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Coversheet

* Insert a Bushfire Management Plan (BMP) coversheet at the front of the BMP. This is available online at [www.planning.wa.gov.au](http://www.planning.wa.gov.au)under Bushfire planning reform>Bushfire planning publications (Forms).
* Complete all relevant details on the coversheet.
* Tick the box for ‘Strategic Planning Proposals’ to trigger referral to Department of Fire and Emergency Services.

**Cover page –** Content determined by report author.

**Document control**

Client: Insert client name

| Report version | Purpose | Author/reviewer and accreditation details | Date submitted |
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|  |  |  |  |

Disclaimer

Executive summary (optional)

This section is optional, but can be useful in providing a short summary of the following information, particularly for more complex planning proposals:

* overview of the planning proposal
* existing on-ground conditions and key results of bushfire assessment
* bushfire management strategies that will be incorporated into development design in order to demonstrate compliance with bushfire protection criteria
* key implementation and management responsibilities going forward.

# Section 1: Proposal details

**Do not:** paraphrase or repeat sections State Planning Policy 3.7 or the Guidelines for Planning in Bushfire Prone Areas

**Do not include:** details on climate, bushfire history, prevailing winds

* Explain the planning proposal and resulting intensification of land use.
* Acknowledge any known reports or plans prepared for previous planning stages that refer to the subject area and may or will impact the assessment of bushfire risk and/or the implementation of bushfire risk management measures, and will be referenced in the BMP (e.g. structure plan, environmental report, landscaping plan or any relevant bushfire risk assessments).

**FIGURE 1: Copy of strategic planning proposal**

Include a map of the strategic planning proposal.

**FIGURE 2: Location plan**

Include a map that depicts a spatial overview of existing site conditions such as cadastral detail and an outline of the site boundary; and label any areas of significance to the BMP (e.g. existing local reserves, State forest, National park, wetlands, Bush Forever sites, etc.). The map should be overlaid on an up-to-date aerial image. The map extent should be appropriate to the size of the development and depict the full site boundary plus the broader spatial context surrounding the site. This will ensure consideration is given to the wider road network, proximity of settlements to the subject site and the broader vegetation extent.

**FIGURE 3: Map of Bushfire Prone Areas for subject site**

Screen shot of Map of Bushfire Prone Areas for the subject site and surrounds.

# Section 2: Environmental considerations

Some bushfire prone areas also have high biodiversity values. State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

* Identify any environmental, biodiversity or conservation values on the subject site (or adjoining if relevant).

This information can be provided by the environmental/planning consultant or alternatively, obtained through publicly available databases (SLIP database [www.data.wa.gov.au](http://www.data.wa.gov.au) or WA map database http//nationalmap.gov.au) and/or a local government’s local biodiversity strategy or local planning strategy). If any of these values exist, an environmental or planning consultant will be required to undertake necessary environmental reports, and the BMP will need to respond to this report. This may trigger potential environmental impact/referral requirements under State and Federal environmental legislation.

Relevant datasets include:

1. Department of Biodiversity, Conservation and Attractions (DBCA)

* Conservation category wetlands and buffer (geomorphic wetlands, then the area of interest i.e. Swan Coastal Plain **DBCA-019,** Augusta to Walpole **DBCA-017** etc.)
* RAMSAR wetlands (**DBCA-010**)
* Threatened and priority flora (**DBCA-036**)
* Threatened Ecological Communities (**DBCA-038**)

1. Department of Planning, Lands and Heritage

* Bush Forever areas 2000 (**DOP-071**)

1. Department of Water and Environmental Resources (DWER)

* Clearing regulations – Environmentally Sensitive Areas (**DWER-046**)
* Swan Bioplan Regionally Significant Natural Areas 2010 (**DWER-070**)

1. Department of Primary Industries and Regional Development (DPIRD)

* Conservation Covenants Western Australia (**DPIRD-023**) – This data needs to be requested through the DAFWA Geographic Information Services team, and requires permission from the Commissioner for Soil and Land before they can be supplied.

**Sub-section 2.1: Native vegetation – modification and clearing**

1. Identify whether on-site clearing of native vegetation will be required.

* Generally if the subject site does not contain the values mentioned above and is not identified in a local planning strategy or local biodiversity strategy, clearing requirements will be in accordance with the *Environmental Protection* *(Clearing of Native Vegetation) Regulations 2004.*
* Confirmation should be included from the relevant agencies that the proposed clearing is acceptable.

1. Identify alternative bushfire management design solutions that may reduce the extent of vegetation clearing. These include:

* reduction of lot yield;
* clustering of buildings in one area to contain development and reduce clearing requirements;
* construction of the building to a higher standard as per BCA and AS3959; and/or
* modification to the development location.

**Sub-section 2.2: Revegetation/landscape plans**

1. Identify those areas required or intended to be re-vegetated or retained as part of the proposal.

* These may include riparian zones and wetland or foreshore buffers, as well as areas of public open space.

1. Provide written evidence and/or an approved landscape plan to demonstrate that agencies responsible for the ongoing management (i.e. local government and/or Department of Biodiversity, Conservation and Attractions) understand and support the vegetation classification assigned to the subject area.

# Section 3: Bushfire assessment results

* For strategic planning proposals where lot layout is not yet known, a Bushfire Hazard Level (BHL) assessment is required, in accordance with Appendix 2 of the Guidelines.
* Only where the BMP has been prepared to support both a strategic proposal and a subsequent stage where lot layout is known (such as a structure plan), can a BAL Contour be prepared in absence of the BHL assessment.

## Sub-section 3.1: Assessment inputs

1. Provide results of a site assessment in accordance with Appendix 2 of the Guidelines.
2. Insert site photos to support the vegetation classification.

|  |  |
| --- | --- |
| Photo ID  Plot number  Vegetation classification or exclusion clause  Description / justification for classification | Insert photo |

|  |  |  |  |
| --- | --- | --- | --- |
| **Vegetation area/plot** | **Applied vegetation classification** | **Effective slope under the classified vegetation (Degrees)** | **Hazard level** |
| 1 |  |  |  |
| 2 |  |  |  |
| 3 |  |  |  |

**FIGURE 4: Pre-development vegetation class**

Include a vegetation class map as per Appendix 2 of the Guidelines

## Sub-section 3.2: Assessment outputs

1. Undertake a BHL assessment in accordance with Appendix 2 of the Guidelines.

**FIGURE 5: Pre-development BHL assessment**

Include a BHL assessment map in accordance with Appendix 2 of the Guidelines.

# Section 4: Identification of bushfire hazard issues

* Discuss any bushfire hazard issues identified through examination of the environmental considerations and the bushfire risk assessment. This will assist in the understanding of:

1. the suitability of areas for development; and
2. whether the proposal is likely to be able to comply with the bushfire protection criteria at subsequent stages of the planning process.

* These issues can be presented spatially or displayed on the finalspatial representation of the bushfire management strategies (post-development BHL assessment). (Figure 6)

**Section 5: Assessment against the Bushfire Protection Criteria**

**Sub-section 5.1: Compliance table**

1. In the absence of lot layout, there is generally not enough detail to demonstrate compliance with a number of the bushfire protection criteria.

The focus of this section will be demonstration of compliance with Element 1: Location and Element 3: Siting and design; and the provision of two vehicular access routes two different destinations.

For the other criteria, this section should discuss strategies and/or commitments on how compliance with the bushfire protection criteria can be achieved in subsequent planning stages, as per the final requirement under Policy Measure 6.3 of SPP3.7.

1. Acceptable solutions should be provided within a table (example provided below) and not duplicated in the body of the BMP.

Acceptable solutions

Present justification statements/discussion for the proposal’s compliance or non-compliance with the relevant acceptable solutions. In every case include all elements and their acceptable solutions but mark as N/A, where appropriate.

Performance based solutions

Explanation and evidence-based justification of how the performance based solution achieves the intent of the element. This must be presented to the extent that it clearly demonstrates the author understands the methodology being used to create the performance based solution, and a decision-maker/advisor is able to verify the outcome.

| **Bushfire protection criteria** | **Method of compliance** | **Proposed bushfire management strategies** |
| --- | --- | --- |
| **Acceptable solutions** |
| Element 1: Location | A1.1 Development location | Summarise the strategies proposed to meet compliance with this solution/stage when they will be addressed |
| Element 2: Siting and design | A2.1 Asset Protection Zone |
| Element 3: Vehicular access | A3.1 Two access routes. |
| A3.2 Public road |
| A3.3 Cul-de-sac (including a dead-end-road) |
| A3.4 Battle-axe |
| A3.5 Private driveway longer than 50 metres |
| A3.6 Emergency access way |
| A3.7 Fire service access routes (perimeter roads) |
| A3.8 Firebreak width |
| Element 4: Water | A4.1 Reticulated areas |
| A4.2 Non-reticulated areas |
| A4.3 Individual lots within non-reticulated areas |

**FIGURE 6: Spatial representation of the bushfire management strategies (post-development BHL assessment)**

On an aerial image of the site identify the subsequent reduction in bushfire hazard level (post development) to demonstrate that a low/moderate bushfire hazard level can be achieved. Other strategies such as hazard separation, including public roads and public open space should also be included.

# Section 6: Responsibilities for implementation and management of the bushfire measures

This section should set out the responsibilities of the developer/s, landowner/s and local government for the initial implementation and ongoing maintenance of the required actions. Actions will be different depending on the stage of the planning process.

* Summarise the bushfire assessment and BMP reporting information that is likely to be required to accompany future planning applications (i.e. bushfire management plans and BAL assessment/contour mapping to accompany future structure plans, application for subdivision or development approval in order to address the relevant SPP3.7 requirements).
* Outline the responsibilities for ongoing bushfire work.
* Summarise the bushfire management strategies that will need to be considered as part of future bushfire management plans and lot design for the site.

**Appendices**

* Include documentation to support the BMP and assist with demonstration of bushfire management criteria.
* Excerpts from SPP3.7 and the Guidelines (or other), should not be included within the BMP but if deemed necessary, can be provided as a separate document to the landowner.

**FIGURE 6: Spatial representation of the bushfire management strategies (post-development BHL assessment)**

