

Information Sheet

BUSHFIRE PRONE LAND



IMPORTANT LINKS:

- [Local Planning Scheme No. 21](#)
- [DFES - Map of Bushfire Prone Areas](#)
- [State Planning Policy \(SPP 3.7\) - Planning in Bushfire Prone Areas](#)
- [FPA Australia - Accredited Bushfire Practitioner](#)
- [Construction Requirements in Bushfire Prone Areas](#)

WHAT IS BUSHFIRE PRONE LAND?

The State Government has developed State Planning Policy 3.7 and associated guidelines for proper bushfire planning and risk assessment within areas identified as 'bushfire prone'. This information sheet outlines some basic requirements specific to planning / development approval.

ACCREDITED BUSHFIRE PRACTITIONERS

All new development for habitable buildings or vulnerable land uses attracting people in a Bushfire Prone area requires a Bushfire Attack Level (BAL) assessment undertaken for the property. The City will only accept a Bushfire Attack Level (BAL), Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) prepared by a suitably qualified Accredited Bushfire Practitioner – the national framework includes three categories of accreditation as outlined below:

| Category | Description |
|----------|--|
| Level 1 | <ul style="list-style-type: none">Undertake BAL Assessments using simplified methods; <i>and</i>Assess the risk of the site in its current form. |
| Level 2 | In addition to the activities described for a Level 1 Practitioner: <ul style="list-style-type: none">Creation of BAL contour maps and Bushfire Management Plan (BMP) which addresses the acceptable solutions criteria of State Planning Policy 3.7 <u>excluding</u> those developments which are 'high risk land use' 'vulnerable land use' 'unavoidable development' and 'minor development in areas where BAL 40 or BAL FZ applies'. |
| Level 3 | In addition to the activities described for a Level 1 and Level 2 Practitioner: <ul style="list-style-type: none">Creation of Bushfire Management Plans (BMP) and Bushfire Emergency Evacuation Plan (BEEP) which addresses the performance criteria of State Planning Policy 3.7 including those developments which are 'high risk land use' 'vulnerable land use' 'unavoidable development' and 'minor development in areas where BAL 40 or BAL FZ applies'. |

BUSHFIRE REQUIREMENTS – SINGLE HOUSE / ANCILLARY DWELLING (HABITABLE BUILDING)

- All properties over 1100m² are required to include a Bushfire Attack Level (BAL) Assessment with an application for development approval.
- Any BAL which is assessed at BAL 40 or FZ will require development approval from the City of Busselton. A Bushfire Management Plan will be required to be prepared and submitted as part of your development application.

BUSHFIRE MANAGEMENT PLANS

- Bushfire Management Plan (BMP) will need to be assessed by the City. **No mitigation works recommended in the BMP are to be undertaken until the development application is approved.**
- Recommendations in the BMP are required to be maintained for the life of the development.

VULNERABLE LAND USE

'A land use where persons may be less able to respond in a bushfire emergency.'

- Includes short stay or visitation uses that involve people who are unaware of their surroundings (holiday homes, caravan parks, tourist activities*);
- Land uses which are designed to accommodate groups of people with reduced physical or mental ability (schools,
- Childcare centres, hospitals, nursing homes*); *and*
- Facilities that, due to building function or design, offer limited access or evacuation challenges (prisons*).

All vulnerable land uses will require a Bushfire Management Plan and Emergency Evacuation Plan to be prepared and submitted with your development application where the assessed risk is BAL 12.5 or greater

(*Example land uses provided are not exhaustive.)

ENQUIRIES

Enquiries may be directed to Planning and Development Services staff on 9781 1731, via email at city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

*****Disclaimer** - this information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.***