

# Bushfire Management Plan

**Proposed Motel – Development Application  
Lot 2 (No. 10) Bayley Street, Coolgardie**

June 2024 | 24-006



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.

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Issue	Date	Status	Prepared by Name	Approved by Name
1	28/06/24	Draft	Cale Otter	Dylan Wray (BPAD 44656)

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# 1. Proposal Details

## 1.1 Background

This Bushfire Management Plan (BMP) has been prepared on behalf of Too Perfect Two Gift Pty Ltd, the landowners of Lot 2 (No. 10) Bayley Street, Coolgardie (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) to accompany the development application for the proposed addition of a 40-key, two-storey Motel on the subject site.

## 1.2 Proposal Details

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 subject site, in accordance with *Australian Standard 3959-2018 Construction of buildings in bushfire prone areas* (AS 3959);
- Consideration of environmental, biodiversity and conservation values which may require the retention of bushfire hazards;
- Consideration of bushfire hazards that will exist post development and whether there are any temporary or introduced hazards that need to be considered;
- 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;
- Recommended roles and responsibilities associated with implementing the requirements of this BMP; and
- Consideration of the vulnerable nature of the proposed development and the need to develop effective evacuation procedures in the event of a bushfire.

## 1.3 Proposed Development

The development application seeks approval for a new 40-key motel on the subject site which is an expansion to the existing motel, as shown in Figure 1. This development will include the installation of prebrabricated short-stay accommodation units in a two-storey arrangement, as well as associated laundry units. The approximate building envelope area for the proposed structure is 760m<sup>2</sup>. A copy of the site plan is provided in Appendix A.

The proposed development is used for short stay tourism accommodation and therefore meets the definition of a vulnerable land use under SPP 3.7.

*Refer to Appendix A – Site Plan*

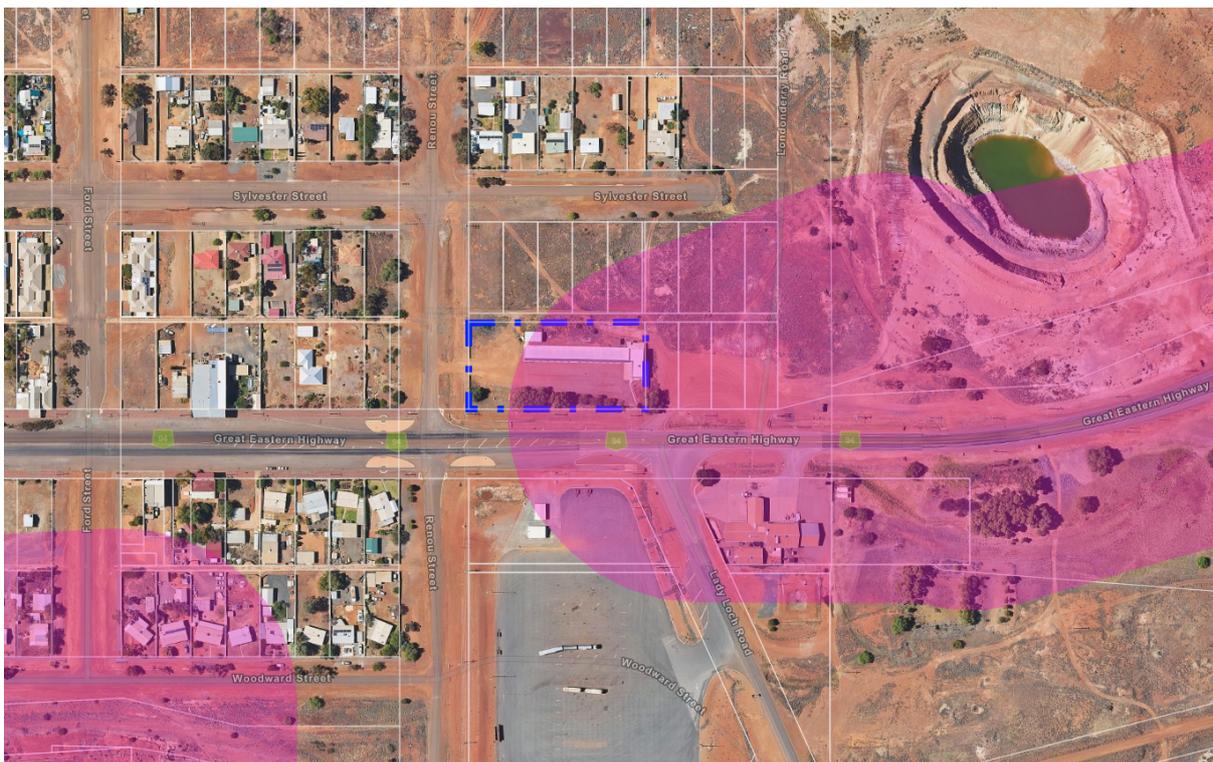


**Figure 1 – Location Plan**

## 1.4 Map of Bushfire Prone Areas

Portions of the subject site are designated as bushfire prone on the Office of Bushfire Risk Management (OBRM) Map of Bushfire Prone Areas, as shown in Figure 2. The designation of an area as bushfire prone reflects the potential for bushfire attack and acts as a mechanism to initiate further assessment through the planning and building approvals process..

A BMP is required in accordance with SPP 3.7 given the proposal will result in the intensification of a vulnerable land use in an area that may be prone to bushfires.



**Figure 2 – Map of Bush Fire Prone Areas**

## 2. Environmental Considerations

### 2.1 Native Vegetation – Modification and Clearing

Policy Objective 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 environment considerations obtained from public databases.

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

Environmental Features	Dataset	Relevant to site?	Relevant to assessment area?	Comments
Conservation Category Wetland (CCW) 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	No	N/A

The proposed development will result in the clearing of some vegetation within the south western portion of the site. However, this will not result in any unwarranted environmental impacts given the findings in Table 2.1. Additionally, vegetation to be removed will not be cleared for bushfire protection and rather to accommodate the siting of proposed built form.

The developer will be responsible for obtaining any necessary approvals or permits prior to clearing any onsite vegetation.

### 2.2 Landscaping and Revegetation

The proposed development will include landscaping works that involve the planting of new trees within the car park area. All landscaping located on site shall be maintained in a low threat state in accordance with AS 3959.

# 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 11<sup>th</sup> March 2024 with all 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 within the assessment area is shown in Figure 3 with a description of each area provided in Table 3.1. Photographic evidence to support the vegetation classification has been provided in Appendix B.

*Refer to Appendix B – Vegetation Assessment*

### 3.1.2 Effective Slope

The assessment area is generally flat with with an upslope measured in relation to the site to the south and north east of the subject site. Slope analysis is based on site observations with a rangefinder, cross checked with available contour data over the assessment area, as shown in Figure 3.

### 3.1.3 Post Development Assumptions

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

- The subject site being managed in a low fuel state, in perpetuity;
- Classified vegetation surrounding the subject site will remain unchanged and will continue to pose a potential bushfire risk; and
- Excluded areas on areas surrounding the subject site will remain managed in a low fuel state which is a continuation of existing management regimes.

### 3.1.4 Summary of Inputs

The assessment inputs have been visually represented in Figure 3.

**Table 3.1 - Assessment Summary**

Plot	Vegetation Classification	Effective Slope	Comments
Plot 3	Class G Grassland	Flat / Upslope	Areas of unmanaged grassland with an average height greater than 100mm. Areas of isolated trees contain overstorey foliage cover less than 10%.
Plot 2	Excluded: Non-vegetated / Low Threat	N/A	Areas excluded in accordance with Clause 2.2.3.2 (e) and (f) of AS3959-2018, including: <ul style="list-style-type: none"><li>• Non-vegetated areas including public road, driveways and buildings.</li><li>• Low threat vegetation including gardens and landscaping on private properties.</li></ul>

The classified vegetation and effective slope identified in Table 3.1 has been used to determine the radiant heat flux on the proposed development through the determination of the Bushfire Attack Level (BAL) in accordance with Method 1 of AS3959. Table 3.2 provides an extract of the applicable separation distances from Table 2.5 of AS3959.

**Table 3.2 - Vegetation Separation Distances (Table 2.5 of AS3959-2018)**

Plot	Vegetation	Effective Slope	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5	BAL-LOW
Plot 1	Grassland	Flat / Upslope	<6	6-<8	8-<12	12-<17	17-<50	>50

## 3.2 Assessment Outputs

The BAL Contour Map in Figure 4 has been prepared for the assessment area based on the following consideration:

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

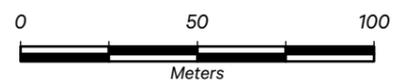
The assessment outcomes have been summarised in Table 3.3 which demonstrates that the proposed building will be subject to a radiant heat exposure of 29kW/m<sup>2</sup> (BAL-29) or below, in accordance with SPP 3.7.

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

Plot	Vegetation Classification	Effective Slope	Separation (m)	Determined BAL
Plot 1	Class G – Grassland	Flat / Upslope	45	BAL-12.5



- Legend**
- Subject Site
  - Assessment Area (100m)
  - Assessment Buffer (150m)
  - Proposed Buildings
  - Vegetation Extents
  - 01 Photo Point
- AS 3959 Classifications**
- Class G Grassland
- Excluded - Clause 2.2.3.2 (e) & (f)**
- 



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## Figure 3 - Site Assessment

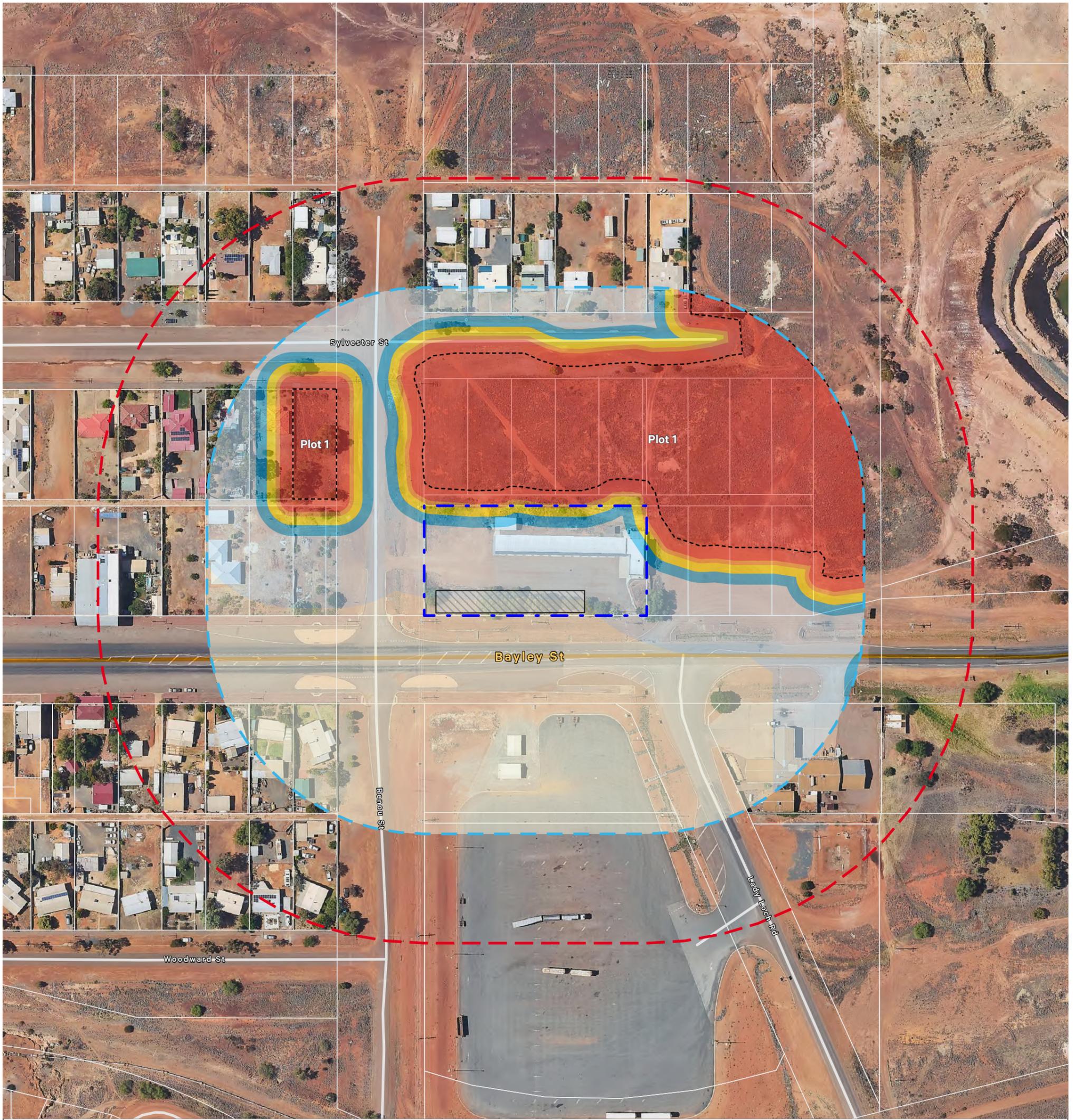
Motel DA

10 Bayley Street, Coolgardie

Assessment Date: 10/3/2024

Accreditation Details: BPAD 44656 (Level 2)

**element.**

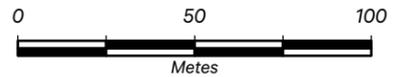


Source: Source: Eri, Maxar, Earthstar Geographics, and the GIS User Community Landgate

**Legend**

- Subject Site
- Assessment Area (100m)
- Assessment Buffer (150m)
- Building Footprints
- 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: 12/07/2024 File: 24-006

**Figure 4 - BAL Contour Map**

**Motel DA**

**10 Bayley Street, Coolgardie**

Assessment Date: 10/3/2024

Accreditation Details: BPAD 44656 (Level 2)



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# 4. Identification of Bushfire Hazard Issues

## 4.1 Key Issues

SPP 3.7 and AS3959 aims to avoid, manage and where possible, mitigate the risk of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impacts are paramount. However, given the unpredictable nature of bushfires, it is not guaranteed that damage will not occur from bushfires or that the land use intensification will not increase the likelihood and risk of bushfire ignition.

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

- The provision of appropriate separation distance from permanent bushfire hazards to ensure the radiant heat exposure does not exceed  $12.5\text{kW/m}^2$  (BAL-12.5). This includes the ongoing management of subject site to ensure landscaping remains in a low threat state.
- Sufficient water available for firefighting purposes and that the existing water reticulated water supply has adequate capacity to service the proposed development.
- The vulnerable nature of the proposed development given occupants may be less familiar with the area and the public road network.

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 and protection measures that will be implemented to ensure the proposed development meets the relevant bushfire protection criteria of the Guidelines.

The proposed development has been assessed against 'Element 5 – Vulnerable Tourism Land Uses' given the motel expansion falls within the category of 'other short-term accommodation – including motel, serviced apartments, tourist development (including cabins and chalets), holiday accommodation and caravan parks.' Element 5 considers Elements 1 through 4 but caters them specifically to tourism land uses. Furthermore, the assessment is based on the subject site falling within a 'residential built-out area' considering it is located in the Coolgardie townsite and is connected to a reticulated water supply.

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. A performance-based approach is not required for the proposed development.

**Table 5.1 - Bushfire Protection Criteria**

Bushfire Protection Criteria	Acceptable Solution	Comments
<p><b>Siting and Design</b></p>	<p><u>Motel (Overnight Use)</u></p> <ul style="list-style-type: none"> <li>• All habitable buildings are to be surrounded by an APZ to ensure the potential radiant heat impact does not exceed 29kW/m<sup>2</sup> (BAL-29). The APZ shall be managed in accordance with the Standards for Asset Protection Zones in Appendix C.</li> <li>• A landscape management plan is to be prepared to identify ongoing onsite vegetation management (where appropriate).</li> </ul>	<p>Not applicable - the proposed motel has been located to ensure that the radiant heat impact does not exceed 29kW/m<sup>2</sup> (BAL-29) based on the pre-development state. An APZ is not required in accordance with Explanatory Note E2 of the Guidelines.</p> <p>A landscape management plan is not deemed appropriate given the extent of landscaping is minor. All landscaping will be managed in a low threat state, in perpetuity.</p>
<p><b>Vehicular Access</b></p>	<p><u>Motel (Overnight Use) – Residential Built Out Area</u></p> <ul style="list-style-type: none"> <li>• Internal vehicular access / private driveways are 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.</li> <li>• Internal vehicle access / private driveways longer than 70m are to meet the following: <ul style="list-style-type: none"> <li>○ Technical specifications in Appendix D;</li> <li>○ Passing bays every 200m; and</li> <li>○ Turn-around areas for fire appliance vehicles.</li> </ul> </li> <li>• 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.</li> </ul>	<p>The proposed motel meets the acceptable criteria, as follows:</p> <ul style="list-style-type: none"> <li>• The subject site provides a single access / egress point to Bayley Street located on the western end of the subject site. Bayley Street provides access to the broader public street network in Coolgardie which constitutes as a suitable destination. The road network connects directly to Great Eastern Highway which also provides access to surrounding townsites.</li> <li>• There are no internal access requirements given the subject site is less than 70m from the public road. All internal accessways will be less than 70m in length. The internal accessways should provide a minimum trafficable width of 4m.</li> <li>• Directional signage will be provided to assist visitors with egressing the subject site.</li> </ul>
<p><b>Water Supply</b></p>	<p><u>Motel (Overnight Use)</u></p> <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, as detailed in Appendix E.</li> </ul>	<p>The subject site is in a reticulated area. The existing and proposed development will be connected to the reticulated water supply.</p>

## 5.2 Additional Management Strategies

The following additional bushfire management strategies have been recommended to inform forthcoming development application stages and increase the level of bushfire risk mitigation and resilience across the subject site. The responsibilities and timeframes for the below recommendations are provided in Section 6.

### 5.2.1 Coolgardie Townsite

As previously identified, the Coolgardie townsite is accessible via Great Eastern Highway to the east and the west. However, in the event of a bushfire, it may not be possible to evacuate the town if these routes are compromised. As such, it is recommended that all guests and staff of the proposed development seek refuge within the Coolgardie townsite, unless otherwise advised by the Department of Fire and Emergency Services (DFES).

### 5.2.2 Construction Requirements

The new motel development shall be constructed in accordance with the bushfire construction requirements of the *National Construction Code* (NCC). This includes compliance with the BAL-12.5 construction requirements of AS 3959.

A building permit application shall be accompanied by certification from a bushfire practitioner to verify the bAL assessment contained within this BMP.

### 5.2.3 Landscaping

All landscaping on the subject site shall be managed in a minimum fuel condition in accordance with Clause 2.2.3.2 (f) of AS3959. Low threat vegetation includes managed landscaping, windbreaks and reticulated lawns and gardens. 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.

### 5.2.4 Firefighting Equipment

The proposed development may require firefighting equipment in accordance NCC. This potentially includes fire hose reels and fire extinguishers.

Firefighting equipment for the suppression of structural fires can also be used to defend and suppress a bushfire. The landowner will be responsible for ensuring there is sufficient water supply and coverage to all areas of the subject site for both bushfires and structural fire response. All firefighting equipment shall be routinely inspected to ensure it is in working order.

### 5.2.5 Fire Hazard Compliance Notice

The Shire of Coolgardie's (the Shire's) Fire Hazard Compliance Notice (Compliance Notice) provides a structure for managing bushfire throughout the local government area. The Compliance Notice is issued under Section 33 of the *Bush Fires Act 1954* which authorises the Shire to enforce bushfire preparation works such as fuel reduction, firebreaks and total fire bans.

*Refer to Appendix F – Fire Hazard Compliance Notice.*

### 5.2.6 Public Education and Preparedness

The Shire provides fire and emergency advice to landowners which is available on their website:

<https://www.coolgardie.wa.gov.au/services/fire-and-emergency/bush-fire-act.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, emergency services personnel and/ or the Shire.

### 5.2.7 Vulnerable Land Use

The proposed 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 preparation of Bushfire Emergency Plan (BEP) to ensure guests of the motel can safely and effectively evacuate or seek refuge in the event of a bushfire. A BEP shall be prepared in accordance with the Department of Planning, Lands and Heritage (DPLH) A guide to development a bushfire emergency evacuation plan (DPLH 2019). The development approval shall include a condition to require a BEP to be prepared and submitted to the Shire prior to occupation of the proposed development.



### Management Requirements

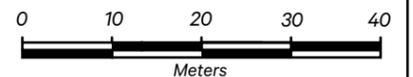
- 1 Existing and proposed landscaping on the subject site shall be managed in a minimal fuel conditions. Management may include regular clearing of vegetation, removal of weeds, removal of dead plant material, tree pruning and mowing of grass to maintain a fuel load of approximately 2 tonnes per hectare.
- 2 Internal driveways shall maintain a trafficable width of 4m.
- 3 The proposed motel development shall comply with the bushfire construction requirements of the NCC.
- 4 The proposed development shall be connected to reticulated water supply.

### Notes

- The subject will be subject to a Bushfire Evacuation Plan (BEP) which shall be prepared prior to occupation of the development through a condition of the development approval.
- The subject site shall comply with the Shire of Coolgardie Fire Hazard Compliance Notice.
- Classified vegetation outside of the subject site will continue to pose a bushfire threat post development.

### Legend

- |                            |                       |                                       |
|----------------------------|-----------------------|---------------------------------------|
| Subject Site               | Existing Public Roads | Existing Street Hydrants (Water Corp) |
| Existing Buildings         | Proposed Accessway    | Reticulated Water Supply              |
| Proposed Building          | Site Access           |                                       |
| Permanent Bushfire Hazards |                       |                                       |



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Staff: DW Date: 28/06/24 File: 24-006

## Figure 5 - Spatial Representation of BMP Strategies

### Proposed Motel Development 10 Bayley Street, Coolgardie

Assessment Date: 11 March 2024  
Accreditation Details: BPAD 44656 (Level 2)

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## 6. Responsibilities

### 6.1 Implementation

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

No.	Implementation Actions
1	The subject site shall be modified to meet the definition of low threat in accordance with Clause 2.2.3.2 (f) of AS3959.
2	Construct internal accessways to a minimum 4m in width with the crossover wide enough to accommodate both ingress and egress simultaneously.
3	Ensure the subject site and proposed development is serviced by reticulated water mains.
4	Design and construct the proposed development to comply with the bushfire construction requirements prescribed under the NCC.
5	The subject site shall comply with the Shire's Fire Hazard Compliance Notice.
6	Prepare BEP in accordance with Guide to Developing a Bushfire Emergency Evacuation Plan, to the satisfaction of the Shire.
7	Install fire suppression equipment in accordance with the NCC.

### 6.2 Management

**Table 6.2 – Ongoing Management Actions (Landowner)**

No.	Management Actions
1	Maintain landscaping in a low threat condition, in accordance with Clause 2.2.3.2 (f) of AS3959. All landscaping shall be subject to routine management regimes including clearing of vegetation, removal of weed, removal of dead plant material, tree pruning and mowing of grass.
2	Maintain private accessways to the required standards stipulated in this BMP.
3	Ensure ongoing compliance with the Shire's Fire Hazard Compliance Notice.
4	Annually review the BEP and follow any DFES or emergency services warnings and announcements in the event of a nearby bushfire.
5	Maintain fire suppression equipment in good working order.

**Table 6.3 – Ongoing Management Actions (Shire of Coolgardie)**

No.	Management Actions
1	Include a condition on the development approval for a BEP to be prepared and submitted to the Shire prior to occupation of the proposed development.
2	Enforce compliance with the Shire's Fire Hazard Compliance Notice.
3	Maintain the public road network to a suitable standard, as deemed appropriate by the Shire.

## 7. References

Office of Bushfire Risk Management (OBRM) Map of Bush Fire Prone Areas, accessed June 2024, <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Shire of Coolgardie, Fire Hazard Compliance Notice, accessed June 2024, <https://www.coolgardie.wa.gov.au/documents/12267/soc-fire-hazard-compliance-notice-2022-2023>

Standards Australia. AS 3959: 2018 Construction of buildings in bushfire-prone areas. Australian Standard published 14 November 2018.

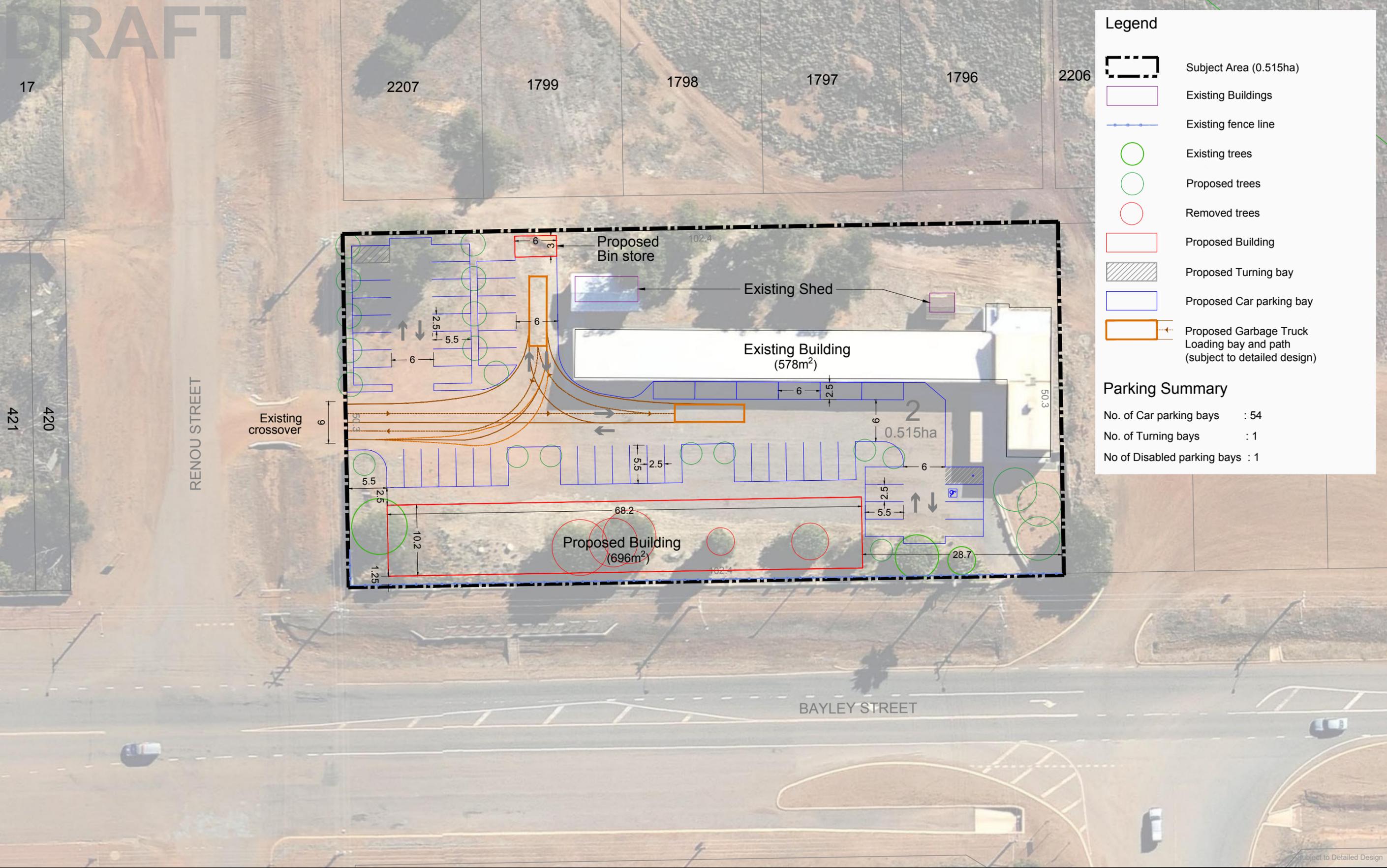
Western Australian Planning Commission (WAPC, 2015) State Planning Policy 3.7 Planning in Bushfire Prone Areas. Western Australian Planning Commission.

Western Australian Planning Commission (WAPC, 2016) Visual guide for bushfire risk assessment in Western Australia. Western Australian Planning Commission.

Western Australian Planning Commission (WAPC) (2021) Guidelines for Planning in Bushfire Prone Areas Version 1.4. Western Australian Planning Commission.

Appendix A  
Site Plan

DRAFT



**Legend**

- Subject Area (0.515ha)
- Existing Buildings
- Existing fence line
- Existing trees
- Proposed trees
- Removed trees
- Proposed Building
- Proposed Turning bay
- Proposed Car parking bay
- Proposed Garbage Truck Loading bay and path (subject to detailed design)

**Parking Summary**

No. of Car parking bays : 54  
 No. of Turning bays : 1  
 No of Disabled parking bays : 1

**Site Plan**  
 Lot 2 (10) Bayley Street, Coolgardie

Date: 10 July 2024 Scale: 1:500 @ A3 File: 24-006 PL03A Staff: CT CG JJ Checked: CT



**element.**

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Appendix B  
Vegetation Assessment

# APPENDIX B – VEGETATION ASSESSMENT

PLOT 1	
<p><b>Classification: Class G Grassland</b></p>	<p><b>Effective Slope: Flat / Upslope</b></p>
<p><b>Pre-Development Description:</b></p> <p>Areas of unmanaged grassland with an average height greater than 100mm. Areas of isolated trees contain overstorey foliage of less than 10%. This plot is primarily concentrated to the north and northeast of the site and is also located within vacant lots.</p>	<p><b>Post Development Description:</b></p> <p>Areas of grassland on vacant properties will remain unchanged until development is progressed.</p>
<p><b>Photo ID: 1.1</b></p>	<p><b>Photo ID: 1.2</b></p>
<p><b>Photo ID: 1.3</b></p>	<p><b>Photo ID: 1.4</b></p>
<p><b>Photo ID: 1.5</b></p>	<p><b>Photo ID: 1.6</b></p>

# APPENDIX B – VEGETATION ASSESSMENT

PLOT 2	
<p><b>Classification: Clause 2.2.3.2 (e) &amp; (f)</b></p>	<p><b>Reason: Non-Vegetated / Low Threat</b></p>
<p><b>Pre-Development Description:</b></p> <p>Areas excluded in accordance with Clause 2.2.3.2 (e) &amp; (f) of AS3959, including:</p> <ul style="list-style-type: none"> <li>• Non vegetated areas such as public roads, driveways, access tracks, firebreaks, buildings and cleared areas.</li> <li>• Low threat vegetation including landscaping on private residential properties.</li> </ul>	<p><b>Post Development Description:</b></p> <p>Excluded areas will remain unchanged.</p>
<p><b>Photo ID: 2.1</b></p>	<p><b>Photo ID: 2.2</b></p>
<p><b>Photo ID: 2.3</b></p>	<p><b>Photo ID: 2.4</b></p>
<p><b>Photo ID: 2.5</b></p>	<p><b>Photo ID: 2.6</b></p>

Appendix C  
Standards for Asset Protection Zones

## STANDARDS FOR ASSET PROTECTION ZONE

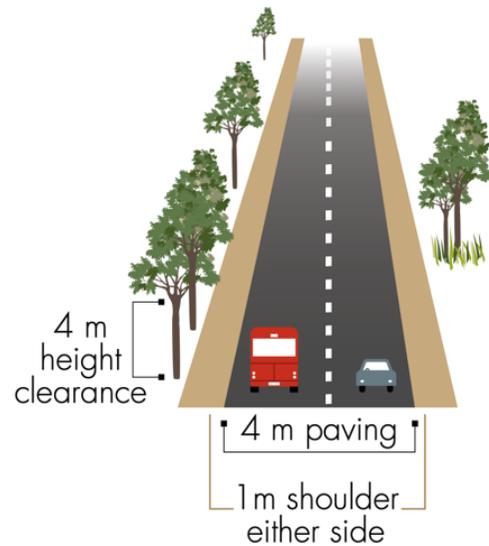
Object	APZ Requirements
Fences within the APZ	<ul style="list-style-type: none"> <li>Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).</li> </ul>
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> <li>Should be managed and removed on a regular basis to maintain a low threat state.</li> <li>Should be maintained at &lt;2 tonnes per hectare (on average).</li> <li>Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch &gt;6 millimetres in thickness.</li> </ul>
Trees (>6 metres in height)	<ul style="list-style-type: none"> <li>Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>Branches at maturity should not touch or overhang a building or powerline.</li> <li>Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>Canopy cover within the APZ should be &lt;15 per cent of the total APZ area, as detailed below.</li> <li>Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.</li> </ul> <div data-bbox="549 801 1410 1160" style="text-align: center;"> <p>The diagram shows three sets of grids representing different canopy cover percentages. Each set consists of a 2x2 grid of squares. The 15% grid shows sparse, small green circles. The 30% grid shows a moderate density of green circles. The 70% grid shows a high density of green circles, with many overlapping, representing a continuous canopy.</p> </div>
Shrub and scrub (0.5 metres to six metres in height).  Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> <li>Should not be located under trees or within three metres of buildings.</li> <li>Should not be planted in clumps &gt;5 square metres in area.</li> <li>Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>
Ground covers (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> <li>Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.</li> <li>Can be located within two metres of a structure, but three metres from windows or doors if &gt;100 millimetres in height.</li> </ul>
Grass	<ul style="list-style-type: none"> <li>Grass should be maintained at a height of 100 millimetres or less, at all times.</li> <li>Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.</li> </ul>
Defendable space	<ul style="list-style-type: none"> <li>Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.</li> </ul>
LP Gas Cylinders	<ul style="list-style-type: none"> <li>Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>The pressure relief valve should point away from the house.</li> <li>No flammable material within six metres from the front of the valve.</li> <li>Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul>

Note: Plant flammability, landscaping design and maintenance should be considered – Refer to explanatory notes of the Guidelines.

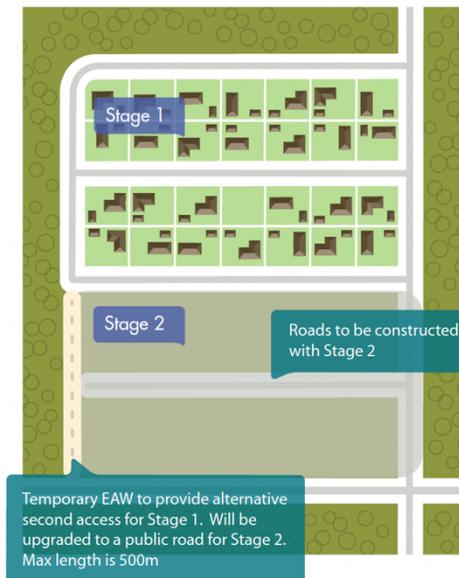
Appendix D  
Vehicle Access Requirements

# VEHICULAR ACCESS TECHNICAL REQUIREMENTS

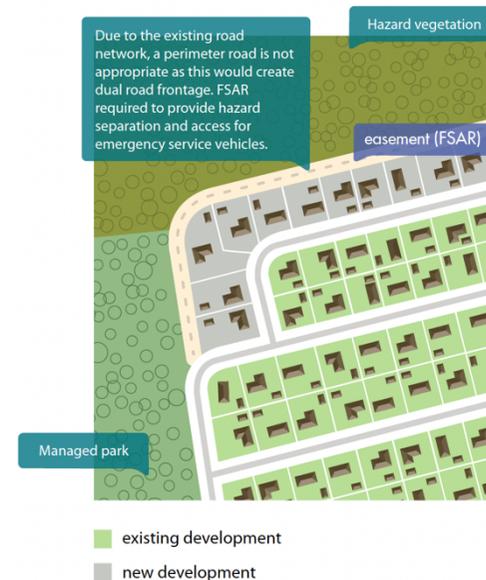
TECHNICAL REQUIREMENTS	1. Public Road	2. Emergency Access Way	3. Fire Service Access Rout	4. Battle-Axe and Private Driveways
Minimum trafficable surface	In accordance with A3.1	6m	6m	4m
Horizontal clearance	N/A	6m	6m	6m
Vertical clearance	4.5m			
Minimum weight capacity	15 tonnes			
Maximum grade unsealed 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

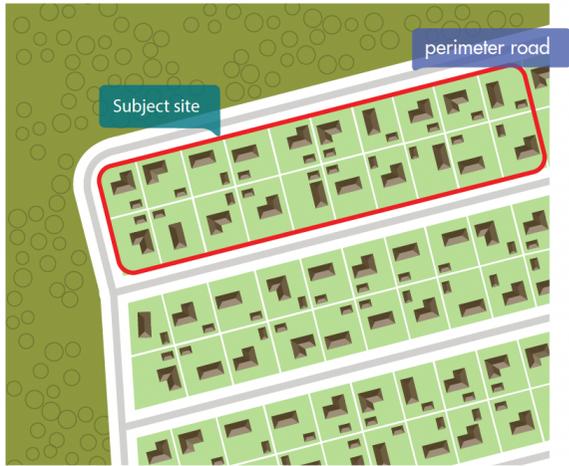


Example of Emergency Access Way

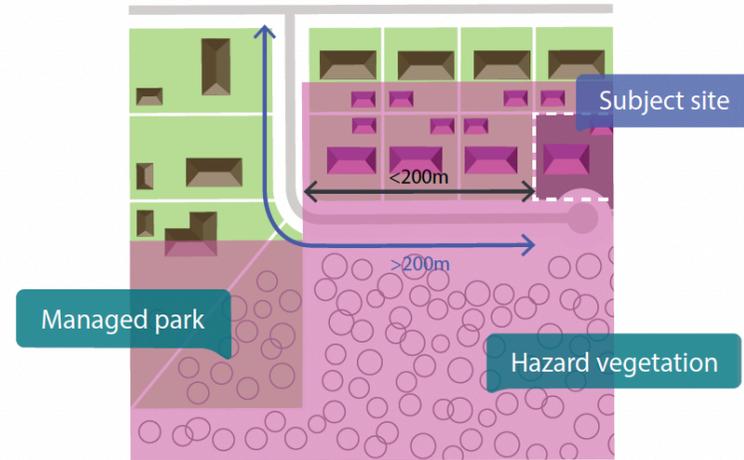


Example of Fire Service Access Way

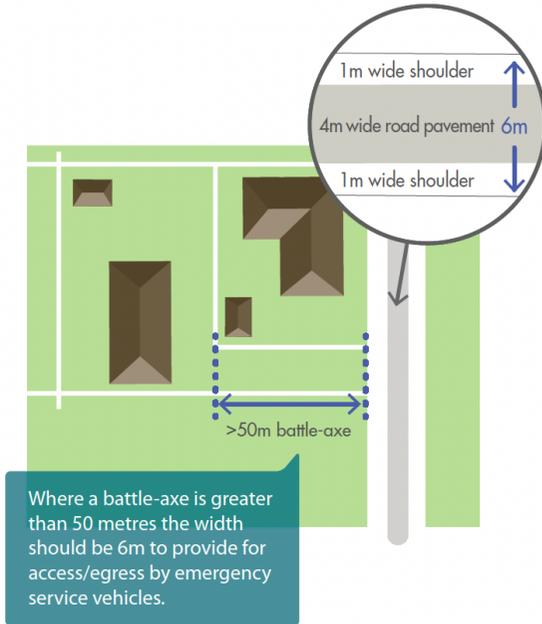
# VEHICULAR ACCESS TECHNICAL REQUIREMENTS



Example of a Perimeter Road



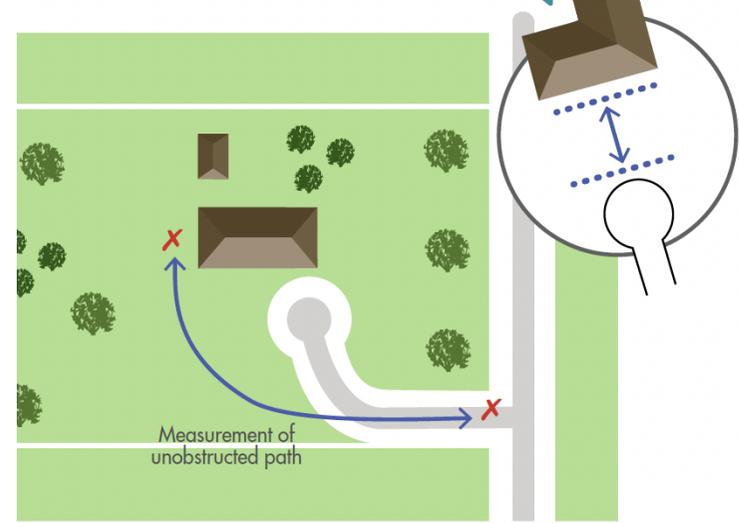
Example of a Cul-de-sac



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

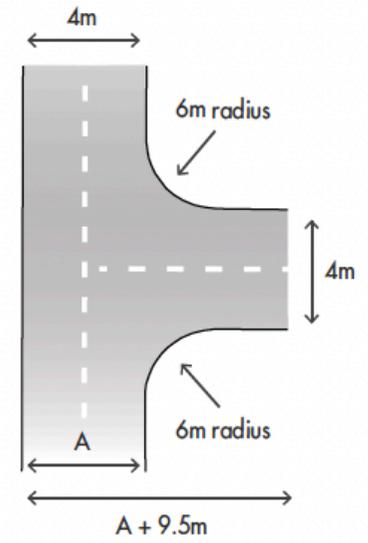
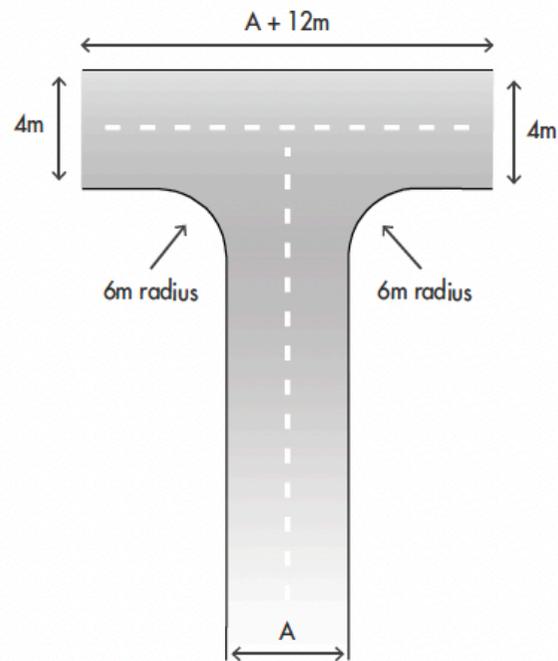
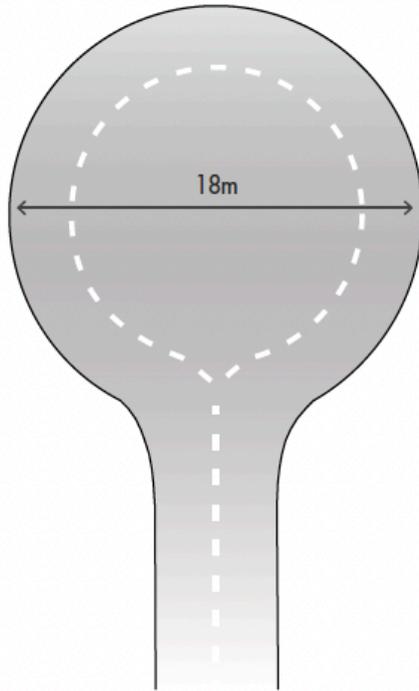
Example of a Battle-Axe Access Leg

The turnaround area should be within 30m of the main building



Example of a Private Driveway

# VEHICULAR ACCESS TECHNICAL REQUIREMENTS



Example of Turn Around Areas

Appendix E  
Water Supply Requirements

## **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.

Appendix F  
Fire Hazard Compliance Notice

## Total Fire Bans

A Total Fire Ban (TFB) is declared on days when fires are most likely to threaten lives and property. This is because of predicted extreme fire weather or when there are already widespread fires and firefighting resources are stretched.

On a Total Fire Ban day, it is illegal to light an open-air fire or conduct any activity that could start a fire. You can find the full list of prohibited activities below. Some of these activities are prescribed in the Bush Fires Regulations 1954 meaning they can be carried out during a TFB, providing you comply with the conditions listed here.

Businesses, public authorities or industries may be given an exemption for activities not prescribed in the Regulations, as long as conditions are met to ensure the activity does not start a fire.

More information can be found at [www.dfes.wa.gov.au/site/bushfire/totalfirebans](http://www.dfes.wa.gov.au/site/bushfire/totalfirebans).

## For more information

For more information on Fire Hazard's in the Shire of Coolgardie, please contact our Customer Service Team on (08) 9080 2111 or visit the Shire's website [www.coolgardie.wa.gov.au](http://www.coolgardie.wa.gov.au)



[coolgardie.wa.gov.au](http://coolgardie.wa.gov.au)

First and Final  
**Fire Hazard  
Compliance Notice**

## Notice

This compliance notice is issued by the Shire of Coolgardie pursuant to section 33 and 24G (2) of the Bush Fires Act 1954 to assist with the prevention, control and extinguishment of bush fires or to prevent the spread or extension of bush fires to any adjoining land.

Failure to comply with this notice is an offence under the Bush Fires Act 1954 and may result in a penalty of up to \$5000, plus additional contractor and administration costs to carry out fire prevention works on your property.

## Fire Restrictions

Date	Description
1 May–30 September	NO Permit Required (Restrictions still apply)
1 October–31 October	Permit Required
1 November–31 March	All burning Prohibited (NO BURNING)
1 April–30 April	Permit Required

*Under the Bush Fires Act 1954 Section 17 (paragraph 12) Subject to this Act a person who sets fire to the bush on land within a zone of the State during the prohibited burning times for that zone is guilty of an offence. A maximum penalty of \$10,000 or 12-months imprisonment or both can occur.*

## Residential Property (Under 2000 sqm)

Works outlined in this category **MUST** be maintained all year round and owners and/or occupiers are required to:

- Ensure all long grass, weeds, ect are slashed, mowed or trimmed down by other means to a height no greater than 50mm across the entire property; and
- Remove all flammable materials from all rooftops and gutters of buildings.



## Commercial Property (Over 2000SQM – Fire Breaks)

Works outlined in this category **MUST** be maintained all year round and owners and/or occupiers are required to:

- Firebreak of at least 3m in width to be installed and cleared of all flammable material immediately inside and along the land boundaries
- Additional Firebreaks to be installed and cleared immediately around buildings that are on that land.
- Remove all flammable materials from all rooftops and gutters of buildings.

