

NATURE BASED PARK – DEVELOPMENT APPLICATION

LOT 31 (NO. 100) DOOLING ROAD, NEERGABBY

PROJECT REF: 1956



PLANNING REPORT



DYNAMIC
PLANNING
AND DEVELOPMENTS

Prepared for

Authentically You Australia
 100 Dooling Road
 Neergabby WA 6503

History and Status of this Document

Revision	Date issued	Prepared by	Reviewed by	Revision type
Rev 1	04/04/2024	SM	RC	Issued for DA

Document Printed 04 April 2024
File Name 240402 1956 Nature Based Park DA Report.doc
Author/s Samiran Moodley
Name of Document Planning Report
Document Version Rev 1

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1.0 Introduction

Dynamic Planning and Developments acts on behalf of Janelle Kelly of Authentically You Australia the registered proprietor of Lot 31 (No. 100) Dooling Road, Neergabby (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for a proposed 'Nature Based Park' over a portion of the subject site. The planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal;
- Detailed assessment of the proposal against the relevant planning provisions under the Shire of Gingin Local Planning Scheme No. 9 and any relevant Local Planning Policies;
- Detailed assessment of the proposal against the Nature Based Parks: Licencing guidelines for developers and local government and the Caravan Parks and Camping Grounds Regulations 1997; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the Shire of Gingin in making a recommendation on the proposed application:

- Certificate of Title pertaining to the subject site (**Attachment 1**);
- Relevant development plans (**Attachment 2**);
- An Operational Management Plan (**Attachment 3**);
- An Bushfire Advice Brief prepared by Bushfire Planning Prone (**Attachment 4**);

- Completed and signed Shire of Gingin Development Application Form.

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
31	P017695	1892	150	100 Dooling Road

The total area of the subject site is 18.098ha, however the area of the subject of this Development Application is to include the southern portion of the site that pertains to frontage along Dooling road as the northern half of the site is covered in uninhabitable bushland as detailed in Figure 2.

A copy of the Certificate of Title pertinent to the subject site is contained in **Attachment 1**.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the municipality of the Shire of Gingin and is located in the suburb of Neergabby. The subject site is afforded frontage to Dooling Road which connects to Bookine Road and then Gingin Brook Road. The subject site is zoned as 'General Rural' under the provisions of the Shire of Gingin Local Planning Scheme No 9 (LPS 9).

More broadly, the subject site is located approximately 22km west of the Gingin townsite. The subject site consists of 60% of bushland with a majority of the bushland being in the northern part of the subject site. There is also a single dwelling with various

different outbuildings on site that pertain to various farm animals that are kept on site.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

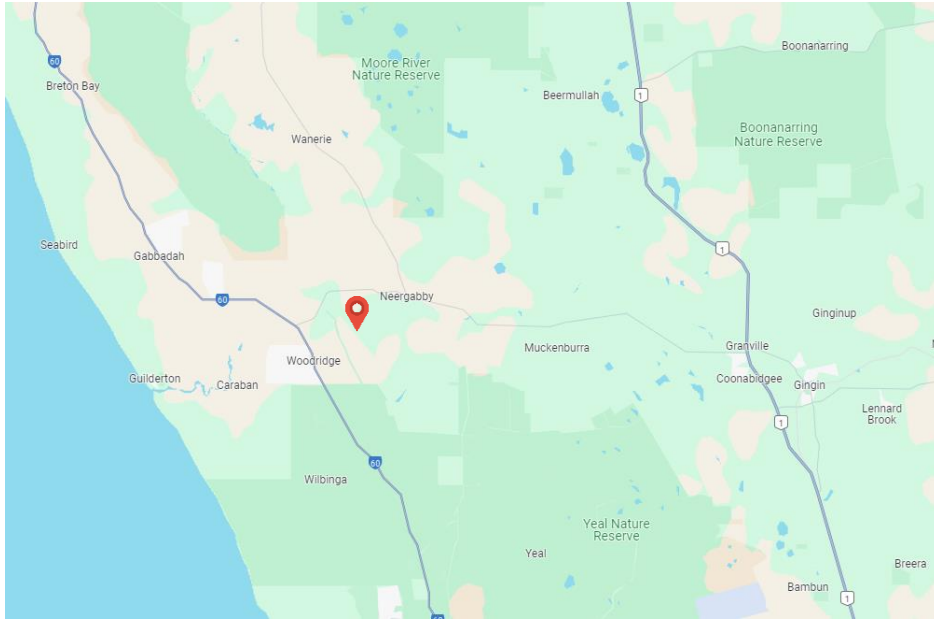


Figure 1 – Regional Context



Figure 2 – Local Context

3.0 Planning Framework

3.1 Shire of Gingin Local Planning Scheme No. 9 (LPS No. 9)

3.1.1 Zoning

The subject site is zoned 'General Rural' under the provisions of LPS No. 9. The objectives of the 'General Rural' zone is outlined in Clause 3.2.7 of LPS No. 9 and has been summarised below:

- manage land use changes so that the specific local rural character of the zone is maintained or enhanced;
- encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;
- maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and
- provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.

Figure 3 illustrates the subject site in the context of the land use zoning applicable under the provisions of LPS No. 9.

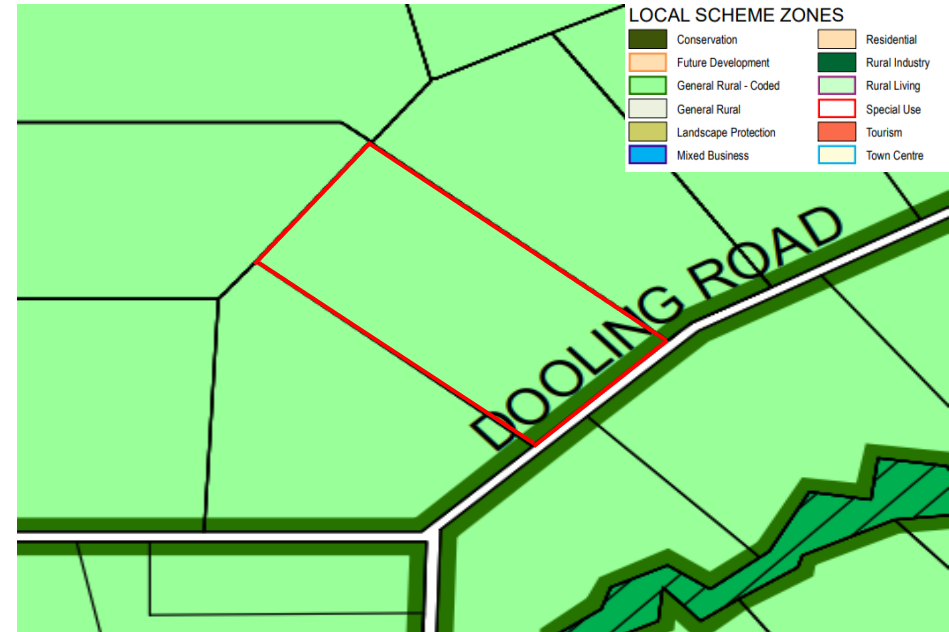


Figure 3 – LPS No. 9 Zoning Map

3.1.2 Land Use Permissibility

The permissibility of land uses is determined with regard to the Shire of Gingin Local Planning Scheme No. 9. Table 1 of LPS No. 9 specifies land uses capable of approval in the 'General Rural' zone.

Land use permissibility is further discussed under section 5.0 as part of the detailed assessment against the provisions of the LPS No. 9.

Detailed assessment of the proposal against the provisions LPS No. 9 and any relevant Local Planning Policies is further covered under section 5.0 of this planning report.

4.0 Proposal Details

The proposed development seeks approval for a 'Nature Based Park' camp site to provide a short stay camping facility, which maximises the natural setting and relies upon the patrons to be self-sufficient.

4.1 Development Details

Key aspects of the proposed design have been summarised below:

- The eight (8) individual camping sites are being located on a loop road that traverses the existing building and grassland on site.
- There will be generally no more than 4 persons per site for a maximum of 32 persons on the site at any one time.
- Campers will be encouraged to treat the campsite as a 'short stay' campsite with the operator enforcing a 'pack it out policy'.
- Waste water disposal facilities will be provided including an existing ablution block for effluent disposal and a designated dump area consisting of wheelie bins for campers to dump their general waste.
- The area is serviced via a phone tower ensuring phone reception is available.
- The 'Nature Based Camp' site would be in operation all year round.
- An onsite shelter will be implemented in accordance with the 10 kW/m² zone indicated by the bushfire advice brief.
- The existing ablution within the 'Nature Based Camp' site will serve as a muster point with an existing rainwater tank that can be upgraded to 10,000L for firefighting purposes.

- Access to each of the camping sites is provided via an access loop that will provide emergency access through to Dooling Road.

A layout of the proposal are contained within **Attachment 2**, with Figure 4 providing an extract of the proposed development plan.

4.2 Development Plan

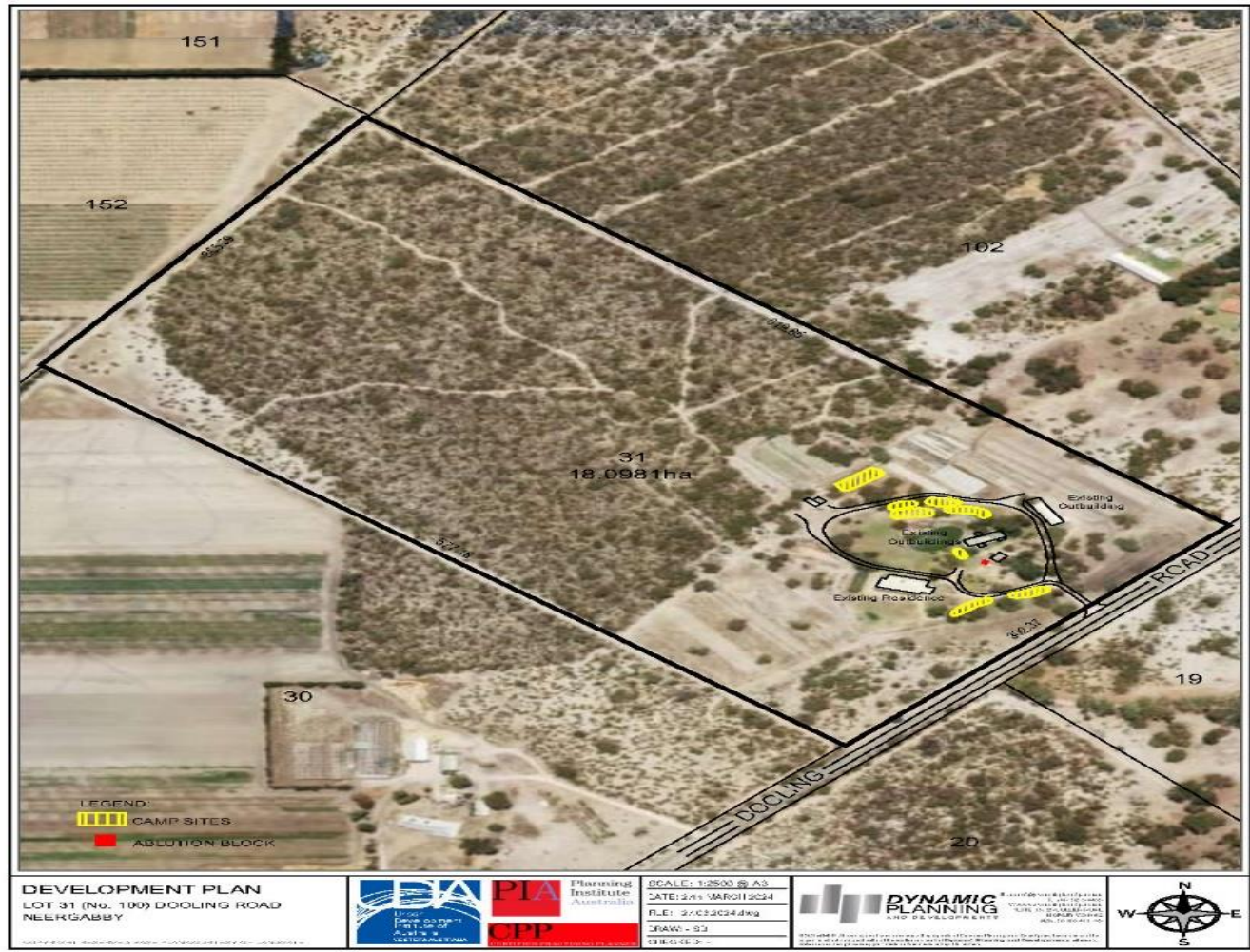


Figure 4 – Proposed Site Plan

5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the provisions of the following documents:

- Shire of Gingin Local Planning Scheme No. 9 (LPS No. 9);
- Local Planning Policy Statement No – 3.1 Tourist Development in Rural Areas;
- Caravan Parks and Camping Grounds Regulations 1997; and
- State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP3.7).

The below sections will address the relevant land use permissibility and development requirements outlined in the abovementioned statutory planning documents.

5.1 Land Use Permissibility

The proposal is not considered to fall within any of the applicable land use definitions defined under LPS No. 9. LPS No. 9 provides the following land use definition for 'Caravan Parks':

'has the same meaning as in the Caravan Parks and Camping Grounds Act 1995;'

With the *Caravan Parks and Camping Grounds Act 1995* defining a 'Caravan Park' as follows:

'Caravan Park means an area of land on which caravans, or caravans and camps, are situated for habitation;'

However, the proposed development does not provide for caravans to occupy the site the 'Caravan Park' definition is not appropriate to be applied to this development.

The proposed development is a form of camping category regulated by the *Caravan Parks and Camping Grounds Regulations 1997 (Regulations)*, wherein a 'Nature Based Park' is defined as follows:

'Nature based park means a facility in an area that –

- a) Is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100m for a distance of 500m or more; and*
- b) Has been predominantly formed by nature; and*
- c) Has limited or controlled artificial light and noise intrusion.*

It is considered that the proposed development is consistent with this above definition. As the proposed use cannot be reasonably determined as falling within a defined use class, the local government may –

- a) determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of clause 64 of the deemed provisions in considering an application for development approval; or*
- c) determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

This suggests that approval is possible pending compliance with the objectives of the 'General Rural' zone and the applicable development requirements and the potential requirement to advertise to adjoining properties as discerned by the Shire.

Compliance with the applicable development requirements has been addressed below in Section 5.2. Further, it is considered that the proposed land use is consistent with the 'General Rural' zone objectives in LPS No. 9:

- Camping is predominantly an activity undertaken in the country, which is typically rural.
- Importantly the scale and intensity of the proposed development will not impact upon the existing rural uses on the site, which is currently operating as a residential dwelling with various farm related outbuildings.
- Further the area that contains the proposed development seeks to capitalise on the natural amenity and the environmental quality of the site, the proposed development ensures the protection of these qualities from future development.
- Additionally, each camp site would include an area for the vehicles to park without the requirement for tree removal. This will ensure the site remains of a 'nature based' environment, protecting the pristine environment.
- The proposed 'Nature Based Park' is not a sensitive use and will not impact the operation of land uses within the 'General Rural' zone.

In light the above the proposed 'Nature Based Park' warrants favourable consideration and support.

5.2 Development Requirements

The relevant development requirements pertaining to the proposed development are outlined in:

- Local Planning Policy Statement No – 3.1 Tourist Development in Rural Areas;
- Caravan Parks and Camping Grounds Regulations 1997; and
- State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP3.7).

An assessment of the proposed developments compliance with the abovementioned documents has been provided below in following sections.

5.2.1 Local Planning Policy Statement No – 3.1 Tourist Development in Rural Areas

The policy objectives of Local Planning Policy Statement No – 3.1 Tourist Development in Rural Areas are as follows:

To provide guidelines for the development of tourist facilities in General Rural Areas to strengthen the economic base while enhancing the rural character of the area.

Within the Local Planning Policy there are also a number of provisions provided in support of the overarching objective, the provisions are as follows:

- 3.1 *Tourist developments in rural areas will be considered in either one of two categories:*

- a) *high impact proposals involving significant capital investment or having the potential to conflict with surrounding land uses; and,*
- b) *low impact proposals not involving significant capital investment and unlikely to conflict with adjoining land uses.*

- 3.2 *High impact proposals will require the site to be included in the Tourism zone or listed as an additional use site for that purpose.*
- 3.3 *Low impact proposals, which may include proposals such as chalets or boarding houses with accommodation for less than 10 persons or small service establishments may be permitted in the General Rural zone at Council's discretion.*
- 3.4 *All tourist developments in the General Rural areas of the Shire should be located and incorporate landscaping elements to ensure they do not visually intrude on the rural landscape.*

In consideration of the above the proposed development is considered a Low Impact proposal and may be permitted in the 'General Rural' zone for the following reasons:

- 1. The proposed development provides a diversification to the land uses operating on the site capitalising on the existing natural amenity and rural character.
- 2. The area of the proposal due to the existing vegetation factors is incapable of accommodating rural uses.
- 3. The proposed use of a 'Nature Based Park' does not involve significant capital investment and proposes no conflict with the adjoining land uses.

- 4. While Clause 3.3 states that Low Impact proposals generally should accommodate less than 10 people, due to the nature of the proposal being significantly less intrusive than chalets or boarding houses and the max capacity of 32 people being unlikely to be met at all times. In all likelihood the site will generally be occupied by approximately 10 people and therefore compliant with the requirements of a Low impact proposal.
- 5. The Low Impact nature is further reinforced by the *Nature Based Parks: Licencing guidelines for developers and local government* that states the following:

"The local government should consider that nature based parks are meant to be low-cost, small-scale tourist accommodation when requesting further information from the operator."
- 6. The proposal has chosen the sites based on the natural vegetation present to achieve a minimal amount of disturbance. As such the proposed development is entirely environmentally orientated and proposes no changes to the rural landscape.

5.2.2 Caravan Parks and Camping Grounds Regulations 1997

As highlighted above in Section 5.1 the proposed development is consistent with the definition of 'Nature Based Parks' under the *Caravan Parks and Camping Grounds Regulations 1997*. There are a number of other provisions that a 'Nature Based Parks' has to comply with under the *Regulations*. These requirements have been listed in detail below:



- *Regulation 51 provides that the maximum number of camping sites endorsed by a local government on a licence for use as a nature based park is not to exceed one site per 50 square metres of camping ground available at the facility.*
- Schedule 7, Clause 11(4): The only buildings allowed on a nature based park are a manager's house, toilets, an ablution block, washing up facilities and a campers kitchen (if approved) and there will be no buildings allowed on an individual site.
- Regulation 34 (4): A rigid annexe is not to be on a nature based park unless it is attached to the residence of the manager.
- Regulation 39 (3): No carport or pergola is to be on a nature based park unless it is attached to the residence of the manager.
- Regulation: 40 (3): No storage shed is to be on a nature based park except one that is associated with the operation of the facility. Only one storage shed is permitted on the nature based park.
- Schedule 7, Clause 5A: Maximum length of stay to be 28 days in any three month period in a nature based park.
- Schedule 7, Clause 16A:
 - A facility entrance road is to be at least 6 m wide or a narrower width that is approved.
 - A facility road which is a one way road is to be at least 4 m wide or a narrower width that is approved.
 - A facility road which is a 2 way road is to be at least 6 m wide or a narrower width that is approved.
 - A local government may approve of a narrower width under subclause (2), (3) or (4) for a nature based park only if it is satisfied that the

- management plan for the facility adequately deals with traffic access and egress.
- A facility road is to be constructed and maintained as is approved but need not be paved or sealed.

In consideration of the above the proposed development is considered to meet the requirements of a 'Nature Based Park' as outlined within the Caravan Parks and Camping Grounds Regulations 1997 for the following reasons:

- The proposed development does not exceed one site per 50sqm.
- No permanent buildings or structures are proposed as part of this application.
- No rigid annexure is proposed as part of this application.
- No carpark or carport has been provided, it is expected that patrons will park at the individual camping sites.
- No storage shed is proposed.
- The maximum length of stay will be 28 days in any three month period as specified within the Operational Management Plan contained in **Attachment 3**.
- The proposed development plan provides a two-way road providing access to the surrounding road network and the individual camp sites. The road will be unsealed and constructed to the specified requirements.

5.2.3 State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP3.7)

The proposed 'Nature Based Park' has been identified as a bushfire prone area and therefore an advice brief from Bushfire Prone Planning has been prepared alongside this development application to address various elements detailed within the SPP3.7 Planning in Bushfire Prone Areas.

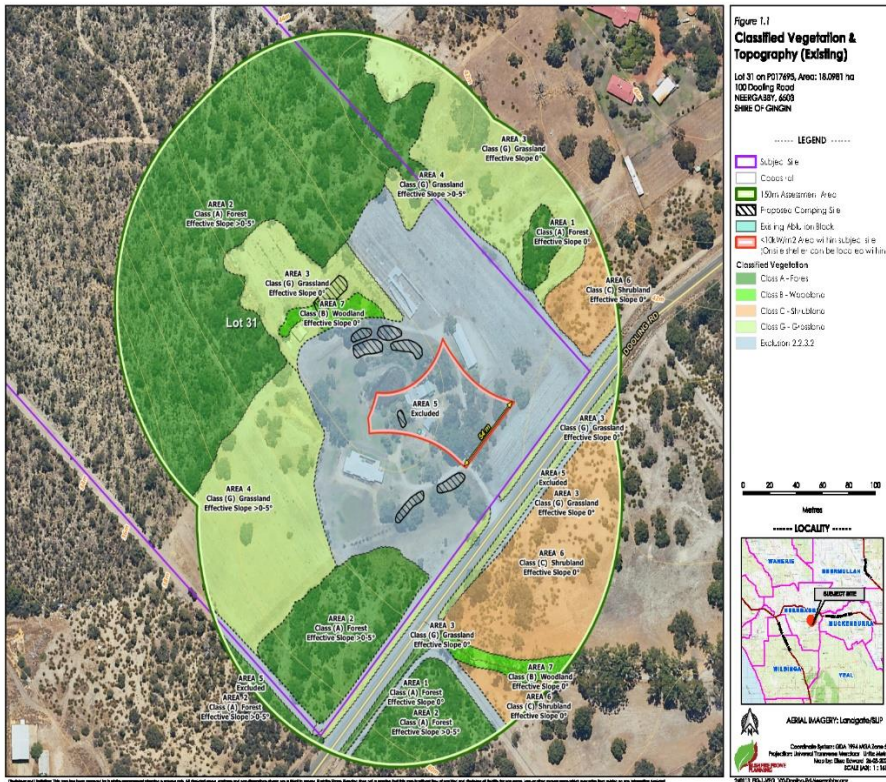


Figure 5: Bushfire Map

Within the advice brief, Bushfire Prone Planning has identified the site as being able to satisfy the conditions and requirements detailed within SPP3.7. The following information is provided for the consideration of an application for a 'Nature Based Park'.

Element 1: Location

- The generation of BAL ratings is unnecessary as campsites can be sited in areas above BAL-29

Element 2: Siting and Design

- The proposed campsites can be considered a tolerable loss in the event of a bushfire.
- Existing ablution block is within the allocated 10kW/m^2 area (equivalent to <math>< \text{BAL} - 12.5</math>).
- Planned onsite shelter will also be implemented within the 10kW/m^2. This will be constructed to a minimum standard of BAL-29 in accordance with the National Construction Code and ABCB Design and Construction requirements.

Element 3: Vehicular Access

- An acceptable Access loop will be provided to ensure emergency access is able to meet the requirements listed under acceptable solution A5.8.1b. These requirements include:
 - Minimum 4 metres trafficable surface width.
 - Minimum 6 metres horizontal clearance.
 - Minimum 4.5 metres vertical clearance.
 - Passing bays every 200 metres with a minimum length of 20 metres and additional 2 metres trafficable width.
 - Turn around areas for vehicles.

- Appropriate signage to be provided to advise access route travels.
- There is no public road access as Dooling Road is a dead end, therefore an onsite shelter will be provided as discussed in Element 1: Siting and Design for developments with a maximum of 100 guests and staff which fits the criteria for this nature based park.

Element 4: Provision of Water

- There is an existing water tank located within the 10kW/m^2 area and is next to the muster point meaning access to water for firefighters would not be a problem.
- Will be upgraded to a 10,000L water tank to satisfy the requirements for firefighters.

In consideration of the above the proposed development is considered to meet the requirements of a 'Nature Based Park' as outlined with SPP3.7. The advice brief provided by Bushfire Prone Planning will be attached to this document under Appendix 4.

7.0 Conclusion

The application seeks approval for a nature based park, intended to maximise the rural characteristics of the site. The application seeks to provide minimal amenities in a low scale impact proposal, which would generally be of benefit to the area and align with the Shire's intent to support the local tourism industry.

Based on the assessment provided above the proposed development is compliant with the applicable development requirements, the Shire of Gingin Local Planning Scheme No. 9 and the State Planning Framework. In this regard the proposed development is considered to warrant favourable consideration and subsequent approval for the following reasons:

- The proposal is consistent with the applicable 'General Rural' zoning;
- The proposed development is compliant with the Local Planning Policy Statement No – 3.1 Tourist Development in Rural Areas;
- Compliance has been demonstrated with the relevant State Planning Framework being the Caravan Parks and Camping Grounds Regulations 1997 and State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP3.7); and
- An Operational Management Plan has been prepared to ensure that the proposed development operates in compliance with the applicable requirements.

As such, we respectfully request that the Shire of Gingin support and approve the proposed 'Nature Based Park'.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact Dynamic Planning and Developments on 08-9275-443

Appendices

APPENDIX 1 - Certificate of Title

APPENDIX 2 - Development Plans



LEGEND:

 CAMP SITES

 ABLUTION BLOCK

DEVELOPMENT PLAN
 LOT 31 (No. 100) DOOLING ROAD
 NEERGABBY

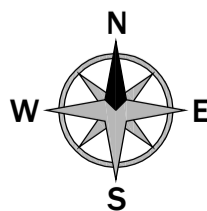
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APPENDIX 3 – Operational Management Plan

OPERATION MANAGEMENT PLAN



LOT 31 (NO. 100) DOOLING ROAD, NEERGABBY NATURE BASED PARK OPERATION MANAGEMENT PLAN

OUR REF: 1956

Our Ref: 1956

Shire of Gingin
PO Box 510
Gingin WA 6503

02 April 2024

LOT 31 (NO.100) DOOLING ROAD, NEERGABBY
NATURE BASED PARK OPERATION MANAGEMENT PLAN

1.0 Introduction

The Operations Management Plan (OMP) has been prepared in support of a 'Nature Based Park' development application at Lot 31 (No. 100) Dooling Road, Neergabby providing camp sites for guests to stay at. The OMP provides an outline on how the park will be managed and enforced by the landowner to ensure there are no impacts on the adjoining neighbours and the rural and natural amenity of the locality are protected.

A copy of this OMP and site map will be publicly accessible at the entry point to the 'Nature Base Park'.

2.0 Nature of the Nature Based Park

The landowner is seeking approval for a 'Nature Based Park' use in the form of eight (8) individual camp sites, which maximises the natural setting and relies upon the patrons to be entirely self-contained and self-sufficient.

2.1 Operation Details

The eight (8) individual camp sites are being located on a loop road that traverses the existing building and grassland on site. There will be generally no more than four (4) persons per campsite, meaning a maximum of 32 persons on the site at any one time. Campers will be encouraged to treat the campsite as a 'short stay' campsite with the camp operator enforcing a 'pack it out policy'. Various facilities are provided to campers, this includes an existing ablution block where effluent waste can be disposed and a potable water supply point that is derived from an existing rain tank. The area is serviced via sufficient mobile phone coverage connections with onsite telecommunication services available to the campers in an emergency.

The 'Nature Based Park' camp site would only be in operation all year round. Additionally, no carpark or carport is involved in the proposal and therefore campers are to park at the individual camping sites.

3.0 Services

3.1 Role of Camp Manager

The landowner of the Nature Based Park will be taking on the role of 'Camp Manager' as well as the responsibility as Fire Warden. The Camp Manager should oversee overall upkeep and maintenance of the site in a nature that keeps the site in accordance with the nature it is approved under. The camp manager may also guide campers to their respective camp sites when necessary.

3.2 Role of Fire Warden

The role of Fire Warden requires the Camp Manager to outline an 'Emergency Evacuation Plan' as well as informing campers of the designated muster point and emergency access at the existing ablution block located within the designated 10kW/m^2 area.

The Camp Manager should make sure that camp sites adhere to any declared fire bans, vehicle movement bans, burning restrictions and ensuring compliance with the Shire's Bushfire Notice, with the Camp Manager being responsible for advising campers of high-risk situations and in advising that there should be a evacuation of the camp sites.

In extreme conditions the Fire Warden should assess the safety of campers staying or booking to stay at the Nature Based Park to mitigate any effects on campers in advance.

3.2 Camp Site Clean Up and Preparation

After campers have completed their stay, the respective camp site is required to be cleaned of waste and disposed of in the various wheelie bins at the designated dump area in order to maintain a clean Nature Based Park as a whole that 'leaves no more than a footprint'.

4.0 Waste Management

The site presently has various waste management services that have been installed prior to the opening of the nature-based camp. There is an existing ablution block where effluent waste can be disposed of which is an important aspect of site due to the abundant wildlife within the site as well as minimising negative impact on the local, rural and natural amenity.

There will also be a designated dump area that will consist of recycling and general waste wheelie bins that will be located in a centrally secluded area and will be emptied weekly as per the Shire of Gingin weekly rubbish service.

Campers are encouraged to place rubbish in the wheelie bins and take their own rubbish if they are unable to be dumped at the wheelie bins due to the lack of rubbish space or overflow of camper rubbish. As previously mentioned, it is the role of the Camp Manager to make sure the Nature Based Park camp sites are clean, and the wheelie bins are accessible for waste removal to be performed via the Shire of Gingin weekly rubbish disposal service.

5.0 Access

5.1 Vehicular Access

Access to each of the camping sites is provided via an access loop that will provide primary access through Dooling Road (marked out in black pen on figure 1)

The internal access road is to be maintained as follows:

- Minimum 4 metres trafficable surface width.
- Minimum 6 metres horizontal clearance.
- Minimum 4.5 metres vertical clearance.
- Passing bays every 200 metres with a minimum length of 20 metres and additional 2 metres trafficable width.
- Turn around areas for vehicles.

These factors considered would ensure that there are suitable egress routes from site in an emergency situation. Additionally, campers are required to exit via their own private vehicle.

5.2 Emergency Access and Evacuation

An emergency evacuation plan is to be proposed which requires a fire warden to be nominated for the site to provide details and directions to campers during a fire event. The camp manager will fulfill this role and would always be on site should campers be at the premises.

In case of emergency, the designated emergency access point is identified as the existing ablution block, and the fire warden (camp manager) is to direct campers to the emergency access if necessary. (The emergency access is located at the existing ablution block as detailed in figure 1).

5.3 Muster Point

To mitigate the high bushfire risk, the existing ablution block of the 'Nature Based Park' camp site will serve as a muster point as there is an existing rainwater tank that would be useful to firefighters on site. This can be upgraded to a 10,000L water tank for firefighting purposes if required by the Shire, located in the area of lowest-threat and directly accessible from the driveway. The location of the muster point is outlined as an existing ablution block.

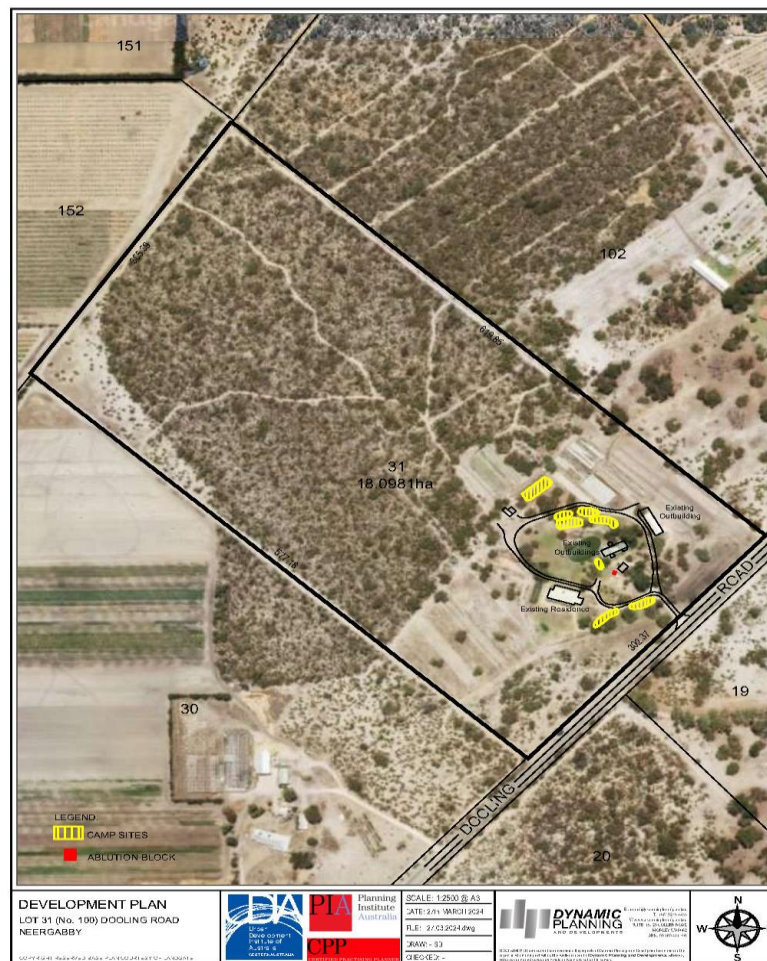


Figure 1 – Site Plan

6.0 Complaints Procedure

The landowner/camp manager will be responsible to ensure that all campers behave in accordance with the requirements of the OMP. Notwithstanding this, however, should there be any issues that arise (such as effluent disposal and litter), the adjoining neighbours will be able to contact the landowner who will respond immediately.

All complaints will be recorded in the complaints register (see Appendix A), which will be available to the Shire upon request.

Upon approval of the application the landowner will correspond with all immediate neighbours providing relevant contact details, including after-hours contacts.

7.0 Conclusion

The measures as contained within this OMP will be implemented by the landowner who intends to take up the role as 'camp manager'. This will ensure that the land use for the 'Nature Based Park' will not cause any amenity impacts to the rural or natural amenity of the locality.

Appendix 1

Complaints Register

Date	Time	Who Made the Complaint	Nature of Complaint	How the Matter was Resolved



APPENDIX 4 – Bushfire Advice Brief

ADVICE BRIEF

Limitations Notice

1. This is advice only. It is intended to assist decision making and is not suitable to submit with a building or planning application; and
2. The site visit conducted for this advice will not necessarily remove the requirement for a further site visit to assess and record site data in more detail in order to meet objectives that are developed post consideration of this advice brief.

Our Reference:	240113		
Client Details:	Contact: Janelle Kelly (landowner) Contact: Neil Teo of Dynamic Planning and Developments		
Bushfire Consultant:	Elissa Edward		
Appraisal Method:	Site Visit and Desktop	Site Visit Date:	13 March 2024

PROPOSED DEVELOPMENT/USE

Description:	Camping Sites		
Site Location:	Lot 31 (#100) Dooling Road Neergabby, Shire of Gingin	Lot Size:	18.0981 ha
Is a planning application, that addresses the conditions established by State Planning Policy 3.7, required in addition to a building application?	Yes		

ADVICE / RECOMMENDATIONS

The proposed development comprises the creation of 8 camping sites on Lot 31 Dooling Road. The landowner does not propose the addition of any other associated facilities (such as a camp kitchen). A small ablution block already exists on the subject site which is planned to be used for the proposed development.

The following recommendations are made by the bushfire consultant. Refer to information contained within this document for further explanation.

1. The camping sites can be considered a tolerable loss in the event of a bushfire, therefore can be sited in the proposed locations, or anywhere on the subject site (including areas above BAL-29).
2. An onsite shelter building is required to be constructed on the subject site due to the lack of two-way access provided to the site by Dooling Road. This onsite shelter building must comply with the construction requirements referenced in this document and must be located within an area subject to no greater than 10kW/m² of radiant heat flux.
3. Internal driveways are existing and can provide emergency access/egress to all patrons and staff in the event of a bushfire. The internal driveways can and will comply with the requirements referenced in this document, which includes minimum width, vertical and horizontal clearance, passing bay and turnaround requirements.
4. An asset protection zone has been established on the subject site and is currently maintained by the landowner. The landowner must continue to maintain it in its current state in accordance with the requirements for asset protection zones referred to in this document. This ensures that the 10kW/m² area in which the onsite shelter building is located can be maintained in perpetuity.

5. Appropriate signage and pedestrian paths must be installed within the subject site which direct persons to the onsite shelter building, what to do in the event of a bushfire, as well as signage to indicate where each access route travels to and the distance.
6. A firefighting water supply must be installed for the proposed development. This is to be 10,000L or as agreed with the decision maker. All above-ground water tanks, pipes and fittings must be non-combustible. The technical requirements listed in this document must be complied with.
7. The required bushfire planning documents for submission to the decision makers may include:
 - Bushfire Management Plan;
 - Bushfire Emergency Plan.

IDENTIFICATION OF BUSHFIRE PRONE VEGETATION

ONSITE VEGETATION	
Explanatory Information	
<p>Typically, the landowner can potentially manage this vegetation i.e., remove and/or maintain in a minimal fuel, low threat state in perpetuity, as part of an asset protection zone (APZ). The APZ creates separation between the potential bushfire hazard and a building. This can remove the potential for flame contact (from the bushfire itself) and lowers the level of radiant heat that can be transferred to the building (from the bushfire itself).</p> <p style="text-align: center;"><u>IMPORTANT</u></p> <p style="text-align: center;"><u>CERTAIN TYPES AND/OR EXTENTS OF NATIVE VEGETATION CANNOT BE MODIFIED OR REMOVED WITHOUT PERMISSION BEING OBTAINED FROM THE RELEVANT AGENCY/AUTHORITY. SEEK THE ADVICE OF YOUR LOCAL GOVERNMENT FIRST.</u></p> <p>Note that the BAL rating does not consider the building's potential exposure to radiant heat, flames and embers from other vulnerable combustible materials/items/structures that might exist around a building and be ignited by embers from a bushfire that is some distance away. These are consequential fires, and this risk can be the primary risk and must be separately considered and managed by the property owner/manager.</p>	
Location Description and Classification	Explanation
Class (A) Forest, Downslope >0-5°	Banksia-dominated vegetation with scattered low mature eucalypts. This vegetation has been classified as the worst-case scenario as a precautionary measure.
Class (B) Woodland, Flat	One small area of Woodland vegetation consisting of mature eucalyptus trees with grassy understorey. Vegetation has been classified as worst-case scenario as a precautionary measure. It may be included within the landowner's existing irrigated 'Asset Protection Zone' in the future, however all determinations made in this document are based on the assumption of the existence of this vegetation in its current state.
Class (G) Grassland, Flat and Downslope >0-5°	Grasses up to 1 metre in height, not part of the landowner's current zone of management. Vegetation is classified as worst-case scenario.

Assessment Comments:

The property currently comprises classified vegetation as described in the table above, in combination with an existing Asset Protection Zone that is currently established and maintained by the landowner. This zone (shown as Area 5 Excluded on Figure 1.1) includes reticulated lawns under 100mm in height, high moisture content species, native trees and shrubs managed in a low-fuel state, buildings, sheds, a pond, and sandy horse paddocks. Refer to Attachment 3 for information regarding ongoing asset protection zone requirements within the subject site.

The landowner must continue to maintain the existing asset protection zone in accordance with the requirements set out in Attachment 3, in order to ensure that the 10kW/m² area for the onsite shelter building (refer to following sections), remains valid in perpetuity.

OFFSITE VEGETATION

Explanatory Information

In most situations, the owner of the subject site will have no authority to reduce these offsite bushfire hazards by clearing or modifying the vegetation and maintaining the land in a minimal fuel, low threat state in perpetuity. Consequently, the potential bushfire threats from this vegetation will typically remain. This may limit the separation distances that can be achieved (i.e., the size of the APZ that can be established).

An exception for relevant parts of the land may exist when:

1. The offsite landowner is subject to a legislated management responsibility e.g., compliance with a fire break/fuel load notice; or
2. A formal agreement for the management of the vegetation on relevant areas of land is established with the offsite landowner (or its responsible manager) e.g., a private landowner or a government agency.

Location Description and Classification	Explanation
Refer to Figure 1.1 showing all offsite vegetation classifications within 150 metres of the proposed development.	All offsite vegetation has been classified as worst-case scenario as a precautionary measure.

Assessment Comments: Offsite vegetation cannot be altered or removed by the subject site landowner.

INDICATIVE BUSHFIRE ATTACK LEVELS (BAL)

Explanatory Information

Each BAL rating represents a range of radiant heat levels that can potentially be transferred to buildings from a bushfire. The determined rating has the following two uses in WA:

1. For building applications, it establishes the construction requirements to be applied, to relevant buildings, for compliance with the Building Code of Australia (BCA). Relevant buildings are essentially residential buildings and associated non-habitable building/structures. Other buildings can be required to comply by the relevant decision makers (Department of Planning Lands and Heritage or the local government authority).
2. For planning applications, it identifies where existing and/or future buildings will be subject to BAL-29 or less and therefore considered suitable for approval for this parameter. Higher BAL ratings (BAL-40 and BAL-FZ) may only be accepted in limited circumstances and will require detailed merit based assessments to support their approval.

The primary variables that determine a BAL rating are:

1. The type of vegetation present (this determines the expected bushfire behaviour);
2. The slope of the land under that vegetation (fires spread faster up slopes and result in greater fire intensity and therefore threat levels);
3. The distance for which a building is or can be separated from the identified bushfire prone vegetation by land that contains either no vegetation or supports minimal vegetative fuels and will be maintained (in perpetuity) in a low threat state (i.e., it meets specifications established by AS 3959:2018).

AS 3959:2018 establishes the BAL determination methodology to use. It is applied as either Method 1, the simplified procedure, or Method 2 as a detailed procedure. Method 2 can be utilised for a more site specific assessment or to incorporate other site and construction variables that may modify the modelled fire or alter the potential for radiant heat to be transferred to buildings (e.g., the impact of any shielding). The application of Method 2 will require the involvement of a Level 3 (BPAD) accredited bushfire practitioner with appropriate levels of bushfire experience. This can incur significant additional costs.

Assessment Comments:

BAL ratings (in the form of BAL Contours) are not required to be generated at this stage of the project as camping sites can be sited in areas above BAL-29. For additional discussion regarding the location and radiant heat flux for the required onsite shelter building, refer to assessment comments in the section entitled *Ability of The Proposed Development/Use to Comply with The Relevant Acceptable Solutions*.

COMPLYING WITH STATE PLANNING POLICY 3.7 'PLANNING IN BUSHFIRE PRONE AREAS' (SPP 3.7)

Explanatory Information

Any development, in a designated bushfire prone area, that is required to have planning approval from the relevant decision maker, must meet the requirements established by SPP 3.7 (WAPC 2015, v1.0) and its associated Guidelines (DPLH 2021 v1.4).

The Guidelines establish the key bushfire protection measures that are considered by the regulatory authorities to satisfy the required level of performance against the threats of bushfire - for the proposed development or use. These are stated as the 'acceptable solutions' and they are grouped by their purpose under the five elements of the Bushfire Protection Criteria.

Elements 1-4 are applied for all strategic planning proposals, subdivision or development applications except for vulnerable tourism land uses.

Element 5 is applied to all vulnerable tourism land uses and addresses Elements 1-4 by applying acceptable solutions that are specific to the use.

SPP 3.7 also establishes the 'alternative solution' pathway for the application of merit or performance based assessments as alternative solutions where the acceptable solutions cannot be met. Using this pathway will require the involvement of a Level 3 (BPAD) accredited bushfire practitioner with appropriate levels of bushfire experience. This can incur significant costs to develop and justify a proposed alternative solution - with no guarantee of success. But it can be a valid pathway to pursue in certain circumstances.

ABILITY OF THE PROPOSED DEVELOPMENT/USE TO COMPLY WITH THE RELEVANT ACCEPTABLE SOLUTIONS

The Proposed Vulnerable Tourism Land Use	Short term accommodation (other than B&B/Holiday House) including motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park (which incorporates camping grounds).				
Element 5: Siting and Design	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
				✓	

Proposed Tourism Land Use Type: Caravan Park – Includes Camping Ground

The proposed camping sites may be considered a tolerable loss in the event of a bushfire, therefore are able to be sited in areas above BAL-29 (i.e. anywhere within the subject lot).

As per acceptable solution A5.7a, other campground facilities such as camp kitchens and ablutions are required to be sited within BAL-29 or lower areas. Figure 1.2 shows in red the area which is subject to <math><10\text{kW/m}^2</math> of radiant heat flux (equivalent to <math><BAL-12.5</math>). The existing ablution structure is located within this area, therefore complies with this acceptable solution. Any future campground facilities are required to be, and more than likely can be, sited in an area subject to BAL-29 or lower.

As per acceptable solution A5.8.2e, an onsite shelter is required for the camping ground. Pedestrian paths to the onsite shelter, including clear signposting, will be required. The onsite shelter must be sited in an area subject to less than 10kW/m^2 of radiant heat flux. Figure 1.2 shows the location of the area within the subject site that already achieves this (with no alteration required to the existing onsite vegetation), in which an appropriately sized onsite shelter building may be constructed. The onsite shelter building will be required to be constructed to a minimum standard of BAL-29, and in accordance with the National Construction Code and the ABCB Design and Construction of Community Bushfire Refuges Handbook. Due consideration must also be given to complying with the Building Code of Australia. Attachment 6 provides general information on BAL construction requirements, however the proponent will need to seek appropriate advice regarding meeting the abovementioned onsite shelter construction requirements.

Element 5: Vehicular Access	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
				✓	

Assessment Comments: Existing internal driveways will provide emergency access/egress for all patrons and staff in the event of a bushfire. All internal driveways can meet the requirements listed under acceptable solution A5.8.1b, requirements include:

- Minimum 4 metres trafficable surface width
- Minimum 6 metres horizontal clearance
- Minimum 4.5 metres vertical clearance
- Passing bays every 200 metres with a minimum length of 20 metres and additional 2 metres trafficable width
- Turn around areas in accordance with diagrams shown in Attachment 4

Signage will also be required to be installed within the subject site that advises where each access route travels to and the distance, and general information signs on what to do in the event of a bushfire.

Acceptable solution A5.8.2 applies to the development as is it outside of a residential built-out area. Public road access cannot be provided in two different directions to two different suitable destinations, as Dooling Road is a dead-end to the east of the subject lot. Therefore, in order to comply with this element as per acceptable solution A5.8.2e, for developments with a capacity up to a maximum of 100 guests and staff, an onsite shelter is to be provided in accordance with the requirements discussed above (Siting and Design).

Element 5: Provision of Water	Compliance Likelihood				
	Almost None	Unlikely	Possibly	Likely	Almost Certain
				✓	

Assessment Comments: The development is not serviced by a reticulated water supply. Therefore, water tanks with 10,000L capacity or as agreed by the decision maker must be provided in accordance with the requirements of Element 4, Schedule 2, 2.2 Technical requirements. This includes:

- Above-ground tank(s) and associated stand(s) must be constructed from non-combustible material.
- All above-ground pipes and fittings should be metal.
- Fittings should be located away from the source of bushfire attack.
- Tank(s) should be located no further than four metres from the hardstand/driveway accessing it.
- Tank(s) should be located within the existing landowner asset protection zone, closer to the front of the property.

Refer to Attachment 5 which further details the technical requirements for firefighting water supply that must be complied with.

ATTACHMENT 1 – INFORMATION LINKS AND RELEVANT CONTACTS

INFORMATION LINKS	
DFES – Map of Bushfire Prone Areas	https://maps.slip.wa.gov.au/landgate/bushfireprone/
Department of Planning, Lands and Heritage – all bushfire planning documentation	https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas
AS 3959:2018 Construction of buildings in bushfire prone areas	https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/
NASH Standard – Steel Framed Construction in Bushfire Area	https://nash.asn.au/nash/publications/nash-standards
Shire of Gingin – Firebreak Notice	https://www.gingin.wa.gov.au/fire-breaks-bans-information
Bushfire Practitioner Accreditation (FPA Australia)	http://www.fpa.com.au/bpad.aspx
ABCB Community Shelter Handbook	https://www.abcba.gov.au/sites/default/files/resources/2022/Handbook-community-bushfire-refuges-2014.pdf

ATTACHMENT 2 – CLASSIFIED VEGETATION MAPS

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Figure 1.1

Classified Vegetation & Topography (Existing)

Lot 31 on P017695, Area: 18.0981 ha
 100 Dooling Road
 NEERGABBY, 6503
 SHIRE OF GINGIN

----- LEGEND -----

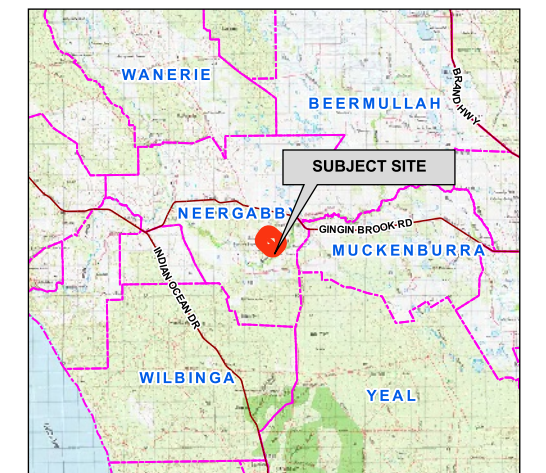
- Subject Site
- Cadastral
- 150m Assessment Area
- Proposed Camping Site
- Existing Ablution Block
- <10kW/m2 Area within subject site (Onsite shelter can be located within)

- Classified Vegetation**
- Class A - Forest
 - Class B - Woodland
 - Class C - Shrubland
 - Class G - Grassland
 - Exclusion 2.2.3.2



Metres

----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: Elissa Edward 26-03-2024
 SCALE (A3): 1 : 1650









Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

Figure 1.2






Classified Vegetation & Topography (Existing)

Lot 31 on P017695, Area: 18.0981 ha
100 Dooling Road
NEERGABBY, 6503
SHIRE OF GINGIN

----- LEGEND -----

-  Subject Site
-  Cadastral
-  150m Assessment Area
-  Proposed Camping Site
-  Existing Ablution Block
-  <10kW/m2 Area within subject site (Onsite shelter can be located within)

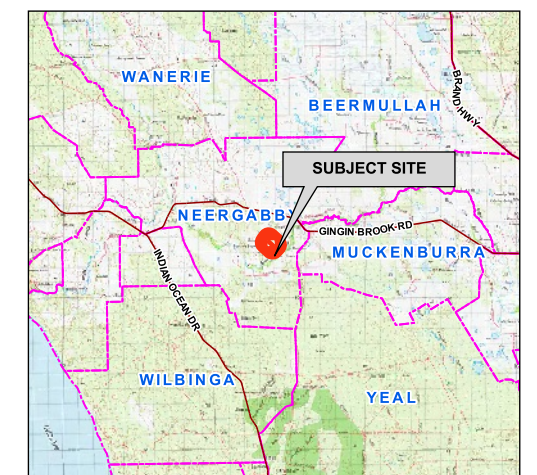
Classified Vegetation

-  Class A - Forest
-  Class B - Woodland
-  Class C - Shrubland
-  Class G - Grassland
-  Exclusion 2.2.3.2



Metres

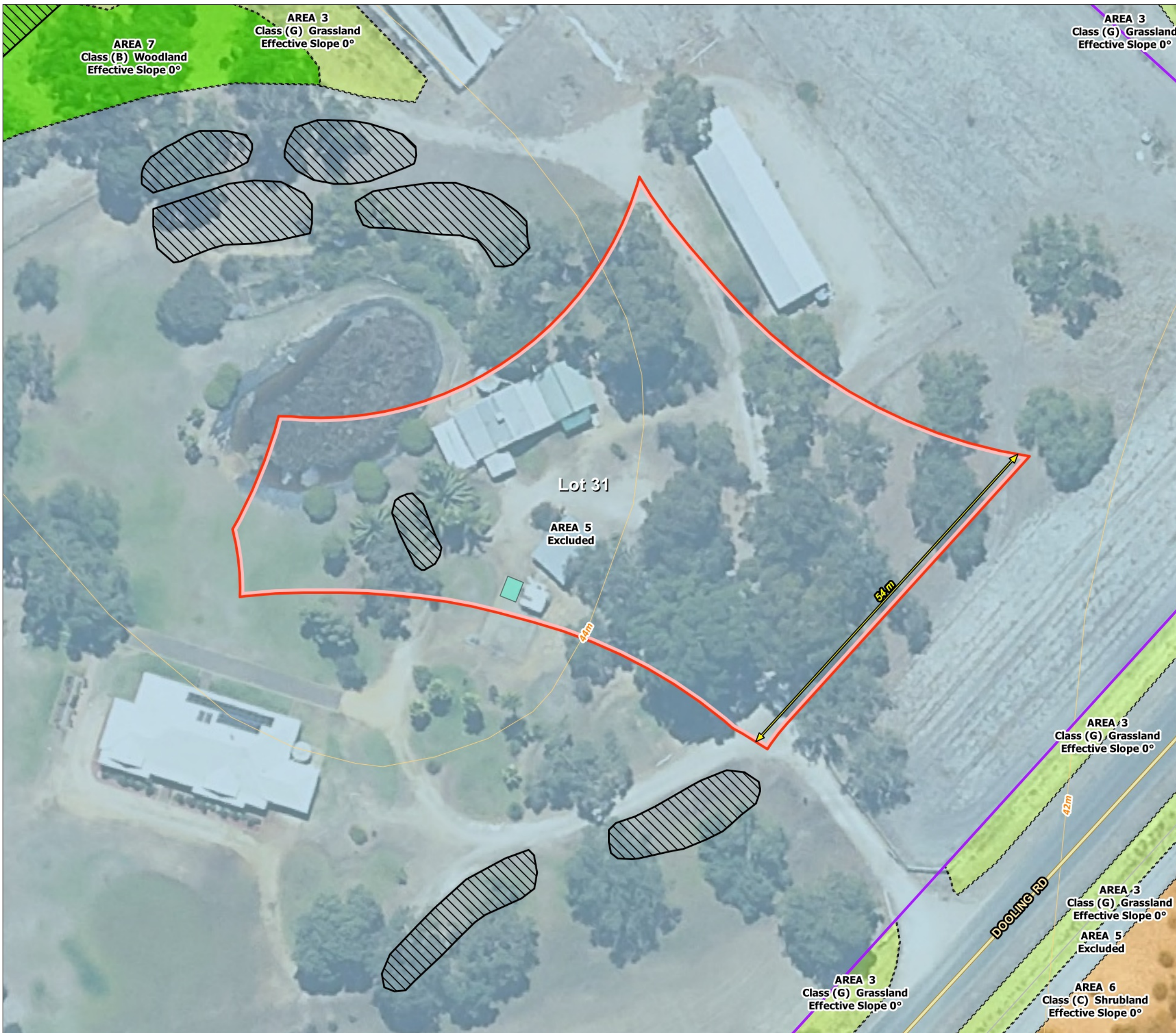
----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: Elissa Edward 26-03-2024
 SCALE (A3): 1 : 500



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ATTACHMENT 3 – TECHNICAL REQUIREMENTS FOR ONSITE VEGETATION MANAGEMENT

ESTABLISHED BY ELEMENT 2, A2.1, E2 AND SCHEDULE 1 (GUIDELINES V1.4)

The APZ:

This is an area surrounding a habitable building containing either no fire fuels and/or low threat fire fuels that are maintained in a minimal fuel condition. The primary objectives include:

- To ensure the building is sufficiently separated from the bushfire hazard to limit the impact of its direct attack mechanisms i.e., reduce the potential for direct flame contact on the building, reduce the level of radiant heat to which the building is exposed, prevent surface fire spreading to the building and (dependent on the vegetation types) some reduction on the level of ember attack. *Schedule 1: Standards for Asset Protection Zones* (reproduced in Appendix B) and the explanatory notes in the Guidelines (DPLH as amended) provide guidance for achieving this objective. The relevant local government may have further guidance tailored to local conditions in their annual firebreak notice (refer to Appendix B);
- To ensure other combustible materials that can result in consequential fire (typically ignited by embers) within both the APZ and parts of the building - are eliminated, minimised and/or appropriately located or protected. The explanatory notes in the Guidelines (DPLH as amended) provide some guidance for achieving this objective (and other sources are available); and
- Provide a defensible space for firefighting activities.

Bushfire Planning Requirements:

For planning purposes (as opposed to building purposes – see additional notes in Section 5.4 of this BMP - 'What sized APZ must be established') - the necessary outcome for siting and design of development, is to demonstrate that a building can be located within the developable portion of any lot (i.e. outside those parts of the lot that form the required R-Code building setbacks, or any other excluded area), and be subject to potential radiant heat from a bushfire in the adjacent vegetation not exceeding 29 kW/m² (i.e. a maximum BAL rating of BAL-29).

This will be achieved when the dimensions of the APZ are large enough. These are the BAL-29 APZ dimensions, and they will vary dependent on the type of vegetation present and the slope of the ground under that vegetation. The required dimensions are determined in this BMP. Other requirements include:

- The APZ should be contained solely within the boundaries of each lot, except in instances where the neighbouring lot(s) or adjacent public land will be maintained to a low-fuel state in perpetuity, and this can be justified (or are non-vegetated).
- Where possible, planning for siting and design of development should incorporate elements that include non-vegetated areas (e.g., roads / parking / drainage / water body) and/or formally managed areas of vegetation (public open space / recreation areas / services installed in a common section of land), as either part of the required APZ dimensions for each lot or to additionally increase separation distances to provide greater protection.

Explanatory Notes – Guidelines E2

These notes address:

- Managing an Asset Protection Zone (APZ) to a low threat state;
- Landscaping and design of an asset protection zone; and
- Plant flammability

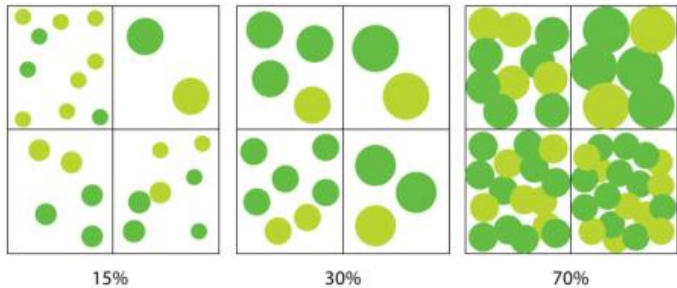
Schedule 1: Standards for Asset Protection Zones

Refer to the following extract from the Guidelines.



ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to maintain a low threat state. Should be maintained at <2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building or powerline. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be <15 per cent of the total APZ area. Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. <p data-bbox="571 1285 1114 1346">Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</p> 
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> Should not be located under trees or within three metres of buildings. Should not be planted in clumps >5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.

OBJECT	REQUIREMENT
Grass	<ul style="list-style-type: none"> • Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> • Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

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

ESTABLISHED BY AS 3959:2018 – LOW THREAT AND NON-VEGETATED AREAS

AS 3959 establishes the methodology for determining a bushfire attack level (BAL) along with the corresponding construction requirements. The methodology includes the classification of the subject site's vegetation according to their 'type' and the application of the corresponding bushfire behaviour parameters in determining the applicable BAL(s). Certain vegetation can be considered as low threat and excluded from classification. Where this has occurred in the assessing of the subject site, the extract below establishes the state that area of land must be maintained to.

15

AS 3959:2018

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

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

NOTES:

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

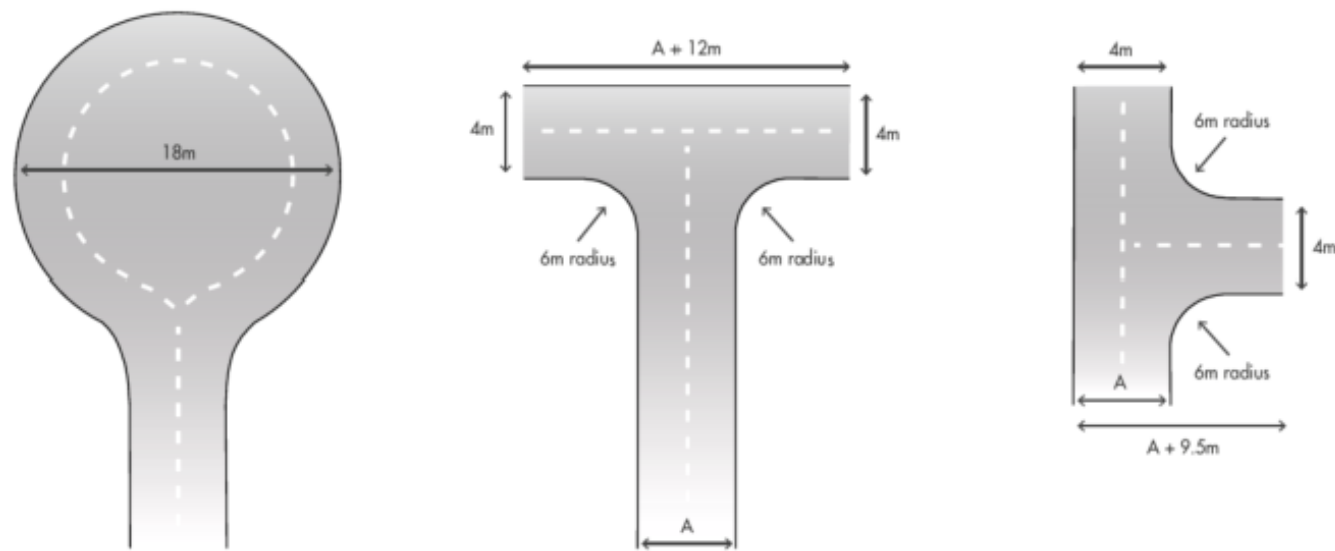
ESTABLISHED BY THE LOCAL GOVERNMENT – THE ANNUAL FIREBREAK NOTICE

Check the notice issued annually (under s33 of the Bushfires Act 1954) for any required changes including any made to the required Asset Protection Zone (APZ) dimensions if they are larger than that corresponding to the building's BAL rating. Note: a copy of the Notice is not included here as it is subject to being reviewed and modified.

ATTACHMENT 4 – TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way ¹	Fire Service Access Route ¹	Battle-axe and Private Driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road ³		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		
Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways ⁴				
				
Passing Bay Requirements for Battle-axe leg and Private Driveway				
When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).				
Emergency Access Way – Additional Requirements				
Provide a through connection to a public road, be no more than 500m in length, must be signposted and if gated, gates must be open the whole trafficable width and remain unlocked.				
¹ To have crossfalls between 3 and 6%. ² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision. ³ Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle. ⁴ The turnaround area should be within 30m of the main habitable building.				

ATTACHMENT 5 – TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

Non-Reticulated Areas – Static Supply

For specified requirements, refer to the Guidelines Element 4: Water – Acceptable Solution A4.2, Explanatory Notes E4 (that provide water supply establishment detail under the headings of water supply; independent water and power supply; strategic water supplies, alternative water sources and location of water tanks) and the technical requirements established by Schedule 2 (reproduced below).

SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

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

2.2.2 Pipes and fittings

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

2.2.2.1 Fittings for above-ground water tanks:

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

2.2.2.2 Remote outlets

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

EXAMPLE CONSTRUCTION AND FITTINGS



Strategic 47,000 Litre Concrete Tank & Protected Fittings



10,000 Litre Concrete Tank



Storz and Camlock Couplings



Full Flow 50mm Ball Valve



Full Flow 50mm Gate Valve and Male Camlock

ATTACHMENT 6 – EXPLANATION OF BUSHFIRE ATTACK LEVELS AND REFERENCES FOR CONSTRUCTION REQUIREMENTS

Bushfire Attack Level	Explanation of BAL Levels ¹	References for Construction Requirements	
		AS 3959:2018 Construction of Buildings in Bushfire Prone Areas	The Nash Standard – Steel Framed Construction in Bushfire Areas
		Referenced by the Building Code of Australia for Building Classes 1, 2, 3 & 10a	Referenced by the Building Code of Australia for Building Classes 1 & 10a
BAL – LOW	There is insufficient risk to warrant specific construction requirements but there is still some risk. <i>(Note: DFES recommend that ember attack protection features be incorporated in the design where practicable).</i>	Section 4. No Requirements	No Requirements
BAL – 12.5	There is a risk of ember attack. Construction elements are expected to be exposed to heat flux not greater than 12.5 kW/m ²	Sections 3 & 5.	All construction requirements for BAL-12.5 to BAL-40 are the same except for windows and external doors, which must comply with AS 3959. The construction requirements are set out as essentially non-combustible construction systems for each of the following building elements: <ul style="list-style-type: none"> • Section 1.4: General Requirements • Section 2: Roof and Ceiling System • Section 3: External Wall System • Section 4: Floor System • Section 5: Carports Verandahs and Decks.
BAL – 19	There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m ² .	Sections 3 & 6	
BAL – 29	There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m ² .	Sections 3 & 7.	
BAL – 40	There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40kW/m ² .	Sections 3 & 8.	
BAL – FZ (Flame Zone)	There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m ² .	Sections 3 & 9.	

¹ AS 3959:2018 *Construction of buildings in bushfire prone areas*, defines a Bushfire Attack Level (BAL) as a “means of measuring the severity of a building’s potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat flux expressed in kW/m², and is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.”