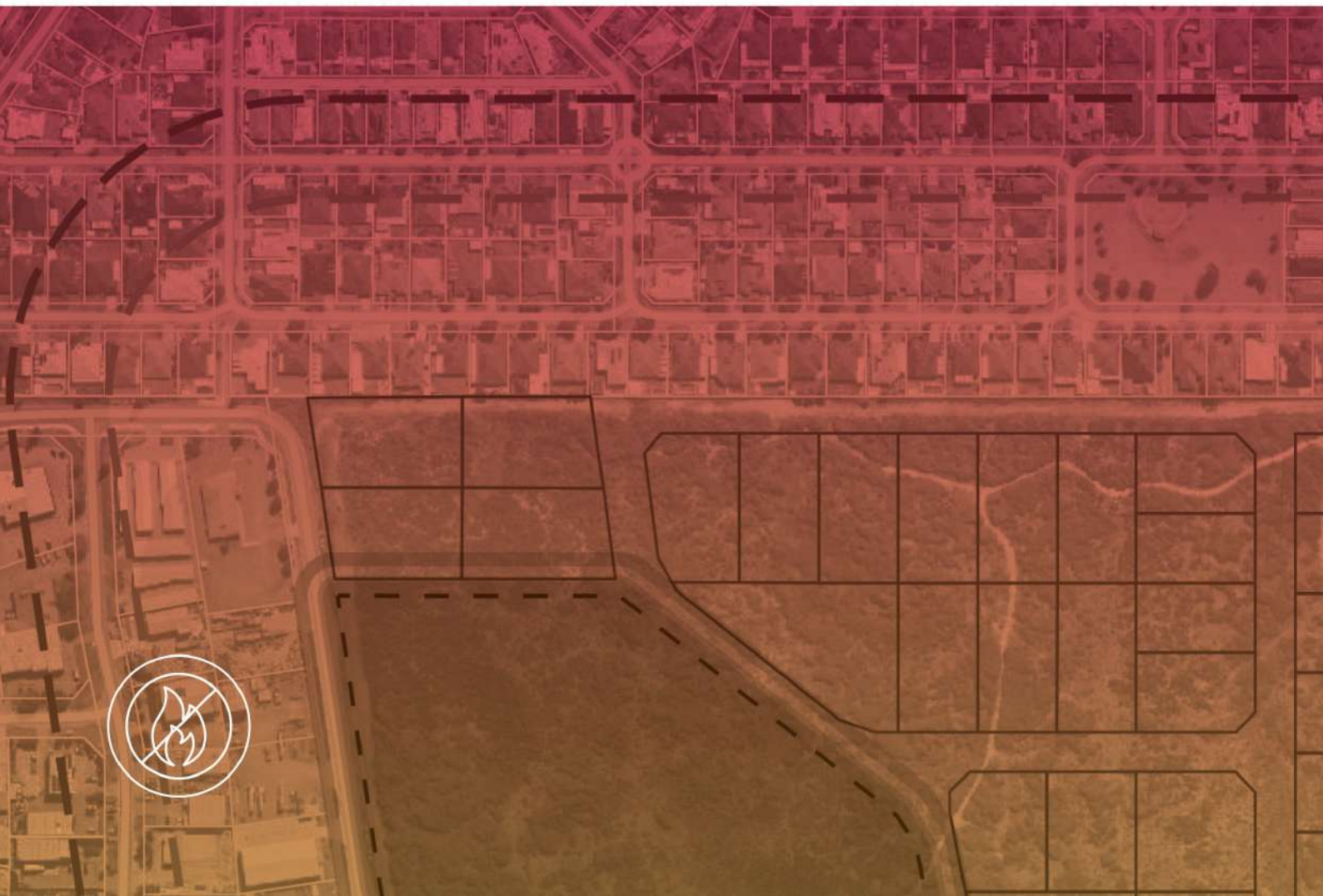


# **Bushfire Management Plan and Bushfire Emergency Plan**

**Middleton Beach Hotel (Vulnerable Land Use)  
Lot 10 (No. 1) Flinders Parade, Middleton Beach**

Augst 2023 | 21-377



# Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes  No

Date of site visit (if applicable): Day  Month  Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited  Level 1 BAL assessor  Level 2 practitioner  Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number:  Accreditation expiry: Month  Year

Bushfire management plan version number:

Bushfire management plan date: Day  Month  Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?		

Is the proposal any of the following (see <a href="#">SPP 3.7 for definitions</a> )?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)		
Strategic planning proposal (including rezoning applications)		
High risk land-use		
Vulnerable land-use		


None of the above

**Note:** Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date

We acknowledge the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

Document ID: 21-377				
Issue	Date	Status	Prepared by Name	Approved by Name
1	20/06/22	Draft 1	Dylan Wray – BPAD 44656	Daniel Lees – Principal
2	20/07/23	Draft 2	Dylan Wray – BPAD 44656	Daniel Lees – Principal
3	18/08/23	Final	Dylan Wray – BPAD 44656	Daniel Lees – Principal

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# Contents

<b>1. PROPOSAL DETAILS</b>	<b>1</b>
1.1 BACKGROUND	1
1.2 PURPOSE	1
1.3 PROPOSAL DESCRIPTION	1
1.4 MAP OF BUSHFIRE PRONE AREAS	1
<b>2. ENVIRONMENTAL CONSIDERATIONS</b>	<b>3</b>
2.1 NATIVE VEGETATION – MODIFICATION AND CLEARING	3
2.2 LANDSCAPING	3
2.3 REVEGETATION	3
<b>3. BUSHFIRE ASSESSMENT RESULTS</b>	<b>4</b>
3.1 ASSESSMENT INPUTS	4
3.1.1 VEGETATION CLASSIFICATIONS	4
3.1.2 EFFECTIVE SLOPE	4
3.1.3 POST DEVELOPMENT ASSUMPTIONS	4
3.1.4 SUMMARY OF INPUTS	4
3.2 ASSESSMENT OUTPUTS	6
<b>4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES</b>	<b>8</b>
4.1 KEY ISSUES	8
<b>5. BUSHFIRE PROTECTION CRITERIA</b>	<b>9</b>
5.1 COMPLIANCE TABLE	9
5.2 ADDITIONAL MANAGEMENT STRATEGIES	11
5.2.1 LANDSCAPING	11
5.2.2 CONSTRUCTION STANDARDS	11
5.2.3 VULNERABLE LAND USE	11
5.2.4 WATER SUPPLY AND SUPPRESSION EQUIPMENT	11
5.2.5 PUBLIC EDUCATION AND PREPAREDNESS	12
5.2.6 FIRE MANAGEMENT NOTICE	12
<b>6. RESPONSIBILITIES</b>	<b>14</b>
6.1 IMPLEMENTATION	14
6.2 MANAGEMENT	14
<b>REFERENCES</b>	<b>15</b>
<b>APPENDICES</b>	<b>16</b>

# 1. Proposal Details

## 1.1 Background

This Bushfire Management Plan (BMP) has been prepared by **element**, on behalf of Pacifica Developments, to accompany the application for development approval for the proposed Middleton Beach Hotel at Lot 10 (No. 1) Flinders Parade, Middleton Beach (the subject site).

This BMP has been prepared in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines to Planning in Bushfire Prone Areas (the Guidelines).

## 1.2 Purpose

The aim of this BMP is to assess bushfire hazards within the subject site and surrounding areas to ensure the threat posed by any identified hazards can be appropriately managed and mitigated.

This BMP provides an assessment of the general bushfire management strategies to be considered as part of the proposed development, including:

- Assessment of vegetation and effective slope within the 150m assessment area of the development site, in accordance with Australian Standard 3959-2018 Construction of buildings in bushfire prone areas (AS 3959);
- Consideration of bushfire hazards that will exist post development and whether there are any temporary hazards that need to be considered through staging of the development;
- Consideration of environmental, biodiversity and conservation values which may require the retention of bushfire hazards;
- Assessment of the proposed development against the bushfire protection criteria of the Guidelines;
- Recommended mitigation measures to reduce the risk of bushfire from within the subject site and associated role and responsibilities;
- Consideration of policy measure 6.6 of SPP 3.7 given the vulnerable nature of the proposed land use and the need to develop appropriate evacuation procedures in the event of a bushfire emergency.

## 1.3 Proposal Description

The proposed development involves the construction of an eight (8) storey hotel containing 69 hotel rooms, food and beverage tenancy, gymnasium and associated hotel facilities. The proposed site plan is shown in Figure 1.

## 1.4 Map of Bushfire Prone Areas

Portions of the subject site are designated as bushfire prone due to the proximity of the unmanaged vegetation contained within the Mount Clearance Parks and Recreation Reserve. The designation of an area as bushfire prone reflects the potential for bushfire attack and acts as a mechanism to initiate further considerations through the planning and building approval processes.

A BMP is required in accordance with SPP 3.7 given the proposal will result in the introduction of a vulnerable land use in an area that may be prone to bushfires. There are no known bushfire assessments that have previously been prepared for the subject site.



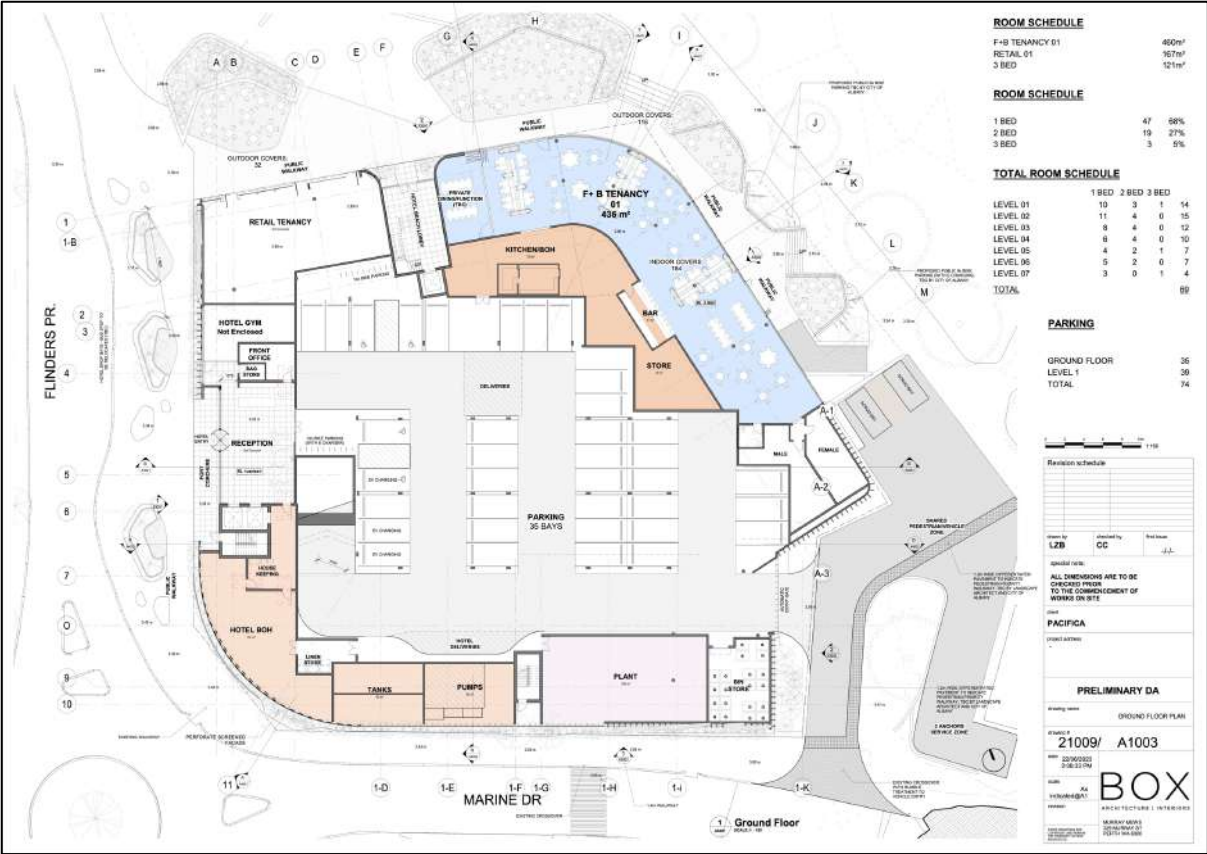


Figure 1 – Proposed Site Plan



Figure 2 – Map of Bushfire Prone Areas

## 2. Environmental Considerations

### 2.1 Native Vegetation – Modification and Clearing

Policy Measure 5.4 of SPP 3.7 recognises the need to consider bushfire risk measures alongside environmental, biodiversity and conservation values. This BMP considers the environmental values specific to the subject site that may require consideration through protection, retention, or revegetation.

Table 2.1 provides a summary of the relevant environmental considerations obtained from publicly available databases.

**Table 2.1 – Summary of Potential Environmental Considerations**

Environmental Features	Dataset	Mapped on Site	Mapped in Assessment Area	Comments
Conservation Category Wetland and Buffer	DBCA-019	No	No	N/A
RAMSAR Wetlands	DBCA-010	No	No	N/A
Threatened and Priority Flora	DBCA-036	No	No	N/A
Threatened Ecological Communities (TECs)	DBCA-038	No	No	N/A
Bush Forever Areas	DOP-071	No	No	N/A
Environmentally Sensitive Areas	DWER-046	No	No	N/A
Swan Bioplan Regionally Significant Natural Areas	DWER-070	No	No	N/A
Native Vegetation Extent	DPIRD-005	No	Yes	The Mount Clarence Parks and Recreation Reserve contains native vegetation.

The proposed development and bushfire mitigation measures contained within this BMP are not expected to adversely impact the environmental value of the area. No clearing of native vegetation is required to facilitate the proposed development.

### 2.2 Landscaping

The proposed development includes landscaping on the subject site and within the adjacent public realm. The proposed landscaping aims to improve the overall amenity and aesthetic of the proposed development without adding unnecessary fuel loads. The proposed landscaping has been designed to meet the definition of low threat vegetation under Clause 2.2.3.2 (f) of AS 3959.

*Appendix A – Landscape Plans*

### 2.3 Revegetation

The proposed development does not include revegetation of areas on the subject site.

## 3. Bushfire Assessment Results

### 3.1 Assessment Inputs

The assessment methodology has been undertaken in accordance with SPP 3.7, the Guidelines and AS 3959.

#### 3.1.1 Vegetation Classifications

A site visit was undertaken on the 16<sup>th</sup> August 2021 by a Level 2 BPAD Practitioner with vegetation within the assessment area classified in accordance with Table 2.3 of AS 3959 and the Visual Guide for Bushfire Risk Assessment in Western Australia (WAPC 2016).

The classified vegetation and relevant exclusions have been summarised in Table 3-1 with photographic evidence provided in Appendix B.

#### 3.1.2 Effective Slope

The landscape surrounding the subject site is relatively flat, with slight downward slope towards the coast. The vegetation on the Mount Clarence Parks and Recreation Reserve has a steep upward slope away from the subject site, with a change in level of approximately 25m over the assessment area.

Slope analysis is based on site observations with a rangefinder, cross checked with available contour data over the assessment area.

#### 3.1.3 Post Development Assumptions

The assessment has been based on the following post development assumptions:

- All classified vegetation contained on the Mount Clarence Parks and Recreation Reserve is to be retained and will therefore remain a bushfire risk, post development;
- All classified vegetation contained on private properties and road reserves has been assumed to remain unmanaged and will therefore remain a bushfire risk, post development;
- Low threat vegetation to be retained on the subject site is to remain managed in accordance with Clause 2.2.3.2 of AS 3959;
- Low threat vegetation located on private properties has been assumed to remain managed in accordance with Clause 2.2.3.2 of AS 3959 based on existing maintenance regimes; and
- Low threat vegetation located in the public road reserves and within public open spaces has been assumed to remain managed by the responsible authority which is a continuation of existing maintenance regimes.

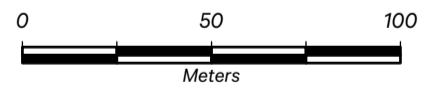
#### 3.1.4 Summary of Inputs

The assessment inputs have been visually represented in Figure 3.





- Legend**
- - - Subject Site
  - Building Footprints
  - Assessment Area (100m)
  - Assessment Buffer (150m)
  - Photo Point
- AS 3959 Classifications**
- Class A Forest
  - Class D Scrub
  - Class G Grassland
  - Excluded - Clause 2.2.3.2



Scale: 1:2,000 @ A3



Staff: JP Date: 19/07/2023 File: 21-377

# Figure 3 - Site Assessment

## Middleton Beach Hotel

### Lot 10 (No. 1) Flinders Parade, Middleton Beach

Assessment Date: 15/8/2021  
 Accreditation Details: BPAD 44656 (Level 2)

**element.**

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**Table 3.1 – Assessment Summary**

Plot	Vegetation Classification	Effective Slope	Comments
Plot 1	Class A Forest (A-04)	Upslope	Mount Clarence Parks and Recreation Reserve located to the south of the proposed development. The plot consists of eucalypt trees, shrubs and grasses with 70% foliage coverage and an average height of 10m – 15m.  There vegetation structure has a continuous fuel load from the understorey through to the canopy which is typical of forest fire behaviour.
Plot 2	Class D Scrub (D-13)	Upslope	Strip of vegetation to the north of Marine Drive consisting of small trees and large shrubs with 30% foliage coverage and an average height greater than 2m, but not more than 6m.
Plot 3	Class G Grassland (G-27)	Downslope 1.2°	Areas of grassland on the adjacent private property that has been left unmanaged. The vegetation and bushfire hazard will be removed in the near future, once development has occurred on the site.
Plot 4	Excluded – Clause 2.2.3.2 (a)	N/A	Bushfire prone vegetation more than 100m from the proposed development.
Plot 5	Excluded – Clause 2.2.3.2 (e) & (f)	N/A	Non-vegetated areas including roads, footpaths, parking areas and existing buildings.
			Low threat vegetation consisting of reticulated gardens, lawns and landscaping located on private properties, public open spaces and road reserves.

The classified vegetation and effective slope in Table 3.1 has been used to determine the radiant heat impact on the proposed development through the determination of the Bushfire Attack Level (BAL) in accordance with AS 3959. Table 3.2 provides an extract of the applicable separation distances from Table 2.5 of AS 3959.

**Table 3.2 – Vegetation Separation Distances (Table 2.5 of AS 3959)**

Plot	Vegetation Classification	Effective Slope	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5	BAL-LOW
Plot 1	Forest	Upslope	<16	16-<21	21-<31	31-<42	42-<100	>100
Plot 2	Scrub	Upslope	<10	10-<13	13-<19	19-<27	27-<100	>100
Plot 3	Grassland	Downslope >0-5°	<7	7-<9	9-<14	14-<20	20-<50	>50

## 3.2 Assessment Outputs

The Bushfire Attack Level (BAL) Contour Map in Figure 4 has been prepared for the assessment area based on the following parameters:

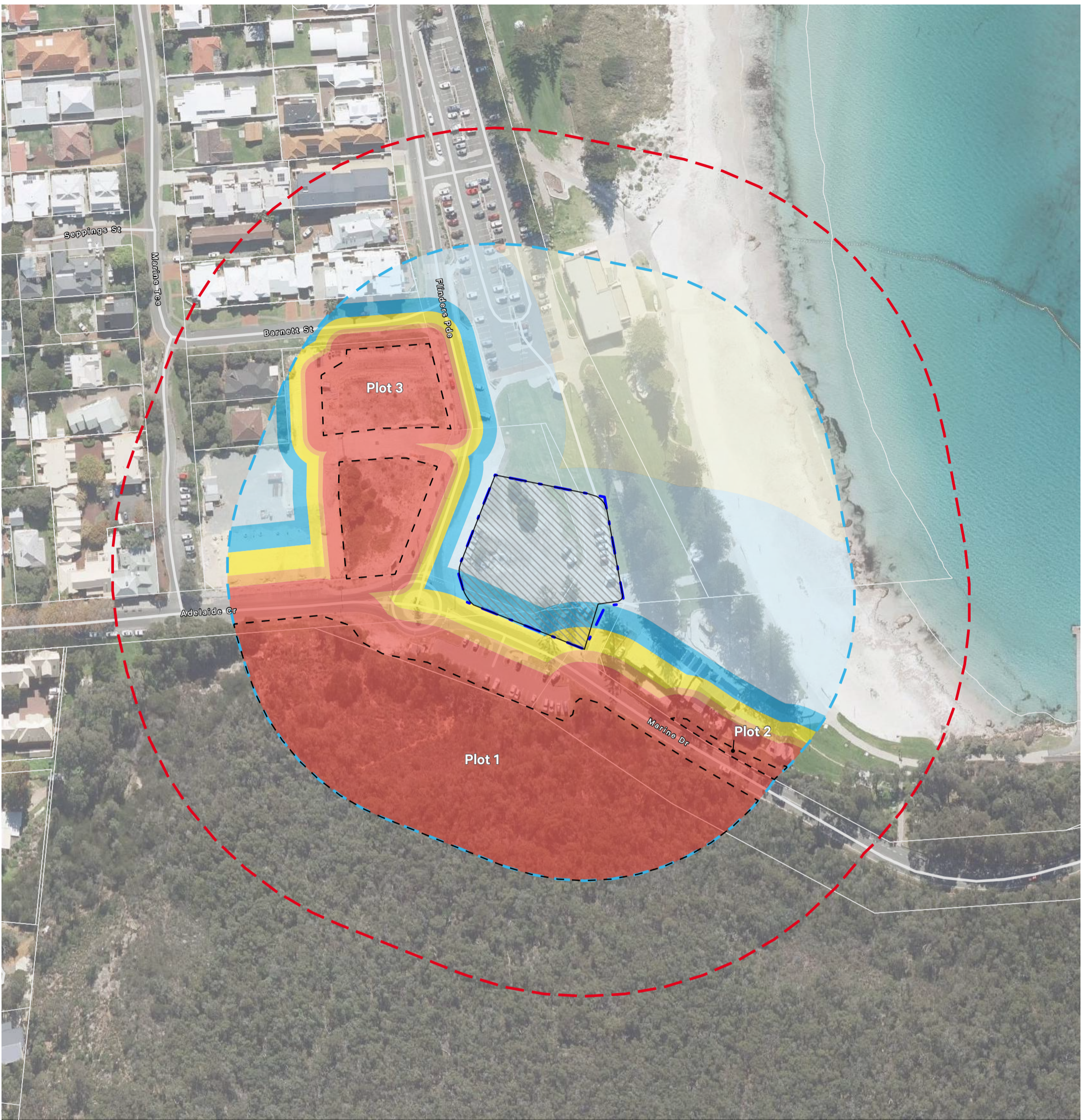
- The vegetation classifications and slope analysis in Table 3.1;
- AS 3959 separation distances in Table 3.2; and
- The subject site being continually managed in a low fuel state.

The assessment outcomes have been summarised in Table 3.3 which demonstrates that all habitable buildings will be subject to a radiant heat exposure of 29kW/m<sup>2</sup> (BAL-29 or below).

**Table 3.3 – BAL Ratings for Proposed Development**

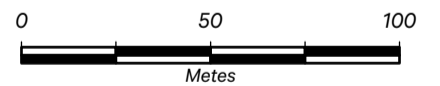
Proposed Building	Plot No.	Separation (m)	BAL Rating	Highest BAL
Hotel	Plot 1	21.5m	BAL-29	<b>BAL-29</b>
	Plot 2	48m	BAL-12.5	
	Plot 3	25m	BAL-12.5	





- Legend**
- Subject Site
  - Building Footprints
  - Assessment Area (100m)
  - Assessment Buffer (150m)
  - Plot Outlines

- BAL Contours**
- BAL-FZ
  - BAL-40
  - BAL-29
  - BAL-19
  - BAL-12.5
  - BAL-LOW



Scale: 1:2,000 @ A3



Staff: JP Date: 19/07/2023 File: 21-377

## Figure 4 - BAL Contour Map

### Middleton Beach Hotel Lot 10 (No. 1) Flinders Parade, Middleton Beach

Assessment Date: 15/8/2021

Accreditation Details: BPAD 44656 (Level 2)

**element.**

Level 18, 191 St Georges Terrace, Perth Western Australia 6000  
PO Box 7375 Cloisters Square, Perth Western Australia 6850  
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au



## 4. Identification of Bushfire Hazard Issues

### 4.1 Key Issues

SPP 3.7 and AS3959-2018 aim to minimise the likelihood of radiant heat damage to habitable buildings at FDI 80. However, these requirements cannot guarantee that damage will not occur from bushfires or that the land use intensification will not increase the likelihood of bushfire ignition.

The greatest threat to occupants and assets on the subject site is the vegetation to be retained on the Mount Clarence Parks and Recreation Reserve. The dense vegetation could be prone to bushfires, with the radiant heat flux and ember attack potentially impacting the site if sufficient measures are not implemented. In addition, the vulnerable nature of the development requires careful consideration given occupants will be unfamiliar with the locality.

From a bushfire hazard management perspective, the key issues that are likely to require management and/ or consideration include:

- Permanent bushfire hazards that will exist in the post-development scenario. The provision of appropriate separation distances from these hazards to ensure a rating of BAL-29 or less can be achieved is essential;
- Ensure proposed landscaping within the site is appropriately designed and managed to achieve a low threat state on an ongoing basis, in accordance with AS 3959;
- Provision of appropriate vehicular access to ensure safe access and egress for occupants and emergency services personnel;
- Provision of an appropriate water supply and associated firefighting equipment as required by the National Construction Code (NCC), including fire hydrants, hose reels and fire extinguishes; and
- Effective evacuation procedures to enable guests, visitors and staff to evacuate the area in the event of a bushfire emergency.

It is acknowledged that the bushfire risk to the proposed development posed by the identified bushfire hazards can be managed through standard application of the acceptable solutions of the bushfire protection criteria, as detailed in Section 5.1.

Additional bushfire mitigation measures have been recommended in response to the issues identified above to further improve the site response and resilience to a bushfire, as detailed in Section 5.2.

## 5. Bushfire Protection Criteria

### 5.1 Compliance Table

This BMP provides an outline of the mitigation strategies that will ensure the development meets the bushfire protection criteria of the Guidelines. The proposed development has been assessed against Element 5 - Vulnerable Tourism Land Uses – Other short-term accommodation (Hotel). Element 5 still considers Elements 1 – 4 but caters them specifically to tourism land uses.

The proposed development meets the intent of the bushfire protection criteria of the Guidelines through compliance with the acceptable solutions, as detailed in Table 5.1.



**Table 5.1 – Bushfire Protection Criteria (Element 5)**

Bushfire Protection Criteria	Acceptable Solution	Compliance Comments
<b>Siting and Design</b>	<p>Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <ul style="list-style-type: none"> <li>Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m. (BAL-29) in all circumstances.</li> <li>Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.</li> <li>Management: the APZ is managed in accordance with the requirements of Standards for Asset Protection Zones.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development has compliant setbacks to permeant vegetation to achieve BAL-29. As such, an APZ is not required in accordance with Explanatory Note E2 of the Guidelines.</p>
	<p>A landscape management plan is to be prepared to identify on-going onsite vegetation management (where appropriate).</p>	<p><b>Compliant</b></p> <p>A landscape plan has been provided in Appendix A.</p>
<b>Vehicular Access</b>	<p>Internal vehicular access is to provide for emergency egress / access for all patrons and staff, in the event of a bushfire. Where possible, this is to include the provision of at least two internal access / egress points to the public road network.</p>	<p><b>Compliant</b></p> <p>The internal accessway has been designed for two-way access to allow patrons and staff to egress the site in the event of a bushfire. Multiple internal access points are not possible for this development.</p>
	<p>Internal vehicle access / private driveways longer than 50m are to meet the following:</p> <ul style="list-style-type: none"> <li>Technical specifications in Appendix F;</li> <li>Passing bays every 200m; and</li> <li>Turn-around areas for fire appliance vehicles.</li> </ul>	<p><b>Not Applicable</b></p> <p>Internal accessway is less than 50m in length.</p>
	<p>Signage to be provided within the site, advising of where each access route travels to and the distance general information on what to do in a bushfire emergency.</p>	<p><b>Compliant</b></p> <p>Directional exit signage will be provided within the carpark.</p>
<b>Provision of Water</b>	<ul style="list-style-type: none"> <li>The development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water authority; or</li> <li>Provision of water tank(s) in accordance with the technical specifications in Appendix G.</li> </ul>	<p><b>Compliant</b></p> <p>The proposed development will be serviced by reticulated water.</p>

## 5.2 Additional Management Strategies

The following additional bushfire management strategies have been recommended to inform ongoing planning stages and increase the level of bushfire risk mitigation and resilience across the subject site.

### 5.2.1 Landscaping

All landscaping proposed on the subject site and adjacent public realm shall be managed to a minimum fuel condition in accordance with Clause 2.2.3.2 (f) of AS3959-2018. Low threat vegetation includes managed landscaping, reticulated lawns, gardens and orchards. Management may include regular clearing of vegetation, removal of weeds, removal of dead plant material, tree pruning and mowing of grass to maintain a fuel load of approximately 2 tonnes per hectare.

The landowner will be responsible for managing the landscaping on the subject site whereas the City is expected to assume management of the landscaping within the adjacent public realm once it has been established.

*Refer Appendix A – Landscaping Plan*

### 5.2.2 Construction Standards

The proposed development is required to comply with the applicable bushfire construction requirements of the NCC. This includes compliance with either AS 3959, the NASH Standard or a performance-based solution.

The elevations of the building not exposed to the source of bushfire attack as shown in Appendix C can be reduced by a single rating to BAL-19, in accordance with the shielding provisions under Clause 3.5 of AS 3959. This only applies to elements of the external wall, including openings, but shall not apply to subfloors or roofs.

Additional elevations can potentially be reduced to BAL-19 once the adjacent Lot 9002 has been cleared as part of the future townhouse development. It is recommended that an updated BAL Assessment is prepared at building stage to accurately inform the construction requirements based on the bushfire risk at the time.

*Refer Appendix C – BAL Construction and Shielding*

### 5.2.3 Vulnerable Land Use

The proposed tourism development meets the definition of a vulnerable land use under SPP 3.7 and the Guidelines. A vulnerable land use is defined as any use where occupants may be unfamiliar with their surrounds and less likely to respond in a bushfire emergency.

Policy Measure 6.6 of SPP 3.7 requires the development application to be accompanied by a Bushfire Emergency Plan (BEP) to ensure occupants of the development can safely and effectively evacuate or seek refuge in the event of a bushfire.

A BEP has been prepared for the proposed development in accordance with *A Guide to Developing a Bushfire Emergency Evacuation Plan* (DPLH, 2019).

*Refer Appendix D – Bushfire Emergency Plan*

### 5.2.4 Water Supply and Suppression Equipment

Fire suppression equipment such as pumps, fire water tanks, hydrants, hose reels and extinguishers may be required to comply with the NCC for the suppression of structural fires. The fire suppression equipment required to comply with the NCC can also be used to defend and suppress a bushfire.

All fire suppression equipment shall be commissioned and routinely checked to ensure it is in working order.

### 5.2.5 Public Education and Preparedness

The City of Albany provide bushfire safety advice to landowners which is available on their website.

<https://www.albany.wa.gov.au/services/emergency-management/fire-management-notice.aspx>

Additional information and resources can also be sourced from the Department of Fire and Emergency Services (DFES) website. This includes educational programs and safety guidelines to assist landowners with preparing for and surviving bushfire events.

In the event of a bushfire, specific advice and recommendations will be given to landowners from DFES, DBCA and/ or the City of Albany.

### 5.2.6 Fire Management Notice

The City of Albany Fire Management Notice provides a structure for managing bushfire throughout the City. The Fire Management Notice is applied in accordance with *Section 33* of the *Bush Fires Act 1954* which enables the Local Government to order landowners to prepare their properties for the fire season.

The landowners of the subject site will be responsible for ensuring compliance with the City of Albany Fire Management Notice. This includes the provision and maintenance of the site as low threat through the reduction of fine fuel loads.

*Refer Appendix E – City of Albany Fire Management Notice*





### Management Requirements

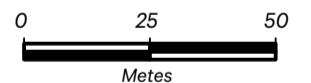
- 1 The subject site shall be maintained in a minimal fuel condition with all landscaping to meet the definition of low threat vegetation in accordance with Clause 2.2.3.2 (f) of AS 3959. The landowner / hotel management will be responsible for ensuring the site is managed in accordance with this BMP.
- 2 The adjacent public realm shall be maintained by the responsible authority in a minimal fuel condition with all landscaping to meet the definition of low threat vegetation in accordance with Clause 2.2.3.2 (f) of AS 3959.
- 3 The proposed building shall comply with the bushfire construction requirements of the NCC, specifically BAL-29 for elevations in a direct line of the fire attack and BAL-19 for elevations with an indirect line to the fire attack.
- 4 The internal access way shall maintain two way access and always be readily available for guests, visitors and staff to egress the site.
- 5 The proposed development shall be connected to the reticulated water supply.
- 6 Classified vegetation surrounding the proposed development will continue to pose a bushfire threat post development unless cleared for future development.

### Notes

- The proposed development is subject to a Bushfire Emergency Plan which shall be implemented and adhered to in a bushfire emergency.
- The City may require a notification to be placed on the Certificate of Title, pursuant to Section 70A of the Land Administration Act.
- The subject site shall comply with the City of Albany Fire Management Notice.

### Legend

- |                            |                             |
|----------------------------|-----------------------------|
| Subject Site               | Existing Public Road        |
| Proposed Hotel             | Driving Direction           |
| Permanent Bushfire Hazards | Reticulated Water Supply    |
| Temporary Bushfire Hazards | Street Hydrant (Water Corp) |



Scale: 1:1,500 @ A3



Staff: DW Date: 14/07/23 File: 21-337

## Figure 5 - Spatial Representation of BMP Strategies

### Middleton Beach Hotel Lot 10 (No. 1) Flinders Parade, Middleton Beach

Assessment Date: 16 August 2021  
Accreditation Details: BPAD 44656 (Level 2)

**element.**



## 6. Responsibilities

### 6.1 Implementation

**Table 6.1 – Implementation Actions – Prior to Occupation (Landowner / Developer)**

No.	Implementation Action (Prior to occupation)
1	The City may condition the development approval to require a notification to be placed on the certificate of title, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> . This is to ensure the landowner is aware that the subject site is bushfire prone and subject to the requirements of this BMP.
2	Ensure the proposed development complies with the bushfire construction requirements of the NCC.
3	Ensure proposed landscaping meets the definition of low threat in accordance with AS 3959 and the approved landscaping plan.
4	Ensure reticulated water supply is provided to the development.
5	Ensure fire suppression equipment is commissioned and in working order.
6	Update BEP to include current contact details and clearly display the evacuation diagram in all habitable rooms.

### 6.2 Management

**Table 6.2 – Management Actions – Ongoing (Landowner / Site Manager)**

No.	Management Action
1	Maintain the subject site in a low fuel state in accordance with AS 3959.
2	Ensure compliance with the City of Albany Fire Management Notice enforced under Section 33 of the Bush Fires Act 1954.
3	Ensure fire suppression equipment is maintained in working order.
4	Annually review the BEP and follow any DFES or emergency services warning and announcements in the event of a nearby bushfire.

**Table 6.3 – Ongoing Management – City of Albany**

No.	Management Action
1	Maintain public roads to the minimum standards and ensure public access is always available.
2	Maintain the adjacent public realm in a low fuel state in accordance with AS 3959.
3	Ensure development applications and building permit applications are compliant with the relevant building and land use planning provisions.
4	Enforce compliance with the City of Albany Fire Management Notice relating to firebreaks, asset protection zones and fuel reduction.



# References

Fire Management Notice. 2020-2021. City of Albany, viewed July 2021,  
<https://www.albany.wa.gov.au/services/emergency-management/fire-management-notice.aspx>

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# Appendices

**Appendix A - Landscape Plans**

**Appendix B - Vegetation Assessment**

**Appendix C - BAL Shielding Plan**

**Appendix D - Bushfire Emergency Plan**

**Appendix E - City of Albany Fire Management Notice**

**Appendix F - Vehicle Access Technical Specifications**

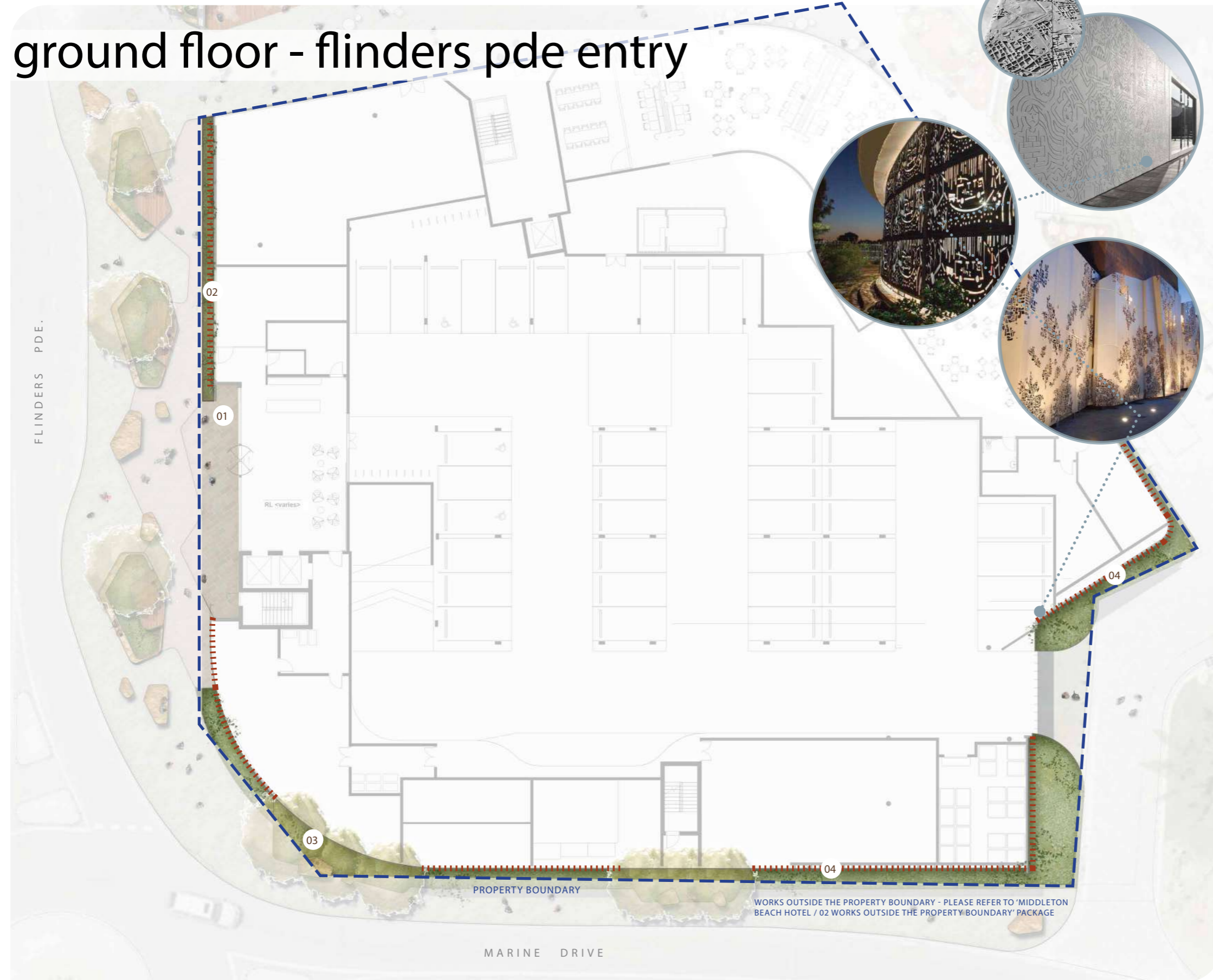
**Appendix G - Water Technical Specifications**



## Appendix A - Landscape Plans

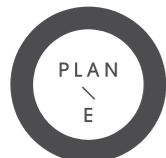


# ground floor - flinders pde entry



## LEGEND

- 01 'DOORMAT' FEATURE UNIT PAVERS TO MAIN ENTRY FROM FLINDERS PARADE ECHOING THE GRADIENT COLOUR CHANGE OF THE MIDDLETON BEACH SANDS
- 02 RAISED GARDEN BED WITH CREEPER PLANTING
- 03 PROPOSED GARDEN BED PLANTING TO SOFTEN BUILT FORM
- 04 POTENTIAL ARTWORK/INTEGRATED DESIGN ELEMENT OPPORTUNITIES ON CONCRETE AND BRONZE SCREENING TO CREATE A MARKER AND KEY POINT OF VISUAL INTERACTION WITH THE PUBLIC



LANDSCAPE ARCHITECTS  
 LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007  
 T: (08) 9388 9566 E: mail@plane.com.au

MIDDLETON BEACH HOTEL / LANDSCAPE CONCEPT 01  
 PREPARED FOR BOX ARCHITECTURE | INTERIORS  
 JULY 2023

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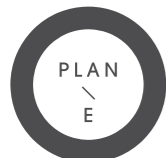


# level 1



## LEGEND

- 01 FEATURE STONE TILE PAVING
- 02 FLUID FORM PLANTERS WITH BUILT IN SEATING INSPIRED BY THE PATTERNS & SHAPES CREATED BY WATER FLOWING AND MOVING PAST OBJECTS
- 03 COMMUNITY GATHERING SPACE WITH TILE PAVING AND INTEGRATED SEATING/DINING
- 04 PRIVATE COURTYARDS WITH TIMBER DECKING AND LOOSE FURNITURE
- 05 RAISED PLANTERS TO PROVIDE PRIVACY FOR PRIVATE COURTYARDS
- 06 INTIMATE SEATING NOOK WITH INTEGRATED SEATING
- 07 PRIVATE BALCONY WITH TILE PAVING, LOOSE FURNITURE AND FEATURE POTS



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# level 2



## LEGEND

- 01 RAISED GARDEN BED WITH TREE PLANTING AND BUILT IN SEATING INSPIRED BY WATER PATTERNS AND WATER MOVEMENT AT THE COAST
- 02 LIGHT WARM COLOURED TILE PAVING WITH FEATURE PAVING DETAIL REFERENCING THE 'FIRST LIGHT' CONCEPT
- 03 ETCHED DETAILS OF MARINE LIFE, SALMON FISHING AND BUSH ANIMALS REFERENCING THE SEASONAL MOVEMENT FROM COAST TO BUSH
- 04 CENTRAL YARNING CIRCLE WITH INTEGRATED SEATING, TURF, LARGE TRANSPLANT TREE, VIEW TO THE WATER FRONT AND SUNRISE
- 05 PRIVATE SEATING NOOKS TO PROVIDE INTIMATE RELAXING SPACES
- 06 TIMBER DECK "BAR" AREA WITH LOOSE FURNITURE, GARDEN BED AND TREE PLANTING TO PROVIDE A COSY ATMOSPHERE
- 07 PLAY AREA WITH SCULPTURAL ELEMENTS REFERENCING THE MT. CLARENCE WILDLIFE AND FLORA
- 08 COMMUNITY GATHERING FIRE PIT WITH SHADE CANOPY STRUCTURE ABOVE
- 09 SOFT SCULPTURAL MOUNDS ECHOING THE MT. CLARENCE HILLS.
- 10 ARTWORK
- 11 ARTWORK
- 12 VENTILLATION FOR CARPARK BELOW



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 JULY 2023

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# ground floor



## LEGEND

- 01 PRIMARY PEDESTRIAN CIRCULATION PATH
- 02 ALFRESCO NODES WITH TIMBER DECKING AND LOOSE FURNITURE, AREAS OF STORMWATER INFILTRATION
- 03 UNIT PAVERS TO MATCH EXISTING
- 04 EXISTING PEDESTRIAN PROMENADE
- 05 TERRACED TURF GATHERING SPACE
- 06 RAISED GARDEN BED PLANTING WITH TREES TO PROVIDE A COMFORTABLE MICRO-CLIMATE
- 07 RAMP ACCESS
- 08 EXISTING TURF
- 09 EXISTING MULTI-POLE ●
- 10 CANOPY STRUCTURE
- 12 STAIR ACCESS
- 13 NATURAL STONE WALL
- 14 PRE-CAST CONCRETE WALL
- 15 PUBLIC ART OPPORTUNITIES
- 16 RELOCATED EXISTING NORFOLK PINE (2)



LANDSCAPE ARCHITECTS

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MIDDLETON BEACH HOTEL / LANDSCAPE CONCEPT 02

PREPARED FOR BOX ARCHITECTURE | INTERIORS  
JULY 2023

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LEGEND

- 01 UNIT PAVERS TO MATCH EXISTING
- 02 'DOORMAT' FEATURE UNIT PAVERS TO MAIN ENTRY FROM FLINDERS PARADE ECHOING THE GRADIENT COLOUR CHANGE OF THE MIDDLETON BEACH SANDS
- 03 RAISED GARDEN BED WITH INTEGRATED TIMBER SEATING ELEMENTS AND PROPOSED TREE PLANTING TO CREATE A COMFORTABLE MICRO-CLIMATE
- 04 FEATURE SCULPTURAL STONE SEATING ELEMENTS RESEMBLING THE ROCK FORMATIONS ALONG THE COAST
- 05 PROPOSED GARDEN BED PLANTING TO SOFTEN BUILT FORM



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 T: (08) 9388 9566 E: mail@plane.com.au

MIDDLETON BEACH HOTEL / LANDSCAPE CONCEPT 02  
 PREPARED FOR BOX ARCHITECTURE | INTERIORS  
 JULY 2023

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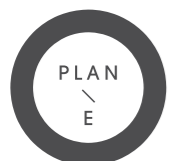
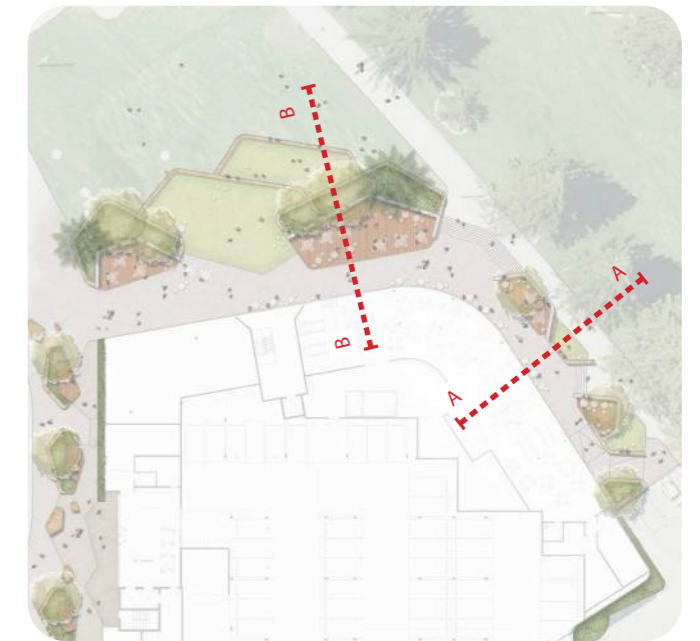
# ground floor - sections



SECTION AA



SECTION BB



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MIDDLETON BEACH HOTEL / LANDSCAPE CONCEPT 02  
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JULY 2023

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REVV  
NTS



## Appendix B - Vegetation Assessment

## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 1

**Classification: Class A Forest**

**Effective Slope: Upslope**

**Description:**

Mount Clarence Parks and Recreation Reserve located to the south of the proposed development. The plot consists of eucalypt trees, shrubs and grasses with 70% foliage coverage and an average height of 15m – 20m.

There vegetation structure has a continuous fuel load from the understorey through to the canopy which is typical of forest fire behaviour.




**Photo ID: 01**



**Photo ID: 02**



## APPENDIX B – VEGETATION ASSESSMENT

PLOT 1	
<b>Classification: Class A Forest</b>	<b>Effective Slope: Upslope</b>
<b>Description:</b> Mount Clarence Parks and Recreation Reserve located to the south of the proposed development. The plot consists of eucalypt trees, shrubs and grasses with 70% foliage coverage and an average height of 15m – 20m. There vegetation structure has a continuous fuel load from the understorey through to the canopy which is typical of forest fire behaviour.	
	
<b>Photo ID: 03</b>	

## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 2

**Classification: Class D Scrub**

**Effective Slope: Upslope**

**Description:**

Strip of vegetation to the north of Marine Drive consisting of small trees and large shrubs with 30% foliage coverage and an average height greater than 2m, but not more than 6m.

The vegetation in the background has been classified under Plot 1.



**Photo ID: 04**



**Photo ID: 05**



## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 3

**Classification: Class G Grassland**

**Effective Slope: Downslope 0-5**

**Description:**

Areas of grassland on the adjacent private property that has been left unmanaged. The vegetation and bushfire hazard is only temporary and will be removed, once development has occurred.



**Photo ID: 06**



**Photo ID: 07**

## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 4

**Classification: Excluded – 2.2.3.2 (a)**

**Effective Slope: N/A**

**Description:**

Areas of unmanaged vegetation more than 100m from the proposed development. The separation to the proposed development ensures negligible impact from the identified bushfire hazard. These areas have been excluded in accordance with Clause 2.2.3.2 (a) of AS 3959.



**Photo ID: 08**



## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 5

**Classification: Excluded – 2.2.3.2 (e) & (f)**

**Effective Slope: N/A**

#### **Description:**

Non-vegetated areas consisting of buildings, roads, driveways, footpaths and car parking areas. These areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959.

Areas of low threat vegetation consisting of reticulated gardens, lawns, public open spaces and road reserves. These areas have been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959 where it is evidence of a management regime.



**Photo ID: 09**



**Photo ID: 10**

## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 5

**Classification: Excluded – 2.2.3.2 (e) & (f)**

**Effective Slope: N/A**

#### **Description:**

Non-vegetated areas consisting of buildings, roads, driveways, footpaths and car parking areas. These areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959.

Areas of low threat vegetation consisting of reticulated gardens, lawns, public open spaces and road reserves. These areas have been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959 where it is evidence of a management regime.



**Photo ID: 11**



**Photo ID: 12**



## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 5

**Classification: Excluded – 2.2.3.2 (e) & (f)**

**Effective Slope: N/A**

#### **Description:**

Non-vegetated areas consisting of buildings, roads, driveways, footpaths and car parking areas. These areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959.

Areas of low threat vegetation consisting of reticulated gardens, lawns, public open spaces and road reserves. These areas have been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959 where it is evidence of a management regime.



**Photo ID: 13**



**Photo ID: 14**

## APPENDIX B – VEGETATION ASSESSMENT

### PLOT 5

**Classification: Excluded – 2.2.3.2 (e) & (f)**

**Effective Slope: N/A**

#### **Description:**

Non-vegetated areas consisting of buildings, roads, driveways, footpaths and car parking areas. These areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959.

Areas of low threat vegetation consisting of reticulated gardens, lawns, public open spaces and road reserves. These areas have been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959 where it is evidence of a management regime.



**Photo ID: 15**



**Photo ID: 16**



## Appendix C - BAL Shielding Plan





### Legend

- Subject Site
- Assessment Area (100m)
- BAL-29 Elevation
- BAL-19 Elevation
- ➔ Direction of Fire Attack

### AS 3959 Classifications

- Class A Forest (A-04)
- Class D Scrub (D-13)
- Class G Grassland (G-27)

### Notes

- The proposed development shall comply with the bushfire construction requirements of the National Construction Code.
- The building elevations in a direct line of the fire attack are to comply with the BAL-29 construction requirements.
- The building elevations an indirect line of the fire attack can comply with the BAL-19 construction requirements.

## BAL Construction and Shielding

### Middleton Beach Hotel

Lot 10 (No. 1) Flinders Parade, Middleton Beach WA 6330

Assessment Date: 16 August 2021

Accreditation Details: BPAD 44656 (Level 2)

# element.



## Appendix D - Bushfire Emergency Plan

# BUSHFIRE EMERGENCY PLAN

## Middleton Beach Hotel

Lot 10 (No. 1) Flinders Parade, Middleton Beach WA 6330

### Emergency Management Team

Name	Organisation	Role	Contact Details
Hotel Manager	TBC	Hotel Manager	TBC
Supervisor/ Fire Warden	TBC	Supervisor/ Fire Warden	TBC

Prepared by: **element**

Operator: TBC

Date: July 2023

*REFER TO THE EVACUATION DIAGRAM IN THE EVENT OF A BUSHFIRE EMERGENCY.*

**TO BE REVIEWED ANNUALLY**



Document ID: 21-377

Issue	Date	Status	Prepared by	Approved by
			Name	Name
1	20/08/21	Draft	Dylan Wray – BPAD 44656	Daniel Lees
2	20/07/23	Draft	Dylan Wray – BPAD 44656	Daniel Lees

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# Contents

<b>FACILITY DETAILS</b>	<b>4</b>
<b>ROLES AND RESPONSIBILITIES</b>	<b>5</b>
EMERGENCY RESPONSE TEAM	5
RESPONSIBILITIES	5
<b>EMERGENCY CONTACTS</b>	<b>7</b>
PRIMARY EMERGENCY CONTACTS	7
SECONDARY EMERGENCY CONTACTS	7
<b>PREPAREDNESS</b>	<b>8</b>
EQUIPMENT	8
TRANSPORT	8
TRAINING AND EDUCATION	8
ANNUAL REVIEWS	8
SEASONAL CHECKLIST	8
<b>AWARENESS AND PRE-EMPTIVE PROCEDURES</b>	<b>10</b>
FIRE DANGER RATINGS	10
TOTAL FIRE BANS	10
DFES WARNINGS	10
ACTIONS	11
<b>EVACUATION PROCEDURES</b>	<b>12</b>
COMMUNICATION	12
EVACUATION PROCEDURES	12
EVACUATION CENTRES	13
<b>SHELTER-IN-PLACE PROCEDURES</b>	<b>14</b>
COMMUNICATION	14
SHELTER-IN-PLACE PROCEDURES	14
<b>RECOVERY PROCEDURES</b>	<b>15</b>
RETURN TO SITE	15
POST EMERGENCY DEBRIEF	15
RECOVERY	15
<b>ATTACHMENTS</b>	<b>16</b>



## Facility Details

This Bushfire Emergency Plan (BEP) is for the Middleton Beach Hotel at Lot 10 (No. 1) Flinders Parade, Middleton Beach. The BEP has been developed to assist hotel management to protect life and property in the event of a bushfire.

The BEP has been prepared in accordance with *A Guide to developing a Bushfire Emergency Evacuation Plan* (DPLH 2019) and shall be read in conjunction with the Bushfire Management Plan (element, 2023).

Prior to occupation of the proposed development, this BEP shall be updated to include the outstanding information highlighted in blue. At the time of preparing this BEP, certain details such as the names and contact details of key personnel were not available.

This BEP outlines procedures for both **EVACUATION** and **SHELTER-IN-PLACE** to enhance the protection of occupants from the threat of bushfire. The advice of the Department of Fire and Emergency Services (DFES) or emergency services personnel shall always be followed during a bushfire emergency.

The **Primary Action** to follow in a bushfire emergency is to:

### EVACUATE OFF-SITE

The **Secondary Action** to follow in a bushfire emergency is to:

### SHELTER-IN-PLACE

#### Proposal Details

<b>Address</b>	Lot 10 (No. 1) Flinders Parade, Middleton Beach WA 6330
<b>Site Contact</b>	TBC
<b>Position/ Role</b>	TBC
<b>Contact Number</b>	TBC

<b>Facility Name</b>	Middleton Beach Hotel
<b>Type of Facility</b>	Hotel
<b>Number of Employees</b>	TBC
<b>Number of Guests</b>	TBC
<b>Number of Visitors</b>	TBC
<b>Number of vulnerable occupants with support needs</b>	TBC
<b>Description of support needs</b>	TBC

## Roles and Responsibilities

### Emergency Response Team

Hotel management are to establish an emergency response team (ERT) who will be responsible for implementing the emergency response procedures of this BEP. The ERT shall comprise of the following positions:

- Chief fire warden with bushfire training
- Deputy fire warden with bushfire training
- Communications officer
- Staff members with first aid training
- Staff members

It is acknowledged that certain individuals may have the necessary training and experience to undertake multiple roles within the ERT.

### Responsibilities

The responsibilities for implementing the response procedures in the event of a bushfire emergency have been outlined in the table below.

Position	Name and Number	Responsibilities
<b>Chief Fire Warden</b> (Hotel Manager)	TBC	Coordinate and implement emergency procedures of this BEP.
		Delegate roles and responsibilities as required.
		Respond to and take control as appropriate.
		Determine the nature of the emergency and implement appropriate actions.
		Determine when to evacuate and arrange the orderly evacuation from the site.
		Oversee the evacuation from the site.
		Ensure staff have received the necessary training for their roles and responsibilities in an emergency.
		Always remain contactable.
		Contribute to post bushfire event debrief.
<b>Deputy Fire Warden</b> (Hotel Supervisor)	TBC	Assist Chief Fire Warden, or take control in the absence of the Chief Fire Warden.
		Implement emergency procedures of this BEP.
		Determine any special needs of guests and visitors that may impact the ability to effectively evacuate.
		Account for all guests and visitors during an emergency.
		Use fire suppression facilities to pre-wet areas.



# BUSHFIRE EMERGENCY PLAN

Position	Name and Number	Responsibilities
		<p>Check building and extinguish small fires after the fire front has passed.</p> <p>Confirm availability of private vehicles and organise bus transport.</p> <p>Always remain contactable.</p> <p>Contribute to post bushfire event debrief.</p>
<b>Communications Officer</b>	<b>TBC</b>	<p>Maintain communication with the Chief Fire Warden including situation reports.</p> <p>Check DFES website or weather forecast daily for any warnings or alerts.</p> <p>Monitor Fire Danger Ratings (FDR).</p> <p>Monitor conditions on days that have an FDR of severe, extreme or catastrophic.</p> <p>Account for all patients and visitors during an emergency.</p> <p>Confirm availability of private vehicles and organise bus transport, if required.</p> <p>Always remain contactable.</p>
<b>Staff Members with First Aid Training</b>	<b>TBC</b>	<p>Evaluate the extent of any injuries.</p> <p>Administer first aid.</p> <p>Assess if the injured can be evacuated safely.</p> <p>Report injuries to the Fire Wardens.</p>
<b>Staff Members</b>	<b>TBC</b>	<p>Take direction from and carry out tasks allocated by the Fire Wardens.</p> <p>Check all buildings/ apartments to ensure all guests and visitors have evacuated.</p> <p>Ensure all visitors have been alerted and evacuation has been initiated in an orderly manner.</p> <p>Maintaining communication and keep guests and visitors calm.</p> <p>Continually update Fire Wardens with situation reports.</p> <p>Keep guests and visitors together.</p> <p>Contributing to post event debrief.</p>

# Emergency Contacts

## Primary Emergency Contacts

Name or Organisation	Office/ Contact	Contact Details
<b>Fire, Police or Ambulance</b>	Fire or Emergency	000
<b>Department of Fire &amp; Emergency Services</b>	Emergency Information Line	13 33 37 (13 DFES)
<b>Emergency WA</b>	Warnings, incidents, Fire Danger Ratings and Total Fire Bans	<a href="http://www.emergency.wa.gov.au">www.emergency.wa.gov.au</a>

## Secondary Emergency Contacts

Name or Organisation	Office/ Contact	Contact Details
Albany Fire Station	Emergency information and assistance	6820 2510
State Emergency Services (SES)	Information and Assistance	132 500
City of Albany	Emergency information and assistance	6820 3000
WA Police	Non-emergency police assistance	13 14 44
Albany Police	Non-emergency police assistance	9892 9300
Main Roads WA	Road closures	13 81 38 <a href="http://www.mainroads.wa.gov.au">www.mainroads.wa.gov.au</a>
Western Power	Power outages	13 13 51
Water Corporation	Water outages	13 13 75
Albany Health Campus	Medical Assistance	9892 2222
Albany Leisure and Aquatic Centre	Off Site Refuge	6820 3400

## Preparedness

### Equipment

The following equipment shall be provided within the Hotel:

- Personal protection equipment (PPE) for fire wardens including masks, gloves, eyewear, coveralls and identification hat.
- Bushfire emergency kit including mobile phone, torches and masks.
- First aid kit with a sufficient quantity of eyewash.
- Bottled water, or other means to provide for the hydration of all guests and visitors at the safer place and a mask for each person.
- Visitor and guest contact register.

### Transport

All guests, visitors and staff should have access to a private vehicle which can be used to evacuate the facility in a bushfire event. In the event guests or visitors do not have access to a private vehicle, carpooling can be used.

In extreme conditions, it may not be safe to complete the evacuation. If the fire is within close proximity to the site, the advice of DFES or emergency services should be sort as to whether full or partial evacuation could be safely undertaken.

### Training and Education

The ERT and staff members assigned responsibilities under this BEP should attend emergency evacuation and first aid training courses.

All those who have received training should formally acknowledge that they have read and understood the emergency procedures of this BEP and understand their roles and responsibilities during an emergency.

### Annual Reviews

This BEP shall be treated as a 'live document' and reviewed prior to each bushfire season (October to April), with updates undertaken by the operator, in conjunction with a bushfire practitioner or emergency management professional.

### Seasonal Checklist

Prior to each bushfire season (October to April), it is important to be prepared for potential bushfire threats. The following seasonal works are to be undertaken by the landowner or operator prior to and during the bushfire season.



# BUSHFIRE EMERGENCY PLAN

Ongoing Actions	Responsible Person
<b>Ongoing</b>	
Implement and maintain the requirements of the Bushfire Management Plan.	Fire Wardens or nominated personnel.
Maintain occupant register with up-to-date contact details.	
Ensure ongoing compliance with the City of Albany Fire Management Notice.	

Pre-Bushfire Season Actions	Responsible Person
<b>To be completed prior to the bushfire season</b>	
Review BEP to ensure details, procedures and contact names and phone numbers are up to date.	Fire Wardens or nominated personnel.
Ensure compliance with the City of Albany Fire Management Notice.	
Ensure all management and staff are aware of their roles and responsibilities contained within this BEP.	
Ensure a bushfire emergency kit is complete with procedures, first aid supplies, PPE and emergency contact details.	
Ensure the contact details of the off-site refuge centre is up to date.	
Remove flammable materials within 3m of the building.	
Inspect fire extinguishers and firefighting equipment to ensure they are in working order with the instructions attached.	
The Evacuation Diagram is clearly displayed in all habitable rooms.	
Provide an up-to-date copy of this BEP at hotel reception.	

Bushfire Season Actions	Responsible Person
<b>To be completed during the bushfire season</b>	
Check the DFES website for FDR and any alerts for the area.	Fire Wardens or nominated personnel.
Maintain site in a low threat state, in accordance with the Bushfire Management Plan.	
Ensure all guests and visitors are made aware of the potential for bushfire threats and have adequate private transport available in the event of a bushfire.	
Remove flammable materials within 3m of the building.	
Ensure ongoing compliance with the City of Albany Fire Management Notice.	
Routinely check the bushfire emergency kit and top up with equipment, as required.	
Ensure sufficient drinking water is available for all guests, visitors and staff.	
Routinely check firefighting equipment to ensure they are clear from obstructions.	
Routinely check communications equipment to ensure they are charged and in working order.	

## Awareness and Pre-Emptive Procedures

### Fire Danger Ratings

The Bureau of Meteorology determines the Fire Danger Rating (FDR) which is based on the forecasted weather for that area. The FDR predicts the level of bushfire threat on any given day which is used by DFES to inform the community on the predicted and current fire weather conditions.

The FDR provides an indication of how difficult a bushfire will be for authorities to extinguish and on what days a bushfire is going to pose the greatest threat to properties and lives.



### Total Fire Bans

A Total Fire Ban (TFB) is declared on days when bushfires are most likely to threaten lives and property due to extreme fire weather or when there are widespread fires already burning.

### DFES Warnings

DFES provide bushfire warnings to reflect the increased risk to life and properties when a bushfire has been identified. These warnings have been used as triggers for enacting bushfire preparation and evacuation procedures.



#### EMERGENCY WARNING

An out of control fire is approaching fast and you need to take immediate action to survive. If you haven't prepared your home it is too late.

**You must seek shelter or leave now if it is safe to do so.**



#### WATCH AND ACT

A fire is approaching and there is a possible threat to lives or homes. Put your plan into action. If your plan is to leave, make sure you leave early. If your plan is to stay, check all your equipment is ready.

**Only stay and defend if you are mentally and physically prepared.**



#### ADVICE

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

**Be aware and keep up to date.**

# BUSHFIRE EMERGENCY PLAN

## Actions

The actions below must be undertaken to ensure all occupants and visitors are aware of the bushfire threat and follow the appropriate procedures.

Actions	Responsible Person
<b>Extreme FDR or an official 'Advice' warning has been issued</b>	
Inform all guests, visitors and staff members of potential bushfire conditions.	Fire Wardens or nominated personnel.
Monitor bushfire alerts on the Emergency WA website, DFES information line (13 13 37) and/or local ABC radio.	
Consider pre-emptive closure of the hotel.	
Ensure mobile phones are available and charged.	
Remove any flammable materials from within 3m of the building.	
Ensure the bushfire emergency kit is accessible with first aid supplies.	
Maintain awareness for potential bushfires in the vicinity and continually check for smoke or fire. If observed, emergency evacuation procedures should be enacted.	

Actions	Responsible Person
<b>Server FDR or an official 'Watch and Act' has been issued</b>	
Alert all guests, visitors and staff members of the watch and act alert and/or potential bushfire conditions.	Fire Wardens or nominated personnel.
Assess situation and assign a delegate to monitor Emergency WA website, DFES information line and/or ABC radio.	
Consider pre-emptive closure of the hotel.	
Check availability of vehicles in the event evacuation is required.	
Liaise with DFES and enact emergency procedures, including evacuation on advice from DFES or emergency services personnel.	

Actions	Responsible Person
<b>A bushfire threatens the site, Extreme or Catastrophic FDR or an official 'Emergency Warning' has been issued</b>	
Closure of the hotel.	Fire Wardens or nominated personnel.
Alert all guests, visitors and staff members of bushfire threat and prepare them for evacuation.	
Seek instructions for DFES to determine if offsite evacuation is required and public roads are safe to evacuate.	
If yes, action emergency evacuation procedures.	
If no, action shelter-in-place procedures and remain within refuge area until instructed by emergency services personnel.	



# Evacuation Procedures

## Communication

The ERT will communicate during a bushfire event using two-way handheld radios or mobile phones. The communications officer shall maintain contact with DFES or emergency services personnel through the use of a mobile phone or a satellite phone.

## Evacuation Procedures

Early evacuation is the safest option in a bushfire emergency. The following procedures shall be implemented by the Chief Fire Warden, on advice from DFES or emergency services personnel.

Procedures for Evacuation	
The primary action to following with an imminent bushfire threat is to <b>EVACUATE</b> .	
<b>Trigger to Evacuate</b>	<b>On any direction from DFES / emergency services personnel or a Emergency Warning Alert for the area in which the hotel is located.</b>
Action	Responsible Person
Advise DFES (000) of fire if emergency services personnel are not in attendance.	Fire Wardens or nominated personnel.
Act on any advice from emergency services personnel.	
Inform all guests, visitors and staff members of the bushfire emergency.	
Collect the bushfire emergency kit and first aid kit.	
Observe outside conditions and monitor the building.	
Account for all guests, visitors and staff members.	
Check all apartments, communal areas, and amenities for people.	
Assemble guests and visitors in the designated assembly area.	
Supervise the orderly evacuation of people. Evacuating people with disabilities or vulnerable people should be a priority.	
Relocate all people to nominated off-site evacuation centres.	
Advise DFES or emergency services personnel of the decision to evacuate and the proposed route.	
Account for all guests, visitors and staff members upon reaching their destination.	
Advise DFES or emergency services personnel once evacuation is complete.	
Only return to the site once safe and on advice from DFES or emergency services personnel.	
If evacuation becomes unsafe, all remaining guests, visitors and staff shall refuge on Middleton Beach. The Fire Warden shall advise DFES (000) and follow Shelter-in-Place procedures.	

## Evacuation Centres

The evacuation assembly areas shall be in the designated area adjacent to the hotel within close proximity to transport.

Evacuation procedures shall be enacted on advice from DFES or emergency services personnel that the route is safe to the nominated evacuation centre. During a bushfire emergency, DFES or emergency services will determine the most appropriate evacuation centre in accordance with the Local Emergency Management Arrangements.

The following pre-determined evacuation centres shall be utilised in the event DFES or emergency services are unavailable in a bushfire emergency.

Primary Off-Site Location	
<b>Name of Venue</b>	Middleton Beach Bowling Club / Eyre Park
<b>Address of Venue</b>	25 Garden Street, Middleton Beach WA 6330
<b>Contact Number</b>	9841 2503
<b>Primary Route</b>	Travel west along Adelaide Crescent, turn right onto Garden Street (1km).
<b>Transport</b>	Private vehicles / walking
<b>Estimated Travel Time</b>	2 minute drive or 9 minute walk

Secondary Off-Site Location	
<b>Name of Venue</b>	Albany Leisure and Aquatic Centre
<b>Address of Venue</b>	52-70 Barker Rd, Centennial Park WA 6330
<b>Contact Number</b>	6820 3400
<b>Primary Route</b>	Travel west along Adelaide Crescent, turn left at roundabout onto Middleton Road, turn right at roundabout onto Campbell Road, turn left at roundabout onto North Road and turn left onto Sanford Road (5kms).
<b>Transport</b>	Private vehicles
<b>Estimated Travel Time</b>	8 minute drive

# Shelter-in-Place Procedures

## Communication

The ERT will communicate during a bushfire event using two-way handheld radios or mobile phones. The communications officer shall maintain contact with DFES or emergency services personnel through the use of a mobile phone or a satellite phone.

## Shelter-in-Place Procedures

The primary action to follow if there is an imminent bushfire threat is to **EVACUATE** to the Middleton Beach Bowling Club or the Albany Leisure and Aquatic Centre following confirmation from DFES or emergency services that a safe evacuation route is available.

Shelter-in-Place is not recommended and should not be required, however if DFES or emergency services have advised it is too late to leave or adequate transportation is not available, guests, visitors and staff members should shelter on Middleton Beach which is clear of any bushfire hazards and subject to a radiant heat flux of BAL-LOW.

Procedures for Shelter-in-Place (Last Resort)	
The primary action to following with an imminent bushfire threat is to <b>EVACUATE</b> .	
<b>Trigger to Shelter-in-Place</b>	<b>On advice from the Chief Fire Warden or any direction from DFES or emergency services personnel that it is too late or unsafe to evacuate.</b>

Action	Responsible Person
Advise DFES (000) of sheltering-in-place including location, number of persons and primary contact number.	Fire Wardens or nominated personnel.
Assemble all staff and assign roles and responsibilities.	
Inform all guests, visitors and staff members of the bushfire emergency and the need to shelter-in-place.	
Assist guests and visitors to remain calm and hydrated. Issue water and masks, as required.	
Act on any advice from emergency services personnel.	
Monitor bushfire alerts on Emergency WA website, DFES information line and/or ABC radio.	
Attend to any first aid needs of people sheltering-in-place.	
Await the 'All Clear' advice from DFES.	
Supervise the departure of guests, visitors and staff members once safe to leave the area.	
Inspect building after the fire has passed and extinguish any small fires.	
Determine if building is safe to return to or evacuate the facility if now safe to reach Middleton Beach Bowling Club or the Albany Leisure, Aquatic Centre or evacuation centre determined by DFES.	



# Recovery Procedures

## Return to Site

Patients, visitors and staff members shall not return to site until it has been declared by the Fire Warden that the site is safe, on advice from DFES or emergency services personnel.

## Post Emergency Debrief

Following a bushfire emergency, the ERT shall review the procedures of this BEP and make any necessary amendments to improve efficiencies of the evacuation and/or shelter in place procedures.

## Recovery

Once the bushfire event has passed, the following recovery procedures should be followed upon the 'All Clear' advice from DFES.

Recovery Procedures (Post Bushfire Event)	
Trigger to Recovery	On advice from DFES that it is 'All Clear' to return to site.
Action	Responsible Person
Act on any advice from DFES or emergency services personnel.	Fire Wardens or nominated personnel.
Monitor bushfire alerts on Emergency WA website, DFES information line and/or ABC radio.	
Await the 'All Clear' advice from DFES.	
Inspect building for damage and extinguish any remaining smouldering objects.	
Monitor the condition of impacted buildings for 24 hours prior to reoccupation. Damaged buildings shall not be reoccupied until the damage has been rectified.	
Upon being declared safe, the hotel may re-open.	
Advise guests and staff members of the reopening of the hotel.	
Debrief by assessing the severity of the event, effectiveness of this BEP, identification of any unexpected problems and refine BEP, as necessary.	

# Attachments

<b>Attachments</b>
Emergency Evacuation Plan
Visitor Register
Fire Danger Ratings
Bushfire Warning System Alerts



Role	Name
Chief Fire Warden	
Deputy Fire Warden	
First Aid Personnel	
Communications	

Emergency Contacts	Phone Number
Police, Fire or Ambulance	000
DFES	131 444
City of Albany	6820 3000
Emergency Information	13 33 37

### MONITORING FOR BUSHFIRES

Guests and visitors should be aware of their surroundings and the potential for a bushfire to occur within the area. Monitoring for bushfire threats should include:

- Ensure mobile phones are switched on at all times in order to receive alerts.
- On days where the FDR is 'high' or above, regularly check websites such as Emergency WA or DFES, or monitor emergency services broadcasts (ABC Radio) for bushfire alerts in the area. A fire warning level (Advice, Watch and Act or Emergency Warning) will apply and will trigger emergency evacuation procedures.
- Check for smoke or fire nearby. If observed, emergency evacuation procedures should be enacted. (Note: you may observe or notice evidence of a bushfire before an official warning is received.)

**IMPORTANT: If fire, heavy smoke or embers can be seen within close proximity to the hotel, it is too late to leave. Enact 'Shelter in Place' procedures.**

### ADVICE

On an **Advice** warning for a bushfire threat, the following should be enacted:

- Account for all guests, visitors and staff members and inform them of potential bushfire conditions.
- Assess situation and assign a delegate to monitor Emergency WA website, DFES information line and/or ABC radio.
- Ensure mobile phones are available and charged.
- Remove any flammable materials within 3m of the building.
- Ensure bushfire emergency kit is accessible with first aid supplies.
- Check availability of vehicles to evacuate guests and visitors.
- Check for smoke or nearby fire. If observed, enact emergency evacuation procedures.
- Consider pre-emptive closure and early evacuation if FDR is severe, extreme or catastrophic.

### WATCH AND ACT

On a **Watch and Act** warning for a bushfire threat, the following should be enacted:

- Alert all guests and visitors of the bushfire warning.
- Assess situation and assign a delegate to monitor Emergency WA website, DFES information line and/or ABC radio.
- Seek instructions from DFES or Emergency Services to confirm if evacuation is required and if public roads are safe to evacuate.
- Check availability of vehicles to evacuate guests and visitors.

### EMERGENCY WARNING

On an **Emergency Warning** for a bushfire threat, the following should be enacted:

- Alert all guests and visitors of the bushfire threat and prepare them for evacuation.
- Assess situation and assign a delegate to monitor Emergency WA website, DFES information line and/or ABC radio.
- Seek instructions from DFES or Emergency Services to confirm if evacuation is required and if public roads are safe to evacuate.
- **If yes**, action emergency evacuation procedures and evacuate to safer place via public road network.
- **If no**, action shelter in place procedures and remain on Middleton Beach until instructed otherwise.
- Monitor conditions and observe the fire's passing, keep calm, wear a mask and keep hydrated.

### ALL CLEAR

After the fire has passed, the following shall be enacted:

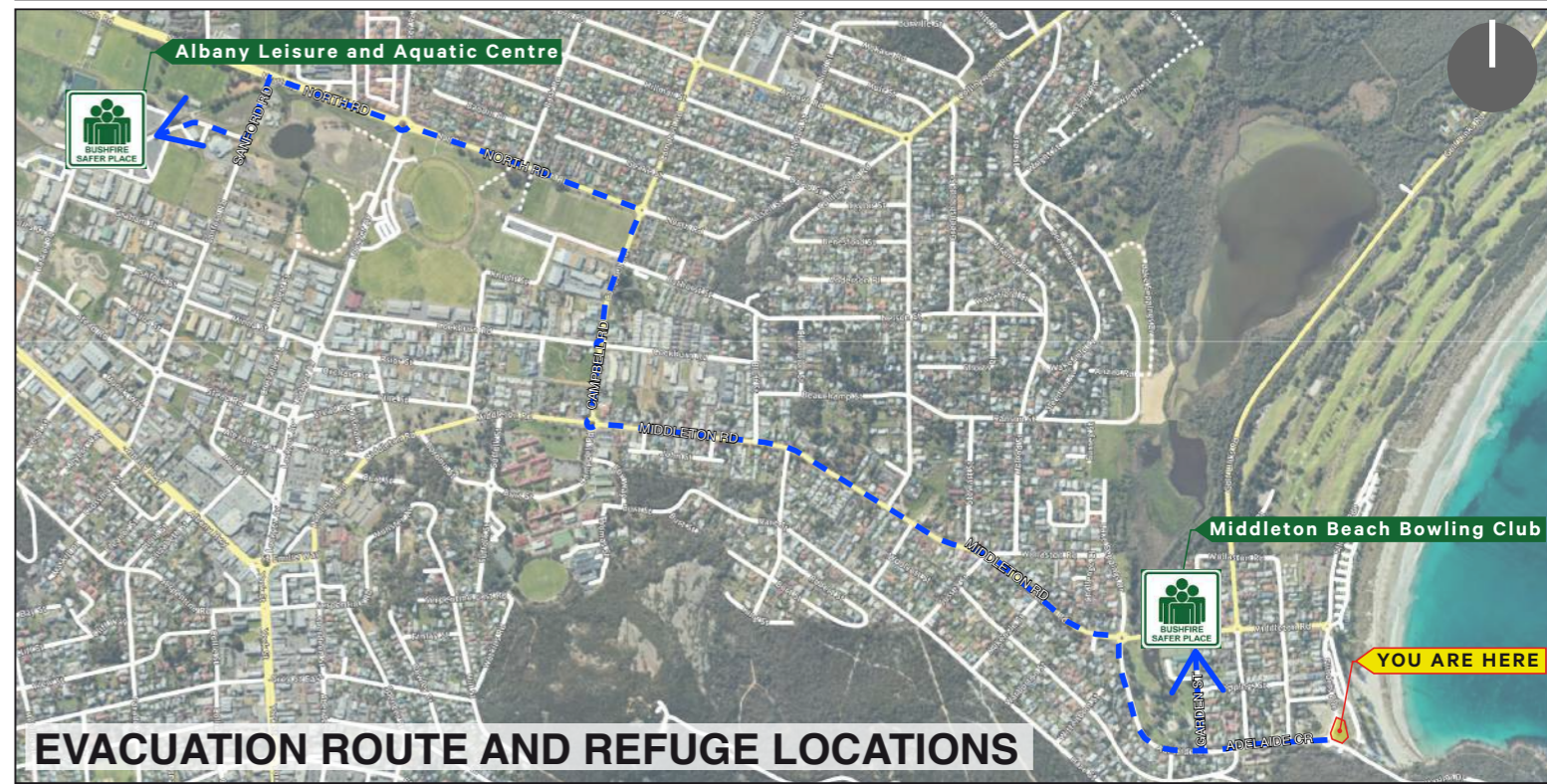
- Seek instructions from DFES or Emergency Services Personnel.
- Monitor the building condition for 24 hours prior to reoccupation.
- Advise guests and visitors that it is safe to return to the hotel once **All Clear** has been issued and the building is deemed safe to reopen.

### EVACUATION PROCEDURES

To facilitate the orderly offsite evacuation of the Hotel, the departure of guests and visitors should be phased, if necessary. Vulnerable people such as children, elderly and/or the disabled should be evacuated first, if time permits. Visitors, guests and staff should use private vehicles to evacuate the site to the offsite refuge centres.

The following procedures shall be implemented:

- Determine the safest route to be used for evacuation, on advice from DFES or Emergency Services.
- Guests and visitors to be instructed to evacuate via the public road network.



### SHELTER IN PLACE (LAST RESORT)

Shelter in place only when it is too late or evacuation routes become blocked. The decision to shelter in place shall be determined by the Chief Fire Warden, on advice from DFES or Emergency Services.

The following procedures shall be implemented:

- Advise emergency authorities on the decision to shelter in place and provide all information.
- Account for all guests, visitors and staff members and provide masks, water and first aid, as required.
- Wait until the fire has passed and 'All Clear' has been issued before evacuating the area.

### MAP LEGEND



REFUGE CENTRE



SHELTER IN PLACE



ASSEMBLY AREA



FIRST AID KIT



FIRE EXTINGUISHER

# Bushfire Emergency Plan

Middleton Beach Hotel

Lot 10 (No. 1) Flinders Parade, Middleton Beach



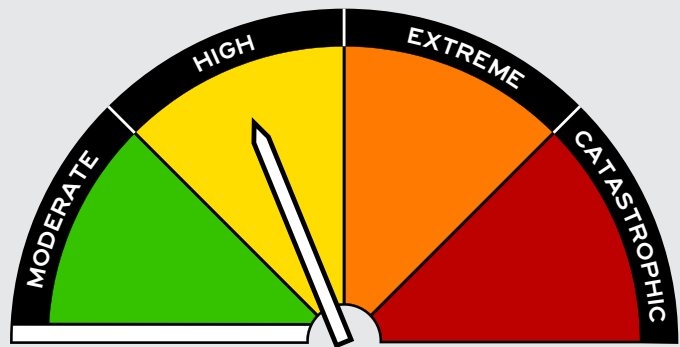


# 1 Australian Fire Danger Ratings System

The Fire Danger Ratings describe the potential danger level you could face if a bushfire starts, while the Bushfire Warnings System provides information about what to do during a bushfire.

Fire Danger Ratings provide you with important information so you can take action to protect yourself and others from the potentially dangerous impacts of bushfires.

## Before a bushfire



Fire Danger Rating	Fire behaviour	Action required
<b>Moderate</b> Plan and prepare	Most fires can be controlled	Stay up to date and be alert for fires in your area
<b>High</b> Be ready to act	Fires can be dangerous	Decide what you will do if a fire starts
<b>Extreme</b> Take action now to protect life and property	Fires will spread quickly and be extremely dangerous	Put your bushfire plan into action (see pages 11 and 17)
<b>Catastrophic</b> For your survival, leave bushfire risk areas	If a fire starts and takes hold, lives are likely to be lost	Homes cannot withstand fires in these conditions. Stay safe by going to a safer location early in the morning or the night before.

When there is minimal risk, Fire Danger Ratings will be set to **'No Rating'**. At this level, fires are not expected to spread in a fast or life-threatening way.

# 2 Australian Warning System – Bushfire

During a bushfire, emergency services will issue a warning if the fire is impacting, or likely to impact the community.

There are three levels of warning. These change to reflect the increasing risk to your life or property, and the decreasing amount of time you have until the fire arrives.

## During a bushfire



### EMERGENCY WARNING

An out of control fire is approaching fast. There is a threat to lives and homes and you need to take immediate action to survive.

**You must seek shelter or leave now if it is safe to do so.**



### WATCH AND ACT

If your plan is to leave, leave now. If your plan is to stay, get ready to actively defend.

**Only stay and defend if you are mentally and physically prepared.**



### ADVICE

A fire has started but there is no immediate threat to lives or homes. Stay alert and watch for signs of fire.

**Be aware and keep up to date.**



**Don't wait for a text message or a knock on the door.  
Make your own decision on when to leave.**

Stay informed at [emergency.wa.gov.au](https://www.emergency.wa.gov.au)

Emergency WA is the primary and most up to date source of emergency information for:

- Current warnings
- Fire Danger Ratings
- Total Fire Bans

See back cover for other information sources.





## Appendix E - Fire Management Notice

# FIRE MANAGEMENT NOTICE

2022 - 2023



## **FIRST AND FINAL NOTICE IS HEREBY SERVED TO ALL LAND OWNERS AND OCCUPIERS IN THE CITY OF ALBANY**

**These are your legal requirements. Please read carefully and retain for future reference.**

**This Notice constitutes the City of Albany Fire Management Notice and is issued under Section 33 of the *Bush Fires Act 1954*.**

You are required to prepare and maintain your property for the fire season. This Notice sets out the actions you must take.

All fire mitigation measures **must remain in place until the completion of the fire season.**

## **PENALTIES MAY APPLY**

City of Albany officers are authorised to enter private property, without notice to the owner, in order to confirm compliance with this notice. If you fail to comply with the requirements contained within this Notice, penalties under the *Bush Fire Act 1954* may apply.



# Significant Dates

## NORTH EAST SECTOR FIRE SEASON

1 October 2022 – 14 November 2022	Restricted Burning permits required
1 October 2022	Requirements of Fire Notice MUST be in place and maintained
15 November 2022 – 15 February 2023	<b>BURNING PROHIBITED</b>
16 February 2023 – 30 April 2023	Restricted Burning permits required

## SOUTH WEST SECTOR FIRE SEASON

1 November 2022 – 14 December 2022	Restricted Burning permits required
1 December 2022	Requirements of Fire Notice MUST be in place and maintained
15 December 2022 – 14 March 2023	<b>BURNING PROHIBITED</b>
15 March 2023 – 14 May 2023	Restricted Burning permits required

These dates are subject to change. Any changes will be published in local newspapers and on the City of Albany website at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)





## Prohibited Burning Times

It is an offence to light an unauthorised fire during the Prohibited Burning Time.

Penalties of up to \$25,000 or 12 months imprisonment, or both, may apply under the *Bush Fires Act 1954*.

## Restricted Burning Times

You must not light a fire without a permit during the Restricted Burning Time. All permit holders must comply with the requirements of the *Bush Fire Act 1954* and any additional conditions imposed.

These dates are subject to change depending on the prevailing weather conditions. Any changes will be published in local newspapers and on the City of Albany website at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

## Variations to Requirements

If you cannot meet the fire management requirements listed in this Notice, you must apply for a variation or submit a Bush Fire Management Plan.

If approved, the conditions of the approval and application are to be complied with.

For details, please visit the City's website at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

## Bush Fire Management Plans

Approved Bushfire Management Plans are a strategy for specific fire risk management and can encompass singular or multiple properties. The City will only accept plans completed by an accredited Bush Fire Planning and Design practitioner. Where an approved Bushfire Management Plan is in place, all properties covered by the Plan are to comply with the conditions of the plan. Please contact the City of Albany Planning Department on 6820 3000 for more details.

## Definitions

**Brigade zone-** the designated response area for specific volunteer bush fire brigades. A larger map than the one in this notice is available at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

**Fine fuel-** Grasses and combustible dead vegetation matter less than 6mm in thickness reduced to and maintained at an average of 2 tonnes/hectare or below. Does not include processed mulch below an average depth of 50mm

**Harvest and Movement Bans-** A municipality specific prohibition on the use of combustion powered vehicles driven in paddocks or bush areas, harvesting, and 'hot works' (includes welding, grinding, soldering and gas cutting) in the open air. Christmas Day and New Year's day are automatically declared as harvest and movement ban dates.

**Hazard Specific Fire Break-** a 3 metre low fuel area around flammable hazards with vegetation maintained below 50mm. Includes but is not limited to; Haystacks, non-dwelling sheds, green power domes, power poles and fuel storage areas.

**North East/ South West Sector-** division of brigade boundaries in relation to where they are located within the Albany region. A map is available at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

**Perimeter fire break-** a continuous access track that has standard dimensions of 3 metres wide with 4 metres vertical clearance, located within 20 metres of the property boundary & with the capacity to allow a firefighting truck to safely navigate the interior perimeter of the property. All vegetation on the break is to be maintained below 50mm in height.

**Strategic fire break-** a designated emergency access route included into subdivisions at a planning stage. Contact the City of Albany Planning Department to see if your subdivision has specific fire mitigation requirements.

**Total fire ban-** a DFES declaration on days of extreme weather or when widespread fires are seriously stretching firefighting resources. Certain activities and the lighting of any fires are restricted or prohibited. Refer to [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au) for more information.

## Asset Protection Zones

All properties, regardless of size must meet Asset Protection Zone (APZ) (building protection zone and hazard separation zones) requirements.

An Asset Protection Zone is an area of at least 20 metres (as far as practicable) within a property boundary that surrounds all habitable buildings to reduce the bushfire hazard and create a defensible space.

Under new legislation, properties with dwellings built before 2015 may be able to clear APZ vegetation regardless of scheme or zoning restrictions. *A copy of the Bush Fire Treatment Standards can be obtained at the DFES website [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)*

For all other properties the following applies:

- Fine Fuel (*refer to definitions*) and other dead vegetation must be removed or reduced so that, in opinion of an inspecting City Of Albany officer, it does not constitute an unacceptable fire risk
- Branches that have the potential to fall on the house must be removed
- Clearance of 2.5 metres between trees and power lines

*Vegetable gardens, tended lawns, landscaped gardens and trees are acceptable if maintained.*



Additional recommendations on how to prepare your APZ to mitigate fire risk are available on the City of Albany and the Department of Fire and Emergency services (DFES) websites.

## Conservation, Special Residential & Rural Residential (Special Rural) Zones

Properties located in these zones may be subject to specific fire mitigation requirements contained in the Albany Local Planning Scheme, a subdivision guide plan (structure plan) or an approved Bush Fire Management Plan.

All bush fire mitigation conditions that apply to your property are to be complied with.

Conditions may include (but are not limited to):

- Additional Asset Protection Zone (APZ) requirements.
- Compliant access to dwellings.
- Permanent water supply.
- Maintenance of Strategic Fire Access Routes.
- Vegetation protection. *(may not apply to clearing for APZ installation, refer APZ section of this notice)*

Any zoned properties without the above fire mitigation provisions are to comply with the conditions of this notice.

Paddock and grassed areas are to be maintained to reduce fine fuel loading.

For more information or to check your properties zoning, please contact the City of Albany Planning Department on 6820 3000.

## Properties up to 4,000m<sup>2</sup>

*(May exclude some Conservation, Special Residential and Rural Residential zoned properties.)*

The following mitigation requirements apply to vacant and developed land with an area of 4,000m<sup>2</sup> or less:

- Asset Protection Zone conditions
- Fine fuel load (see definitions) is to be reduced and maintained to an average of no more than two tonnes per hectare across the whole property
- Install hazard specific fire breaks

## Properties 4,000 m<sup>2</sup> to 50 Ha

*(May exclude some Conservation and Rural Residential zoned properties.)*

The following fire mitigation measures apply to vacant and developed land with an area between 4,000m<sup>2</sup> and 50 Ha:

- Perimeter fire breaks.
- Hazard specific fire breaks.
- Asset Protection Zone conditions.
- Maintain fine fuel load to an average of 8 tonnes per hectare or less across the whole property.

## Properties over 50 Ha

### Non-agricultural Properties

Non-agricultural properties with an area over 50 Ha require the following measures:

- Hazard specific breaks, Asset Protection Zone conditions and perimeter fire breaks.

You can apply for a Variation to Requirements if your property is managed in a way that:

- reduces the risk of bush fire; or
- You have additional capacity for preventing the outbreak and/or spread of bushfire.

## Agricultural properties

During **restricted and prohibited burning times**, all harvesting machinery, including tractors and trucks that are involved in harvesting operations must carry a fire extinguisher

You can apply for a Variation to Requirements if your property is managed in a way that:

- reduces the risk of bush fire; or
- you have additional capacity for preventing the outbreak and/or spread of bushfire.

If a Variation is not granted the following requirements apply:

- Asset Protection Conditions.
- Hazard specific fire breaks.
- Perimeter fire breaks.
- Cropping paddocks must be broken into compartments not exceeding 250Ha in area each separated by internal fire breaks.
- During harvest operations, a fully operational self-propelled (i.e. not trailer mounted) firefighting unit with a minimum water capacity of 600 litres is to be located in the paddock being harvested. Where two or more harvesting machines are operating, the minimum water capacity is to be 1,000 litres.



## Plantations & Regeneration Lots

Owners and lessees of plantation and regeneration lots must comply with the conditions detailed in *DFES Guidelines for Plantation Fire Protection*. (Available from the DFES website at [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au))

The following measures are also required (unless a variation has been granted by the City of Albany):

- Provide a red PVC container at the main entry point to the property containing map(s) showing water points, tracks and contact details.
- Ensure the property is broken into compartments not exceeding 250Ha in area and separated by internal fire breaks 6 metres wide and with 4 metres vertical clearance.
- Install a 15 metres wide fire break devoid of vegetation with a height above 50mm under all power lines.



### EMERGENCY WARNING

There is a threat to lives or homes.  
You are in danger and need to take immediate action to survive.



### WATCH AND ACT

There is a possible threat to lives or homes.  
You need to leave or get ready to defend - do not wait and see.



### ADVICE

A fire has started but there is no immediate threat to lives or homes.  
Be aware and keep up to date.

#### Where can I get information during an emergency?

[emergency.wa.gov.au](http://emergency.wa.gov.au) 13 DFES (13 33 37)

[@dfeswa](https://www.facebook.com/dfeswa) [@dfes\\_wa](https://www.instagram.com/dfes_wa) Local ABC Radio

## Cooking Fires

### ***NO COOKING FIRES ARE TO BE LIT DURING A TOTAL FIRE BAN***

#### **Public land**

**Unauthorised fires are prohibited on all City of Albany land throughout the year.**

This includes

- City of Albany reserves.
- Campsites.
- Beaches.
- Council road verges.

Gas appliances can be utilised and the City provides free BBQ facilities at multiple locations for public use.

#### **Private land**

Cooking or BBQ style encapsulated fires (solid fuel) can be used on private land during the fire season under the following conditions:

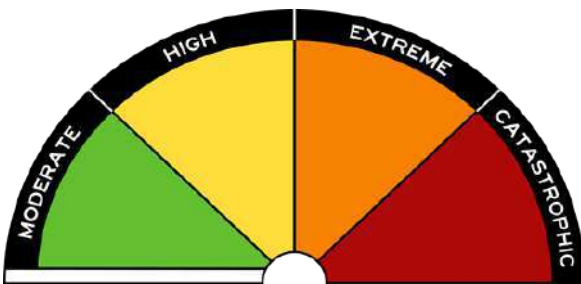
- the fire is not lit on a day where the Fire Danger Forecast is “very high” or above (approval from the City of Albany can be granted in special circumstances).
- the fire has a 3 metre zone clear of flammables.
- the fire is fully contained to prevent escape.
- the fire is attended at all times.
- sufficient water is available to extinguish fire.
- the fire and any remnants are completely extinguished with no possibility of re-ignition.

# Fire Danger Rating

The Australian Warning System (AWS) is an easy-to-understand warning system to help you stay safe during an emergency, no matter where you are. Recent changes to this system include changes to the bushfire warning colours, as well as new nationally consistent hazard icons on [www.emergencywa.gov.au](http://www.emergencywa.gov.au) (refer page 9)

Fire Danger Ratings (FDRs) tell you how dangerous a fire would be if one started. The higher the FDR, the more severe the bushfire will be. They are based on weather conditions forecast by the Bureau of Meteorology.

Western Australia has joined with other states and territories to deliver nationally consistent emergency information through the implementation of the Australian Warning System.



Fire Danger	Key Message	Fire Behaviour	Supporting Messages
<b>MODERATE</b>	Plan and prepare.	Most fires can be controlled.	<ul style="list-style-type: none"> <li>Stay up to date and be ready to act if there is a fire.</li> </ul>
<b>HIGH</b>	Be ready to act.	Fires can be dangerous.	<ul style="list-style-type: none"> <li>There's a heightened risk. Be alert for fires in your area.</li> <li>Decide what you will do if a fire starts.</li> <li>If a fire starts, your life and property may be at risk. The safest option is to avoid bushfire risk areas.</li> </ul>
<b>EXTREME</b>	Take action now to protect your life and property.	Fires will spread quickly and be extremely dangerous.	<ul style="list-style-type: none"> <li>Do not wait for a fire to start. Act now to protect people and property.</li> <li>Monitor official sources for warnings.</li> <li>Fires will move quickly and threaten your life.</li> <li>Leaving before a fire threatens your community is the safest option for your survival.</li> <li>Only stay if you and your home are prepared!</li> <li>Consider whether you need to be in or travel through these areas.</li> </ul>
<b>CATASTROPHIC</b>	For your survival, leave bushfire risk areas.	If a fire starts and takes hold, lives are likely to be lost.	<ul style="list-style-type: none"> <li>Homes are not built to withstand fires in these conditions.</li> <li>Protect your life by leaving early.</li> <li>Do not travel into or through high risk areas.</li> <li>Lives and properties are likely to be lost if a fire starts.</li> </ul>



**Disclaimer:**

The City of Albany, or a contractor engaged by the City, may enter your land to install fire breaks or reduce fuel loads with any expenses incurred charged to the landowner.

Any 'variation to requirements' approval you hold may be declared void.

Clearing or the removal of native vegetation beyond the requirements of this notice may require permission from other legislative authorities.

The City of Albany may vary a requirement or condition of this Notice at its discretion.

This notice is issued and authorised by:

Andrew Sharpe  
Chief Executive Officer

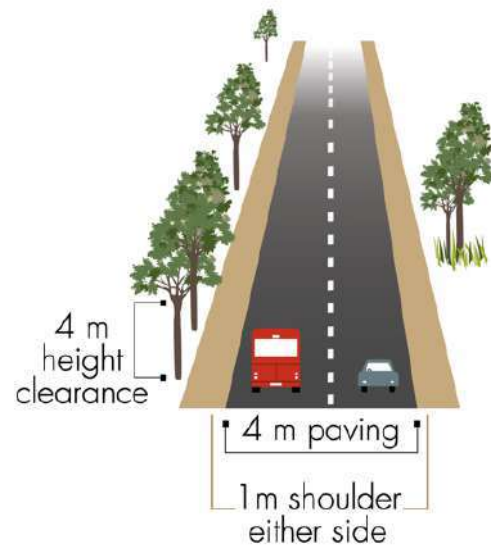


102 North Road, Yakamia  
PO Box 484, ALBANY WA 6330  
Phone 6820 3000 Fax 6820 3888  
Email [staff@albany.wa.gov.au](mailto:staff@albany.wa.gov.au)  
[www.albany.wa.gov.au](http://www.albany.wa.gov.au)

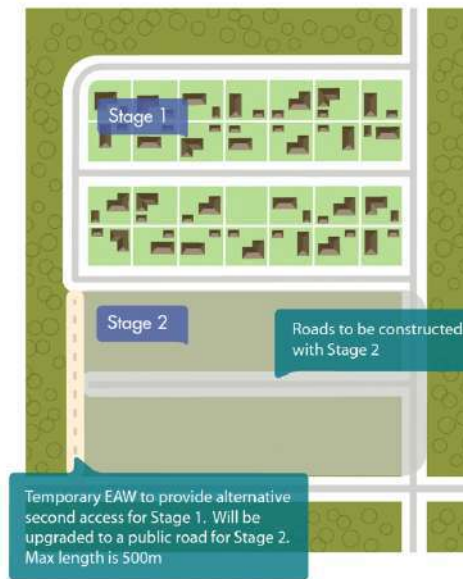
## Appendix F - Vehicle Access Specifications

## APPENDIX F – VEHICULAR ACCESS TECHNICAL REQUIREMENTS

TECHNICAL REQUIREMENTS	1. Public Road	2. Emergency Access Way	3. Fire Service Access Rout	4. Battle-Axe and Private Driveways
Minimum trafficable surface	In accordance with A3.1	6m	6m	4m
Horizontal clearance	N/A	6m	6m	6m
Vertical clearance	4.5m			
Minimum weight capacity	15 tonnes			
Maximum grade unsealed road	As per the Subdivision Guidelines.	1:10 (10%)		
Maximum grade sealed road		1:7 (14.3%)		
Maximum average grade sealed road		1:10 (10%)		
Minimum inner radius of road curves		8.5m		



Example of a Public Road



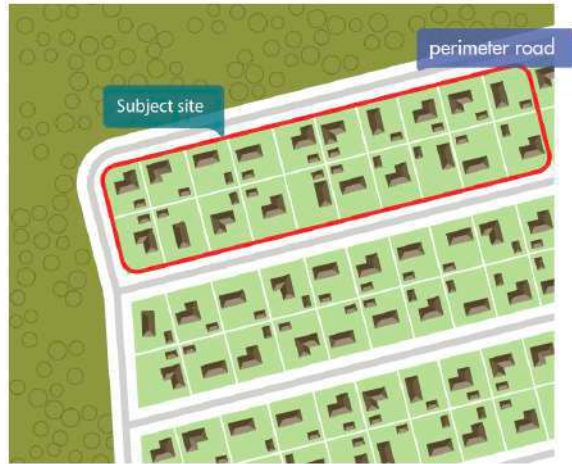
Example of Emergency Access Way



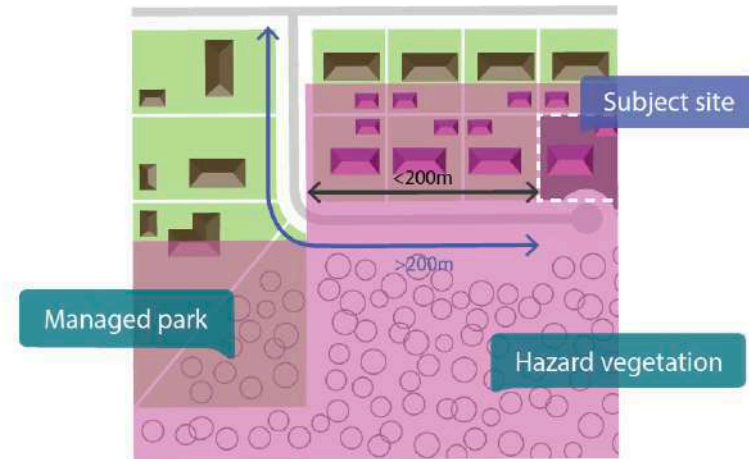
Example of Fire Service Access Way



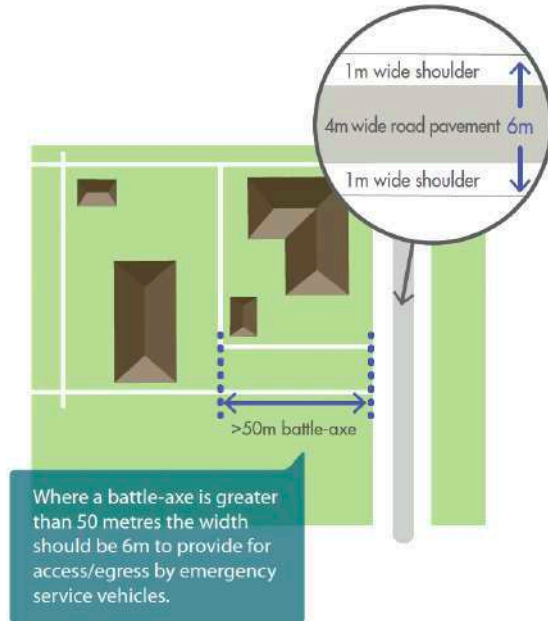
# APPENDIX F – VEHICULAR ACCESS TECHNICAL REQUIREMENTS



Example of a Perimeter Road

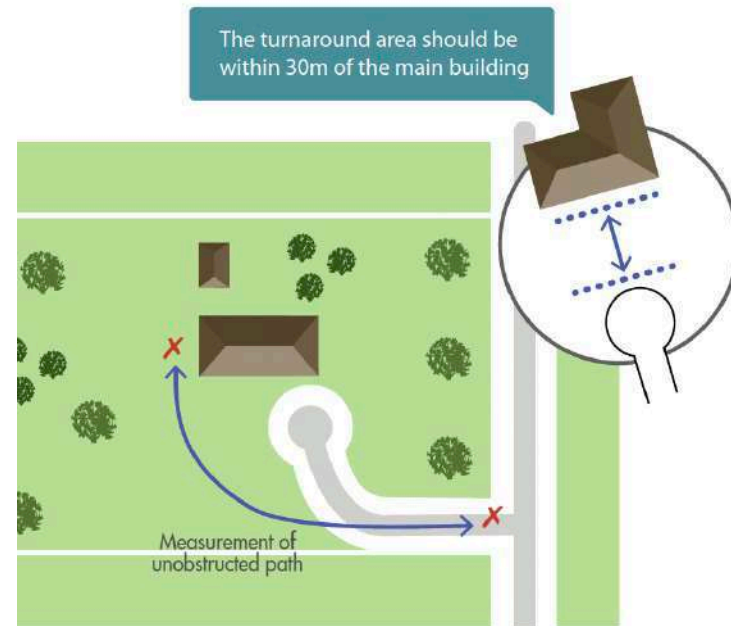


Example of a Cul-de-sac



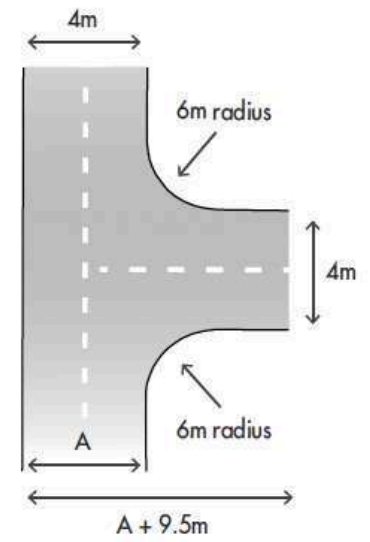
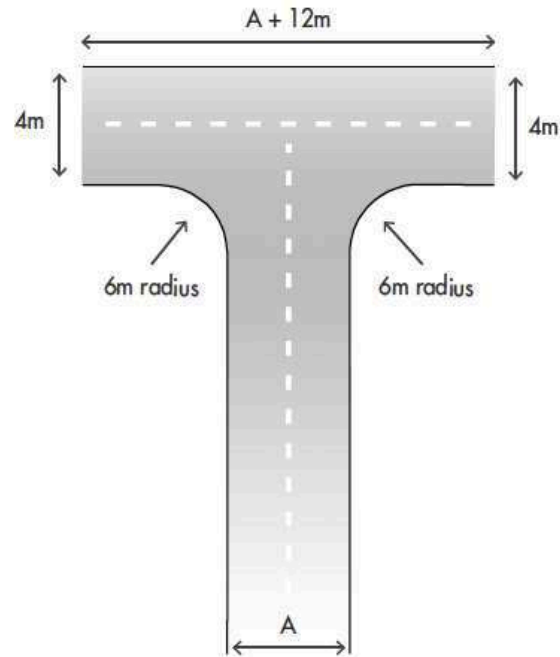
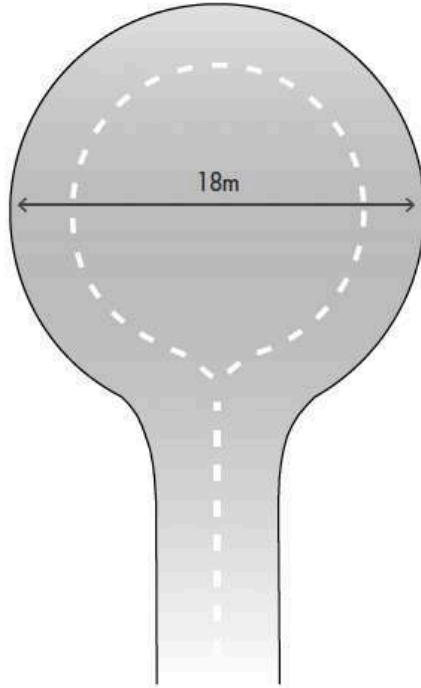
Where a battle-axe is greater than 50 metres the width should be 6m to provide for access/egress by emergency service vehicles.

Example of a Battle-Axe Access Leg



Example of a Private Driveway

## APPENDIX F – VEHICULAR ACCESS TECHNICAL REQUIREMENTS



Example of Turn Around Areas

## Appendix G - Water Specifications

## **APPENDIX G – WATER TECHNICAL REQUIREMENTS**

### **Hydrant Requirements (Water Corp Design Standard 63)**

Hydrants shall be screw-down hydrant with built-in isolation valve and installed only on DN100 or larger pipes. Hydrants shall be located:

- so that the maximum distance between a hydrant and the rear of a building envelope, (or in the absence of a building envelope the rear of the lot) shall be 120m and the hydrants shall be no more than 200m apart;
- a maximum of 100m spacing in Industrial and Commercial areas;
- hydrant spacing in rural residential areas where minimum site areas per dwelling is 10,000m<sup>2</sup> (1ha), a maximum 400m hydrant spacing be applied. If area is further subdivided to land parcels less than 1ha, then the residential standard (200m) is to be applied;
- centrally along the frontage of a lot to avoid being under driveways;
- where appropriate at the truncation of road junctions or intersections so that they can serve more than one street and can be readily located;
- on both sides of the major roads at staggered intervals where there are mains on both sides of the road;
- at major intersections on dual multi-lane roads, where two hydrants are to be sited on diagonally opposite corners;
- hydrants should be located at least 20m from traffic calming devices i.e. median slow points or chokers, chicanes, mini traffic circles, and intersection 'pop-outs' to ensure traffic is not impeded;
- in a position not less than 10m from any high voltage main electrical distribution equipment such as transformers and distribution boards (AS 2419.1-2005).
- hydrants with washout bends shall be used only in cul-de-sac situations.