVE THE PROPERTY:

- Stay in the house when the fire front is passing.
- If people are expecting you to leave, let them know you are now staying.
- People have died sheltering in bathrooms and other rooms without an exit door.** Take shelter inside in a room with two exits, furthest from the fire front. At least one exit must lead outside (do not shelter in your bathroom).
- Make sure all doors and windows are sealed as best as possible.
- Soak towels and rugs in water, and lay them along the inside of external doorways.
- Keep woolen blankets handy for protection against radiant heat.
- Take down curtains and push furniture away from windows.
- Remove flammable items from outside the house - like door mats.
- Get down low to limit your exposure to smoke.
- Actively defend your property by putting out spot fires.
- Remember to check the roof cavity through the manhole for any spot fires.
- Drink plenty of water to avoid becoming dehydrated.
- Shelter in the house for as long as possible.
- If your house catches fire and the conditions inside become unbearable, leave through the door furthest from the approaching fire and go to an area that has already been burnt.
- People die in a bushfire from radiant heat. Protect yourself with thick long sleeves and long trousers, strong leather boots, gloves and head protection.



For more information visit
dfes.wa.gov.au/bushfire

or contact DFES Community Preparedness:
Community.Preparedness@dfes.wa.gov.au

or **9395 9816**

Appendix E

City of Albany Fire Management Notice

FIRE MANAGEMENT NOTICE

2022 - 2023



FIRST AND FINAL NOTICE IS HEREBY SERVED TO ALL LAND OWNERS AND OCCUPIERS IN THE CITY OF ALBANY
These are your legal requirements. Please read carefully and retain for future reference.

This Notice constitutes the City of Albany Fire Management Notice and is issued under Section 33 of the *Bush Fires Act 1954*.

You are required to prepare and maintain your property for the fire season. This Notice sets out the actions you must take.

All fire mitigation measures **must remain in place until the completion of the fire season.**

PENALTIES MAY APPLY

City of Albany officers are authorised to enter private property, without notice to the owner, in order to confirm compliance with this notice. If you fail to comply with the requirements contained within this Notice, penalties under the *Bush Fire Act 1954* may apply.



REPORT ITEM DIS388 REFERS

Significant Dates

NORTH EAST SECTOR FIRE SEASON	
1 October 2022 – 14 November 2022	Restricted Burning permits required
1 October 2022	Requirements of Fire Notice MUST be in place and maintained
15 November 2022 – 15 February 2023	BURNING PROHIBITED
16 February 2023 – 30 April 2023	Restricted Burning permits required

SOUTH WEST SECTOR FIRE SEASON	
1 November 2022 – 14 December 2022	Restricted Burning permits required
1 December 2022	Requirements of Fire Notice MUST be in place and maintained
15 December 2022 – 14 March 2023	BURNING PROHIBITED
15 March 2023 – 14 May 2023	Restricted Burning permits required

These dates are subject to change. Any changes will be published in local newspapers and on the City of Albany website at www.albany.wa.gov.au



REPORT ITEM DIS388 REFERS

Prohibited Burning Times

It is an offence to light an unauthorised fire during the Prohibited Burning Time.

Penalties of up to \$25,000 or 12 months imprisonment, or both, may apply under the *Bush Fires Act 1954*.

Restricted Burning Times

You must not light a fire without a permit during the Restricted Burning Time. All permit holders must comply with the requirements of the *Bush Fire Act 1954* and any additional conditions imposed.

These dates are subject to change depending on the prevailing weather conditions. Any changes will be published in local newspapers and on the City of Albany website at www.albany.wa.gov.au

Variations to Requirements

If you cannot meet the fire management requirements listed in this Notice, you must apply for a variation or submit a Bush Fire Management Plan.

If approved, the conditions of the approval and application are to be complied with.

For details, please visit the City's website at www.albany.wa.gov.au

Bush Fire Management Plans

Approved Bushfire Management Plans are a strategy for specific fire risk management and can encompass singular or multiple properties. The City will only accept plans completed by an accredited Bush Fire Planning and Design practitioner. Where an approved Bushfire Management Plan is in place, all properties covered by the Plan are to comply with the conditions of the plan. Please contact the City of Albany Planning Department on 6820 3000 for more details.

REPORT ITEM DIS388 REFERS

Definitions

Brigade zone- the designated response area for specific volunteer bush fire brigades. A larger map than the one in this notice is available at www.albany.wa.gov.au

Fine fuel- Grasses and combustible dead vegetation matter less than 6mm in thickness reduced to and maintained at an average of 2 tonnes/hectare or below. Does not include processed mulch below an average depth of 50mm

Harvest and Movement Bans- A municipality specific prohibition on the use of combustion powered vehicles driven in paddocks or bush areas, harvesting, and 'hot works' (includes welding, grinding, soldering and gas cutting) in the open air. Christmas Day and New Year's day are automatically declared as harvest and movement ban dates.

Hazard Specific Fire Break- a 3 metre low fuel area around flammable hazards with vegetation maintained below 50mm. Includes but is not limited to; Haystacks, non-dwelling sheds, green power domes, power poles and fuel storage areas.

North East/ South West Sector- division of brigade boundaries in relation to where they are located within the Albany region. A map is available at www.albany.wa.gov.au

Perimeter fire break- a continuous access track that has standard dimensions of 3 metres wide with 4 metres vertical clearance, located within 20 metres of the property boundary & with the capacity to allow a firefighting truck to safely navigate the interior perimeter of the property. All vegetation on the break is to be maintained below 50mm in height.

Strategic fire break- a designated emergency access route included into subdivisions at a planning stage. Contact the City of Albany Planning Department to see if your subdivision has specific fire mitigation requirements.

REPORT ITEM DIS388 REFERS

Total fire ban- a DFES declaration on days of extreme weather or when widespread fires are seriously stretching firefighting resources. Certain activities and the lighting of any fires are restricted or prohibited. Refer to www.dfes.wa.gov.au for more information.

Asset Protection Zones

All properties, regardless of size must meet Asset Protection Zone (APZ) (building protection zone and hazard separation zones) requirements.

An Asset Protection Zone is an area of at least 20 metres (as far as practicable) within a property boundary that surrounds all habitable buildings to reduce the bushfire hazard and create a defensible space.

Under new legislation, properties with dwellings built before 2015 may be able to clear APZ vegetation regardless of scheme or zoning restrictions. *A copy of the Bush Fire Treatment Standards can be obtained at the DFES website www.dfes.wa.gov.au*

For all other properties the following applies:

- Fine Fuel (*refer to definitions*) and other dead vegetation must be removed or reduced so that, in opinion of an inspecting City Of Albany officer, it does not constitute an unacceptable fire risk
- Branches that have the potential to fall on the house must be removed
- Clearance of 2.5 metres between trees and power lines

Vegetable gardens, tended lawns, landscaped gardens and trees are acceptable if maintained.

REPORT ITEM DIS388 REFERS

Additional recommendations on how to prepare your APZ to mitigate fire risk are available on the City of Albany and the Department of Fire and Emergency services (DFES) websites.

Conservation, Special Residential & Rural Residential (Special Rural) Zones

Properties located in these zones may be subject to specific fire mitigation requirements contained in the Albany Local Planning Scheme, a subdivision guide plan (structure plan) or an approved Bush Fire Management Plan.

All bush fire mitigation conditions that apply to your property are to be complied with.

Conditions may include (but are not limited to):

- Additional Asset Protection Zone (APZ) requirements.
- Compliant access to dwellings.
- Permanent water supply.
- Maintenance of Strategic Fire Access Routes.
- Vegetation protection. *(may not apply to clearing for APZ installation, refer APZ section of this notice)*

Any zoned properties without the above fire mitigation provisions are to comply with the conditions of this notice.

Paddock and grassed areas are to be maintained to reduce fine fuel loading.

For more information or to check your properties zoning, please contact the City of Albany Planning Department on 6820 3000.

REPORT ITEM DIS388 REFERS

Properties up to 4,000m²

(May exclude some Conservation, Special Residential and Rural Residential zoned properties.)

The following mitigation requirements apply to vacant and developed land with an area of 4,000m² or less:

- Asset Protection Zone conditions
- Fine fuel load (see definitions) is to be reduced and maintained to an average of no more than two tonnes per hectare across the whole property
- Install hazard specific fire breaks

Properties 4,000 m² to 50 Ha

(May exclude some Conservation and Rural Residential zoned properties.)

The following fire mitigation measures apply to vacant and developed land with an area between 4,000m² and 50 Ha:

- Perimeter fire breaks.
- Hazard specific fire breaks.
- Asset Protection Zone conditions.
- Maintain fine fuel load to an average of 8 tonnes per hectare or less across the whole property.

Properties over 50 Ha

Non-agricultural Properties

Non-agricultural properties with an area over 50 Ha require the following measures:

- Hazard specific breaks, Asset Protection Zone conditions and perimeter fire breaks.

REPORT ITEM DIS388 REFERS

You can apply for a Variation to Requirements if your property is managed in a way that:

- reduces the risk of bush fire; or
- You have additional capacity for preventing the outbreak and/or spread of bushfire.

Agricultural properties

During **restricted and prohibited burning times**, all harvesting machinery, including tractors and trucks that are involved in harvesting operations must carry a fire extinguisher

You can apply for a Variation to Requirements if your property is managed in a way that:

- reduces the risk of bush fire; or
- you have additional capacity for preventing the outbreak and/or spread of bushfire.

If a Variation is not granted the following requirements apply:

- Asset Protection Conditions.
- Hazard specific fire breaks.
- Perimeter fire breaks.
- Cropping paddocks must be broken into compartments not exceeding 250Ha in area each separated by internal fire breaks.
- During harvest operations, a fully operational self-propelled (i.e. not trailer mounted) firefighting unit with a minimum water capacity of 600 litres is to be located in the paddock being harvested. Where two or more harvesting machines are operating, the minimum water capacity is to be 1,000 litres.

REPORT ITEM DIS388 REFERS

Plantations & Regeneration Lots

Owners and lessees of plantation and regeneration lots must comply with the conditions detailed in DFES *Guidelines for Plantation Fire Protection*. (Available from the DFES website at www.dfes.wa.gov.au)

The following measures are also required (unless a variation has been granted by the City of Albany):

- Provide a red PVC container at the main entry point to the property containing map(s) showing water points, tracks and contact details.
- Ensure the property is broken into compartments not exceeding 250Ha in area and separated by internal fire breaks 6 metres wide and with 4 metres vertical clearance.
- Install a 15 metres wide fire break devoid of vegetation with a height above 50mm under all power lines.



EMERGENCY WARNING

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



WATCH AND ACT

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



ADVICE

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

Where can I get information during an emergency?

🌐 emergency.wa.gov.au 📞 13 DFES (13 33 37)
📍 @dfeswa 📱 @dfes_wa 📻 Local ABC Radio

REPORT ITEM DIS388 REFERS

Cooking Fires

NO COOKING FIRES ARE TO BE LIT DURING A TOTAL FIRE BAN

Public land

Unauthorised fires are prohibited on all City of Albany land throughout the year.

This includes

- City of Albany reserves.
- Campsites.
- Beaches.
- Council road verges.

Gas appliances can be utilised and the City provides free BBQ facilities at multiple locations for public use.

Private land

Cooking or BBQ style encapsulated fires (solid fuel) can be used on private land during the fire season under the following conditions:

- the fire is not lit on a day where the Fire Danger Forecast is “very high” or above (approval from the City of Albany can be granted in special circumstances).
- the fire has a 3 metre zone clear of flammables.
- the fire is fully contained to prevent escape.
- the fire is attended at all times.
- sufficient water is available to extinguish fire.
- the fire and any remnants are completely extinguished with no possibility of re-ignition.

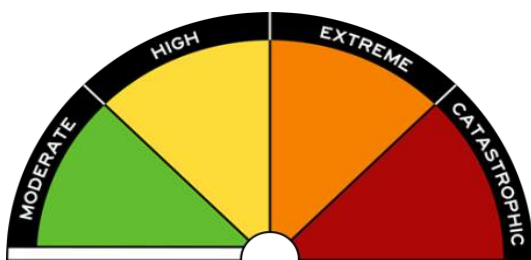
REPORT ITEM DIS388 REFERS

Fire Danger Rating

The Australian Warning System (AWS) is an easy-to-understand warning system to help you stay safe during an emergency, no matter where you are. Recent changes to this system include changes to the bushfire warning colours, as well as new nationally consistent hazard icons on www.emergencywa.gov.au (refer page 9)

Fire Danger Ratings (FDRs) tell you how dangerous a fire would be if one started. The higher the FDR, the more severe the bushfire will be. They are based on weather conditions forecast by the Bureau of Meteorology.

Western Australia has joined with other states and territories to deliver nationally consistent emergency information through the implementation of the Australian Warning System.



Fire Danger	Key Message	Fire Behaviour	Supporting Messages
MODERATE	Plan and prepare.	Most fires can be controlled.	<ul style="list-style-type: none"> Stay up to date and be ready to act if there is a fire.
HIGH	Be ready to act.	Fires can be dangerous.	<ul style="list-style-type: none"> There's a heightened risk. Be alert for fires in your area. Decide what you will do if a fire starts. If a fire starts, your life and property may be at risk. The safest option is to avoid bushfire risk areas.
EXTREME	Take action now to protect your life and property.	Fires will spread quickly and be extremely dangerous.	<ul style="list-style-type: none"> Do not wait for a fire to start. Act now to protect people and property. Monitor official sources for warnings. Fires will move quickly and threaten your life. Leaving before a fire threatens your community is the safest option for your survival. Only stay if you and your home are prepared. Consider whether you need to be in or travel through these areas.
CATASTROPHIC	For your survival, leave bushfire risk areas.	If a fire starts and takes hold, lives are likely to be lost.	<ul style="list-style-type: none"> Homes are not built to withstand fires in these conditions. Protect your life by leaving early. Do not travel into or through high-risk areas. Lives and properties are likely to be lost if a fire starts.

REPORT ITEM DIS388 REFERS

Disclaimer:

The City of Albany, or a contractor engaged by the City, may enter your land to install fire breaks or reduce fuel loads with any expenses incurred charged to the landowner.

Any 'variation to requirements' approval you hold may be declared void.

Clearing or the removal of native vegetation beyond the requirements of this notice may require permission from other legislative authorities.

The City of Albany may vary a requirement or condition of this Notice at its discretion.

This notice is issued and authorised by:

Andrew Sharpe
Chief Executive Officer

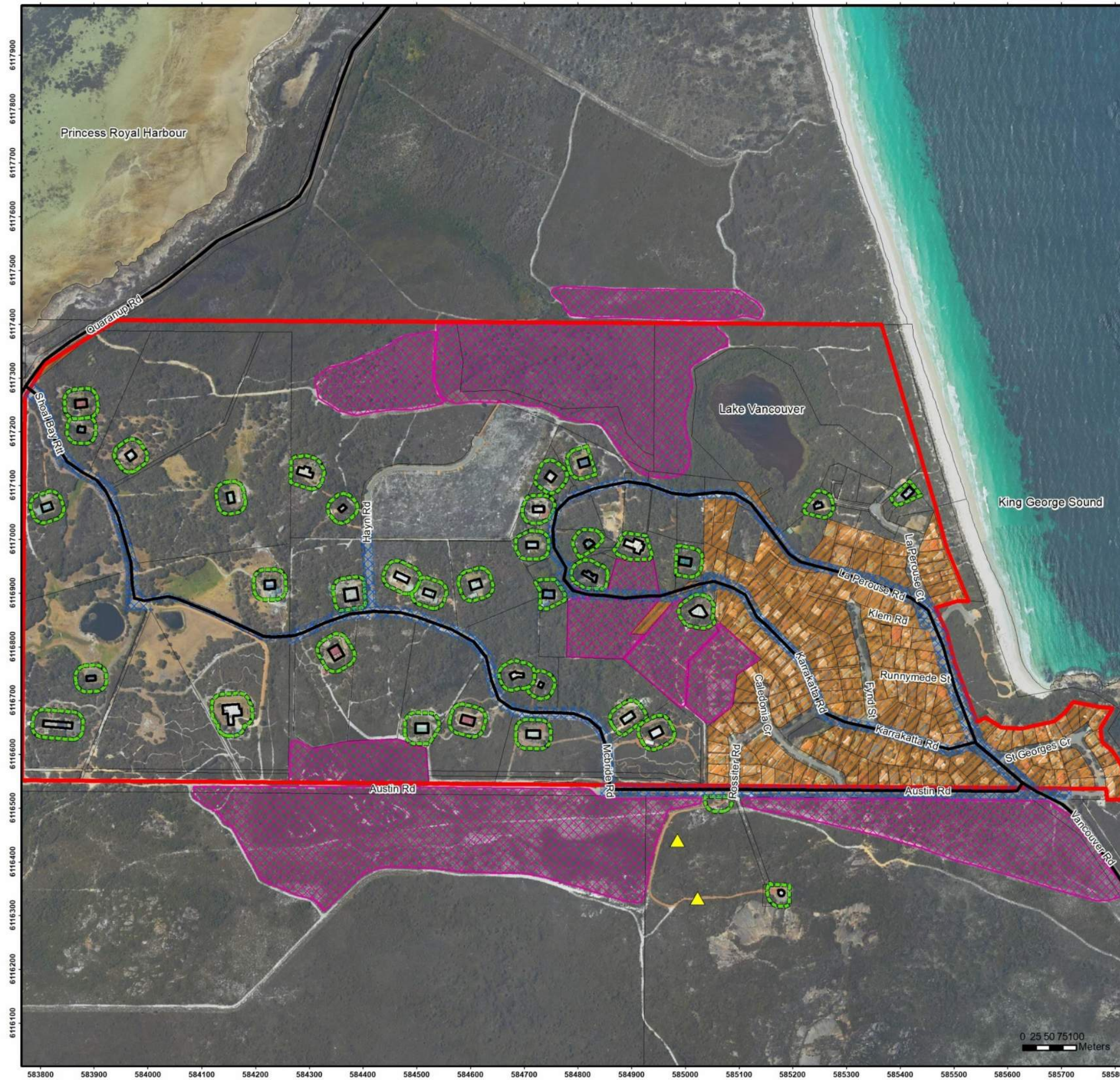


102 North Road, Yakamia
PO Box 484, ALBANY WA 6330
Phone 6820 3000 Fax 6820 3888
Email staff@albany.wa.gov.au
www.albany.wa.gov.au

Appendix F

Bushfire Resilience in the Great Southern (BRIGS)

Recommendations



This BAL Plan was prepared by:
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: BPAD30794
 Jurisdiction: Level 2 - WA



29 Hercules Crescent
 Albany, WA 6330
 Australia
 Tel: 08 9842 1575
 Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- EAR
- Cadastre
- Existing_dwelling
- APZ
- Fire Management Notice to apply
- Fuel Reduce
- Prescribed Burn
- ▲ Threatened and Priority Flora



Scale
 1:7,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: WA Now, Landgate Subscription Imagery
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT
 City of Albany
 Goode Beach Precinct
 Albany, WA 6330

Figure 6. Program of Works

BAL Assessor KK	QA Check BT	Drawn by SA
STATUS FINAL	FILE DFES001	DATE 02/07/2020



This BAL Plan was prepared by:
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: BPAD30794
 Jurisdiction: Level 2 - WA

BPAD
 Bushfire Planning & Design
 Accredited Practitioner Level 2

BIO DIVERSE SOLUTIONS

29 Hercules Crescent
 Albany, WA 6330
 Australia
 Tel: 08 9842 1575
 Fax: 08 9842 1575

Overview Map Scale 1:100,000

Legend

- Subject Site
- Cadastre
- Emergency Access Routes (EAR)
- Fire Service Access (FSA)
- Emergency Access Way (EAW)
- Proposed Public Road (options)
- Public Drinking Water Supply (PDWS)
- Dead End Road
- Turn Around Area
- Water Point (new)
- Hydrants

Scale
 1:7,500 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: WA Now, Landgate Subscription Imagery
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT
 City of Albany
 Goode Beach Precinct
 Albany, WA 6330

Figure 8. Access & Water

BAL Assessor KK	QA Check BT	Drawn by SA
STATUS FINAL	FILE DFES001	DATE 02/07/2020

Table 3: Hierarchy of application of works on Shire managed road reserves & crown reserves.

Action	Description	Works area
Fuel reduction to 20m	The Emergency Access Routes (EAR) apply and vegetation is fuel reduced in identified in primary access route to Albany via Vancouver and Frenchman Bay road reserve as priority to low fuel standards for strategic firefighting capabilities and for safe and timely public evacuation. Consultation with adjacent neighbours DPAW as required.	Operations/ Maintenance
	The Emergency Access Routes (EAR) apply and vegetation is fuel reduced in identified in EAR's to cadastral boundaries to low fuel standards for strategic firefighting capabilities and for safe and timely public evacuation. Secondary EAR's identified through the precinct include: <ul style="list-style-type: none"> • Austin Road; • McBride Road, • Shoal Bay Retreat; • Quaranup Road; • Karrakatta Road; and • La Perouse Road. 	Operations/ Maintenance
Fuel reduction -mechanical	A 10m Low fuel area applied along southern edge of Austin Road in Tomdirrup NP to reduce flame and ember attack to residential areas in the south east of precinct. (noting combined with a 20m road reserve gives a 30m separation to bushfire fuels))	DBCA & LGA capital works/ maintenance
	All public roads within the precinct are maintained from tree overhang, mowed and slashed regularly.	Operations/ Maintenance
	Assist with fuel reduction around all WCWA water structures and critical assets. Joint agreements may be required with LGA and/or private property.	LGA & WCWA
	A regular maintenance regime on all internal precinct public roads, mowing verges, trimming overhead branches and all powerlines.	Maintenance
Fuel reduction burning	Consider small fuel reduction burns close to the community in crown managed reserves to assist with fire fighter protection and suppression activities.	Operations/ Maintenance
Removing one-way accesses (cul-de-sacs) EAW	Emergency Access Ways (EAW) apply to link cul-de-sac roads at: <ul style="list-style-type: none"> • Karakatta Road to La Perouse Road. • McBride Road to Shoal Bay Retreat (if public access is not feasible) • Austin Road (if public road not feasible). • La Perouse Road to Hayn Road (if public road not feasible). 	Capital works
	EAW's to be gated but not locked, construction standards to meet Table 4 minimum requirements.	
Fire Service Access (FSA) Strategic fire access	Extend Fire Service Access (FSA) networks linking into and out of precinct, rationalise and formalise (all CoA reserve, DBCA and Private lands shown on mapping).	Capital Works/ maintenance
	Turnaround areas clearly defined in any FSA's or terminating road networks. Minimum requirements to meet Figure 9 standards.	
	Continue to maintain existing, upgrade/establish FSA's to vehicle access standards Table 4.	

Table 3 cont.

Action	Description	Works area
Future public road network	Consider extension to the public road network for timely evacuation of precinct north to Quaranup Road or east along Shoal Bay Retreat.	Planning/ Capital works
Future public road network	Consider extension to the public road network for timely evacuation of precinct east along Austin Road.	Planning/ Capital works

All access is to meet the minimum maintenance requirements, refer to Table 4.

Table 4: Vehicular Access Technical Requirements for Precinct

Technical requirements	Public Roads	Fire Service Access (FSA)	Emergency Access Routes (EAR) and Emergency Access Ways (EAW)
Minimum trafficable surface (m)	6m	4m	6m
Horizontal clearance (m)	*8m	*6m	*6m
Vertical clearance (m)	4.5	4.5	4.5
Low Fuel Maintenance Zones	As per current req's to back slope of drain	6m	To road reserve boundary
Maximum grades	1 in 10	N/A	1 in 10
Minimum weight capacity (t)	15	N/A	15
Maximum crossfall	1 in 33	N/A	1 in 33
Curves minimum inner radius (m)	8.5	N/A	8.5

* Denotes the width can include a 6m wide paving with one metre wide constructed road shoulders.

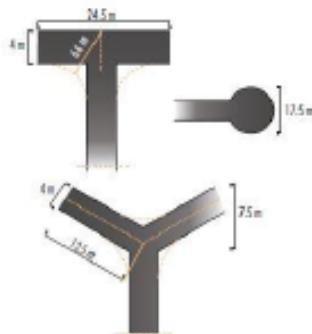


Figure 9: Turnaround design requirements (WAPC, 2017)

5.3. Water Sources for bushfire

The water supply for the precinct is via the Albany reticulated water scheme supplied by Water Corporation Western Australia (WCWA). The primary pumping station is located to the west of the precinct along the Torndirup Peninsula. A summary of water supply from WCWA is shown in Table 5.

Table 5: Water supply for Precinct (WCWA)

Precinct	Water infrastructure	Capacity	Location	Comments
Goode Beach	Holding Tank	225m ³	Frenchman Bay Rd	Supply from Borefield
Goode Beach	Service Tank	225m ³	Austin Rd	Hydrant pressure Residential Supply

Water sources for the precinct are via the reticulated scheme pipe and hydrant network. Supply for fire suppression is through the hydrants. Primary water sources are from reticulated scheme, in the first instance water may be sourced from the scheme through hydrant supply however with power outages anticipated it can be assumed these primary sources may be unavailable during a large fire event. A model for water supply for bushfire preparedness is outlined in the proposed PACE model below:

PACE – Water Supply

Primary: Reticulation scheme through hydrant supply.

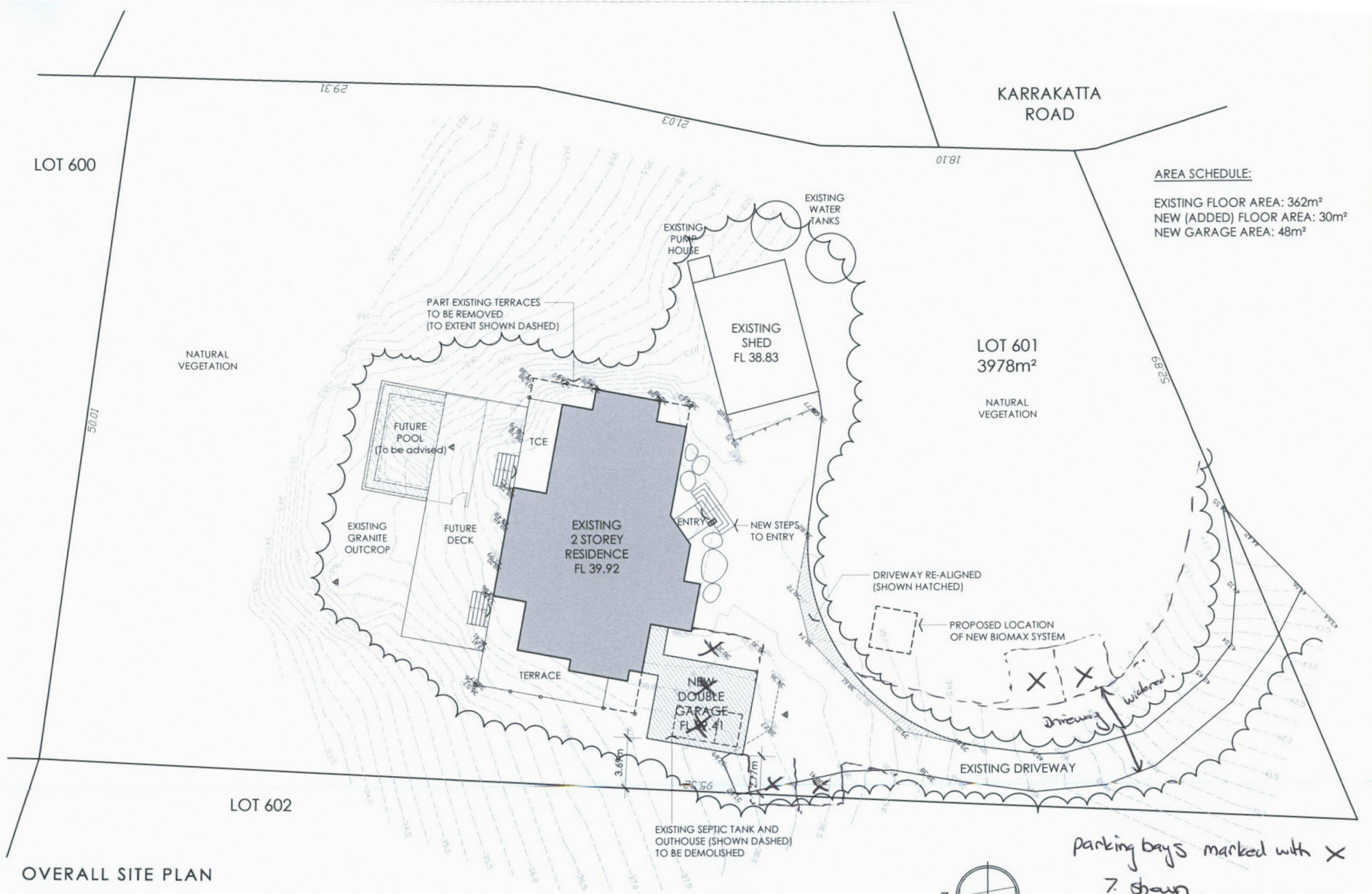
Alternative: Goode Beach brigade fire shed (install 150,000L reserve).

Contingency: Torndirrup National Park rangers sheds (install new 120,000L reserve, see Goode Beach precinct report), Limeburners Creek to be investigated as a strategic supply for the Torndirrup Peninsula – permanent supply identified pump/pipe connections to standpipe. Isolated from reticulated scheme supply.

Emergency: Ocean, Lake Vancouver, private tank supply on private property (minimum 10,000L standalone supply at each property, camlock fittings designated through FMN).

Scheme water supply from WCWA is deemed a "Critical asset" in a bushfire and should apply a minimum of a 20m Asset Protection Zone where feasible for protection of the asset and safety of personnel protecting the asset. This is noted on the "Work Program" Figure 6. The scheme service tank supply located to the south of the precincts maintained to drinking water quality and as such are not available/accessible in a fire situation/event. Installation of alternative supply at the Goode Beach Brigade shed is recommended as a priority as the scheme network is expected to fail in a large bushfire event (refer to Figure 10). An independent water supply is recommended to assist with fire suppression and recovery efforts post bushfire events.

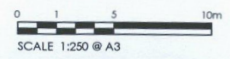
A contingency source for post fire recovery is recommended at the Limeburners water source. Approvals/consultation may be required through DWER. Refer to Figure 10. Mapping of the scheme water supply infrastructure by WCWA for the lead agency (CoA) is recommended and will assist with planning, mitigation, suppression and recovery activities.



AREA SCHEDULE:
 EXISTING FLOOR AREA: 362m²
 NEW (ADDED) FLOOR AREA: 30m²
 NEW GARAGE AREA: 48m²

LOT 601
 3978m²
 NATURAL VEGETATION

OVERALL SITE PLAN
 PROPOSED ALTERATIONS & ADDITIONS
 TO EXISTING RESIDENCE

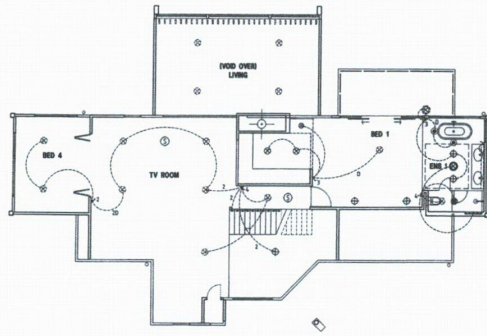


LOT 601 KARRAKATTA ROAD,
 GOODE BEACH, ALBANY

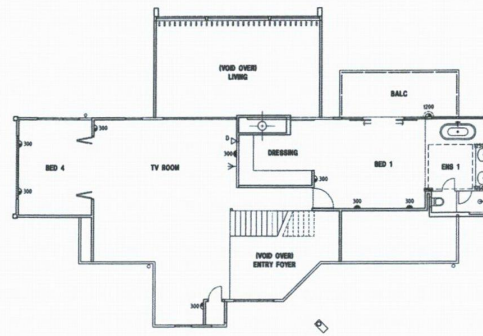


*parking bays marked with X
 7 shown.*

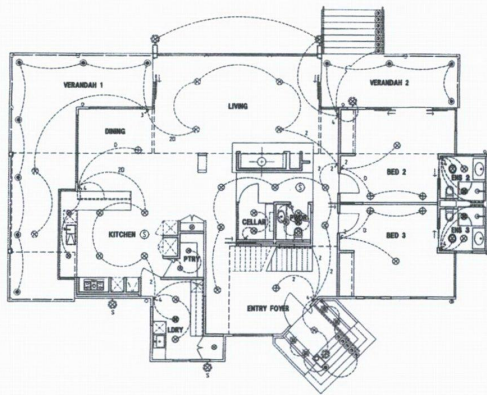
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 GROUNDS KENT ARCHITECTS
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 ALB-SK01DWG 2/15/14 18/04/17



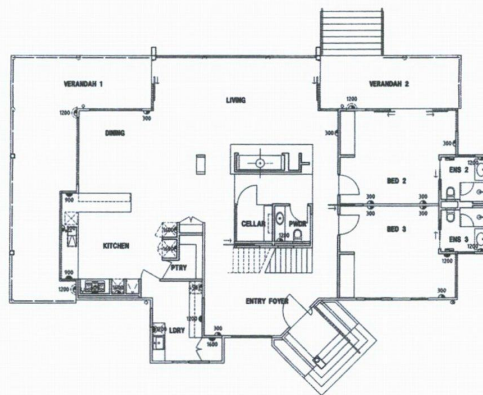
UPPER FLOOR PLAN - LIGHTING LAYOUT
AIO 1:100



UPPER FLOOR - POWER LAYOUT
AIO 1:100



GROUND FLOOR PLAN - LIGHTING LAYOUT
AIO 1:100



GROUND FLOOR - POWER LAYOUT
AIO 1:100

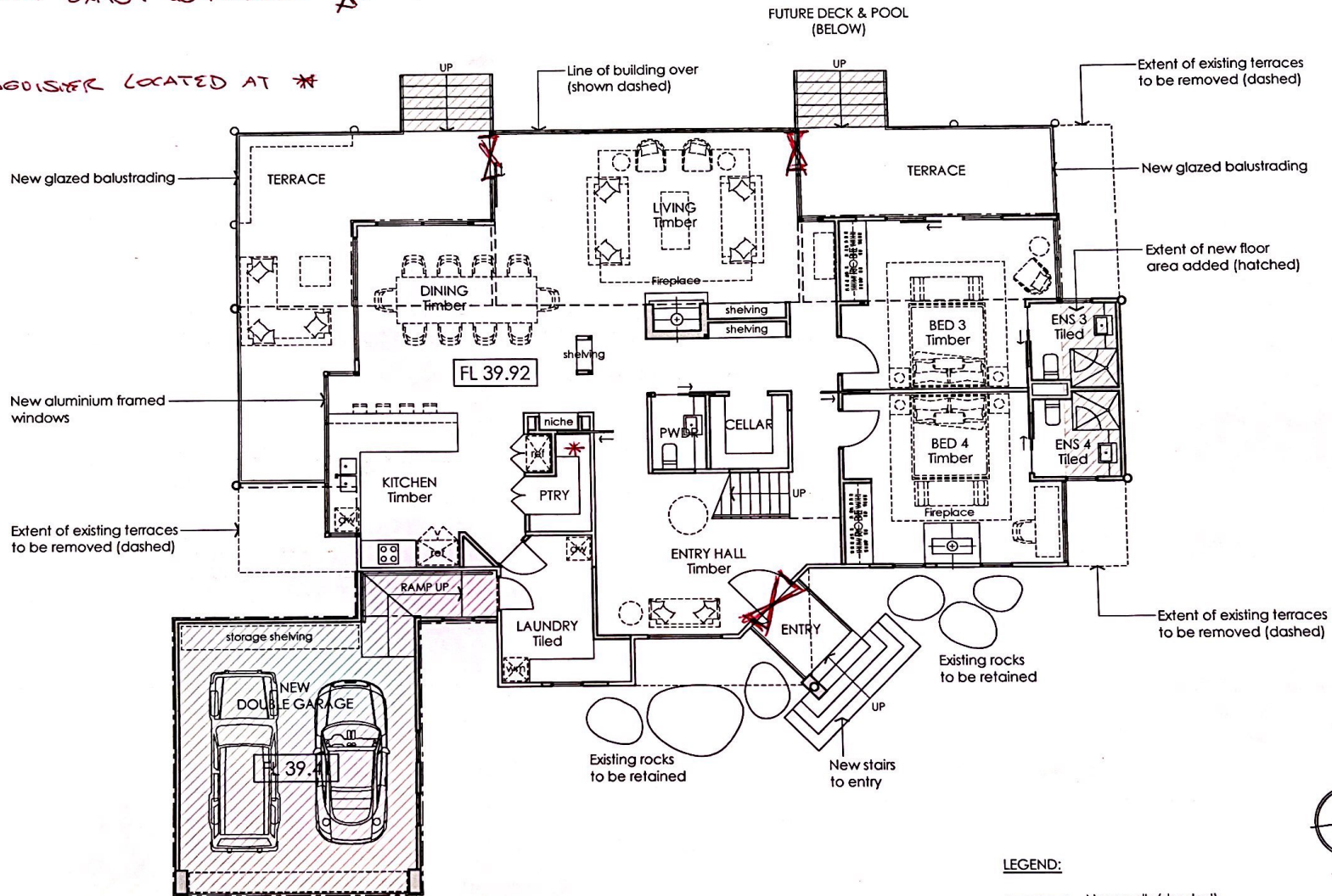
LEGEND	
▲ SINGLE GPO. AT 300 APPL. UNO.	⬇ DOOR BELL AT 1200 APPL.
▲ DOUBLE GPO. AT 300 APPL. UNO.	⬇ DOOR GONG/SPEAKER
▲ EXT. HP GPO AT 1200 APPL. UNO.	▽ TELEPHONE OUTLET POINT
▲ EXT. DOUBLE HP GPO AT 1200 APPL.	▽ DATA / NETWORK POINT
⊙ CEILING MOUNTED LIGHT FITTING	▽ TV POINT AT 300 APPL. UNO.
⊙ RECESSED DOWNLIGHT	▽ GAS BAYONET AT 300 APPL. UNO. PROVIDE VENTS IN ACCORDANCE WITH REGULATIONS
⊙ PENDANT LIGHT FITTING	⊙ EXHAUST FAN CEILING MOUNTED
⊙ RECESSED HALL LIGHT AT 1000-1100 HT.	⊙ HALL LIGHT AT 1800 APPL. UNO.
⊙ HALL LIGHT AT 1800 APPL. UNO.	⊙ 2-WAY CIRCUIT
⊙ RECESSED HEAT LAMP / LIGHT	⊙ A/C CONTROL AT 1200 APPL.
⊙ PENDANT HEAT LAMP / LIGHT	⊙ SWITCH AT 1200 APPL. UNO.
⊙ STEP LIGHT (SHALL HOISTED)	⊙ 200V SWITCHES AT 1200 APPL. UNO.
⊙ IN GROUND GARDEN LIGHT	⊙ DIMMER SWITCH CONTROL
⊙ FLOOR MOUNTED (VERTICAL) UP LIGHT	⊙ DISTRIBUTION BOARD
⊙ FLOOR MOUNTED (HORIZONTAL) UP LIGHT	⊙ METER BOX
⊙ EXT. HALL LIGHT AT 1800 APPL. UNO.	⊙ SENSOR - BY ELECTRICIAN
⊙ EXT. SECURITY LIGHT AT HT. T.B.C.	⊙ SPEAKER POINT
⊙ VERTICAL HEATED TONGUE RAIL	⊙ GAS METER BOX
⊙ FLOOD LIGHT	⊙ FLOOR MOUNTED POWER OUTLET
⊙ SMOKE DETECTOR	⊙ LED STRIP LIGHTING



		1 NEWS ROAD PERIMENCE 4000 WESTON AUSTRALIA TELEPHONE 08 9358 1000 FACSIMILE 08 9358 1000 WWW.GKADARCHITECTS.COM		KAWASAN BUKIT PERMAI SUNNY HILLS/ST. JEROME CEPERANG BUKIT BALI TELEPHONE 08 9358 1000 FACSIMILE 08 9358 1000 WWW.GKADARCHITECTS.COM		CLIENT MR & MRS BASTIAN PROJECT RENOVATIONS TO EXISTING RESIDENCE LOT 901, KARRAKATTA ROAD, GOODE BEACH, ALBANY		DRAWING NAME GROUND & UPPER FLOOR PLANS LIGHTING & POWER LAYOUT		JOB No. 1500 CATEGORY WD SCALE 1:100 @ A1 DATE JUL 17 DRAWN DJS CHECKED JT		CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE STARTING ANY WORK OR STOP WORKING IMMEDIATELY TO TAKE PRECEDENCE OVER SCALE DIMENSIONS. THE DRAWING IS COPYRIGHT AND PROPERTY OF THE ARCHITECTS. DRAWING No. A50 REVISION No. 1 10/141 26/10/18 ALB-ASD/DC	
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3x EMERGENCY EXITS. as marked X.

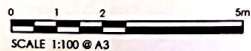
* FIRE EXTINGUISHER LOCATED AT *



Scanned with CamScanner

GROUND FLOOR PLAN

PROPOSED ALTERATIONS & ADDITIONS TO EXISTING RESIDENCE



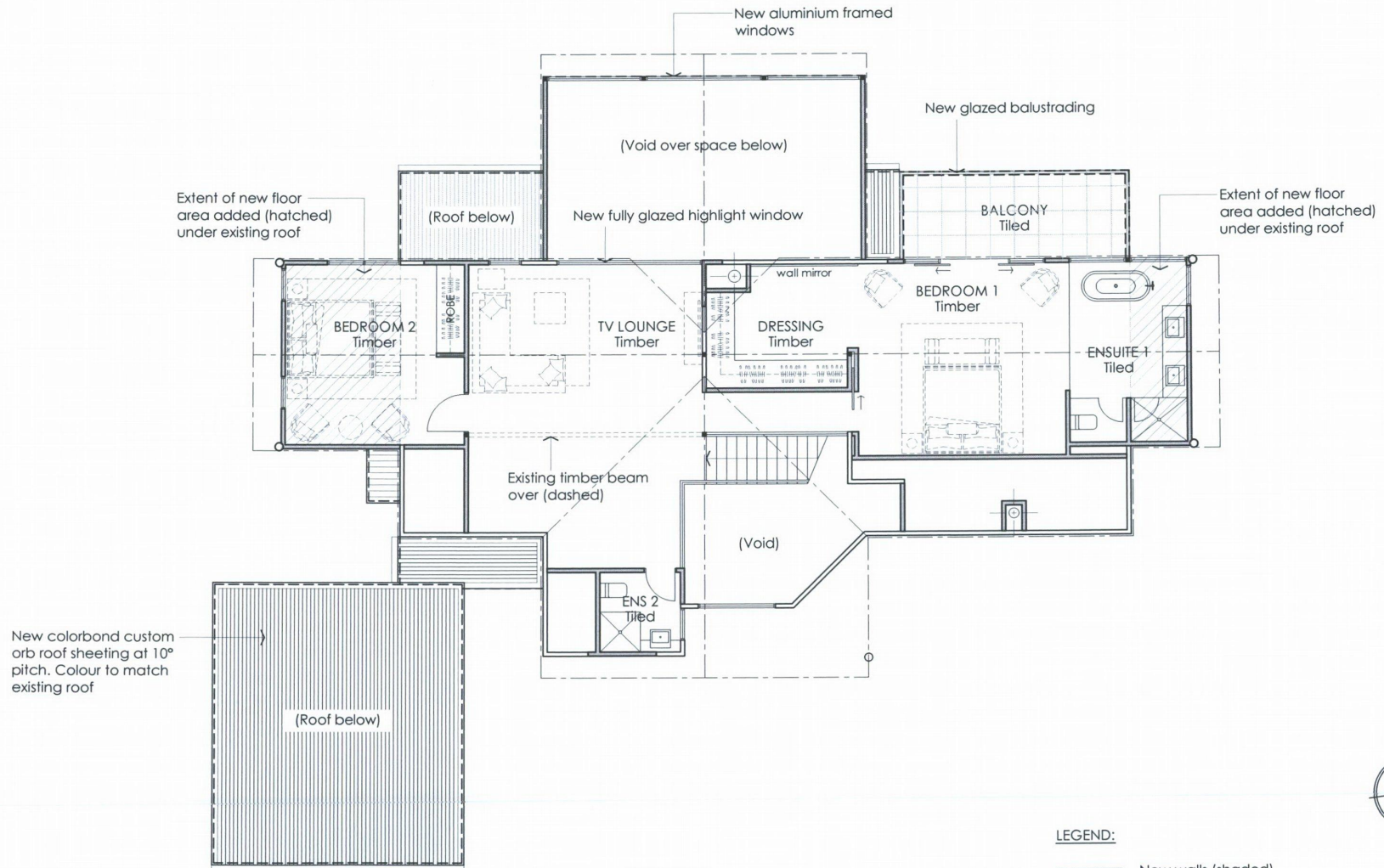
LOT 601 KARRAKATTA ROAD,
GOODE BEACH, ALBANY

LEGEND:
 New walls (shaded)



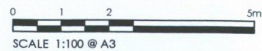
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 ALB-SK10.DWG 23682 18/04/17

2.



UPPER FLOOR PLAN

PROPOSED ALTERATIONS & ADDITIONS
 TO EXISTING RESIDENCE



LOT 601 KARRAKATTA ROAD,
 GOODE BEACH, ALBANY

GKA
 GROUNDS KENT ARCHITECTS

PROJECT No DATE DRAWING No REVISION
 1509 18.04.17 SK11 J

ALB-SK10 DWG 236.02 18/04/17



Our Ref: D22841
Your Ref: P2210704

Abbey Goodall
City of Albany
planning@albany.wa.gov.au

Dear Ms Goodall

RE: VULNERABLE LAND USE - LOT 601 (56) KARRAKATTA ROAD, GOODE BEACH – HOLIDAY HOME

I refer to your email dated 21 December 2021 regarding the submission of a Bushfire Management Plan (BMP) (Version – Final), prepared by Bio-Diverse Solutions and dated 1 October 2021, for the above development application.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- DFES acknowledges that a residential dwelling currently exists on the subject site and the development application seeks a change of use to short term accommodation.
- The City have considered this to be a tourism activity and required planning approval, the change to a vulnerable land use would constitute an intensification of development and trigger application of SPP 3.7.
- Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Assessment / BAL Contour Map

Issue	Assessment	Action
Vegetation classification	<p>Further evidence is required to support the exclusion of Plot 3 to the south of the dwelling. Photo ID's 5, 6 and 9 do not support the exclusion. It is acknowledged that the classification of this area will not impact the BAL rating of BAL-FZ.</p> <p>It appears that the dwelling does not currently comply with the requirements of the City of Albany firebreak and cannot achieve an appropriately sized APZ within the lot boundary.</p>	Modification to the BMP is required.

<p>Construction to AS3959 Building Standards</p>	<p>DFES acknowledges that <i>AS3959 does not apply retrospectively to existing buildings, if the use does not change.</i></p> <p>However, the decision maker should consider upgrading the dwelling to utilise all of the elements of AS3959 that apply to the appropriate Bushfire Attack Level (BAL). This is consistent with Clause 78E(i) Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> that requires the local government to have regard to the bushfire resistant construction requirements of the Building Code of Australia.</p> <p>Although BAL construction standards do not guarantee the survival of the occupants or building, DFES supports the improved bushfire resilience provided by AS 3959-2018 construction standards.</p>	<p>Comment only.</p>
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2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
<p>Location, and Siting & Design</p>	<p>A1.1 & A2.1 – does not comply</p> <p>The development is on a lot that has, and is surrounded by, an extreme hazard that in the opinion of DFES, cannot be adequately managed. The development of a vulnerable land use at this location does not comply with Element 1 of the Guidelines. The intent of Elements 1 and 2 is to ensure that development takes place in areas with the least possible risk of bushfire.</p> <p>The proposed development has a BAL rating of BAL-FZ and cannot achieve an appropriately sized APZ within the lot boundary to achieve BAL-29 or below. There is steep topography with slopes exceeding 15 degrees.</p> <p>Vulnerable land uses within an existing residential building are not considered to be ‘minor development’ unless they are within a residential built out area. The development is not within a residential built out area.</p>	<p>Does not comply.</p>
<p>Vehicular Access</p>	<p>P3 – does not comply</p> <p>The intent of Element 3: Vehicular Access cannot be demonstrated at this location through the acceptable solutions.</p> <p>Karrakatta Road is an existing gazetted public road maintained by the local government; however, it is a dead-end road approximately 660 metres from Austin Road. Austin Road connects to Frenchman Bay Road which is ultimately a single access road to the Goode Beach area.</p>	<p>Does not comply.</p>

	Compliance with Element 3 cannot be achieved at this location.	
--	--	--

3. Policy Measure 6.6.2 Vulnerable land uses in areas where BAL-40 or BAL-FZ applies

Issue	Assessment	Action
Extreme bushfire hazard and/or BAL-40/BAL-FZ applies	Subdivision and development applications for vulnerable or high-risk land uses in areas of BAL-40/BAL-FZ will not be supported unless they comply with policy measure Clause 6.7.2 of SPP3.7. The proposal is not considered to meet the definition of unavoidable development.	Comment only.
Bushfire Emergency Evacuation Plan (BEEP)	The referral has included a <i>'Bushfire Emergency Evacuation Plan'</i> for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the City.	Comment only.

Recommendation – not supported due to non-compliance

DFES' assessment has identified areas of non-compliance with the bushfire protection criteria.

Modification to the BMP should respond to the non-compliance to influence the appropriate bushfire management measures to reduce vulnerability and to minimise the threat of bushfire to visitors and the site itself.

If the decision maker is of a mind to approve the proposal the above assessment of compliance with SPP 3.7 is provided to aid decision making.

If you require further information, please contact Sasha De Brito – A/Senior Land Use Planning Officer on telephone number 9395 9703.

Yours sincerely

Naomi Mynott
DIRECTOR LAND USE PLANNING

15 February 2022



Our Ref: D22841
Your Ref: P2210704

Dylan Ashboth
City of Albany
planning@albany.wa.gov.au

Dear Mr Ashboth

RE: VULNERABLE TOURISM LAND USE - LOT 601 (56) KARRAKATTA ROAD, GOODE BEACH – HOLIDAY HOME

I refer to your email dated 2 November 2023 regarding the submission of a revised Bushfire Management Plan (BMP) (Version 1), prepared by Bio Diverse Solutions and dated 19 September 2023, for the above development application.

This advice relates only to *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.

Assessment

- DFES acknowledges that a residential dwelling currently exists on the subject site and the development application seeks a change of use to short term accommodation.
- The City have considered this to be a tourism activity and required planning approval, the change to a vulnerable land use would constitute an intensification of development and trigger application of SPP 3.7.
- The BMP has addressed policy measure 6.7.1 for minor development. The proposal does not meet the definition of minor development, which is a change to a vulnerable land use within a residential built out area. This is confirmed by the BMP which has addressed acceptable solutions 5.4 to 5.6 (Element 5) which is for holiday homes outside a residential built out area.
- The intent of SPP 3.7 is to reduce and mitigate the risk of bushfire to people and property which is prescribed through demonstrating compliance to the policy objectives of SPP 3.7. DFES maintains the view that a broader landscape assessment should not be ignored in the context of vulnerable land use.
- Further clarification is required within the BMP of the requirements of SPP 3.7 and the supporting Guidelines as outlined in our assessment below.

1. Policy Measure 6.5 a) Preparation of a BAL Assessment

Issue	Assessment	Action
Vegetation Classification	Further evidence is required to support the exclusion of Plot 3 to the south of the dwelling. Photo ID's 7, 8 and 26 do not support the exclusion. It is acknowledged that	Modification to the BMP is required.

	<p>the classification of this area will not impact the BAL rating of BAL-FZ.</p> <p>It appears that the dwelling does not currently comply with the requirements of the City of Albany firebreak and cannot achieve an appropriately sized APZ within the lot boundary.</p>	
Vegetation Classification	<p>Vegetation Plots 8 and 9 cannot be substantiated as Class D Scrub with the limited information and photographic evidence available. Photo ID 24 & 25 does not represent Class D Scrub. It is further noted that a BAL assessment submitted as part of an earlier application classified Plot 8 as forest vegetation. It is acknowledged that the classification of this area will not impact the BAL rating of BAL-FZ.</p> <p>The BMP should detail specifically how the Class D Scrub classification was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised to consider the vegetation at maturity as per AS3959, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.
Vegetation Management	<p>DFES does not accept fire break notices on adjoining land as part of the vegetation management required to achieve an APZ or low-threat classification. Fire break notices may only apply for part of the year and may be varied from year to year by the responsible local government.</p>	Modification to the BMP is required.
Construction to AS3959 Building Standards	<p>DFES acknowledges that <i>AS3959 does not apply retrospectively to existing buildings if the use does not change.</i></p> <p>However, the decision maker should consider upgrading the dwelling to utilise all the elements of AS3959 that apply to the appropriate Bushfire Attack Level (BAL). This is consistent with Clause 78E(i) Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> that requires the local government to have regard to the bushfire resistant construction requirements of the Building Code of Australia.</p> <p>Although BAL construction standards do not guarantee the survival of the occupants or building, DFES supports the improved bushfire resilience provided by AS 3959-2018 construction standards.</p>	Comment only.

2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
Vulnerable Tourism Land Uses - Intent	Intent – does not comply	Does not comply.

	<p>The development is on a lot that has, and is surrounded by, an extreme hazard that, in the opinion of DFES, cannot be adequately managed.</p> <p>The intent of Element 5 is to provide bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impacts of bushfire on property and infrastructure.</p> <p>The BMP proposes a Performance Principle based Solution for P5iv and P5v. Notwithstanding the below discussion, the topography, type and extent of bushfire prone vegetation may result in landscape-scale destruction as it interacts with the bushfire hazard on and close to the site. In conjunction with the remoteness of the site and limited access options, it is considered that development of a vulnerable land use at this location does not comply with the intent of Element 5 of the Guidelines.</p>	
<p>Vulnerable Tourism Land Uses – P5iv</p>	<p>P5iv – does not comply DFES does not support introduction of a vulnerable land use within BAL-40/FZ. SPP 3.7 appropriately focuses on the location and siting of vulnerable land uses rather than the application of bushfire construction requirements.</p> <p>The BMP states that the proposal meets the Intent of Element 5 and Performance Principle P5iv through management of the entire site (noting limitations in size of site), upgrading the building to limit ember ingress, providing water, closure on extreme and catastrophic fire rating days and providing a Bushfire Emergency Evacuation Plan.</p> <p>It is noted that it would not be possible, due to the size of the site, to provide for an appropriately sized APZ within the boundaries, even with management of all vegetation on site. The development footprint is 4m metres from the boundary of the neighbouring lot to the west.</p> <p>The email from the neighbours attached at Appendix C of the BMP stating they will continue to manage their lot to ‘parkland clearing’ standard on an ongoing basis is not considered to be a legally binding or enforceable mechanism to ensure the neighbouring land is maintained to low threat in perpetuity.</p> <p>Furthermore, vulnerable land uses within an existing residential building are not considered to be ‘minor development’ unless they are within a residential built</p>	<p>Does not comply.</p>

	<p>out area. The development is not within a residential built out area.</p> <p>DFES notes that bushfires can occur on days that are not catastrophic or extreme.</p> <p>The additional mitigation measures do not improve the hazard separation for the building, and therefore do not adequately demonstrate compliance with the Performance Principle.</p>	
<p>Vulnerable Tourism Land Uses - Vehicular Access</p>	<p>P5v – does not comply</p> <p>The BMP states that the proposal meets the Intent of Element 5 and Performance Principle P5v through closure on extreme and catastrophic fire rating days, provision of a Bushfire Emergency Evacuation Plan (BEEP), managers located in Albany and confirmation of an evacuation location being in Albany.</p> <p>This approach does not demonstrate how the performance principle has been met which is for the vehicle access to adequately provide for the occupants to evacuate to a suitable destination before the bushfire arrives to the site, whilst allowing emergency services personnel to attend the site.</p> <p>DFES advocates for vulnerable tourism land uses to be located in areas with appropriate access in two different directions. Compliance cannot be achieved at this location. It is noted that the site is within an established building and located at the end of a single access road. It is considered that the limitations associated with the access arrangements in conjunction with the risk that the access could be cut off in the event of a bushfire and the potential for landscape scale bushfire in this area makes the area unsuitable for vulnerable uses.</p> <p>The proposed performance principle-based solution of early closure and the road design being a legacy issue does not demonstrate compliance with Performance Principle P5v.</p>	<p>Does not comply.</p>

3. Policy Measure 6.6.2 Vulnerable land uses in areas where BAL-40 or BAL-FZ applies

Issue	Assessment	Action
<p>Extreme bushfire hazard and/or BAL-40/ BAL-FZ applies</p>	<p>Development applications for vulnerable land uses in areas of BAL-40/BAL-FZ will not be supported unless they comply with policy measure 6.7.1 or 6.7.2 of SPP 3.7. The proposal does not meet the definition of minor or unavoidable development.</p>	<p>Comment only.</p>
<p>Bushfire Emergency</p>	<p>The referral has included a <i>'Bushfire Emergency Evacuation Plan'</i> for the purposes of addressing the policy requirements. Consideration should be given to</p>	<p>Comment only.</p>

<p>Evacuation Plan (BEEP)</p>	<p>the Guidelines Section 5.5.4 ‘Developing a Bushfire Emergency Evacuation Plan’. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the City.</p>	
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Recommendation – not compliant with Performance Principles (PP) / intent

The development application is not compliant as it does not meet the intent of Element 5: Vulnerable Tourism Land Uses. The proposal is intensifying land use in a bushfire prone area with an extreme bushfire hazard both in and surrounding the lot.

The above assessment of compliance with SPP 3.7 is provided to aid decision making.

If you require further information, please contact Land Use Planning Officer – Michelle Gray on telephone number 9395 9561.

Yours sincerely



Naomi Mynott
DIRECTOR LAND USE PLANNING

13 December 2023

HOLIDAY ACCOMODATION

MANAGEMENT PLAN

56 KARRAKATTA RD GOODE BEACH

PREPARED BY: EMILY FERGIE
DATE 2/12/21. Updated 16-2-24

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5) EMERGENCY RESPONSE PLAN

- **EMERGENCY CONTACT**
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1. LOCATION

The property situated at 56 Karrakatta Rd Goode Beach, is within the area identified as the "Preferred Area for Holiday Accommodation".

It's proximity to many of Albany's key tourist attractions including the Torndirrup National Park, Whaling Station, The Gap lookout and beautiful beaches of Goode Beach and Frenchman's Bay make the property ideal for Tourists wishing to explore Albany and its surrounding areas or attend an event in Albany.

The property is situated at the end of a quiet road that facilitates safe, efficient and pleasant walking, cycling and driving. It is within easy cycling distance of beautiful local attractions.

2. PROPERTY MANAGEMENT

The Property is managed by Sophie Pieteron from Great Southern Holiday Properties. Her mobile is 0455033001

The Manager will, at all times maintain a register of all people who utilise the holiday accommodation during the year and ensure that the maximum stay for any one person within the holiday accommodation is 3 months within any 12 month period.

Management will meet guests at the property to ensure guests are settled in. When late arrivals (after 6 pm) is expected, the code to the front door will be provided to the preferred contact number of the guest at the time of booking.

3. TERMS AND CONDITIONS OF OCCUPANCY

3.1 – Definitions

' Booking' means the period which a guest has paid to stay at the property

- 'Property'** means 56 Karrakatta Rd Goode Beach and all of its fixtures, fittings and equipment.
- 'Management'** means the owners and Managers of the Property.
- 'Guests'** means the persons who stay overnight in the Property during the booking.
- 'Visitor'** means a person a Guest permits to visit the Property during the Booking
- 'Infant'** means a baby under 12 months of age.

3.2 Acceptance

- A) Payment of the deposit constitutes acceptance of the terms and conditions**
- B) Check-in time is not before 2pm on the arrival date and check out time is not later than 10 am on the departure date**
- C) Late departure is subject to prior arrangement and availability and extra charges may apply**
- D) Guests must notify Management of expected arrival time and a mobile contact number at least 10 days before arrival.**
- E) Check in/ check out and key collection/ return procedure will be notified.**

3.3 Payment

- A) A non- refundable deposit will be taken from the guest's credit card at the time of making the booking**
- B) Payment in full must be received no later than 30 days prior to the arrival (non refundable)**
- C) Payments to the amount due must be received in Australian dollars \$ net of any bank or other transaction charges.**
- D) Please ensure all payments are made within the specified time limits or the booking will be cancelled automatically without notice or liability to you**
- E) We accept payment by the following methods, VISA, MASTERCARD, Direct Deposit into our bank account, bank cheque or money order.**
- F) Our bank account details will be listed on your invoice should you prefer to pay via bank transfer.**

3.4 Cancellation or Variation

In the event of a change or cancellation of a Booking, Management should be contacted immediately.

- A variation of the Booking which reduces the number of nights stay will be treated as a cancellation of the booking in respect of those nights**
- A variation of the booking which reduces the number of guests will be treated as a cancellation of the Booking in respect of those guests**
- An administration charge of \$ 100 will be charged for any variation or cancellation.**

3.5 Minimum night's stay policy

We have a minimum night/s stay policy of 3 nights. No refund will be made for a variation to the extent that it breaches our minimum night's stay policy.

3.6 Security Bond

A bond payment is required one week prior to your arrival, this will be debited from your credit card. It will be refunded once the property has been inspected and deemed left in a similar state to your arrival. We agree to ensure this occurs within 7 working days of your departure.

Any damage, loss or expense incurred by Management as a result of your breach of these terms and conditions will be charged against the bond. Should the bond be insufficient to cover these costs we reserve the right to charge your supplied credit card. Examples of this include but are not limited to any breakage, damage or excess cleaning requirements, extra guests beyond those declared, excessive noise, partying or smoking indoors.

3.7. UNAVAILABILITY

If the property becomes unavailable due to unforeseen circumstances (e.g fire, storm, damage etc) Management will inform you immediately and any money's paid will be refunded in full.

3.8 LINEN, TOWELS AND SERVICING

Linen, pillows, blankets and towels are supplied. Upon departure, linen must be left where supplied in the bedrooms or bathroom. Additional linen may be hired by contacting management. Beach Towels are not included.

The property is not serviced, but cleaning and linen changes can be arranged upon request at an additional charge.

3.9 GENERAL CONDITIONS

- A) Guests must comply with all applicable House Rules and all instructions from Management concerning occupancy, property, health, safety and quiet enjoyment of the property and our neighbours**
- B) Guests are responsible for damage and breakages and loss of the property and any part of it during their stay. You must notify us of this immediately. Management may recover from you a repair or replacement cost.**

- C) -Only the guests nominated and agreed in the booking may stay in the property overnight. If any other guests stay, extra charges may apply or the agreement may be terminated without refund.
- D) The primary booker must be over 25 years of age.
- E) Disturbance to our neighbours, including excessive noise is prohibited and may result in termination and eviction without refund and extra charges may be made for security and expenses.
- F) Before departure, all food must be removed from fridges, all rubbish put in the appropriate council bins provided and crockery and cutlery washed and packed away. The Property must be left in a clean and tidy condition.
- G) Extra cleaning charges may be incurred for the cleaning of dirty dishes, washing machine, dishwasher, emptying the fridge, removal of excessive rubbish. Etc. Should the cleaning fee be more than the usual cost for cleaning the property, the additional costs will be deducted from the security bond.
- H) All furniture and furnishings must be left in the position they were in when you arrived.
- I) The property should be vacated on time and secured. All windows and doors are to be locked. All keys must be returned to Management or as otherwise directed
- J) You are responsible for the safekeeping and replacement of accomodation keys. Duplicate keys can be provided for an additional cost of \$50
- K) Smoking is not permitted indoors.

4.1. CODE OF CONDUCT FOR GUESTS AND VISITORS

GENERAL REQUIREMENTS

- A) Guest and visitors must comply with all house rules, by laws and instruction from management during their stay; and
- B) Guests must notify the Manager of any disputes or complaints from neighbours as soon as is practical.

4.2 NUMBER OF GUESTS

A Maximum of 8 people may sleep at the property at any time.

4.3 NOISE AND RESIDENTIAL AMENITY

- A) Guests and visitors must not create noise which is offensive to occupiers of neighbouring properties between the hours of 10 pm and 8 am. And during arrival and departure at any time throughout the occupancy.**
- B) Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security and other expenses which may be deducted from the security deposit or bond under the terms and conditions.**
- C) Guests and visitors must not engage in anti-social behavior and must minimise their impact upon the residential amenity of neighbours and local community.**

4.4 VISITORS

- A) Guests are responsible for ensuring the limits set on visitor numbers is complied with at all times**
- B) Guests are responsible for ensuring that visitors comply with this. Code of conduct.**

4.5 GATHERINGS AND FUNCTIONS

- A) The property is not a “Party House’ and any such activities, including parties and functions are strictly prohibited.**
- B) Any use of the property must not conflict with residential amenity.**

4.6. PARKING

Guests and Visitors are to comply with all parking regulations and other requirements set out below.

All vehicles to be parked within the designated parking bays on the property. No parking on the grass or verge. No double parking in the driveway as this will block fire evacuation pathways.

There are 2 visitors parking bays in the turnaround area of the driveway. These are marked with white paint.

4.7. GARBAGE AND RECYCLING

Guests and visitors are to dispose of garbage and recycling in accordance with the usual practice at the property, in the allocated bins- and excess rubbish must not be left in public or common areas. Garbage and Recycling arrangements at the property are as follows;

- A) Please follow the City of Albany guidelines regarding recycling and waste. For your convenience a summary can be found attached to this management plan.**
- B) Management will ensure that the correct bins are put out for collection on the correct days.**

4.8 SECURITY

Whenever Guests are absent from the property, all windows must be closed and doors locked to maintain security and prevent rain and water damage. Management accepts no responsibility for loss of guest valuables due to misplacement or theft.

4.9 SMOKING

Smoking is not permitted indoors or on the front balconies due to fire hazard.

4.10 PETS

Pets are not permitted at the property

4.11 DAMAGES AND BREAKAGES

Damages and breakages must immediately be reported to the Manager.

4.12 ON DEPARTURE ARRANGEMENTS

Arrangements for Keys, Security, Dishwashing, Rubbish collection are to be Managed by Catherine at Southern Concierge Services.

4.13 COMPLIANCE

- A) Breach of these House rules is a breach of the terms and conditions of occupancy**
- B) Management reserves the right to terminate permission to occupy and to evict from the Property, Guests or Visitors who refuse to follow these house rules or who cause a nuisance.**

4.14 COMPLAINTS HANDLING

Guests have an obligation to report any problems or incidents promptly as follows.

- A) Guests with formal complaints should in the first instance approach management.**
- B) If the complaint cannot be resolved amicably and immediately, the complaint will be recorded in writing. This record will indicate**
 - Date and time received**
 - Name and designation (eg. Guest, Neighbour, Council, Police etc) of complainant**
 - Contact details of complainant**
 - Nature of complaint**
 - Action taken, by whom and when, and**
 - Outcome and/or further action required (eg. Community consultation, meet with council, meet with local Police, meet with Bush fire services.)**

Failure to follow this procedure may hinder the ability of Management to rectify the problem or complaint and reduce or extinguish any claim you may have.

We recommend all Guests purchase travel insurance as Management are not responsible for any injuries, illnesses or accidents that may occur whilst staying at the property.

EMERGENCY RESPONSE PLAN

- A) In the event of an Emergency at the Property, please telephone Catherine at Southern Concierge Services on Mobile – 0401171542**

B) MEDICAL EMERGENCY

If a Medical Emergency is reported, Dial 000 and request an Ambulance. You will need to Provide the following information

- **Number and location of victims**
- **Nature of injury or illness**
- **Hazards involved**
- **Nearest entrance**

C) FIRE EMERGENCY – OF PARTICULAR CONCERN

If a Fire or reported, pull the fire alarm (if available and not already activated) to alert occupants to evacuate. Then Dial 000 to alert the Fire Department. You will need to provide the following information

- **Property Name and Street Address**
- **Nature of fire**
- **Fire location (building and location)**
- **Type of fire alarm (detector types are installed in this property)**
- **Location of fire alarm**
- **Name of person reporting the fire**
- **Telephone number for return call.**

Evacuate building occupants to a location away from the fire.

Meet the Fire Department Incident Commander (IC). Inform the IC if everyone has been accounted for and if there are any injuries. Provide an update on the nature of the emergency and actions taken.

Please refer to the Property Specific Bushfire Emergency Evacuation Plan for specifics relating to Property usage on Catastrophic Fire Rated Days and Evacuating the Property in event of a fire.

City Of Albany Local Planning Scheme No. 2
Development Application P2210704 Holiday House – 56 Karrakatta Road, Goode Beach
SCHEDULE OF SUBMISSIONS

Summary of submissions	Officer Comment
<p><u>Objection</u> <i>Object to Air BnB style Holiday Accommodation in residential areas (not traditional Bed and Breakfasts and Farmstays) given there is no on-site owner/manager which can leads to the following issues:</i></p> <ol style="list-style-type: none"> 1. <i>Parties, gatherings and unattended children can result in excessive noise and disturb the peace, especially in large house and on weekends</i> 2. <i>Parking concerns, including trailer and boat parking</i> 3. <i>Drones flying above neighbouring properties</i> 4. <i>Properties become poorly presented.</i> 5. <i>Bins are not removed from the roadside following collection</i> 6. <i>Owners do not contribute to the community, just operating for profit.</i> 7. <i>Impacts to traditional holiday accommodation offerings such as hotels.</i> 	<p><i>Concern noted. The City of Albany requires Management Plans to be provided with the application to address on-going management procedures and methods to ensure the amenity of adjoining/nearby land uses are maintained. Please find specific response to issues raised below:</i></p> <ol style="list-style-type: none"> 1. <i>The Management Plan advises that the house is not a ‘party house’ and such activities are strictly prohibited. Offensive noise is prohibited and excessive noise may result in eviction from the property. The property manager shall be contacted in the event of excessive noise.</i> 2. <i>Provision of a final carparking and access plan may be required as a condition of development approval to ensure parking is provided in accordance with the requirements of the City of Albany Holiday Accommodation Policy and relevant Australian Standards.</i> 3. <i>Use of drones is not limited to Holiday Houses and there operation is required to comply with all relevant standards. Should the use of drones be impacting upon privacy in a residence, the police should be contacted.</i> 4. <i>This property is screened from the street by dense existing vegetation.</i> 5. <i>This concern is not limited to Holiday Houses however, given this property is located at the end of a no through road, impacts of bins left on the roadside are reduced.</i> 6. <i>Noted however there are not planning requirement that a person contribute to the local community and financial loss/gain is not a planning consideration.</i>

**City Of Albany Local Planning Scheme No. 2
Development Application P2210704 Holiday House – 56 Karrakatta Road, Goode Beach
SCHEDULE OF SUBMISSIONS**

Summary of submissions	Officer Comment
	<p><i>7. Concern acknowledged however, a Holiday House is considered an 'A' use in the Residential Zone and must be assessed as such. Potential financial gain or loss of businesses is not a planning consideration.</i></p>