

# 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

|  |   |                 |   |
|--|---|-----------------|---|
| <b>Site Address / Plan Reference:</b>        | 254 Days Road                                 |                 |   |
| <b>Suburb:</b>                               | Boddington                                    | <b>State:</b>   | WA <b>P/code:</b> 6390                  |
| <b>Local government area:</b>                | Boddington                                    |                 |   |
| <b>Description of the planning proposal:</b> | Change of land use: short-stay accommodation. |                 |   |
| <b>BMP Plan / Reference Number:</b>          | 190707  | <b>Version:</b> | 1.1 <b>Date of Issue:</b> 7 August 2019 |
| <b>Client / Business Name:</b>               | Michael Seats                                 |                 |   |

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

If the development is a special development 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.)?

Short-stay accommodation.

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

## BPAD Accredited Practitioner Details and Declaration

| Name                  | Accreditation Level | Accreditation No. | Accreditation Expiry |
|-----------------------|---------------------|-------------------|----------------------|
| Jeremy Durston        | Level 2             | BPAD 36525        | April 2020           |
| Company               | Contact No.         |                   |                      |
| Bushfire West Pty Ltd | 0403 328 835        |                   |                      |

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

Signature of Practitioner



Date

7 August 2019

# Bushfire Management Plan

## Change of Land Use (Short-stay Holiday Accommodation)

254 Days Road, Boddington




Bushfire West Pty Ltd  
jeremy@bushfirewest.com.au  
0403 328 835



Ref: 190707  
Version: 1.1  
Aug 2019

## Report Author

| Bushfire Management Plan - Author                                       |                                  |  |
|---|----------------------------------|--|
| Jeremy Durston  | BPAD36525<br>(expiry April 2019) | <br>7/08/2019 |
| Bushfire Planning Practitioner (BPAD) Level 2                           |                                  |  |
| Bushfire West Pty Ltd<br>E: jeremy@bushfirewest.com.au<br>M: 0403328835 |                                  |  |

## Document Record

| Report Version | Purpose   | Date      |
|----------------|---|-----------|
| 1.0            | Bushfire Management Plan – Short-stay Holiday Accommodation | 5/08/2019 |
| 1.1            | Amended Figure 9A – vehicle turnaround area                 | 7/08/2019 |

## Disclaimer

*The measures contained within this report do not guarantee the building and property will not be damaged by the effects of bushfire.*

*Protection against damage from bushfire is dependent upon the design and construction of the building, the level of ongoing property maintenance and the landowner's preparedness for bushfire. The effects of a bushfire may depend on the fuel loadings of vegetation, the prevailing weather conditions and the implementation of appropriate bushfire management measures.*

*The Bushfire Attack Levels contained in this report are valid for a period of up to 12 months from the date of this report.*

## 1. Subject Site and Development Proposal

|  |   |                             |          |
|--|---|-----------------------------|----------|
| <b>Address</b>   | 254 Days Road, Boddington                               |                             |          |
| <b>Local Authority</b>   | Boddington  |                             |          |
| <b>Is the development site identified by DFES as being Bushfire Prone?</b> | Yes   |                             |          |
| <b>Subject Lot size</b>  | 4. 8436 ha  | <b>Building Class (BCA)</b> | Class 1a |
| <b>Development Proposal:</b>   | Change of land use to short-stay holiday accommodation. |                             |          |

## 2. Summary

This Bushfire Management Plan has been formulated for the proposed land use of short-stay holiday accommodation for the existing dwelling at 254 Days road, Boddington (the Proposal). The existing dwelling and surrounding area are illustrated in Figure 2A.

The Proposal is located within a designated bushfire prone area and requires the application of *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas*. The land use of short-stay holiday accommodation is a vulnerable land use due to the potential for occupants to be unfamiliar with the local area and the necessary responses during a bushfire event.

Subject to the measures required by this Bushfire Management Plan, the Proposal is determined to meet all necessary requirements of *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas*, including:

- the four elements of the Bushfire Protection Criteria:
  - Location - the site is assessed as achieving an acceptable rating of BAL-29;
  - Siting and design – a compliant Asset Protection Zone (APZ) is to be installed and maintained;
  - Vehicular access – Days Road provides two-way access and egress. Compliant driveways and firebreaks are to be maintained; and
  - Firefighting water supply – a compliant 10,000L static water supply dedicated for fire-fighting is to be maintained.
- the requirement for a Bushfire Emergency Evacuation Plan, which is included with this report.

## 3. Environmental Considerations

The identified environmental considerations, illustrated in Figure 3A, have been addressed with the aid of the WALGA Environmental Planning Tool.

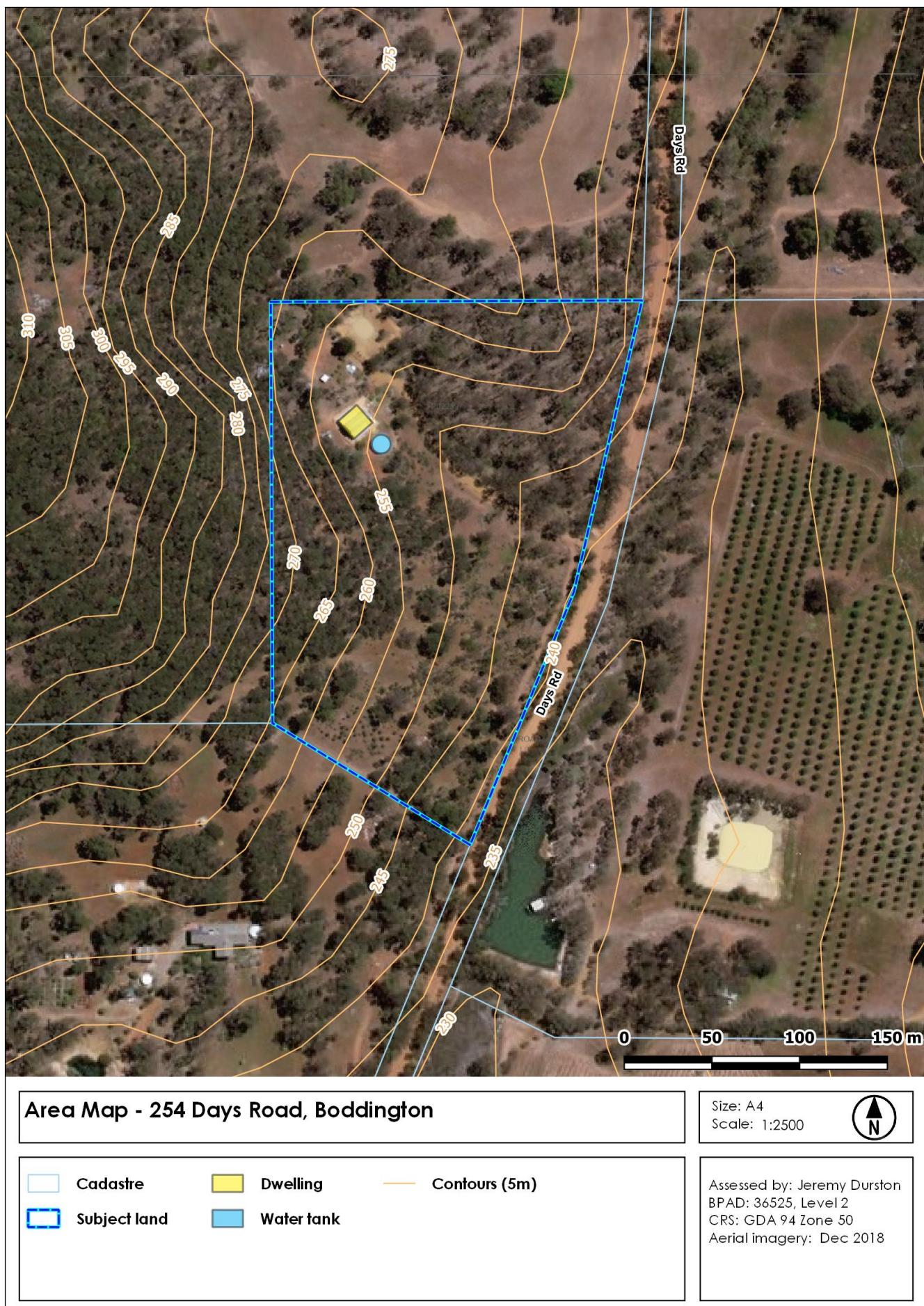
### Native Vegetation

Local Natural Area (LNA) category vegetation is located within the site. The measures contained within this report include the requirement for installation and maintenance of an APZ surrounding the existing development. Some minor clearing may be required to achieve the APZ.

### Re-vegetation & Landscaping

The proposal includes no known re-vegetation or landscaping plans.





**Figure 2A:** Area Map



# Environmental Considerations

## Legend

Environmentally Sensitive Area



Protected, Bush Forever and DBCA managed lands



Aboriginal Heritage Places



Cadastral Address



Hydrography



### Administrative Planning Categories

- Bush Forever (BF)
- Bush Forever, DPaW Conservation (BFDPAWCON)
- Bush Forever, DPaW Conservation, Reg Park (BFDPAWCONREG)
- Bush Forever, DPaW State Forest (BFDPAWSF)
- Bush Forever, DPaW Other (BFDPAWOTH)
- Bush Forever, DPaW Other, Reg Park (BFDPAWOTHREG)
- Bush Forever, Reg Park (BFREG)
- DPaW Conservation (DPAWCON)
- DPaW Conservation, Reg Park (DPAWCONREG)
- DPaW State Forest (DPAWSF)
- DPaW State Forest, Reg Park (DPAWSFREG)
- DPaW Other (DPAWOTH)
- DPaW Other, Reg Park (DPAWOTHREG)
- Regional Park (REG)
- Local Natural Area (LNA)



Map Printed from WALGA Environmental Planning Tool on Mon Jul 29 11:55:47 AWST 2019

**Figure 3A:** Environmental Considerations Map (source: WALGA Environmental Planning Tool)

## 4. Bushfire Threat Assessment



### Effective Slope

Effective slope under each vegetation plot was assessed in accordance with the methodology detailed in AS 3959-2018 *Construction of buildings in bushfire prone areas* (AS 3959). Slope data was measured on site and cross referenced with Landgate elevation data.



The assessment area was found to exhibit slopes generally rising from the south-east upwards toward the north-west. The effective slope of each vegetation plot is listed in the tables provided below.



### Bushfire Fuels

The location and extent of AS 3959 vegetation structures, including Clause 2.2.3.2 exclusions, within 150 metres of the site are mapped in Figure 4A and illustrated in the photos below. All bushfire structures and fuel loads are assessed in their mature states. The areas of classified vegetation are summarised in Table 4A.



| Area 1   |  |
|--|--|
| <b>Classification</b>  | Class A Forest   |
| <b>Effective Slope</b>   | Downslope 5.7°   |
| Area 1 comprises the heavily wooded, downslope area located to the east of the dwelling. Vegetation consists of Eucalypts with canopy cover greater than 30% and understorey of low trees, shrubs and grass. |  |
|   |  |
| <b>Photo ID: 1a</b>  | <b>Photo ID: 1b</b>  |







| Area 2  |  |
|---|--|
| Classification  | Class A Forest   |
| Effective Slope   | Upslope  |
| Area 2 comprises the heavily wooded, upslope area located to the north of the dwelling. Vegetation consists of Eucalypts with canopy cover greater than 30% and understorey of low trees, shrubs and grass. |  |
|  <p>Photo ID: 2a</p>   |  <p>Photo ID: 2b</p> |

| Area 3   |  |
|--|--|
| Classification   | Class D Scrub  |
| Effective Slope  | Downslope 5.7°   |
| Area 3 comprises the downslope heath vegetation to the south of the dwelling. Vegetation consists of tall heath dominated by Allocasuarina below 6m in height with isolated Eucalypts having canopy cover less than 10%. |  |
|  <p>Photo ID: 3a</p>  |  <p>Photo ID: 3b</p> |



| Area 4  |  |
|---|--|
| Classification  | Class D Scrub  |
| Effective Slope   | Upslope  |
| Area 4 comprises the upslope heath vegetation to the west of the dwelling. Vegetation consists of tall heath dominated by Allocasuarina below 6m in height with isolated Eucalypts having canopy cover less than 10%. |  |
|  <p>Photo ID: 4a</p>   |  <p>Photo ID: 4b</p> |

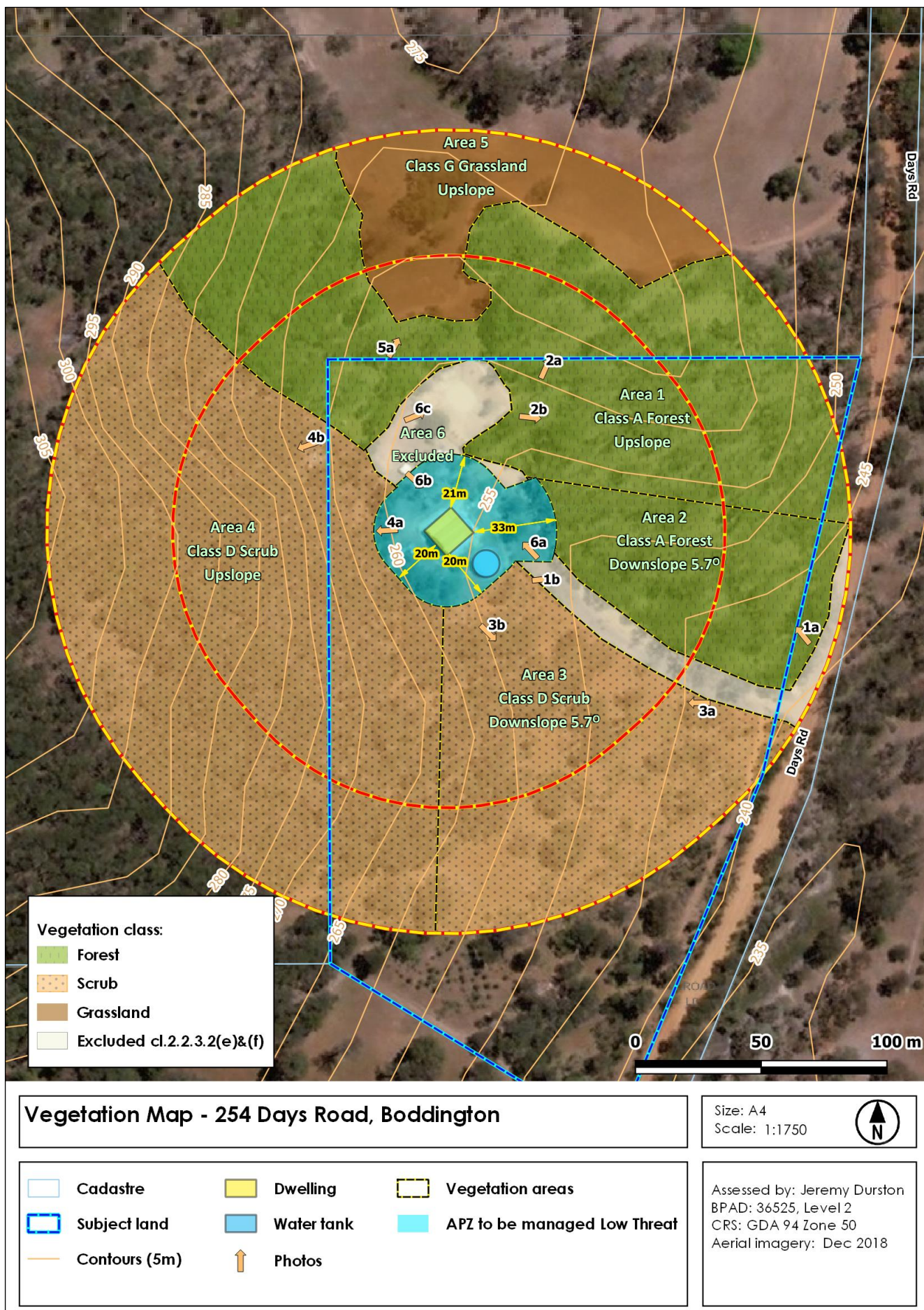
| Area 5   |                   |
|--|-------------------|
| Classification   | Class G Grassland |
| Effective Slope  | Upslope           |
| Area 5 comprises the pasture in the northern section of the assessment area. Vegetation comprises open woodland structure with grass and isolated trees having canopy cover less than 10%. |                   |
|  <p>Photo ID: 5a</p>  |                   |

| Area 6   |   |
|--|---|
| <b>Classification</b>  | Clause 2.2.3.2 Exclusions – low threat and non-vegetated areas  |
| <b>Effective Slope</b>   | n/a   |
| <p>Area 6 comprises the low-threat area associated with the dwelling, including the area required to be maintained as an Asset Protection Zone:</p> <p>Low threat vegetation excluded under 2.2.3.2(f) comprising garden, lawn and orchard; and</p> <p>Non-vegetated areas excluded under 2.2.3.2(e) comprising buildings, driveways and parking area.</p> |   |
|  <p><b>Photo ID: 6a</b></p>   |  <p><b>Photo ID: 6b</b></p> |
|  <p><b>Photo ID: 6c</b></p>   |   |

**Table 4A** Areas of classified vegetation and exclusions:

| Vegetation Area | Vegetation Classification      | Effective Slope |
|-----------------|--------------------------------|-----------------|
| Area 1          | Class A Forest                 | Downslope 5.7°  |
| Area 2          | Class A Forest                 | Upslope         |
| Area 3          | Class D Scrub                  | Downslope 5.7°  |
| Area 4          | Class D Scrub                  | Upslope         |
| Area 5          | Class G Grassland              | Upslope         |
| Area 6          | Exclusions 2.2.3.2 (e) and (f) | n/a             |





**Figure 4A:** Site Assessment Map

## 5. Potential Bushfire Impact

Potential bushfire impact analysis was undertaken in accordance with AS 3959 Methodology 1 to determine the potential worst-case scenario radiant heat impact on the development subject to installation and ongoing maintenance of a compliant APZ.

The resulting post-development BAL ratings are presented in the following table (Table 5A).

**Table 5A:** Post-development BAL Ratings incorporating APZ (AS3959 Method 1):

| Vegetation Areas | Vegetation Classification                   | Effective Slope | Separation | BAL     |
|------------------|---|-----------------|------------|---------|
| 1                | Class A Forest                              | Downslope 5.7°  | 33m        | BAL-29  |
| 2                | Class A Forest                              | Upslope         | 21m        | BAL-29  |
| 3                | Class D Scrub                               | Downslope 5.7°  | 20m        | BAL-29  |
| 4                | Class D scrub                               | Upslope         | 20m        | BAL-19  |
| 5                | Class G Grassland                           | Upslope         | 74m        | BAL-LOW |
| 6                | Exclusions 2.2.3.2 (e) & (f), including APZ | n/a             | n/a        | BAL-LOW |
| Worst case BAL   |   |                 |            | BAL-29  |

As indicated above, the development will be subject to a maximum rating of BAL-29.

## 6. Bushfire Hazard Issues

The Bushfire Threat Assessment has identified the following hazard issues:

- The large areas of native Forest vegetation to the east and north of the dwelling.
- The large areas of native Scrub vegetation to the south and west of the dwelling.
- The BAL Assessment has identified that, subject to installation and maintenance of the APZ, the proposal is subject to a BAL rating of BAL-29 due to the hazard from onsite vegetation.

Due to the proposed development being subject to a rating above BAL-LOW the bushfire protection criteria apply and are addressed in the following section.



## 7. Assessment against the Bushfire Protection Criteria

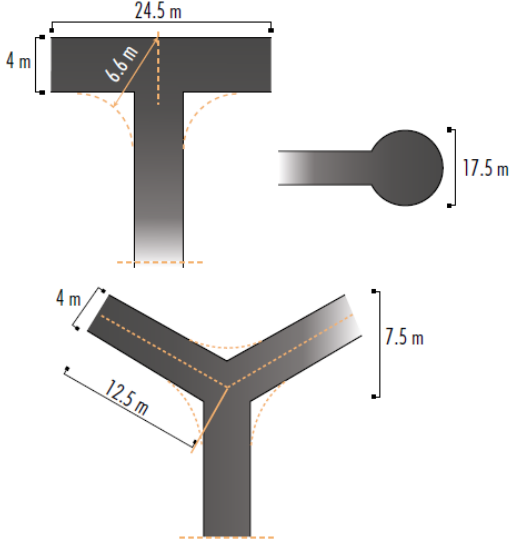
Table 7A provides an assessment against the bushfire protection criteria detailed in Appendix 4 of *Guidelines for Planning in Bushfire Prone Areas Version 1.3* (the Guidelines), including the applicable Acceptable Solutions for each of the following elements:

- Location of the development;
- Siting and design of the development;
- Vehicular access; and
- Water supply.

In each case, Acceptable Solutions are proposed to meet the relevant performance criteria.

**Table 7A:** Assessment against the bushfire protection criteria of the Guidelines

| Element                  | Acceptable Solution (A)                | Compliance |                              | Notes   |
|--------------------------|--|------------|------------------------------|---|
| 1. Location              | A1.1 Development location              | Yes        |                              | The development location is assessed as achieving an acceptable BAL-29.   |
| 2. Siting of Development | A2.1 Asset Protection Zone             | Yes        | Prior to short-stay land-use | <p>An APZ is to be installed and maintained in accordance with the standards specified by <i>Schedule 1: Standards for APZ</i> (refer Appendix 1) to the following dimensions:</p> <ul style="list-style-type: none"> <li>○ 33m towards the Forest vegetation to the east;</li> <li>○ 21m towards the Forest vegetation to the north; and</li> <li>○ extending 20m from all other elevations of the dwelling.</li> </ul>  |
| 3. Vehicular Access      | A3.1 Two access routes                 | Yes        | Existing Site                | Days Road provides two-way access and egress.   |
|                          | A3.2 Public road                       | N/A        |                              | Public roads are existing and do not form part of this development.   |
|                          | A3.3 Cul-de-sac                        | N/A        |                              | No culs-de-sac are included in the proposal.  |
|                          | A3.4 Battle-axe                        | N/A        |                              | The lot is not a battle-axe lot.  |
|                          | A3.5 Private driveways longer than 50m | Yes        | Prior to short-stay land-use | <p>The driveway will meet the following technical requirements:</p> <ul style="list-style-type: none"> <li>○ Minimum trafficable surface 4m</li> <li>○ Horizontal clearance 6m</li> <li>○ Vertical clearance 4.5m</li> <li>○ Maximum grade &lt; 50 metres 1 in 10</li> <li>○ Minimum weight capacity 15t</li> <li>○ Maximum cross-fall 1 in 33</li> <li>○ Curves minimum inner radius (m) 8.5</li> <li>○ A turn-around area will be provided that allows type 3.4 fire appliances to turn around safely, as follows:</li> </ul> |

| Element  | Acceptable Solution (A)                           | Compliance |                                    | Notes  |
|----------|---|------------|------------------------------------|--|
|          |   |            |                                    |  <p>Figure 22: Design requirements for a private driveway longer than 50 metres<br/>Turning areas should allow type 3.4 fire appliances to turn safely</p>   |
|          | A3.6 Emergency access way                         | N/A        |                                    | No emergency access ways are proposed.   |
|          | A3.7 Fire service access routes                   | N/A        |                                    | No fire service access routes are proposed.  |
|          | A3.8 Firebreak widths                             | Yes        | As per the annual Bush Fire Notice | A boundary firebreak is required in accordance with the Shire of Boddington annual Bush Fire Notice (refer Appendix 2).  |
| 4. Water | A4.1 Reticulated areas                            | N/A        |                                    | Non-reticulated area.  |
|          | A4.2 Non-reticulated areas                        | N/A        |                                    | Not applicable to a single Lot.  |
|          | A4.3 Individual lots within non-reticulated areas | Yes        | Prior to short-stay land-use       | <p>A 10,000L water supply dedicated for fire-fighting will be provided in addition to the normal domestic water supply. It can be located in the same tank with appropriate fixtures and fittings being a 50mm male camlock coupling with full flow values.</p> <p>The water tank is to be accessible from a vehicle hard-stand area suitable for a type 3.4 fire appliance.</p> |



## 8. Additional Management Strategies

The proposed development is a designated vulnerable land use (short-stay holiday accommodation). There is the potential for short-stay occupants to be unfamiliar with the local area and the necessary responses during a bushfire event. The proposal, therefore, requires a Bushfire Emergency Evacuation Plan for occupants and management of the site.

Appendix 3 contains the Bushfire Emergency Evacuation Plan for the proposal. The primary action is evacuation in the event of a bushfire emergency, while Sheltering-in-Place is an alternative only as a last resort. These actions are required to be carried out in consultation with any onsite emergency services as detailed within the Bushfire Emergency Evacuation Plan.

## 9. Spatial Representation of Bushfire Management Strategies

The required risk management measures, as detailed in Table 7A, are illustrated in the following Bushfire Management Strategies Map (Figure 9A).



## Bushfire Management Strategies - 254 Days Road, Boddington

Size: A4  
Scale: 1:1500



- |              |                       |                       |
|--------------|-----------------------|-----------------------|
| Subject land | Asset Protection Zone | Hardstand tank access |
| Dwelling     | Driveway              | Firebreak             |
| Water tank   | Turnaround area       | Road access           |

Assessed by: Jeremy Durston  
BPAD: 36525, Level 2  
CRS: GDA 94 Zone 50  
Aerial imagery: Dec 2018

**Figure 9A:** Bushfire Management Strategies Map

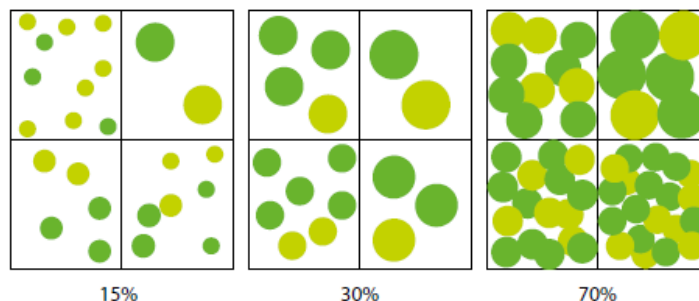
## Appendix 1

### Schedule 1: Standards for Asset Protection Zones

Source: *Guidelines for Planning in Bushfire Prone Areas (DoP/DFES v1.3 2017) Appendix 4 Element 2*

- a. **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 fire does not exceed  $29\text{kW/m}^2$  (BAL-29) in all circumstances.
- b. **Location:** the APZ should be contained solely within the boundaries of the lot on which a 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 (see explanatory notes).
- c. **Management:** the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones' (below):
  - o **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
  - o **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.
  - o **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
  - o **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground 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.

Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- d.
- e. **Source:** *The Guidelines (WAPC, 2017)*

- o **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than  $5\text{m}^2$  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.
- o **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- o **Grass:** should be managed to maintain a height of 100 millimetres or less.



## Appendix 2

Shire of Boddington - Bush Fire Notice 2018/19

# KNOW YOUR FIRE RESPONSIBILITY

ALL PROPERTIES ARE TO BE FIRE SAFE BY

15 NOVEMBER 2018

*The safety of our whole community is at stake*

If you do not meet your responsibilities as outlined in this brochure, you may be fined a minimum of \$250 and be required to meet the cost of Council's efforts to make you comply with this Notice. Ultimately you could be liable for a maximum penalty of \$5,000—plus costs.

## ADVICE IS AVAILABLE

Further advice on how to protect your home, when and how to burn is available from Ranger Services or your local Bush Fire Control Officer. If you have any questions, contact them.

## BARBECUES

Gas and electric barbecues are permitted at any time under certain conditions. Check before lighting up.

Solid fuel barbecues are PROHIBITED ON DAYS THAT ARE FORECAST CATASTROPHIC, EXTREME, SEVERE OR VERY HIGH FIRE DANGER.

**IN THE EVENT OF A FIRE  
CALL 000 FIRST**

An expert Officer has all the latest contact details for all local emergency services

**WHEN AND HOW TO BURN DURING RESTRICTED PERIOD**

**YOU MUST HAVE A PERMIT  
FOR ALL FIRES INCLUDING INCINERATORS**

## HOW TO OBTAIN PERMITS

Burning permits can be obtained from your local Bush Fire Control Officer or the Shire Ranger.

| FIRE CONTROL OFFICERS |   |   |
|-----------------------|---|---|
| Chief BFCO            | William Batt  | 0427 988 705  |
| Deputy Chief BFCO     | Jesse Reid  | 0429 678 300  |
| Boddington            | Paul Patrick<br>Robert Sneigowski<br>Dave Thompson<br>Paul Carrotts                 | 0427 470 346<br>0427 556 327<br>0428 306 946<br>0428 838 053                                  |
| Crossman              | Brad Hardie<br>Jesse Reid<br>Ken Austic<br>Bryan Hardie<br>Peter Dawson<br>Greg Day | 0427 841 035<br>0429 678 300<br>0429 626 079<br>0421 177 270<br>0407 748 000<br>042 7 8381 37 |
| Marradong             | Robert Jones<br>Marc Roberts<br>Damien Batt   | 0419 041 139<br>0409 686 036<br>0429 110 911  |
| Quindanning           | Kingsley Foster<br>Brad Morgan<br>Wayne Littleton<br>Aaron Foster                   | 0448 718 552<br>0427 857 058<br>0488 220 213<br>0437 445 871                                  |
| Shire of Boddington   | CEO<br>Graham Stanley<br>Lee Lewis  | 0428 949 824<br>0414 826 954<br>0428 838 025  |

**DBCA (prev DPaW) - FIRE DUTY OFFICER.....9295 9100**

PERMIT CONDITIONS includes but not limited to:

- Neighbours must be notified at least 24 hours prior to burning;
- Cut or rake long grass around trees, buildings and fencing before burning; and
- Have water on site and a hose long enough to reach rear of fire.
- **BURNING, EVEN WITH A PERMIT, IS PROHIBITED ON DAYS THAT ARE FORECAST CATASTROPHIC, EXTREME, SEVERE OR VERY HIGH DANGER.**

## IMPORTANT DATES TO REMEMBER

| RESTRICTED PERIOD      | PROHIBITED BURNING PERIOD | RESTRICTED PERIOD     |
|------------------------|---------------------------|-----------------------|
| PERMIT REQUIRED        |                           | PERMIT REQUIRED       |
| 02/11/2018 -14/12/2018 | 15/12/2018—14/03/2019     | 15/03/2019-26/04/2019 |

SHIRE OF BODDINGTON

2018/2019

## BUSH FIRE NOTICE



As a land owner you have a responsibility to manage your property to reduce the risk of fire

This brochure advises what actions you must take by 15 November to avoid a fine

Burning restrictions apply, Please be aware of the dates

**TAKE YOUR RESPONSIBILITY  
SERIOUSLY**

Shire of Boddington

39 Bannister Road

(PO Box 4) BODDINGTON WA 6390

Ph: (08) 9883 4999 Fax: (08) 9883 8347

## BUSH FIRES ACT 1954

As a landowner or occupier you are required under the provisions of the *Bush Fires Act 1954* to carry out fire prevention work on your property. Please read this notice carefully—if there are any points that are not fully understood, please contact the Shire of Boddington, Phone (08) 9883 4999.

### IMPORTANT INFORMATION RELATING TO YOUR RESPONSIBILITY AS A LAND OWNER IN THE SHIRE OF BODDINGTON

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954* you are required to carry out fire prevention work on land owned or occupied by you in accordance with the provisions of this Notice, to the satisfaction of Council or its duly authorised officers. This work must be carried out by **15 November 2018** OR WITHIN 14 DAYS OF BECOMING THE OWNER OR OCCUPIER, SHOULD THIS BE AFTER THAT DATE and kept maintained throughout the summer months until **26 April 2019**.

PERSONS WHO FAIL TO COMPLY WITH THE REQUIREMENTS OF THIS NOTICE MAY BE ISSUED WITH AN INFRINGEMENT NOTICE OR PROSECUTED. WHERE THE OWNER FAILS TO COMPLY WITH THE REQUISITIONS OF THE NOTICE, COUNCIL OR ITS DULY AUTHORISED OFFICERS WILL CARRY OUT THE REQUIRED WORK AT THE COST OF THE OWNER OR OCCUPIER.

If it is considered for any reason to be impractical to clear Fire Access Tracks or remove flammable materials as required by this notice, or if natural features render Fire Access Tracks unnecessary, you may apply to the Council in writing not later than the **1 October** for permission to provide Fire Access Tracks in alternative positions or to take alternative action to abate fire hazards on the land. If permission is not granted by Council, you shall comply with the requirements of this notice.

**FIRE ACCESS TRACKS** are spaces that can provide vehicle and pedestrian access in the case of fire. They shall be maintained, cleared of flammable material for the purpose of fire control and in a trafficable condition. These areas shall be 2.5 metres wide as a minimum and have a 4.0 metre vertical clearance.

#### RURAL LANDS

A Fire Access Track not less than 2.5 metres wide and have a 4.0 metre vertical clearance must be established along, inside and as close as practically possible to all external boundaries of each property (i.e. cleared/part cleared or uncleared land) and where the boundary is adjacent to or adjoins a used gazetted road but can deviate up to 250 metres around natural rock formations, deep gullies and the like, without submitting an exemption request.

In the interest of protection from soil erosion, Fire Access Tracks may be established on the land contours but only with prior approval of the Council or its duly authorised officer.

An area at least 20 metres wide cleared of all flammable material shall be established immediately around the perimeter of all homesteads, buildings, haystacks and fuel storage areas.

In such positions as is necessary to divide land in excess of 200 hectare into areas not exceeding 200 hectare each completely surrounded by a Fire Access Tracks.

#### PRIVATE BUSH HOLDINGS/UNCLEARED LAND GREATER THAN 50 HECTARES

A Fire Access Track not less than 2.5 metres wide and have a 4.0 metre vertical clearance must be established along, inside and as close as practically possible to all external boundaries of each property (i.e. cleared/part cleared or uncleared land) and where the boundary is adjacent to or adjoins a used gazetted road but can deviate up to 250 metres around natural rock formations, deep gullies and the like, without submitting an exemption request.

In such positions as is necessary to divide land in excess of 200 hectares into areas not exceeding 200 hectares each completely surrounded by a Fire Access Track.

#### SMALL LOT HOLDERS OR HOBBY FARMS 20 HECTARES OR LESS

A Fire Access Track not less than 2.5 metres wide and have a 4.0 metre vertical clearance must be established along, inside and as close as practically possible to all external boundaries of each property (i.e. cleared/part cleared or uncleared land) and where the boundary is adjacent to or adjoins a used gazetted road but can deviate up to 250 metres around natural rock formations, deep gullies and the like, without submitting an exemption request.

All lot/property holders provide for a Fire Access Track around the entire perimeter of their property.

An area 20 metres wide cleared of all flammable material shall be established immediately around the perimeter of all homesteads, buildings, haystacks and fuel storage areas. A 2.5 metre diameter low fuel area cleared of flammable material around all "green electrical domes" where underground power is provided to a lot.

## TOWNSITES OF BODDINGTON AND RANFORD

All town lots under 10,000 square metres in area and all fuel depots within the Shire are required to be cleared of all debris and flammable material to a height not more than 50mm.

Lots 10,000 square metres and over are to have a minimum 2.5 metre wide and 4.0 metre vertical clearance Fire Access Track installed immediately inside all external boundaries. An area 20 metres wide cleared of all flammable material shall be established immediately around the perimeter of all buildings and fuel storage areas.

### INSPECTION AND COMPLIANCE

Council forwards a copy of this Fire Access Track Notice each year to all property owners. The Notice is also published in a local newspaper circulating the district. Additional copies are obtainable at the Ranger's and Council offices.

The requirements of this Notice are considered to be the minimum standard of fire prevention work required to protect not only individual properties, but the district generally.

In addition to the requirements of this Notice, Council may issue separate special orders on owners or occupiers if hazard removal is considered necessary.

[Compliance Inspections will commence after 15 November.](#)

| PENALTIES (Bush Fires Act)  |       |
|---|-------|
| Failure to maintain 2.5 metre fire-breaks or re-move flammable material | \$250 |
| Offence relating to lighting fire in open air                           | \$250 |
| Burning during prohibited burning times                                 | \$250 |
| Failure of occupier to extinguish a fire                                | \$250 |
| Refusal to state name and address or giving false name and address      | \$100 |
| Failure to produce permit to burn                                       | \$100 |

### WHO CAN INSTALL A FIRE ACCESS TRACK FOR YOU?

If you are unable to install a firebreak yourself on your property, there are local contractors who may provide a service to install firebreaks. Contact the Shire of Boddington for contact details of these local contractors.



## Appendix 3

### Bushfire Emergency Evacuation Plan

# BUSHFIRE EMERGENCY EVACUATION PLAN

Short-Stay Holiday Accommodation

254 Days Road, Boddington

**Prepared by:** Jeremy Durston, BPAD 36525

Bushfire West Pty Ltd

**Authorised by:** Michael Seats (manager)

**Version:** 1.0

**Date:** 5<sup>th</sup> August 2019

**TO BE REVIEWED ANNUALLY**

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2. errors or omissions in this report except where grossly negligent; and

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Jeremy Durston  
Bushfire West Pty Ltd  
BPAD Level 2 – 36525  
Exp – April 2020



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# Bushfire Emergency Evacuation Plan

## 1.0 Facility Details

This plan is for: **Short-Stay Holiday Accommodation at 254 Days Road, Boddington**

and has been designed to assist management and visitors to protect life and property in the event of a bushfire.

This Plan outlines procedures for both **EVACUATION** and **SHELTER-IN-PLACE** (remain on-site) to enhance the protection of occupants from the threat of a bushfire.

The Primary Action to follow under normal bushfire conditions is to:

☒ **EVACUATE**

☐ **SHELTER-IN-PLACE**

Street No & Name:

No. 254 Days Road

Suburb:

Boddington

Postcode:

6390

Contact Persons:

Michael Seats and/or Rob Larson

Position / Role:

Managers

Phone Number (BH):

04 2908 1958

Phone Number (AH):

04 4894 5756

Type of Facility:

Short-stay holiday accommodation

Number buildings:

1

Number employees  
/managers:

Up to 2 (day)

Up to 2 (night)

Number of  
temporary  
occupants:

Up to 8 (day)

Up to 8 (night)

Number of occupants with 'special needs':

Varies

# Bushfire Emergency Evacuation Plan

## 2.0 Emergency Contacts

| Name of Organisation | Office/Contact             | Type of Information  | Phone Number/website  |
|----------------------|----------------------------|--|---|
| Fire Brigade (DFES)  | DFES Communications        | Report a fire  | 000   |
| Police, Ambulance    | Communications Centre      | Other emergencies  | 000   |
| DFES                 | Emergency Information Line | For emergency information in local area  | 133 337   |
| DFES                 | Website                    | Community warnings about emergencies, Fire Danger Ratings and declared Total Fire Bans | <a href="http://www.emergency.wa.gov.au">www.emergency.wa.gov.au</a>            |
| DFES Regional Office | Narrogin                   | General Information  | 08 6832 3110  |
| SES                  | DFES                       | SES assistance   | 132 500   |
| WA Police            | Communications Centre      | Non-emergency police assistance  | 131 444   |
| Main Roads           |                            | Road Closures Information  | 138 138<br><a href="http://www.mainroads.wa.gov.au">www.mainroads.wa.gov.au</a> |



## 3.0 Bushfire Awareness and Triggers

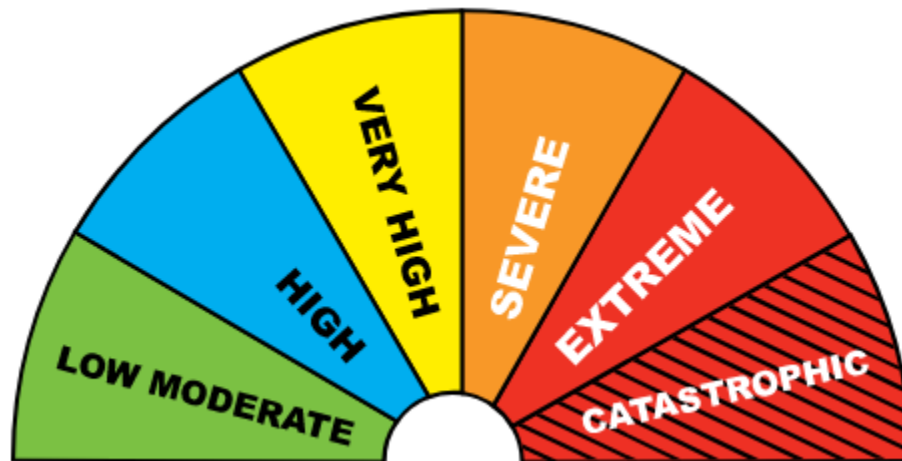
The Department of Fire and Emergency Services (DFES) uses Fire Danger Ratings (FDR) to provide advice about the level of bushfire threat on any particular day. When the rating is **HIGH** or above, the threat of a bushfire increases.

When the FDR is **EXTREME** or **CATASTROPHIC** for your area, it means any bushfire may be so intense that even a well prepared, well-constructed and actively defended building may not survive a fire.

**Cancellation of holiday accommodation should be considered when the FDR is Extreme or Catastrophic.**

Detailed information on Fire Danger Ratings is provided at **Appendix B**.

### FIRE DANGER RATINGS



#### Emergency Information

Upon sign-in for accommodation visitors, all persons are to be provided with access to the emergency procedures and evacuation route map.

The daily Fire Danger Ratings can be monitored via the Bureau of Meteorology:  
<http://www.bom.gov.au/wa/forecasts/fire-danger.shtml>

## 4.0 Monitor Phase

When a Fire Danger Rating of “**Severe**”, “**Extreme**” or “**Catastrophic**” is observed, facility managers are to monitor the EmergencyWA Warning and Incident website ([www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)) for notification of any bushfires within the local area or within other areas likely to impact on the facility.

Visitors or other persons may notify the facility management that there is a bushfire within the local or greater area likely to impact on the facility prior to any DFES warnings being issued.

Upon notification of a bushfire with the potential to impact the site, all persons are to be notified by management. Visitors are to be placed on standby to prepare for possible actions to protect life and property.

## 5.0 Standby Trigger

Where the potential impact from a bushfire is not immediate, and time permits, carry out the following actions:

- Notify all visitors of the potential impact, as advised by DFES or obtained from local experience or advice.
- Account for all persons (search all rooms, and external areas for people).
- Remove any flammable materials from around the facility (e.g. door mats, outdoor furniture).
- Monitor DFES Alerts & Warnings website, DFES phone (133 337) and/ or local ABC Radio.
- Close all windows and doors, turn off air conditioners (if evaporative). Follow advice of on-site emergency services (if applicable).
- Carry out an orderly evacuation of the site and leave via the public road network if time permits. Follow the Evacuation procedures in section 6 below.
- If time or conditions do not allow for a site evacuation, follow the Shelter-in-Place procedures in section 7 below, and in consultation with emergency services personnel.

## 6.0 Evacuation Phase Trigger

Where full evacuation of the facility is required due to the risk of bushfire impact being too great and time permits, or the building becomes involved in fire due to ember attack:

- Act on advice of the on-scene emergency services.
- Account for all persons.
- Assess the safest egress route.
- Relocate to a place of safety away from the area of impact.
- Act on advice of the on-site emergency services at that location (if applicable).

## 7.0 Shelter-in-Place Phase Trigger

Shelter-in-Place is the process of moving people into a place at site in which they are staying, away from the effects of a bushfire.

Where the potential impact from a bushfire is likely to impact within 20 minutes or less, and/or evacuation is unable to be achieved via the public road network, carry out the following actions:

- Call 000 (Fire Brigade).
- Notify all visitors of the potential impact, as advised by DFES/ local knowledge.
- Account for all persons - search all rooms, and external areas for people. Follow advice of on-site emergency services (if applicable).
- Relocate all personnel into the building:
  - Close all doors, windows and shutters, turn off air conditioners (if evaporative)
  - Remove flammable material from near the buildings (e.g. door mats, outdoor furniture)
  - Keep sprinklers on outside the building
  - Lay soaked towels and rugs along doorways to keep smoke and sparks out
  - Keep soaked blankets ready for protection against radiant heat
- Monitor DFES Alerts & Warnings website, DFES phone (133 337) and/or local ABC Radio.
- Monitor for signs of fire within the building. Two persons, working together, to make regular exterior visual inspections of the building (wearing appropriate personal protective clothing and equipment for protection from bush fire). If possible, extinguish burning embers and spot fires, or notify the Fire Brigade if extinguishment is not possible.
- If fire takes hold of the building, move people to a safer area, for example, non-vegetated open space or an open area already burnt where the fire has passed through.

## 8.0 All Clear Phase

Once the threat of bushfire has passed, occupation of the building may resume:

- Act on advice of the on-scene emergency services (if applicable).
- No person should re-enter any evacuated building until advised by the emergency services.
- Management to inspect the property for any remaining hazard.

## 9.0 Facility Preparation and Fire Prevention

Preparing the building and the site grounds prior to the annual fire season is important for the resilience of the site against bushfire threat. The following list provides sources of information for the required preparations. This list is not exhaustive, and it is incumbent on the facility management to keep abreast of the latest information available.

Shire of Boddington "Bush Fire Notice" and bushfire information at:

<https://www.boddington.wa.gov.au/fire-emergency-services.aspx>

DFES "Fire Chat - Bushfire Preparedness Toolkit"

DFES "Homeowner's Bushfire Survival Manual" Guide booklet.

These and other DFES Bushfire Safety publications are found at:

<https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/Pages/allpublications.aspx>

DFES "Total Fire Bans" and further information at:

<https://www.dfes.wa.gov.au/totalfirebans/Pages/whatisatfb.aspx>



## 10.0 Appendix A

### **Bushfire Emergency Evacuation Diagram**

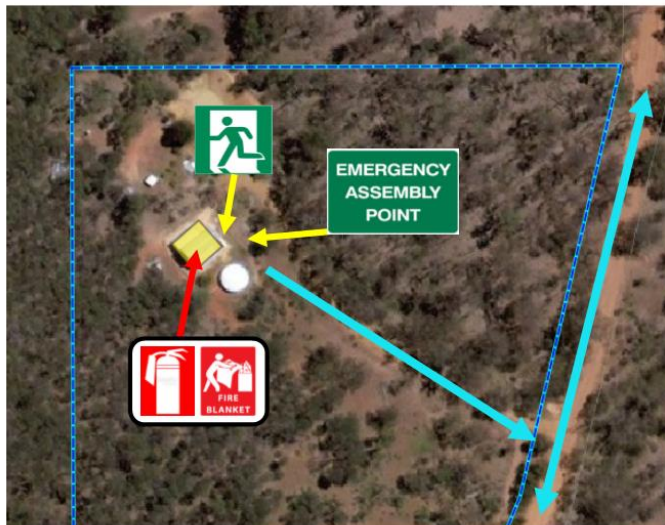
# Bushfire Emergency Evacuation Plan

## EMERGENCY EVACUATION DIAGRAM

PREMISES: BODDINGTON HOLIDAY ACCOMMODATION

ADDRESS: 254 DAYS RD, BODDINGTON

PHONE NO.s: 04 2908 1958 or 04 4894 5756



EMERGENCY EXIT



EMERGENCY ASSEMBLY POINT



DRY CHEMICAL FIRE EXTINGUISHER (NEAR KITCHEN)



FIRE BLANKET (IN KITCHEN)



EVACUATION ROUTE

**000**  
EMERGENCY



DIAL "000" IN CASE OF A LIFE THREATENING EMERGENCY

### IN CASE of FIRE or SMOKE

**RESCUE:** Remove persons from danger!

**ALERT:** Alert others and call Emergency Services.

**CONTAIN** Fire & Smoke: Shut doors & windows.

**EVACUATE:** Evacuate or Extinguish Fire if safe do so.

### FIRE EXTINGUISHER

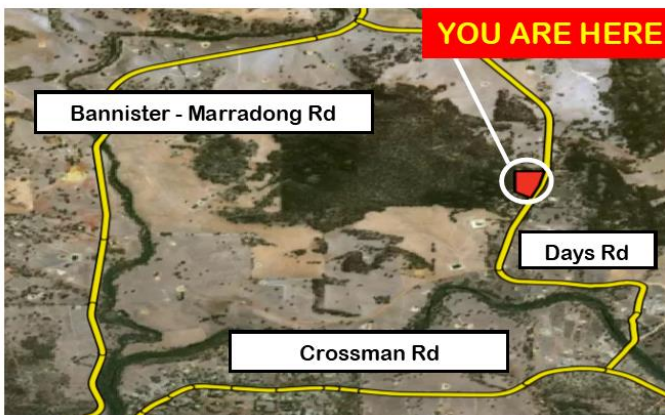


**PULL** Pin

**AIM** at BASE of FIRE

**SQUEEZE** Handle

**SWEEP** Side to Side



### EVACUATION ROUTES

**IF IT IS SAFE TO EVACUATE:**

**NORTH** on DAYS RD to BANNISTER — MARRADONG RD

*or*

**SOUTH** on DAYS RD to CROSSMAN RD

## 11.0 Appendix B

### **Fire Danger Ratings**

## FIRE DANGER RATINGS:

Use this tool daily during bushfire season to monitor conditions in your area.  
Based on forecast weather conditions, the higher the rating, the higher the risk of bushfire.

### BEFORE A BUSHFIRE



#### CATASTROPHIC

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

#### EXTREME SEVERE VERY HIGH

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

#### HIGH LOW-MODERATE

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

## WHERE TO FIND THESE TOOLS AND OTHER IMPORTANT INFORMATION



[emergency.wa.gov.au](http://emergency.wa.gov.au)  
[firechat.wa.gov.au](http://firechat.wa.gov.au)  
DFES Twitter & Facebook



Local news  
from the tv, radio  
and websites



DFES emergency  
information line:  
13 3337



Your surroundings  
could be your best  
information source.



## 12.0 Appendix C

### **Emergency Warnings**

## BUSHFIRE WARNING SYSTEMS:

Similar to a cyclone categorisation tool. The alerts provide information on the severity of bushfires once it has started. The alert level reflects the risk to life and property.

### DURING A BUSHFIRE



**EMERGENCY WARNING**



**WATCH AND ACT**



**ADVICE**

#### EMERGENCY WARNING

An out of control fire is approaching very fast. You need to act immediately to survive. If you haven't prepared your home it is too late. You must leave now if it is safe to do so.

#### WATCH AND ACT

A fire is approaching and is out of control. Put your plan into action. If your plan is to leave, make sure you leave early. Only stay if you are mentally, physically and emotionally prepared to defend your property and you have all the right equipment.

#### ADVICE

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

When you understand these warning systems, continue to Step 1.