

DRAFT revised Local Planning Policy 18 Point Henry Fire Management Strategy

Aim

That the bushfire risk at Point Henry be managed through increased prevention and preparedness to be as low as is reasonably practicable to ensure that there is no potential loss of lives.

Objectives

- a) To integrate fire management as a key element of development and subdivision design in balance with environmental, landscape, community and residential objectives;
- b) To ensure that new development contains appropriate levels of bushfire protection;
- c) To improve the fire safety of existing dwellings; and
- d) Not to prohibit development on existing lots.

Aspirations

More specific to the objectives for Point Henry Fire Management the goals for fire management planning for Point Henry are to include:

- i) Clear mitigation plan for Point Henry adopted and implemented including:
 - Roadside vegetation slashed in accordance with an adopted specification;
 - Emergency Strategic Access routes refined, accessible, clearly identified and trafficable by emergency service vehicles;
 - The area broken up into managed cells with clear communication between landowners, emergency service authorities and local government.
 - Surrounding reserve network, especially Reserve 511, with ongoing mitigation program reducing fuel loads and clearly breaking the fire run between Point Henry, Bremer Bay townsite and other strategic assets in this area.
- ii) An understanding and respect of landscape and ecological values embedded in all planning.
- iii) All assets recorded, mapped and plans prepared for local brigade, planning & budgeting of mitigation measures and to inform further planning.
- iv) A local community fully informed as to:
 - How to make their property and buildings as safe as possible;
 - How to manage their whole property achieving a balance between safety, amenity, landscape and ecological values;
 - The Shire's expectations/requirements in terms of fire management on private property;
 - What to do and where to go in a fire event; and
 - Fire requirements for future development
- v) Clear, consistent statutory requirements established across the whole of Point Henry rural residential areas.
- vi) Sound, clear communications systems established between landowners, local government and fire fighters to ensure fastest possible response times and clear delineation of responsibilities.
- vii) Road and access systems in sound condition providing alternative routes and safe passage.
- viii) Safe refuges established.

Background

Council has prepared the draft Point Henry Fire Management Strategy (TME 2014). This focussed on planning and development issues and it provides the context for the preparation of this Policy Statement. It should be referred to for any detailed queries.

The Study Area extends south from White Trail Road for approximately 8kms. There are an estimated 207 freehold properties within the Study Area with approximately 80 of these being developed. The predominant lots are designed for rural residential development with areas of between 3 and 10 hectares. The largest crown reserve is R511 on the northern boundary of the Study Area and this is managed by the Shire of Jerramungup while Point Gordon and Point Henry are both "unmanaged" crown reserves.

There are a number of businesses within the Study Area including; 888 Abalone Pty Ltd; Bremer Bay Beaches Resort and Caravan Park; and the Wellstead Museum and Café. Major infrastructure includes; the Fishery Beach marina; Tooreburrup Hill communication tower and base equipment; Bremer Bay cemetery; and water pipelines

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etc. The public beaches are important assets and the use of these is greatest during the peak summer holiday period when there is a dramatic increase in the local population.

The Study Area is characterised by a central granite ridge spine which winds down the peninsula in an overall north – south direction. The highest point is Tooreburup Hill with an elevation of 156m. Steep granitic coastal slopes give way intermittently to sandy beaches, each with its own character.

The Study Area is generally heavily vegetated with endemic coastal peppermint and coastal shrubland on exposed areas. This includes areas of Kwongkan Shrubland which is protected ecological community under the Environment Protection and Biodiversity Conservation Act 1999. Approval may be required for a proposed activity that significantly affects the community.

The majority of the Study Area is included in the rural residential zone under Local Planning Scheme No 2. The Scheme promotes the need to protect and enhance rural landscapes and environmental values while recognising that fire management measures must be undertaken. Within the rural residential zone there are both general development provisions and detailed provisions for each zone.

The Scheme provisions allow Council to impose a levy per property for fire protection measures which is primarily used for the maintenance of strategic fire breaks.

The Study Area generally has an extreme bushfire hazard rating with smaller areas with a moderate rating.

A major fire occurred in 2002 which resulted in the significant regrowth of the Peppermint woodlands. The community (including visitors) within the Study Area has a moderate to high vulnerability to the potential threat posed by bush fires. The existing single access within the Study Area via Wellstead and Point Henry Roads increases the level of bush fire risk.

The level of bush fire risk is directly related to the type and extent (area) of vegetation and its characteristics. Removal or modification of large areas of vegetation potentially conflicts with environmental policies and is not acceptable to many landowners.

During the preparation of the Strategy the State Government **adopted** a number of new bushfire management initiatives which include:

- State Planning Policy 3.7 Planning for Bushfire Risk Management; and
- Planning for Bushfire Risk Management Guidelines. These include a revised version of the Planning for Bush Fire Protection Guidelines.

As of **December 2015** it is also **adopted** the Planning and Development (Bushfire Risk Management) Regulations 2014 and State Bushfire Prone Mapping. This means that:

1. Any building licence application for residential buildings and outbuildings i.e. Class 1, 2 or 3 buildings or associated Class 10a buildings or decks associated with Class 1, 2 or 3 buildings in designated bushfire-prone areas will be required to be constructed in accordance with AS3959 Construction of Buildings in Bushfire Prone Areas;
2. A Bushfire Attack Level (BAL) assessment must be undertaken on the site; and
3. Development on sites with a BAL-40 or BAL-FZ rating will require a planning application under the Planning and Development (Bushfire Risk Management) Regulations 2014.

The new State Planning Policy and associated Guidelines address requirements for new development across the entire state. This policy references the requirements of these policies but continues to require more specific development controls in response to Point Henry's particular characteristics.

Definitions

Unless otherwise specified terms used in this policy have the same meaning as assigned in Local Planning Scheme No 2 and/or the Bushfire Protection Criteria (as amended).

Bushfire Protection Criteria means Appendix Four of the Planning for Bushfire Risk Management Guidelines (2015).

Driveway means an access to a property/dwelling which:

- Provides a turnaround area for a Heavy Duty fire truck within the vicinity of the dwelling (three point or circular);

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- Has a minimum width of 4 metres;
- Has a minimum horizontal clearance to vegetation of 6m;
- Has a vertical clearance of 5m; and
- Has a maximum grade of 8 degrees.

Bushfire Management Plan means a plan which sets out the proposed fire mitigation measures for land. It is normally required to comply with the Bushfire Protection Criteria (Appendix 4 & 5 of the Bushfire Risk Management Guidelines). A **bushfire** management plan or bushfire management plan is to be prepared by a person with expertise in fire management planning who is preferably accredited under the national BPAD scheme.

Bushfire Management Statement means a statement prepared by an experienced person or BAL Assessor that demonstrates how a development proposal complies with the 'acceptable solutions' listed in Appendix 4 of the Bushfire Risk Management Guidelines and this Policy. A template and list of requirements for the Point Henry Bushfire Management Statement is attached to this Policy.

Kwongkan Shrubland means a Proteaceae dominated vegetation community found on Point Henry with is an endangered ecological community being of national environmental significance as listed under the Environment Protection and Biodiversity Conservation Act 1999.

Emergency Access Way means an access way that is provided as an alternative to a public road for use in emergencies only. It:

- Has all inflammable matter and vegetation removed between 5cm above the ground and 5 metres above the ground for a minimum width of 20m;
- Is accessible to 4WD firefighting vehicles only; and
- Has sign posted entry points.

Strategic Firebreak means a linear area of land required for fire management which has all inflammable matter and vegetation removed between 5cm above the ground and 5 metres above the ground. The width of a strategic fire break shall be in accordance with an approved Subdivision Guide Plan, Fire Management Plan, Plan of Subdivision or in accordance with a notice issued by the local government in accordance with the Bush Fire Act 1954 as shown on the Strategy Plan.

Water Supply means a water tank (*or dedicated portion of a water tank*) with a 20,000L capacity which is solely for fire fighting purposes and:

- A 50mm male camlock coupling with full flow valves.
- A hard standing access adjacent to such connection/s and this must be readily identifiable.
- An associated non electric fire fighting pump (normally 5.5hp) with sufficient hose to protect the dwelling and the surrounding low fuel zone.

Vegetation Management Plan means a plan which identifies vegetation types and recommends appropriate management measures that retain the ecological qualities of the vegetation communities. Such recommendations will include for fire management, weed control, access etc.

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Strategy Plan

This Policy includes the attached strategy plan which is to be read in conjunction with the policy provisions.

Provisions

1. When considering proposed mitigation measures, scheme amendments, subdivision and development applications the Council shall, in addition to the matters contained in the Local Planning Scheme and the WAPC's Bushfire Policy Framework, consider the proposal in relation to:
 - Emergency management responses are based upon uniformity which provides certainty to the volunteers who are potentially risking their lives to defend property.
 - That consideration is given to increasing management measures including for vegetation (hazard) management on the basis of the single access road increasing the overall bush fire risk.
 - That the "precautionary principle" be applied to the development of the Study Area especially where variations or other reductions to standards are proposed because there is only a Single Access Road to the subject area.

New Dwellings & Outbuildings

2. That new dwellings being developed on existing allotments shall unless otherwise approved by Council:
 - Comply with the requirements of State Planning Policy 3.7 "Planning in Bushfire Prone Areas" and the associated Guidelines for Planning in Bushfire Prone areas". Note, this includes a requirement to be constructed in accordance with AS3959 Construction of Buildings in Bushfire Prone Areas;
 - Comply with any approved bushfire management plan or bushfire management statement including any assigned BAL rating;
 - Have a dedicated water supply of 20,000L for fire-fighting purposes;
 - Avoid areas of Kwongan Shrubland wherever possible.

Note: Refer clause 9 for application requirements.

Future Development

3. That any new planning proposal (rezoning, structure plan or subdivision) shall comply with State Planning Policy 3.7 Planning for Bushfire Risk Management and the associated Guidelines. Any such development must be designed to ensure that there is a maximum Bushfire Attack Level rating of BAL-29. Any proposal must identify any Kwongan Shrubland and assess the potential impacts on this.
4. That Lots 112, 113 and 114 should be subject to a single structure plan providing for a connecting road network; "clustering" of lots in the western portion of the land and a strategic water supply with an associated reserve.

Note: Compliance with requirements 3 & 4 do not infer that any rezoning will necessarily be approved as this will be part of a broader consideration.

Asset Protection Zone

5. An Asset Protection Zone must be provided with all new development at least 20m wide in accordance with the requirements of State Planning Policy 3.7 "Planning in Bushfire Prone Areas" and the associated "Guidelines for Planning in Bushfire Prone areas".

Building Envelope and Balance of Land

6. That as part of the planning application for a dwelling, the building envelope is to be redefined and endorsed by Council. The building envelopes shown in the subdivision guide plans are general in nature and historically have not been assessed against fire management & environmental/landscape/amenity principles. While acknowledging that landowners will want to site dwellings to take advantage of coastal views the building envelope should preferably not be located in areas of Kwongan Shrubland.
7. The asset protection zone should generally be contained within the defined building envelope.
 - a) The balance of the building envelope is to be maintained as a hazard separation zone.
 - b) Where the building envelope setback is less than 20m from the boundary, the dwelling is still to be setback 20m in order to accommodate the asset protection zone.

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8. That where a private landowner wishes to undertake additional fuel reduction measures on a property such measures may require the approval of Council under Clause 5.25 of the Scheme and the approval of the Department of Environment Parks and Wildlife unless exempted under Council's proposed Bushfire Risk Management Plan. Progressive thinning of coppiced peppermint trees to reduce fuel loads is supported and shouldn't need any clearing approval.

Planning Application and Approvals

9. That planning applications on land in the Study Area are to be accompanied by:

- A. A BAL Assessment prepared by an accredited person.
- B. A Bushfire Management Statement prepared by as experienced bushfire practitioner that addresses the matters listed in the template provided at Appendix 1 of this policy. These measures include:

"Essential":

- i) Define the proposed Building Envelope
- ii) Incorporate findings of BAL Assessment including:
 - House constructed to AS3959 - "Construction of Buildings in Bushfire Prone Areas"
 - Distance to vegetation
 - Attach a copy of BAL Assessment as appendix
- iii) Asset Protection Zone (APZ) -minimum of 20m wide managed to:
 - Maintain fuel under 2 tonnes/hectare;
 - Separate crowns of trees by 10m and prune branches up to 2m;
 - No trees overhanging house and no trees or tall shrubs within 2m of house.
- iv) Balance of Building Envelope maintained as a 'Hazard Protection Zone'
- v) Driveway maintained at a trafficable standard at all times. The driveway is to have a minimum trafficable surface of 4m, horizontal clearance of 6m, vertical clearance of 4.5m and maximum grade of 1 in 10.
- vi) An emergency services vehicle turnaround within 50m of the dwelling (three point or circular)
- vii) Dedicated water supply of 20,000L accessible from the driveway or turnaround and provided with a 50mm male camlock fitting
- viii) Strategic Breaks (as appropriate). NB: Individual fire breaks are not required.
- ix) Sheds located at least 6m from the house; fences and sheds within the APZ are constructed of non-combustible materials
- x) Avoid areas of Kwongkan Shrubland

"Desirable/Complimentary":

- Use a simple house design to reduce wind turbulence around house
- Method for managing vegetation on balance of property (*refer Council's XXXX - N McQuoid project outcome*);
- Secondary access/egress points;
- Sprinkler Systems;
- Fire Bunkers; and
- Secondary access points through neighbouring property, developed in conjunction with neighbouring landowner

*This list is a collection of the 'acceptable solutions' listed at Appendix 4 of the Guidelines for Planning in Bushfire Prone Areas and specific measures adopted for Point Henry Rural residential zone through this policy and associated Strategy. **See attached template.***

- C. Where any 'essential' element of the Bushfire Management Statement cannot be complied with a full Bushfire Management Plan shall be prepared by an appropriately accredited fire consultant.
10. Where an application proposes to modify more than 30m width of vegetation or impacts on shrubland vegetation the Council may refer the application to DPaw for comment.

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11. Where an application proposes development on land which may contain Kwongkan Shrubland, Council may request that a flora survey be conducted to confirm the presence and extent of the Kwongkan Shrubland.
12. In considering a planning application the Council, in addition to the matters contained in the Local Planning Scheme, shall consider the suitability of the development location and proposed building envelope in relation to:
 - a) Proposed bushfire management measures,
 - b) Landscape and environmental objectives;
 - c) Any potential impacts on Kwongkan Shrubland; and
 - d) Whether there are alternative development sites on the subject land.

Shire Land

13. That Council investigate the opportunities to improve the passive fire protection measures at Blossom's and Short beaches, Fishery's marina and the top end of Dillon Bay including the development of Neighbourhood Safer Places and upgrading of roads to a suitable standard.
14. That all road reserves be judiciously slashed as part of the strategic firebreak network in accordance with an adopted specification that includes slashing around green power domes, avoiding Kwongkan Shrubland where practical and appropriately manages identified weeds.
15. That Council investigate the opportunities to complete Wellstead Road link to an appropriate standard.

Implementation

16. That Council continue to utilise the existing landowner contribution scheme for strategic mitigation measures in Point Henry in accordance with the Bushfire Risk Management Plan.
17. Where it is not practical for an existing dwelling to provide a 20m asset protection zone a landowner shall apply for a variation to the Firebreak Notice. The shire shall develop and adopt a standard for use when considering any such request, regard will be given to:
 - a) Any Bushfire Management Plan adopted for the property;
 - b) The topography of the site;
 - b) Potential environmental impacts caused by the asset protection zone;
 - c) Provision of alternative low or managed fuel zones.

Note: Varying 20m APZ for existing houses can be considered without need for a Bushfire Management Plan.

18. That fuel reduction measures on Crown Land be addressed in the preparation of the municipal Bushfire Risk Management Plan.
19. That the Shire prepares a Vegetation Management Plan for Point Henry that maps the vegetation communities and provides recommendations on weed control and fire management measures for specific vegetation communities with a view to retaining their ecological values over time and ensuring appropriate management of fuel loads on the balance of Title (i.e. the part of the property not immediately associated with the development on the property).
20. That an 'information pack' be prepared for developing in Point Henry that summarises the major requirements and specifically provides a visual guide on developing an Asset Protection Zone in a variety of vegetation communities including heath.
21. The Council consider preparing an Asset Plan updated annually that documents all development with the status of the fire management elements available at each property.
22. That this Policy be reviewed once every five years or when required.

ADOPTION

This Local Planning Policy was adopted pursuant to Schedule 2, Part 2 (4) of the Planning and Development (Local Planning Schemes) Regulations 2015 by Council at its Meeting on the _____ day of November 2016.



BUSHFIRE MANAGEMENT STATEMENT

The Shire of Jerramungup may accept a Bushfire Management Statement as described in the template below for development proposed in the Rural Residential zone. This statement must be prepared by an experienced person or the BAL Assessor.

The elements of the Bushfire Management Statement are to comply with the "acceptable solutions" set out in Appendix 4 of the "Guidelines for Planning in Bushfire Prone Areas" December 2015. Where it is not possible to comply with the listed 'acceptable solutions' a full Bushfire Management Plan is to be prepared by an accredited Bushfire Planning Practitioner.

Bushfire Management Statement

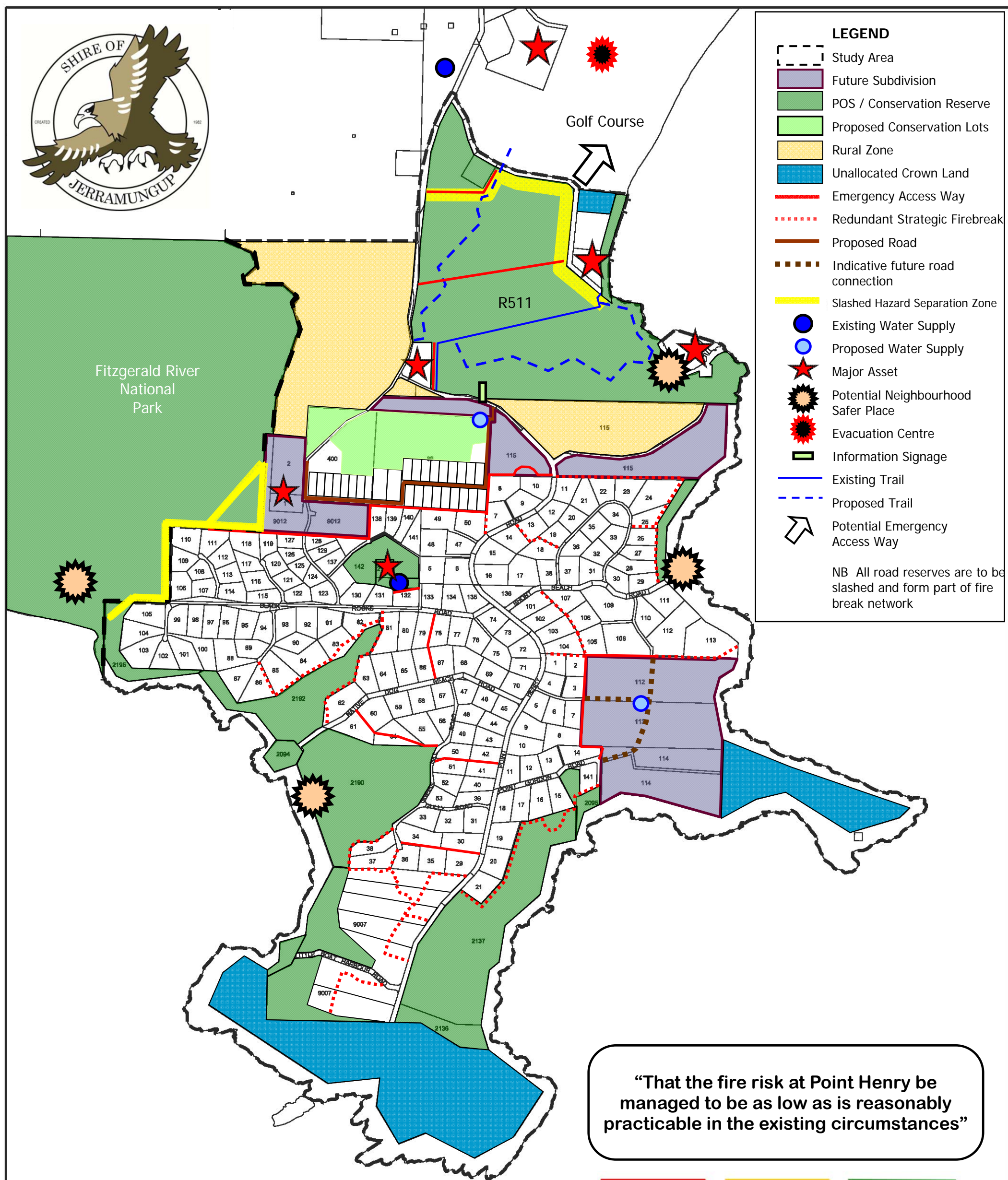
1. Property this statement relates to				
Property Street Address	Street no	Lot no	Street name	
	Suburb		State	Postcode
	Diagram or Plan No	Certificate of Title No	Folio	
	Title Encumbrances (e.g. easements, restrictive covenants)			
4. Proposed Development				
Type of Development				
2. Owner details				
Owner's name				
Postal address	PO Box or street address		Suburb	State Postcode
Email address				
Phone/fax	Phone	Fax	Mobile	
Owner's signature				Date
3. Fire Consultant details				
Fire Consultant's name				
Postal address	PO Box or street address		Suburb	State Postcode
Email address				
Phone/fax	Phone	Fax	Mobile	
Fire Consultant's signature				Date



BUSHFIRE MANAGEMENT STATEMENT



Bushfire Management Solution	Yes	N/A
Essential		
1. Define the proposed Building Envelope		
2. Incorporate findings of BAL Assessment including: <ul style="list-style-type: none"> House constructed to AS3959 - "Construction of Buildings in Bushfire Prone Areas" Distance to vegetation Attach copy of BAL Assessment as appendix 		
3. Asset Protection Zone (APZ) -minimum of 20m wide managed to: <ul style="list-style-type: none"> Maintain fuel under 2 tonnes/hectare; Separate crowns of trees by 10m and prune branches up to 2m; No trees overhanging house and no trees or tall shrubs within 2m of house. 		
4. Balance of Building Envelope maintained as a 'Hazard Protection Zone'		
5. Driveway maintained at a trafficable standard at all times. The driveway is to have a minimum trafficable surface of 4m, horizontal clearance of 6m, vertical clearance of 4.5m and maximum grade of 1 in 10.		
6. An emergency services vehicle turnaround within 50m of the dwelling (three point or circular)		
7. Dedicated water supply of 20,000L accessible from the driveway or turnaround and provided with a 50mm male camlock fitting		
8. Sheds to be located at least 6m from the house; fences and sheds within the APZ are constructed of non-combustible materials		
9. Avoid areas of Kwongan Shrubland		
Desirable/Complimentary		
A. Use a simple house design to reduce wind turbulence around house		
B. Secondary access through neighbouring property, developed in conjunction with neighbouring landowner		
C. Method for managing vegetation on balance of property;		
D. Sprinkler Systems;		
E. Fire Bunkers,		



“That the fire risk at Point Henry be managed to be as low as is reasonably practicable in the existing circumstances”



POINT HENRY FIRE STRATEGY PLAN

300m 0 750 1500m
1:15000 @ A1 or 1:30000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
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ORIGINAL PLANNER:	GL
ORIGINAL DRAFTER:	TDB
CREATED DATE:	31.06.2013
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



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