

SHIRE OF MANJIMUP

**Scheme Amendment No 22
Local Planning Scheme No.4**

**Lot 102 (721) Seven Day Road,
JARDEE**

January 2020

Amended document 23 March 2020

DEPARTMENT OF PLANNING,
LANDS AND HERITAGE
BUNBURY OFFICE

18 MAR 2021

FILE



PLANNING AND DEVELOPMENT ACT 2005

**RESOLUTION TO PREPARE OR ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME**

**SHIRE OF MANJIMUP - LOCAL PLANNING SCHEME NO.4
AMENDMENT NO.22**


Resolved that the local government in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No.4 by:

- a) Rezoning Lot 102, Seven Day Road, Jardee from "Caravan Park" zone to "Tourist Enterprise" zone.
- b) Amending the Scheme map accordingly.

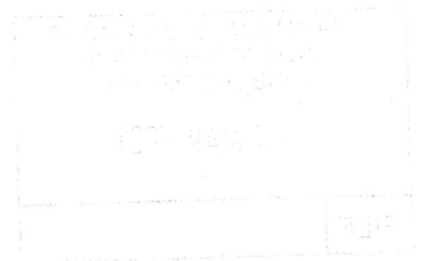
The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

The Amendment will modify the current zoning from one tourist related zone to another tourist related zone, which is unlikely to result in any significant environmental or other impacts on either the subject land or land in the locality.

Dated this 25th day of March 2020



(Chief Executive Officer)



Scheme Amendment

Lot 102 (721) Seven Day Road, Jardee

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In preparing this report we have made certain assumptions. We have assumed that all information and documents provided to us by the Client or as a result of a specific request or enquiry were complete, accurate and up-to-date. Where we have obtained information from a government register or database, we have assumed that the information is accurate. Where an assumption has been made, we have not made any independent investigations with respect to the matters the subject of that assumption. We are not aware of any reason why any of the assumptions are incorrect.

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Version Control

Report version	Revision No.	Purpose	H&A Author	Review date by officer	Date
Draft 1		Commence report	MH		9 January 2020
Draft 2		Further work	MH		13 January 2020
Draft 3		Further work	MH		14 January 2020
Draft 4		Further work	MH		16 January 2020

Approval for Issue

Name	Signature	Date

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Attachment 1 – Bushfire Management Plan

1.0 INTRODUCTION

Halsall and Associates Town Planning Consultants have been engaged by the owner of Lot 102 (721) Seven Day Road, Jardee ('the site') to prepare this Scheme Amendment to Local Planning Scheme No. 4 ('the Scheme') to amend the zoning of the land from the current 'Caravan Park' zone to 'Tourist Enterprise' zone.

The intention is to allow a wider variety of tourist related activities under the new zoning including:

- Liquor license / tavern license to encompass event, pool and packing shed areas.
- Possible restaurant, café, food and dining service.
- Extension to existing event and pool area and toilet facilities.
- Further large festivals/music events to add to the current Truffle Kerfuffle event.
- Corporate/lifestyle retreats.
- Further accommodation in the form of more chalets and possible extension to the caravan park and amenities in the northern unused land area.
- Bus tours and charters.

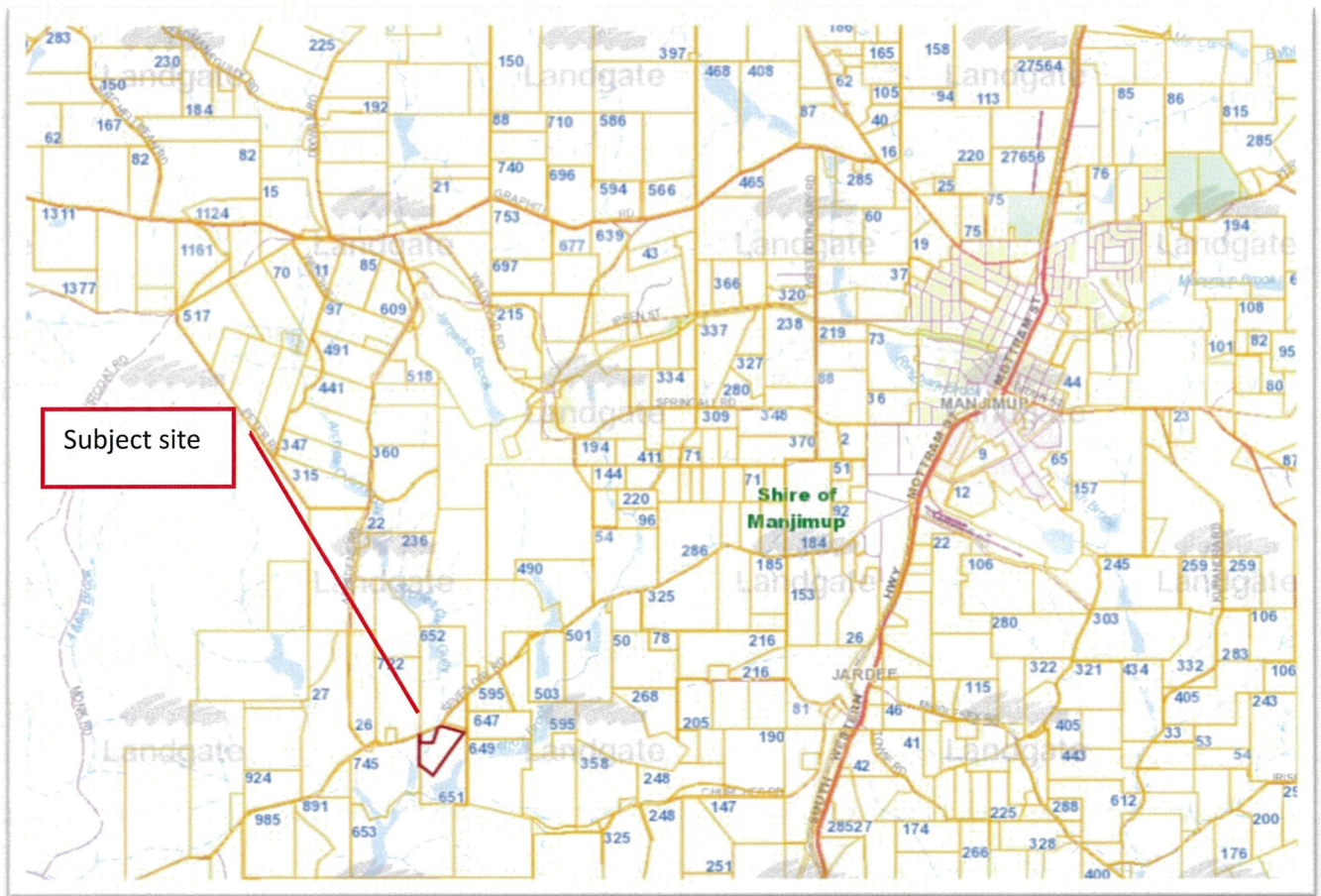
The Scheme Amendment objective was presented to the Shire of Manjimup and initiated on the 21st March 2019. This document is intended to be the formal Scheme Amendment document justifying and facilitating the objective as initiated by the Shire.

It should be noted the subject site is known as 'Fonty's Pool' which is a very important tourism draw card for the Shire of Manjimup. The website states : *"The swimming pool from which the park takes its name is a famous icon and local landmark. Consisting of nearly an acre of fresh spring water and known as the fountain of youth, it provides a beautiful spot to enjoy a picnic, BBQ, sundowner, refreshing swim or simply floating around on the tractor tubes enjoying the ambience at Fontys Pool"*. The current Caravan Park zoning has limitations and it was determined by the Shire that the Tourist Enterprise zone would be a more appropriate zone to allow flexibility of land use given the importance of the site for tourism.

2.0 THE SITE

The subject site is identified as Lot 102 (721) Seven Day Road, Jardee (the site) located within the Shire of Manjimup. The subject is approximately 17.47 hectares in area and situated approximately 8.5 kilometres directly southwest from the Manjimup town site in the locality of Jardee. The subject site has primary frontage to Seven Day Road in the north at two points including via a battleaxe leg in the northwest and frontage in the northeast given the site surrounds a smaller lot immediately to the north. The location of the site is evident at Figure 1 below.

Figure 1 – Location plan



Source: Landgate

Scheme Amendment Lot 102 (721) Seven Day Road, Jardee

The configuration of the lot and its relationship to the surrounding lots immediate to the site is evident at Figure 2 below.

Figure 2 – Subject site



Source: Nearmaps

The subject site is currently occupied by 'Fonty's Pool' which is a tourist development, incorporating a number of aspects as follows:

- Caravan park with 63 powered sites, 30 unpowered sites, 9 chalets and cabins, 2 campers kitchens and 1 large amenities block.
- Paid entry to a spring fed system swimming pool.
- Reception/cafe selling small goods and coffee.
- Events area with full working bar, commercial kitchen and toilet facilities. Currently used for weddings and other events.
- 'Archies Hut' currently used for pop up summer shop by the pool.
- Packing shed event area (currently under construction) catering for 80 to 100 guests overlooking the pool area.

Scheme Amendment Lot 102 (721) Seven Day Road, Jardee

- Large “Truffle Kerfuffle” event held yearly for the past 10 years with crowds up to 5000 over the festival weekend.

The characteristics of the site including contours are evident at the aerial photograph contained at Figure 3 below. This indicates the valley system that provides the attractive location of the development.

Figure 3 – Aerial photograph



As evident above, the majority of the development is situated in the southwest of the site with the caravan park in the south surrounded by extensive landscaping and other development about the dam (Fonty's Pool) which is in the northwest. Primary access to the site is taken from the northeast part of the lot from Seven

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Day Road. An extensive paddock area is evident in the northeast of the site (area for expansion) and extensive landscaping is evident about existing development.

The subject site is serviced with power and telecommunications however water and effluent disposal systems are serviced on site.

The surrounding area is occupied by small rural allotments and some larger rural enterprises containing broad acre farming and some extensive agricultural pursuits as evident at Figure 3.

The Fonty's Pool development is an important tourism draw card for the Shire of Manjimup and photographs below illustrate some of the quality aspects of the site developed for tourism purposes.



Scheme Amendment
Lot 102 (721) Seven Day Road, Jardee

Vineyard

VARIES
SEVEN DAY
CAVES



Scheme Amendment
Lot 102 (721) Seven Day Road, Jardee

Vineyard



Scheme Amendment
Lot 102 (721) Seven Day Road, Jardee

Vineyard

300m²



Scheme Amendment

Lot 102 (721) Seven Day Road, Jardee

The desire is to establish a licensed bar/restaurant type business, further events, restaurant/café food and dining service, festivals and music events, further accommodation and possible expansion in unused areas as well as tours.

The owners discussed the objectives and determined that the zoning of Tourist Enterprise was most appropriate for such objectives and the Shire initiated the zoning change to this effect.

The proposal is therefore to amend the zoning of the land by modification to the Scheme map and this will immediately introduce the applicability of relevant zoning provisions of the Tourist Enterprise zone.

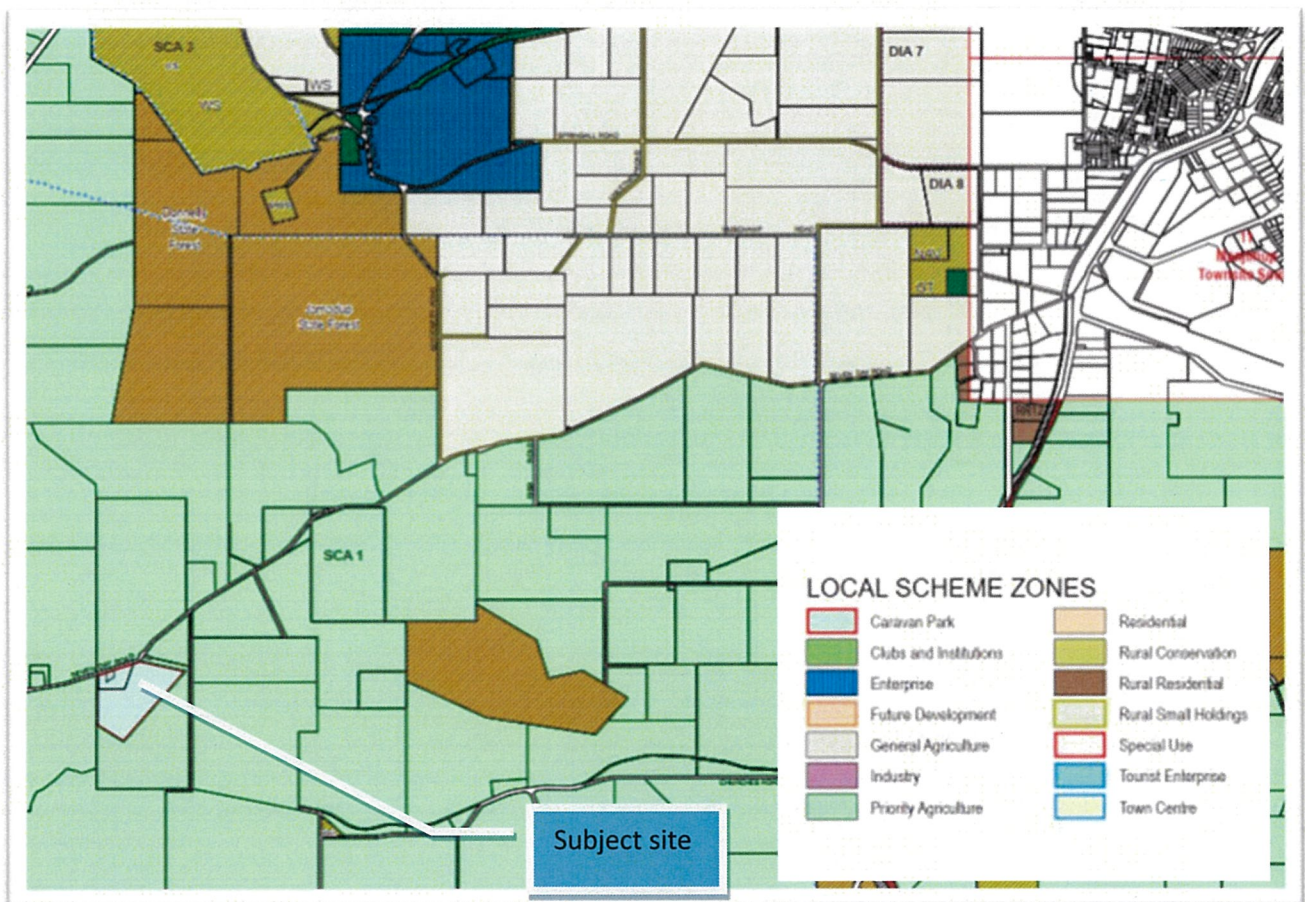
4.0 STATUTORY IMPLICATIONS

4.1 Local Planning Framework

4.1.1 Local Planning Scheme No.4 ('the Scheme')

Under the Local Planning Scheme No.4 the subject site is currently zoned Caravan Park and this is evident on the existing Scheme map as shown at Figure 4 below.

Figure 4 - Existing Scheme Map



Source:WAPC

Scheme Amendment Lot 102 (721) Seven Day Road, Jardee

The identification of the site for caravan park is reflective of existing land use and the previous dominance of the caravan park use.

It is noted that one of the key aims of the Scheme is also to promote appropriately located and designed tourist development.

Clause 4.15 of the Scheme outlines conditions specific to the caravan park zone and the purpose is described as *“to provide for the development of caravan and camping grounds for the use of short stay accommodation and where appropriate to provide opportunities for long term accommodation by permanent residents”*.

The objectives of the zone include *“the Local Government’s objectives in managing and guiding land use and development in the caravan park zone will be to:*

- i) Provide short term accommodation for tourists in locations which complement tourist and recreation facilities;*
- ii) Provide limited opportunities within caravan parks for small areas of long term permanent or residential accommodation within caravan parks, but only where these caravan parks have access to services normally available to conventional residential development and are located within or adjacent to existing settlements;*
- iii) Encourage development of caravan parks in a manner that is compatible with existing land uses, and which does not have detrimental impact on the environment or the amenity of the locality.”*

From a review of these clauses, it is clear the primary objective of the caravan park zone is to facilitate caravan park development with a focus on accommodation. The uses that are permitted within the caravan park zone include the following:

- Caravan or trailer yard – P
- Bed and breakfast – D
- Cabin – D
- Camping area – P
- Caravan park – P
- Chalet – D
- Eco tourist facility – D
- Low impact tourist accommodation – short stay – A

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- Park home park – A
- Recreation private – A
- Restaurant – A
- Service station – D
- Shop – A
- Tea room – A
- Wind powered generator – A

From a review of the zoning table, it is clear that the primary uses that are available in the zone are limited and focused on tourist accommodation with some limited additional uses that would likely be deemed appropriate in association with a caravan park.

The objective of this Scheme Amendment is to rezone the land to 'Tourist Enterprise'. Clause 4.11 of the Scheme includes provisions relevant to this zone and the purpose is *"to encourage the development of a wide range of tourist and recreation facilities and quality tourist accommodation and activities for visitors at appropriate locations within the rural areas and town sites of the Local Government area"*.

Objectives of the zone include:

- "Encourage the development of the zone as one of the focal points for tourist/visitor related activities within the identified area or town while not compromising the visual and landscape qualities of the area.*
- Make provision for a variety of tourist related land use activities including chalets, guesthouses, motels, lodges, caravan park, camping areas and bed and breakfast accommodation and associated cottage industries in locations in close proximity to services and areas of tourism interest.*
- Encourage development which recognises the historic architectural style and scale of development present within the town sites and/or area including not causing unreasonable visual impact in visually prominent areas.*
- Encourage a range of recreational activities and accommodation styles within the tourist enterprise zone in a form, style and density which is compatible with surrounding land uses and can be adequately services and complements the natural and built features of the locality.*

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- v) *Have regard to the Local Planning Strategy, the Local Government's policy on strata titling of holiday accommodation and tourist development and other development policies when considering applications for development of self contained tourist accommodation and/or strata titled accommodation within the tourist enterprise zone.*
- vi) *Seek to ensure development impacts are contained within the application site."*

It is clear that the 'Tourist Enterprise' zone is a wider ranging zone which allows for a caravan park but also a broader range of associated tourism uses. Given the subject site has demonstrated that it is a draw card for the area and can harbour other tourism uses in a very attractive setting without compromising the objectives of the 'Tourist Enterprise' zone, the change of zoning to this 'Tourist Enterprise' zone would allow for the furthering of the contribution the site can make from a tourism perspective with a wider offering and improved viability.

Under the zoning table similar uses are permitted as are available within the caravan park zone but other/additional uses are also available including the following:

- Art and craft gallery – P
- Brewery – D
- Car park – P
- Child care premises – A
- Cinema/theatre – A
- Civic use – D
- Convenience store – A
- Caretakers dwelling – D
- Exhibition centre – A
- Fast food outlet – A
- Hotel – A
- Motel – D
- Tourist resort – A
- Serviced apartment – D
- Cottage industry – D
- Lodging house – D
- Reception centre – D

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- Recreation public – P
- Road house – A
- Small bar – A
- Tavern – A
- Telecommunications infrastructure – D
- Winery – D

It is evident from the list of uses above that the change of zoning will provide a wider variety of uses some of which are more appropriate than others but all can be considered carefully through a planning application process.

It is also noted that the ability to apply for two uses would be lost through the zoning change including caravan or trailer yard and service station. These uses are not important in the context of the site and tourism.

In order to affect the zoning change the attestation incorporated within this document will effectively indicate that the zoning of the land is amended from Caravan Park zone to Tourist Enterprise zone and the appropriate Scheme maps will illustrate this objective. Once the Scheme Amendment is finalised the land uses and provisions of the Scheme available within the Tourist Enterprise zone will be applicable to the site and guide any future development application/land use. As stated previously, the appropriateness of various land uses within the context of the site can be assessed via the planning application process. The uses that would be no longer available are not the subject of the motivation for the Scheme Amendment and neither are they important to the strategic planning objective for providing a broader tourism opportunity within the site.

4.1.2 Shire of Manjimup Local Planning Strategy

The Shire of Manjimup's Local Planning Strategy was endorsed by the Western Australian Planning Commission in August 2003 and typically documents the strategic planning background, analyses the Shire profile and review of the rural strategy that existed prior and made recommendations for future development prospects inclusive of consideration of town sites and rural areas.

Scheme Amendment Lot 102 (721) Seven Day Road, Jardee

Specific mapping with respect to objectives within the Shire focussed upon the town sites and general areas about and given the location of the subject site is not immediately proximate to a town site, there is no specific guidance in such mapping.

Section 6.5.7 of the strategy outlines objectives with respect to rural tourism and is recognises that such activity can broaden economic base and employment opportunities in areas where traditional rural economies may be in decline.

The Local Planning Strategy is therefore relatively silent with respect to the site and it is therefore recognised that the site is a tourism site and obviously is an important part of the economic base and provides employment opportunities in an area where traditional rural economies may be in decline. The proposal has therefore been considered consistent with the Local Planning Strategy by the Shire and determined as a standard amendment.

5.0 RELEVANT PLANNING ISSUES

5.1 SPP3.7 Planning in Bushfire prone Areas

SPP3.7 guides the consideration of planning proposals and applies to all high order strategic planning documents, strategic planning proposals, subdivision and development applications located in designed bushfire prone areas.

A map of bushfire prone areas issued by the Department of Fire and Emergency Services indicates the portions of the site as being bushfire prone. Refer to Figure 5 below.

Figure 5 – Map of bushfire prone areas



As evident above, the areas marked in pink are bushfire prone which incorporates portions of the site which indicate that SPP3.7 is applicable.

Clause 6.2 under (policy measures) refers to strategic planning proposals and given the balance of this policy and its recommendations, it was determined following liaison with the Department of Planning, Lands and Heritage that at a minimum a Bushfire Management Statement should be prepared to support the Scheme

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Lot 102 (721) Seven Day Road, Jardee

Amendment as a strategic planning proposal even though the amendment is essentially to modify the zoning of the land. This information would inform future land use within the site and also demonstrate the factors with respect to bushfire management planning but also indicate that the site can accommodate such development.

As is advisable, a level three fire consultant was engaged to prepare this information (Ecosystem Solutions – Gary McMahon) and a copy of this report is attached (attachment 1) to this Amendment.

This documentation addresses SPP3.7 and serves to support the Scheme Amendment.

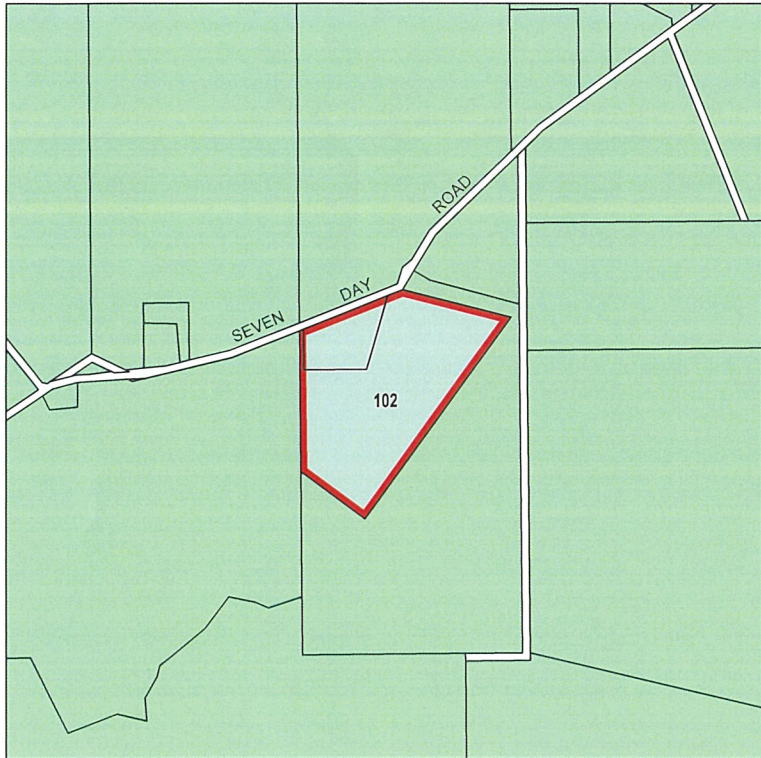
6.0 CONCLUSION

“Fonty’s Pool” is an important tourist development site within the Shire of Manjimup which has become well known throughout the state. It is a scenic site and established with high quality development including tourist accommodation, heritage features and associated uses. In recent times the activities on the site have expanded and it has become apparent the site has much more to offer than being considered primarily as a caravan park site and there is a desire to explore further development opportunities. The current zoning of the land as caravan park has limited opportunities and the owners wish to provide greater viability for the site through expansion of business activity but also provide more interest for guests and visitors to the Manjimup area generally.

The Scheme Amendment will therefore bolster the site as an important draw card for the Shire and this is already demonstrated by the high quality development and opportunities that have already been established. The viability of the site as a tourism enterprise will also be enhanced by the flexibility provided by the Tourist Enterprise zone. Support for the amendment is therefore respectfully requested.

SCHEME AMENDMENT MAP

SHIRE OF MANJIMUP LOCAL PLANNING SCHEME NO. 4 AMENDMENT No. 22



EXISTING ZONING

LEGEND

LOCAL SCHEME ZONES

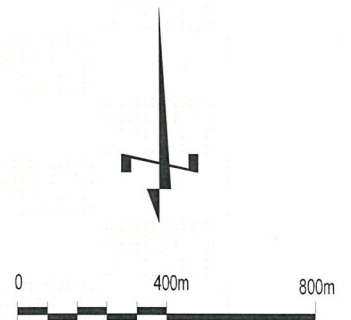
-  CARAVAN PARK
-  PRIORITY AGRICULTURE
-  TOURIST ENTERPRISE

OTHER CATEGORIES

-  TE 8 TOURIST ENTERPRISE AREA



PROPOSED ZONING



PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)

SHIRE OF MANJIMUP

LOCAL PLANNING SCHEME NO.4

AMENDMENT NO.22

The Shire of Manjimup under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 (as amended) hereby amends the above Local Planning Scheme by:

- a) Rezoning Lot 102 Seven Day Road, Jardee from 'Caravan Park' to 'Tourist Enterprise' zone and designated 'TE8' as depicted on the scheme amendment map.
- b) Schedule Five: Tourist Enterprise be amended to include Lot 102 Seven Day Road, Jardee as Tourist Enterprise Zone No.8 (under column 'Zone Identification') and include the following under the following columns:
 - a) Special Use Zone Permitted Uses: "As permitted under the Tourist Enterprise Zone"
 - b) Conditions of use:
 - "1. Suitable arrangements are to be made to address:
 - a) the potential for land use conflict with adjoining agricultural land use practices;
 - b) any impacts on water resource values (including effluent and wastewater disposal); and
 - c) site drainage management".

ADOPTION

Adopted by resolution of the Council of the Shire of Manjimup at the Meeting of the Council held on the day of 3rd September 2020



Paul D. Crusodi.

SHIRE PRESIDENT

[Signature]

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Approval

[Signature]

DELEGATED UNDER S.16 OF

THE PD ACT 2005

DATE 30/3/2021

Approval Granted

.....

MINISTER FOR PLANNING AND TRANSPORT

It is hereby certified that this is a true copy of the Scheme/Amendment: final approval to which was endorsed by the Minister for Planning on 5/5/21

DATE.....

Certified by [Signature]

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.



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Bushfire Management Statement

Fonty's Pool & Caravan Park, Lot 102 (721)
Seven Day Road, Jardee

2 March 2021

Prepared for:
Gold Bay Enterprises Pty Ltd
C/- Halsall and Associates



Limitations Statement

This report has been prepared in accordance with the Agreement between Ecosystem Solutions Pty Ltd and Gold Bay Enterprises Pty Ltd C/- Halsall and Associates (“Client”). It has been solely prepared for the zoning change of the Caravan Park to Tourist Enterprise for the existing Caravan Park at Fonty’s Pool located at Lot 102 (721) Seven Day Road, Jardee (“Site”).

Information

In undertaking this work the authors have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.

Conclusions

Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

Reliance

This report is solely for the use of the Client and any reliance on this report by third parties will be at such party’s sole risk. This report must only be presented in full and may not be used to support any other purpose than those set out in the report and the Agreement, except where prior written approval with comments are provided by Ecosystem Solutions Pty Ltd. All intellectual property rights in documents created by Ecosystem Solutions Pty Ltd remain the property of Ecosystem Solutions Pty Ltd.

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Ecosystem Solutions Pty Ltd will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of this report.

Other limitations

The measures contained in this report cannot guarantee that a structure or building will not be damaged or would survive a bushfire event on every occasion. This is due to the degree of vegetation management, the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.

The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report. The implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Ecosystem Solutions Pty Ltd has no control. Should changes be made to the Site, a new Bushfire Management Plan is required.

Ecosystem Solutions Pty Ltd accepts no Liability, including Liability for any Loss in connection with:

- a Claim, damage, or injury to property, or persons caused by fire;
- further growth, planting or removal of vegetation on the Site;
- poor maintenance of any fire protection measures;
- additional structures not included in this assessment; or
- any other activity that may change the bushfire threat level.

The Client and owner of the Site each acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified in this report are indicative and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks identified in the Site/building have been achieved.

STATEMENT OF CONFORMITY - *PLANNING AND DEVELOPMENT ACT 2005*



Gary McMahon

B.Sc. M. Env Mgmt. PG Dip Bushfire Protection. C.EnvP, BPAD Level 3 (35078)

The signatory declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas V1.3.

DISCLAIMER

**All capitalised terms used in the Limitations Statement above that are not defined are defined in the Agreement between Ecosystem Solutions Pty Ltd and the Client.*

*** The limitations above are subject to any relevant rights or remedies that the Client may be entitled to under legislation, including Schedule 2 of the Competition and Consumer Act 2010 (Cth).*

Document Control

Client - Gold Bay Enterprises Pty Ltd

Site - Fonty's Pool & Caravan Park, Lot 102 (721) Seven Day Road, Jardee

Version	Revision	Purpose	Author	Reviewer	Submitted	
					Form	Date
Report	Rev A	Initial Report	DP (BPAD 46554 Level 1)	GM (BPAD35078 Level 3)	Electronic (email)	10/02/2020
Report	Rev B	Amend as per Halsall comments	DC (BPAD48409 Level 1)	GM (BPAD35078 Level 3)	Electronic (email)	10/02/2020
Report	Rev C	Inc Photo 8 point	DC (BPAD48409 Level 1)	GM (BPAD35078 Level 3)	Electronic (email)	22/02/2021
Report	Rev D	Update BAL	DC (BPAD48409 Level 1)	GM (BPAD35078 Level 3)	Electronic (email)	02/03/2021

Filename: Z:\PROJECTS\20820 Fonty's Pool and Caravan Park BMP 4 Element\Reports\Fonty's Pool and Caravan Park BMS Rev D.docx

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Appendix C

BAL Assessment
Asset Protection Zone Standards
Shire of Manjimup Firebreak and Fuel Hazard Reduction Notice

Introduction

This Bushfire Management Statement for a change in zoning from Caravan Park to Tourist Enterprise has been prepared by Ecosystem Solutions Pty Ltd for Fonty's Pool and Caravan Park located at Lot 102 (721) Seven Day Road, Jardee (hereafter referred to as the 'Site'). An assessment of the proposal against the requirements for *State Planning Policy (SPP) 3.7* and *Guidelines for Planning in Bushfire Prone Areas* (WAPC, V 1.3 December 2017) is included.

The Site is located within a bushfire prone area, as declared by *State Planning Policy 3.7* (Figure 1).

Owners of the Lot propose to change the zoning of the existing Caravan Park to 'Tourism Enterprise' to expand the business opportunities within the Site, with future developments subject to separate approvals. The Site contains a total of 93 camping/caravan sites, 8 chalets/cabins, a Lodge, Managers Dwelling and associated facilities.

A Bushfire Attack Level (BAL) assessment has been completed for the Site considering the worst case scenario, resulting in a rating of BAL-FZ for the camping/caravan sites, BAL-12.5 for the chalets/cabins/Lodge and BAL-29 for the Managers dwelling, due to unmanaged grass within the lot (Appendix A).

This Site is currently classified as 'Land within a Townsite Boundary and land zoned Caravan Park' under the Shire of Manjimup Firebreak and Fuel Hazard Reduction Notice (Appendix C).

The purpose of this BMS is to detail the ongoing actions that will be implemented to reduce the threat to residents and fire fighters in the event of a fire within or near the Site.



Figure 1 Map of Bushfire prone area with the Site shown in blue (DFES website accessed 23 January 2020)

Statutory Conditions

The Western Australian Planning Commission (WAPC) developed *State Planning Policy 3.7: Planning in Bushfire Prone Areas* and *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2015). *The Guidelines for Planning in Bushfire Prone Areas* was then updated in February, August and December 2017 (WAPC, 2017).

The objectives of this new policy are to:

- Avoid any increase in the threat of bushfire to people, property and infrastructure;
- Reduce the vulnerability to bushfire through the identification and consideration of bushfire risks in decision making at all stages of the planning and development process;
- Ensure higher order strategic planning documents, strategic planning proposals, subdivision and development applications take bushfire protection requirements into account; and
- Achieve an appropriate balance between bushfire risk management measures, biodiversity conservation values, environmental protection and landscape amenity.

The policy determines those areas that are most vulnerable to bushfire and where development is appropriate and not appropriate. The provisions and requirements contained in the new *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2017) are used for this determination.

These guidelines form the foundation for fire risk management planning in Western Australia (WA) at a community and land development level.

The *Bush Fires Act 1954* (WA) sets out provisions to reduce the dangers resulting from bushfires, prevent, control and extinguish bushfires and for other purposes. The Act addresses various matters such as prohibited burning times and enables Local Government to require landowners/occupiers to maintain fire breaks, to control and extinguish bushfires and to establish and maintain Bushfire Brigades.

This Bushfire Management Statement demonstrates that all fire protection requirements for issues including access, water supply, building locations and other relevant criteria contained in *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2017) can be achieved to the satisfaction of the WAPC.

Environmental Considerations

3.1 Native vegetation - modification and clearing

The proposal has minimal impact on any native vegetation. Asset Protection Zones will be established around existing camping/caravan sites, chalets/cabins/Lodge and Managers dwelling. The existing vegetation within the Asset Protection Zones is predominately introduced grass species with planted vegetation managed as a garden and therefore minimal modification is required within the Asset Protection Zones and minimal impact is expected to any surrounding native vegetation.

A simple desktop survey of the Site and 1 km buffer was conducted (Table 1). The Protected Mattered Search Tool (PMST) with a search area of 1 km from Site, accessed 23 January 2020, identified a number of threatened flora are likely to occur within the Site or surrounding area.

Table 1 Significant Environmental Values

Significant Environmental Values	Yes / No	If Yes, describe
Conservation Covenant	No	Nil
Bushforever	No	Nil
Conservation Wetland or buffer	No	Nil
Threatened Ecological Communities	No	Nil
Declared rare flora	Yes	A number of rare flora species or species habitat may occur within the area (PMST, report dated 21/01/2020)
Environmentally Sensitive Area	No	Nil
Significant for conservation Local Strategy	No	Nil

3.2 Re-vegetation / Landscape Plans

No active revegetation is required. Any future planting of vegetation, or a failure to maintain the Asset Protection Zone as detailed in the BMS, can change the BAL rating significantly.

BAL Assessment

4.1 Bushfire Attack Level Assessment

See Appendix A.

4.2 Determined Bushfire Attack Level

The Determined Bushfire Attack Level (highest BAL) for the proposal has been determined in accordance with clause 2.2.6 of AS 3959-2018.

Determined Bushfire Attack Level	BAL-FZ for the existing camping/caravan sites (due to grassland proximity) BAL-12.5 for the existing chalets/cabins/Lodge and BAL-29 for the existing Managers dwelling
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With the implementation of the required Asset Protection Zone, the Bushfire Attack Level can be achieved in accordance with clause 2.2.6 of AS 3959-2018.

Achievable Bushfire Attack Level	BAL-29
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Bushfire Protection Elements

5.1 Element 1: Location

ELEMENT 1: LOCATION

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure

Acceptable Solution

A1.1 Development location

The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.

Compliance

The BAL Assessment Report (Appendix A) shows that the existing camping/caravan sites are currently BAL-FZ, the existing chalets/cabins/Lodge is BAL-12.5 and the existing Managers dwelling is BAL-29.

The camping/caravan sites can achieve BAL-29 with the establishment and maintenance, in perpetuity, of the Asset Protection Zone described in A2.1 below, managed according to the Guidelines (Appendix B). An Asset Protection Zone for the Managers dwelling and the chalets/cabins/Lodge is also proposed to ensure the management of the surrounding vegetation in perpetuity.

Further justification against SPP 3.7 clause 6.7.1 is not required.

5.2 Element 2: Siting and design of development

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

Intent: To ensure that the siting and design of development minimises the level of bushfire impact.

Acceptable Solution

A2.1 Asset Protection Zone

Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

- **Width:** Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances.
- **Location:** the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.
- **Management:** the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'.

Compliance

Yes, Asset Protection Zones (APZs) to achieve BAL-29 can be maintained to the standard in the *Guidelines for Planning in Bushfire Prone Areas* (Appendix B) within the Lot boundary.

The width of the APZ for camping/caravan sites, chalets/cabins/Lodge and Managers dwelling have been determined based on the vegetation plots that have a determined BAL rating of BAL-29 or higher which are impacting the sites as calculated in Appendix A.

The APZ for the camping/caravan sites and chalets/cabins/Lodge is:

- 10 m to the Class G Grassland Downslope >5-10 degrees; and
- 8 m to the Class G Grassland Upslope/Flat

The APZ for the Managers Dwelling is

- 33 m to the Class A Forest Downslope >5-10 degrees; and
- 10 m to the Class G Grassland Downslope >5-10 degrees.

In addition to the APZ, 20 m Building Protection Zones (BPZs), needs to be maintained according to the Shire of Manjimup's Firebreak and Fuel Hazard Reduction Notice (*which may be subject to review from time to time*), around the chalets/cabins/Lodge and Managers dwelling.

The APZs and BPZs are illustrated spatially in Figure 4.

5.3 Element 3: Vehicular access

ELEMENT 3: VEHICULAR ACCESS

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

Acceptable Solution

Compliance

A3.1 Two access routes

Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.

The Site achieves two access routes as Seven Day Road can be taken north east to Manjimup town centre via north on South Western Highway. Seven Day Road can also be taken south west to access Nannup town centre via north on Appadene Road, west on Graphite Road, north on Vasse Highway. Alternatively, the public road network can be used to egress to a different destination in the event of a bushfire.

A3.2 Public road

A public road is to meet the requirements in Table 6, Column 1 (Figure 2).

The public roads in proximity to the Site meet the technical requirements of public roads as detailed in the *Guidelines for Planning in Bushfire Prone Areas*.

A3.3 Cul-de-sac (including a dead-end road)

Not applicable to this Site.

A3.4 Battle-axe

Where no alternative exists, (demonstration required):

- Requirements in Table 6, Column 3 (Figure 2);
- Maximum length: 600 m; and
- Minimum width: 6 m

The lot includes a battle-axe leg approximately 100 m in length, however access to the Site is from the north eastern portion of the lot where the lot has direct frontage to Seven Day Road.

ELEMENT 3: VEHICULAR ACCESS

A3.5 Private driveway >50m

- Requirements in Table 6, Column 3 (Figure 2);
- Required when the house site is more than 50 m from a public road;
- Passing bays: every 200 m with a minimum length of 20 m and a minimum width of 2 m.
- Turn-around areas designated to accommodate type 3.4 fire appliance and to enable them to turn around safely every 500 m (i.e kerb to kerb 17.5 m and within 50 m of the house; and
- Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes.
- All-weather surface (i.e compacted gravel, limestone or sealed).

The access way complies with the private driveway greater than 50 m requirements within the Guidelines. The access way is approximately 400 m in length with a minimum 4 m wide compacted gravel and bitumen trafficable service, adequate vertical and horizontal clearances and turn around suitable for a type 3.7 fire appliance. Suitable passing bays are provided. There are no culverts located along the access way.

The accessway is illustrated in Figure 3 & Figure 4.

A3.6 Emergency access way

Not applicable to this Site.

A3.7 Fire service access routes

Not applicable to this Site.

A3.8 Firebreaks

Lots greater than 0.5 ha must have an internal permitter firebreak of a minimum width of 3 m or to the level prescribed in the local fire break notice issued by the local government.

The Site is currently classified according to the Shire of Manjimup Firebreak and Fuel Hazard Reduction Notice (*which may change from time to time*) as 'Land within a Townsite Boundary and land zoned Caravan Park' which does not require firebreaks.

The proposed change in zoning is to 'Land zoned Rural Residential, Tourist Enterprise (Grassed or Pastured only)' due to the lack of native vegetation within the lot and will therefore not require firebreaks as a result of this proposal.

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					

Figure 2 Vehicular access technical requirements (Guidelines for Planning in Bushfire Prone Areas Table 6)

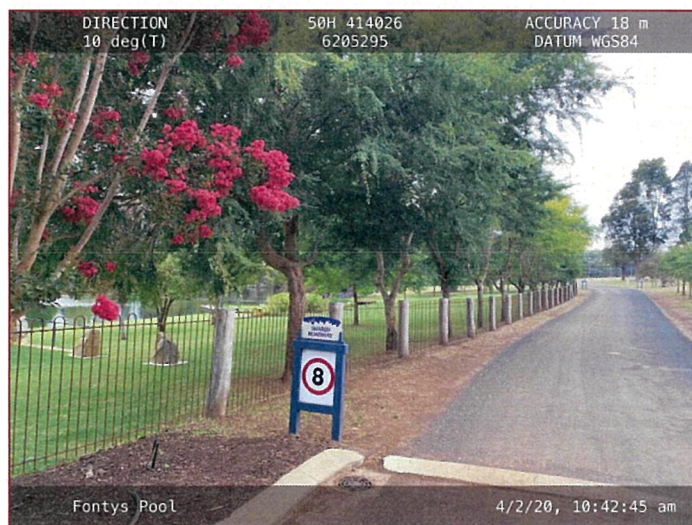


Figure 3 Fontys Pool and Caravan Park Access Way

5.4 Element 4: Water

ELEMENT 4: WATER

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Acceptable Solution

A4.1 Reticulated Areas

The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.

Compliance

The Site is connected to reticulated water. The Site will comply with the with the *Caravan Parks and Camping Grounds Regulations 1997*.

5.5 Summary of the Assessment Outcomes

This Statement provides acceptable solutions and responses to the performance criteria outlined in the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017).

The layout and design of the development is such that no camping/caravan sites or chalet/caravan will be required to be exposed to a radiant heat flux in excess of 29 kW/m² (BAL-29) provided the management as outlined in this Statement is adopted.

This proposal does not include any additional buildings. Any future class 1, 2, 3 or associated 10a structure that is to be constructed, or additions planned to existing habitable buildings used for short stay accommodation shall be designed and built to conform with Australian Standards AS3959-2018 with a maximum BAL rating of BAL-29.

A summary of the Bushfire Management Strategies to be implemented is provided in Figure 4.

Spatial representation of the proposed risk management measures

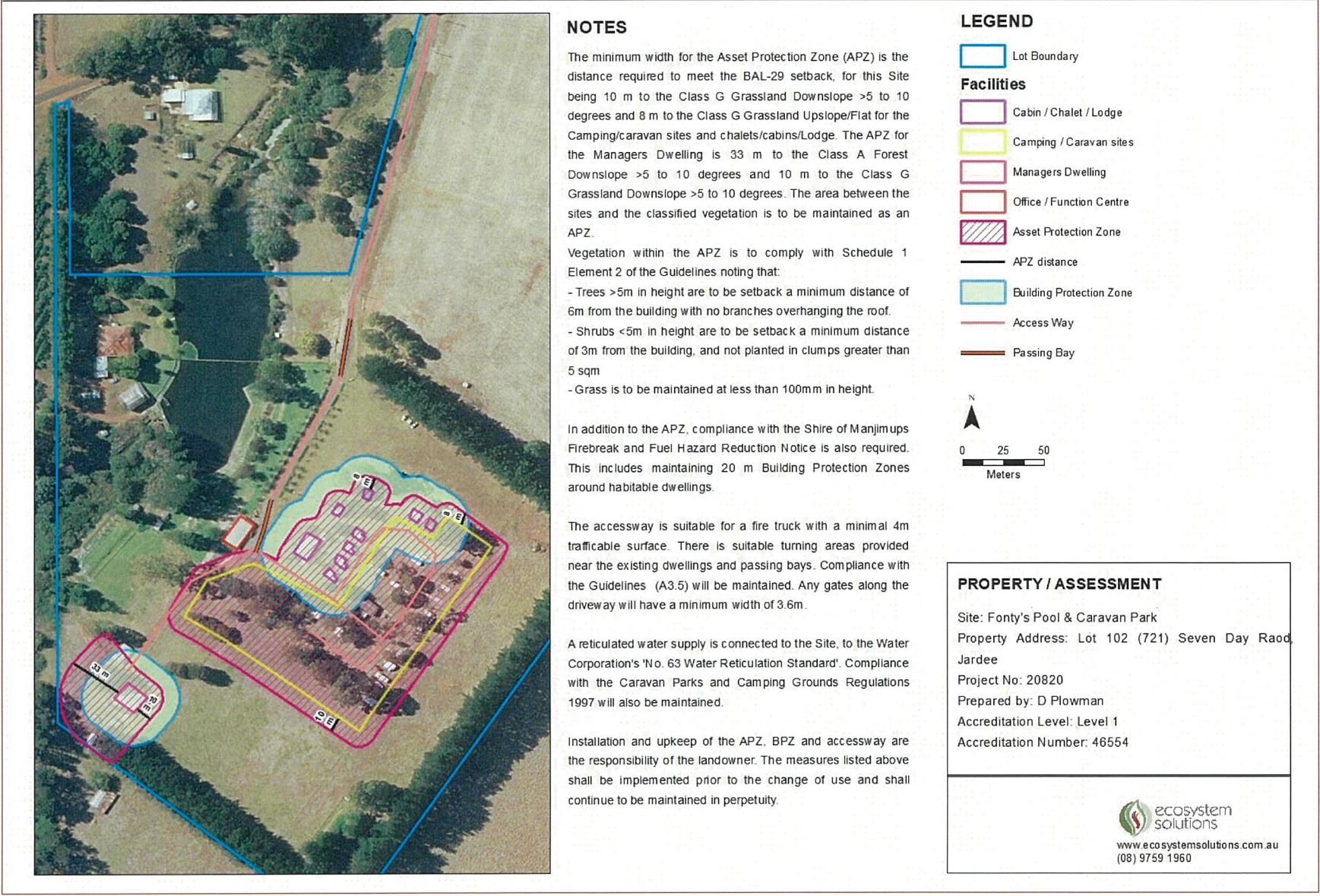


Figure 4 Bushfire Management Strategies

Responsibilities for Implementation and Management of the Required Bushfire Measures

Table 2 Landowner / Occupier Responsibilities

Number	Action	Due
1	Place a notice on the Certificate of Title, advising of the existence of this Bushfire Management Statement and associated maintenance obligation of the Asset Protection Zone (APZ).	Prior to change of use
2	Establish and maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the Bushfire Management Statement Plan, specified in Section 3.1 Native Vegetation - modification and clearing, and Section 5.2 Element 2: Siting and design of development.	Prior to change of use & Ongoing
3	Comply with the relevant local government annual firebreak notice issued under S33 of the <i>Bush Fires Act 1954</i> , for 'Land zoned Rural Residential, Tourist Enterprise (Grassed or Pastured only)', including maintaining a 20 m Building Protection Zone around the habitable buildings and maintaining grass below 100 mm.	Prior to change of use & Ongoing
4	Maintain the Access Way to the standards stated in the Bushfire Management Statement, specified in Section 4.1: Vehicle Access.	Prior to change of use & Ongoing
5	The Site will comply with the Reticulated water requirements with the Guidelines (Element 4.1) and the <i>Caravan Parks and Camping Grounds Regulations 1997</i> .	Ongoing
6	Ensure that any builders (of future structures on the Lot) are aware of the existence of this Bushfire Management Statement and the responsibilities it contains regarding the application of construction standards corresponding to the determined BAL rating.	Ongoing
7	Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: (a) the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code of Australia (BCA) as applicable to WA; and (b) with any identified additional requirements established by this BMS or the relevant local government.	Ongoing

Number	Action	Due
8	Updating the Bushfire Management Statement may be required to ensure that the bushfire risk management measures remain effective. Bushfire plans do not expire and are a 'living document'. Updating is required in certain circumstances, including (but not limited to) if site conditions change, if further details are required at subsequent development stages or to reflect new technologies or methodologies in best practice bushfire risk management ('Guidelines' s4.6.4).	Ongoing

Table 3 *Shire of Manjimup Responsibilities*

Number	Action	Due
1	Monitor landowner compliance with the annual Firebreak and Fuel Hazard Reduction Notice.	Ongoing
2	Develop and maintain district bushfire fighting services and facilities.	Ongoing
3	Promote education and awareness of bushfire prevention and preparation measures through the community.	Ongoing
4	Administer the requirements of the <i>Bush Fires Act 1954</i> , <i>Planning and Development Act 2005</i> and the <i>Building Act 2011</i> .	Ongoing
5	Maintain public roads and Emergency Access Ways in proximity to the Site according to the Guidelines.	Ongoing

Table 4 *Builder Responsibilities*

Action	Action	Due
1	Be aware of the existence of any BMS that refers to the Site	Prior to any building work.
2	Ensure the building or incidental structure to which a building permit applies is compliant on completion with the bushfire provisions of the Building Code of Australia (BCA) as it applies in WA.	Prior to any building work.

Conclusion

This report provides a Bushfire Management Statement for Fonty's Pool and Caravan Park at Lot 102 (721) Seven Day Road, Jardee addressing the four bushfire protection criteria detailed in the *Guidelines for Planning in Bushfire Prone Areas* (Dec 2017). The BAL Assessment Report has determined the Site as BAL-FZ for the camping/caravan sites (due to the proximity to grassland hazards), BAL-12.5 for the chalets/cabins/Lodge and BAL-29 for the Managers dwelling, however with the implementation of this Bushfire Management Statement including the establishment and ongoing maintenance of an Asset Protection Zone, BAL-29 can be achieved for the camping/caravan sites and maintained for the Managers dwelling and the chalets/cabins/Lodge.

Bushfire safety is a shared responsibility between governments, fire agencies, communities and landowners. The planning and building controls outlined in this plan will reduce the risk of bushfire to people and property. It will not remove all risk however. People interpret risk differently. The way they prepare and maintain their properties, buildings and assets and the actions they take (e.g. evacuate early or stay and defend) greatly influence their personal safety. Any residents within the proposed Site need to maintain self-reliance and not wait or expect warnings or assistance from emergency services.

8 Declaration

I have taken all reasonable steps to ensure that the information provided in this assessment is accurate and supports the conditions on and around the site, and the corresponding lot, on the date of this assessment.

This does not guarantee that a building will not be destroyed or damaged by a bushfire. This assessment for the proposed change of use is made in good faith based on the information available to the bushfire consultant at the time of the assessment. Notwithstanding, the bushfire consultant or Local Government Authority will not, except as may be required by law, be liable for any loss or other consequences whether due to negligence arising out of the services rendered by the bushfire consultant or Local Government Authority.

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's occupants (until the fire front passes) as well as to the building.

Note: Any new plantings of vegetation, or failure to maintain the properties Asset Protection Zone and requirements for fuel loading maintenance, can change the BAL rating significantly.

It is the owner's responsibility to maintain fuel and vegetation in accordance with the Shire of Manjimup Firebreak and Fuel Notice and comply with any environmental approvals for the modification and clearing of native vegetation.



A handwritten signature in black ink, appearing to read 'Gary McMahon', written over a large, faint, light-colored oval shape.

Gary McMahon

B.Sc M Env Mgmt. PG Dip Bushfire Protection. BPAD Level 3 (35078)

Appendix A BAL Assessment

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		
		721		Seven Day Road		
Local government area	Suburb			State	Postcode	
	Jardee			WA	6258	
Main BCA class of the building	Use(s) of the building		Managers Dwelling and short stay accommodation			
Description of the building or works	Change of use to Tourism Enterprise for an existing Caravan Park					

Report Details

Report / Job Number	Report Version	Assessment Date	Report Date
20820	A	4 February 2020	6 February 2020

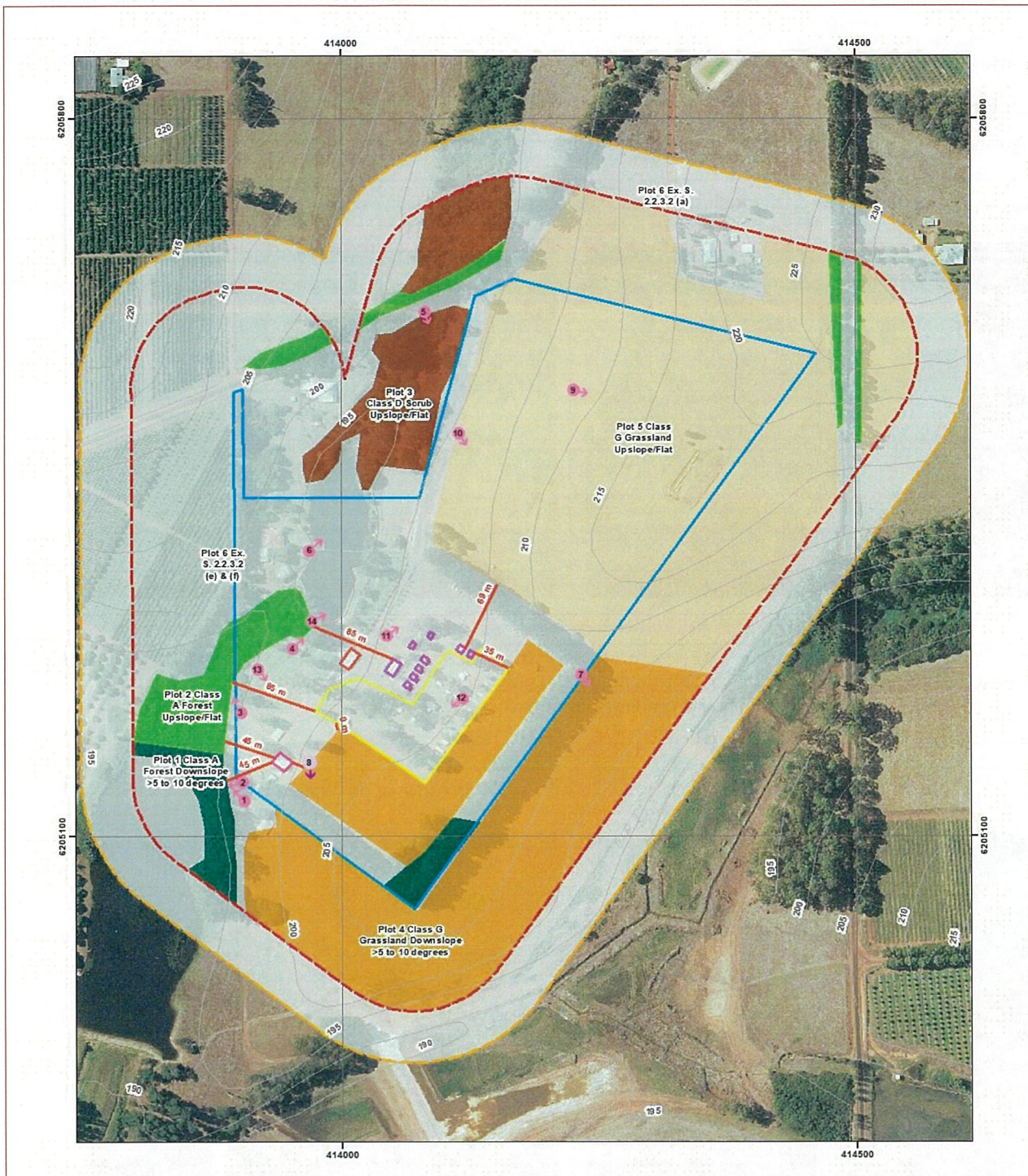
BPAD Accredited Practitioner Details

Name	 ecosystem solutions www.ecosystemsolutions.com.au ph: (08) 9759 1960	
Company Details		

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.

SITE ASSESSMENT

The assessment of the Site was undertaken on 4 February 2020, by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level, in accordance with AS 3959-2018 Simple Procedure (Method 1). The BAL assessment is provided in Figure 1. Please note the Site facilities location is approximate.



BAL Assessment

Location details: Fonty's Pool & Caravan Park, Manjimup
 Project: 20820
 Assessment date: Jan 2020
 Prepared by: D Plowman
 Accreditation level: Level 1
 Accreditation number: 46554
 Accreditation expiry date: Aug 19
 Date aerial photo: Aug 2018

Legend

- | | | | | | |
|---|-----------------------------|----------------------------|--|--------------------------------|------------------------------|
| 150m Assessment Area | 100m Assessment Area | Lot Boundary | Elevation AHD (m) | Distance | Photo |
| Cabin / Chalet / Lodge | Camping / Caravan sites | Managers Dwelling | Office / Function Centre | | |
| Vegetation Classification | | | | | |
| Class A Forest Downslope >5 to 10 degrees | Class A Forest Upslope/Flat | Class D Scrub Upslope/Flat | Class G Grassland Downslope >5 to 10 degrees | Class G Grassland Upslope/Flat | Ex. S. 22.3.2 (a), (e) & (f) |



www.ecosystemsolutions.com.au
 (08) 9759 1960

Figure 1BAL Assessment

Vegetation Classification

All vegetation within 150m of the Site 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.



Plot	1	Classification or Exclusion Clause	Class A Forest Downslope >5 to 10 degrees
			
		<i>Photo ID: 1</i>	<i>Photo ID: 2</i>
<p>Forest vegetation with trees up to 30 m in height, canopy cover of 30 - 70% over a shrub and grass understory. Maximum slope measured was 6 degrees.</p>			

Plot	2	Classification or Exclusion Clause	Class A Forest Upslope/Flat
			
		<i>Photo ID: 3</i>	<i>Photo ID: 4</i>
<p>Forest vegetation with trees up to 30 m in height, canopy cover of 30 - 70% over a shrub and grass understory.</p>			

Plot	3	Classification or Exclusion Clause	Class D Scrub Upslope/Flat
		<i>Photo ID: 5</i>	<i>Photo ID: 6</i>
Closed Scrub vegetation 2 - 6 m in height including wetland species.			

Plot	4	Classification or Exclusion Clause	Class G Grassland >5 to10 degrees
		<i>Photo ID: 7</i>	<i>Photo ID: 8</i>
Unmanaged grass species. Maximum slope measured 6 degrees.			

Plot	5	Classification or Exclusion Clause	Class G Grassland Upslope/Flat
<p>DIRECTION 100 deg(T) 50H 414224 6205534 ACCURACY 114 m DATUM WGS84</p>  <p>Fontys Pool 4/2/20, 11:30:49 am</p>		<p>DIRECTION 149 deg(T) 50H 414113 6205493 ACCURACY 58 m DATUM WGS84</p>  <p>Fontys Pool 4/2/20, 11:30:50 am</p>	
<i>Photo ID: 9</i>		<i>Photo ID: 10</i>	
Open Unmanaged grass species			

Plot	6	Classification or Exclusion Clause	Excluded Cl 2.2.3.2 (a), (e) or (f)
			
		<i>Photo ID: 11</i>	<i>Photo ID: 12</i>
			
		<i>Photo ID: 13</i>	<i>Photo ID: 14</i>
<p>Vegetation more than 100 m from the Site has been excluded under Clause 2.2.3.2 (a). Non-vegetated areas including roads, water ways and buildings have been excluded under Clause 2.2.3.2 (e). Low threat vegetation including managed lawns, single lines of trees and reticulated gardens have been excluded under Clause 2.2.3.2 (f).</p>			

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 site from each of the identified vegetation plots are identified below.

The Determined Bushfire Attack Level (highest BAL) for the proposed site / dwelling has been determined in accordance with clause 2.2.6 of AS3959-2018.

Table 1 BAL Analysis existing camping/caravan sites

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A Forest	Downslope >5 to 10 degrees	110 m	BAL-LOW
2	Class A Forest	Upslope/Flat	85 m	BAL-12.5
3	Class D Scrub	Upslope/Flat	170 m	BAL-LOW
4	Class G Grassland	Downslope >5 to 10 degrees	0 m	BAL-FZ
5	Class G Grassland	Upslope/Flat	63 m	BAL-LOW
6	Excluded Cl 2.2.3.2 (a), (e) or (f)	N/A	N/A	BAL-LOW

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the existing camping/caravan sites has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the analysis shown in Table 1.

Determined Bushfire Attack Level - existing camping/caravan sites

BAL - FZ

Table 2 BAL Analysis - existing chalets/cabins/Lodge

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A Forest	Downslope >5 to 10 degrees	175 m	BAL-LOW
2	Class A Forest	Upslope/Flat	83 m	BAL-12.5
3	Class D Scrub	Upslope/Flat	150 m	BAL-LOW
4	Class G Grassland	Downslope >5 to 10 degrees	35 m	BAL-12.5
5	Class G Grassland	Upslope/Flat	69 m	BAL-LOW
6	Excluded Cl 2.2.3.2 (a), (e) or (f)	N/A	N/A	BAL-LOW

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the existing chalets/cabins has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the analysis shown in Table 2.

Determined Bushfire Attack Level - existing chalets/cabins/Lodge

BAL - 12.5

Table 2 BAL Analysis - existing Managers Dwelling

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class A Forest	Downslope >5 to 10 degrees	45 m	BAL-29
2	Class A Forest	Upslope/Flat	45 m	BAL-12.5
3	Class D Scrub	Upslope/Flat	260 m	BAL-LOW
4	Class G Grassland	Downslope >5 to 10 degrees	12 m	BAL-29
5	Class G Grassland	Upslope/Flat	251 m	BAL-LOW
6	Excluded Cl 2.2.3.2 (a), (e) or (f)	N/A	N/A	BAL-LOW

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the existing chalets/cabins has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the analysis shown in Table 2.

Determined Bushfire Attack Level - existing Managers Dwelling

BAL - 29

BUSHFIRE ATTACK LEVEL ASSESSMENT EXPLAINED

A Bushfire Attack Level (BAL) Assessment is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

The methodology used for the determination of the BAL rating, and subsequent building construction standards, are directly referenced from Australian Standard AS 3959-2018 Construction of Buildings in Bushfire Prone Areas.

The BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating; assumed to be FDI - 80 for Western Australia;
- All classified vegetation within 150m of the Site;
- Separation distance between the building and the classified vegetation source(s); and
- Slope of the land under the classified vegetation.

CONSTRUCTION REQUIREMENTS

AS 3959-2018 has six levels of BAL categories based on the radiant heat flux exposure to the building, and identifies the relevant sections for building construction, as detailed in Table 3. AS3959-2018 does not apply to camping and caravans as these are temporary structures. AS3959-2018 also cannot be applied retrospectively to the existing Managers dwelling and chalets/cabins/lodge, and therefore does not apply.

Table 3 AS 3959-2018 BAL levels

Bushfire Attack Level (BAL)	Classified vegetation within 100m of the site and heat flux exposure thresholds	Description of predicted bushfire attack levels of exposure	Construction Section (within AS 3959)
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements	4
BAL-12.5	$\leq 12.5 \text{ kW/m}^2$	Ember Attack	3 & 5
BAL-19	$> 12.5 \text{ kW/m}^2$ to $\leq 19 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 6
BAL-29	$> 19 \text{ kW/m}^2$ to $\leq 29 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 7
BAL-40	$> 29 \text{ kW/m}^2$ to $\leq 40 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames	3 & 8
BAL-FZ	$> 40 \text{ kW/m}^2$	Direct exposure to flames from the fire front in addition to heat flux and ember attack	3 & 9

Appendix B Asset Protection Zone Standards

Acceptable Solutions

The chalets/cabins/lodge, managers dwelling and caravan/camping sites will be surrounded by an APZ, depicted on submitted plans, which meets the following requirements:

- a. Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in situations where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, into perpetuity;
- b. Fences: within the APZ are constructed from non-combustible materials (eg. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- c. Objects: within 10 metres of a building combustible object must not be located close to vulnerable parts of the building i.e. windows and doors.
- d. Fine Fuel load: combustible dead vegetation matter less than 6mm in thickness reduced to and maintained at an average of two tonnes per hectare.
- e. Trees (>5m in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and/or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.
- f. Shrubs (0.5m - 5m in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- g. Ground covers (<0.5 m in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 meters of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 100 millimetres in height are to be treated as shrubs.
- h. Grass: should be managed to maintain a height of 100 millimetres or less.

Within the Site, the Asset Protection Zone will be established to meet the acceptable solutions requirements of A2.1.

Appendix C Shire of Manjimup Firebreak and Fuel Hazard Reduction Notice

SUMMARY OF REQUIREMENTS (WHAT YOU NEED TO HAVE IN PLACE ON YOUR PROPERTY)

Land Category <small>(where you are unsure of your Land Category please contact the Shire of Manjimup)</small>	The Sections you are required to have in place.								
Land within a Townsite Boundary and land zoned Caravan Park	A								I
Karri Lakes Estate Quininnup		B	C		E				I
Land used for timber Plantations		B				F			I
Land zoned Rural, Reserves, Rural Small Holdings, General and Priority Agriculture		B	C				G		I
Land zoned Rural Residential, Bush Land Protection, Rural Conservation, Tourist Enterprise (Bush Land Properties only)		B	C	D	E				I
Land zoned Rural Residential, Tourist Enterprise (Grassed or Pastured only)		B						H	I

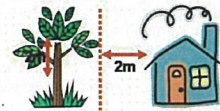
SECTION A

Remove all flammable material from the whole of the property OR all flammable material mowed and maintained at a level not exceeding 100mm throughout the fire season.

SECTION B

Building Protection Zone - Where a dwelling exists on your property you are required to have a Building Protection Zone for minimum of 20 metres measured from any external wall of a dwelling. Subject to the required clearing permit being obtained, a property owner may extend the Building Protection Zone to a maximum of 40 metres. For all outbuildings on your property you need only to comply with Clause 1 in this Section.

1. Remove all flammable material within 20 metres of any dwelling or outbuilding.
2. Tree trunks to be free of branches to a height of 2 metres.
3. No trees are to over hang the dwelling.
4. No tall shrub over 1 metre in height or live standing tree is to be located within 2 metres from any part of a dwelling.
5. Shrubs are not to be located under trees, are not to be planted in clumps greater than 5m² in area, clumps of shrubs should be separated by at least 5 metres.
6. The Shire of Manjimup permits the clearing of live standing trees in the Building Protection Zone subject to the land owner obtaining a clearing permit from the Department of Environment Regulation. Please contact the Shire of Manjimup for assistance.



SECTION C

Fuel Hazard Reduction Bush lands - Forest fuel in your bush land must not exceed the following parameters for your property. (Sampling and fuel calculation should be as approved by the Department of Fire & Emergency Services procedures)

- **Karri:** 15 tonnes per hectare = 1500 grams of forest fuel per square metre.
- **Jarrah / Marri:** 8 tonnes per hectare = 800 grams of forest fuel per square metre.
- **Mixed Forest:** 15 tonnes per hectare = 1500 grams of forest fuel per square metre.

Acceptable methods of fuel hazard reduction include Hand Clearing, Mechanical Clearing, Park Land Clearing, Fuel Hazard Reduction Burning.

SECTION D

Where Bush Land exists on your property

A Trafficable firebreak clear of all Flammable Material and not less than 3 metres wide shall be constructed immediately inside the external boundary of all land and be maintained throughout the fire season. Turn around areas designed to accommodate a 3.4 fire fighting appliance must be constructed every 500 metres.



SECTION E

Where strategic firebreaks are located on your land, they must be maintained in accordance with this notice or approved subdivision plans, whichever requirement is greater.

SECTION F

1. Construct a trafficable firebreak of not less than 15 metres wide around and inside the boundaries of all plantations established after 2009 (existing plantations established in 2009 or earlier require a firebreak of 10 metres wide).
2. Construct a trafficable firebreak not less than 6 metres wide within the plantation so as to divide the plantation into compartments not exceeding 30 hectares each.
3. Maintain all firebreaks in a Trafficable condition. Trees on both sides of the firebreaks are to be pruned to a minimum height of 5 metres to allow for unrestricted access to all maintenance and fire fighting vehicles so as to maintain an effective firebreak width.
4. Where dwellings exist within 100 metres of a Plantation, no Plantation trees shall be planted within 50 metres of any existing or proposed dwelling. A further 50 metres of plantation should be pruned and have ground fuels reduced so as to provide a minimum of a 100 metre low fuel zone area immediately surrounding any dwelling.

SECTION G

1. **Abutting a Residential Zone** - Where rural land, whether bushland or pastured, abuts a residential zone boundary a 3 metre firebreak shall be constructed along the common boundary of the residential zone.
2. **Bushland** - Where bushland exceeds more than 1 hectare and abuts a boundary, a trafficable firebreak of not less than 3 metres must be constructed along the boundary and within 15 metres of that boundary.
3. **Grain Crops** - Shall have a 3 metre firebreak around the perimeter of the crop, this firebreak is to remain in place until the crop is harvested. During harvesting of the crop you must have an operational fire fighting unit full of water (not less than 600 litres) located within the paddock being harvested.
4. **Fuel Storage / Hay Sheds** - Shall have constructed a 6 metre firebreak immediately adjacent to any fuel storage and or hay sheds.

SECTION H

1. **Fuel Hazard Reduction** - All flammable material mowed and maintained at a level not exceeding 100mm and maintained throughout the fire season.
2. **Dwelling / Outbuilding** - Where a dwelling or outbuilding exists on your property you need to remove all flammable material within 20 metres from any external walls of that building.

SECTION I

Where a Fire Management Plan exists for a Subdivision or a property, the requirements of the plan needs to be in place.

Definitions

Bush Land: Land other than pastured or grassed land including plantations of less than 8 hectares.

External Boundary: Means the external perimeter boundary of contiguous land contained within the same ownership, irrespective of whether it contains one or more allotments.

Fire Break: Means a trafficable portion of land being the prescribed width and height and clear of all flammable material, litter and forest fuels.

Flammable Material: Means accumulated fuel (living or dead) such as leaf litter, twigs, bark, dead trees and grass over the height of 100mm and anything deemed by an Authorised Officer to be capable of combustion. Flammable Material excludes cultivated plants located in gardens, fruit or vegetable plants, live standing trees or approved structures.

Forest Fuel: Is any combustible material, dead or alive, in isolation, in clusters or aggregated with other combustible materials. It includes but is not limited to vegetation both on the ground and suspended leaves, sticks, fallen branches, twigs and bracken. This definition excludes live standing trees.

Fire Season: Means the period of time set out as the Restricted and Prohibited burning season and any variation. When applying "Fire Season" to the summary of requirements for your property the start dates are (Zone 8 - 11 December 2018 & Zone 6 - 18 December 2018).

Grassed Land: Land used for the purpose of grazing or cropping.

Litter: Means leaves, small sticks, twigs and branches immediately above the soil surface.

Live standing tree: Means perennial plant having a permanent woody, self-supporting main stem or trunk, usually growing to considerable height and usually developing branches at some distance from the ground. Live standing trees exhibit a distinct crown of foliage with a stem diameter at breast height of at least 100mm. A live standing tree will continue to have sap movement along the cambium layer (layer of living cells) located under the bark.

Plantations: Land upon which any pine or eucalypt species of tree is planted on an area exceeding 8 hectares.

Plantation Boundary: Shall mean contiguous parcels of land under separate ownership, lease or any form of contractual or financial arrangements whatsoever.

Town Site Land: All land located within the gazetted townsite boundaries of Manjimup, Pemberton, Northcliffe, Walpole, and Settlements of Jardee, Palgarup, Quinninup, Nyamup, Windy Harbour and Deanmill.

Trafficable: Means a portion of land free from overhanging trees, limbs or vegetation or any other natural or man made object to a vertical height of 5 metres, traversable by a large fire fighting appliance.

Park Land Clearing: Means the removal of forest fuels whilst leaving live standing trees and predominate vegetation so as to maintain a reasonable forest fuel load at the required standard or below.

Zoned Land: Means all land described in the *Shire of Manjimup Local Planning Scheme No. 4*.

FOR ALL EMERGENCIES CALL **000**
SHIRE OF MANJIMUP 97 717 777
AFTER HOURS FIRE DUTY OFFICER
0427 913 252
CHIEF BUSHFIRE CONTROL OFFICER
 Remo Pessotto **0427 270 714**
DEPUTY CHIEF BUSHFIRE CONTROL
OFFICER Brad Wren 0427 959 431

Fire Control Officers

Brigade	Fire Control Officer
Balbarrup / Wilgarup	Gary Ryan 9771 2955
Dingup	Josh Kanny 0429 881 528
Dunreath	Tom Muir 9773 1296
Glenoran	Kim Skoss 9772 1490
Jardee	Mick Terrigno 9771 1637 0419 864 687
Linfarne	Frank Shaw 0473 371 185
Manjimup / Pemberton	Shire Rangers 9771 7777
Middlesex	Don Kammann 9772 3512 Robert Thorn 9771 1703 0409 815 977
Mordalup	Mark Muir 9769 1001 0427 691 001
Northcliffe Central	Robert Daubney 9776 6018
Northcliffe Townsite	Paul Owens 0427 667 199
Northcliffe	Rod Parkes 9776 7345 Peter Russell 9776 7148 Alan Daubney 9775 1056 Len Dickson 9776 7071 John Old 9776 8398
Pemberton West	Shire Rangers 9771 7777
Pemberton Rural	Browns Road: Mark Roche 0427 761 510 Eastbrook: Dennis Bamsby 9776 1114 Pemberton North: Hugh Jackson 9776 1047 0417 761 557
Perup	Eric Ipsen 9773 1237
Quinninup	Maurice Humphrey 0419 138 685
Quinninup Town	Mick Eastwood 0438 731 960
Ringbarkers	Paul Tempra 9771 1311 0417 095 899
Seven Day Rd / Appadene	Tom Winfield 9771 2067 Peter Parker 0427 761 285
Smith Brook	Bill Rice 9772 3543 0427 057 243
Springfield	Tom Backhouse 9776 1472 Keith Jackson 97 761 206
Upper Warren	John Mottram 9773 1179 0417 993 536
Walpole	Glen Burton 9840 1332 Richard Williams 9840 1243 Rod Leggerini 9840 1417
Yanmah	Brad Wren 9772 1397 0427 959 431

REGULATED BURNING TIMES

THESE DATES ARE INCLUSIVE AND SUBJECT TO CHANGE

RESTRICTED	PROHIBITED (NO BURNING)	RESTRICTED
ZONE 8	MANJIMUP / PEMBERTON / QUINNINUP	ZONE 8
9 NOV 2019 TO 21 DEC 2019	22 DEC 2019 TO 14 MARCH 2020	15 MARCH 2020 TO 26 APRIL 2020
ZONE 6	NORTHCLIFFE / WALPOLE	ZONE 6
19 NOV 2019 TO 31 DEC 2019	1 JAN 2020 TO 28 FEB 2020	1 MARCH 2020 TO 12 APRIL 2020

Prohibited Burning Time: No Burning is permitted

Restricted Burning Time: Burning can only be carried out with a Permit from your Fire Control Officer

For further information regarding fire control
www.manjimup.wa.gov.au
www.dbca.wa.gov.au
www.dfes.wa.gov.au

Application to Vary: If considered impractical, for any reason to comply with this Notice, you are to apply to Council for an Application to Vary no later than the 1 December 2019.

FIREBREAK & FUEL HAZARD REDUCTION NOTICE 2019 / 2020 FIRST AND FINAL NOTICE



SHIRE OF MANJIMUP

Section 33 of the Bush Fires Act 1954
 Important Notice to all land owners and occupiers within the Shire of Manjimup

The requirements of this notice must be in place by

Zone 8	Manjimup / Pemberton / Quinninup	11 December 2019
Zone 6	Northcliffe / Walpole	18 December 2019

RANGERS WILL BE INSPECTING PROPERTIES, PENALTY FOR NON-COMPLIANCE WITH THIS NOTICE \$5,000