

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Lot 50 Peony Boulevard			
Suburb:	Yanchep	State:	WA	P/code: 6035
Local government area:	Wanneroo			
Description of the planning proposal:	Retail & commercial development.			
BMP Plan / Reference Number:	210606	Version:	A	Date of Issue: 20 Jul 2021
Client / Business Name:	FRP Capital			

Reason for referral to DFES	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposal any of the following special development types (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vulnerable land-use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

High risk land use - retail fuel outlet.
Vulnerable land use - child care centre.

Note: The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Jeremy Durston	Level 3	BPAD-36525	April 2022
Company	Contact No.		
Bushfire West Pty Ltd	0403 328 835		

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner



Date

20 Jul 2021



Bushfire Management Plan

Development Application

Lot 50 Peony Boulevard, Yanchep



Ref: 210606

Version: A

Jul 2021

REPORT DETAILS

Subject Land

Lot No.	Plan	Development Site
50	DP 407956	No. 2 Peony Bvd
Locality		Yanchep (6035)
Zoning		Urban Development
Local Government		Wanneroo
Proposal description		Development application incorporating: <ul style="list-style-type: none">• Supermarket• Convenience Store / Retail Fuel• Child Care Centre• Medical / Health Centre• Fast Food outlets (x2)• Retail / Food & Beverage / Commercial (x7)
Site assessment date		13 Jun 2021

Document Reference

Project ref.210606	Date	Purpose
version A	20 Jul 2021	Development application.

Author

Practitioner	Accreditation Level	Accreditation No.
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Report Limitations

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author has no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.

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1. Proposal Details

Background & Purpose of Report

This Bushfire Management Plan (BMP) is for the proposed development of Lot 50 Peony Boulevard, located within the Yanchep town centre. The BMP assesses the proposal against *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas v1.3* (the Guidelines).

The primary purpose of this report is to provide the required bushfire planning information to inform the assessment process for the development. The bushfire protection measures required to manage the bushfire risk are specified in accordance with the Guidelines.

Subject Site & Existing Conditions

The development site is bounded by Peony Bvd to the north, Marmion Av to the west, Kakadu Rd to the east, and to the south by Morwell St and an adjacent Lot developed with a convenience store with retail fuel (Figure 1). Primary access for the proposed development will be via Peony Bvd and Kakadu Rd, with additional access via Morwell St. A reticulated water supply including existing hydrants is available to the site.

The surrounding locality generally comprises retail/commercial and residential land uses, including substantial areas currently under development. The grounds of the Yanchep Secondary College are located to the south of Morwell St. Public open spaces and areas of remnant, native vegetation are interspersed throughout the locality.

The north-western section of the subject land is currently developed with a fast food outlet, associated parking area and vehicle access. Otherwise, the site contains some areas cleared for development and areas of remnant vegetation, including a pocket of trees located in the southern section. The subject land is within a bushfire prone area designated by the *Western Australia State Map of Bush Fire Prone Areas* (Figure 2).

Proposal Description

The proposed development of Lot 50 Peony Boulevard incorporates the following elements along with associated access, parking areas and landscaping:

- Supermarket
- Convenience Store / Retail Fuel
- Child Care Centre
- Medical / Health Centre
- Fast Food outlets (x2)
- Retail / Food & Beverage / Commercial outlets (x7)

Figures 3 & 4 depict the development plans.

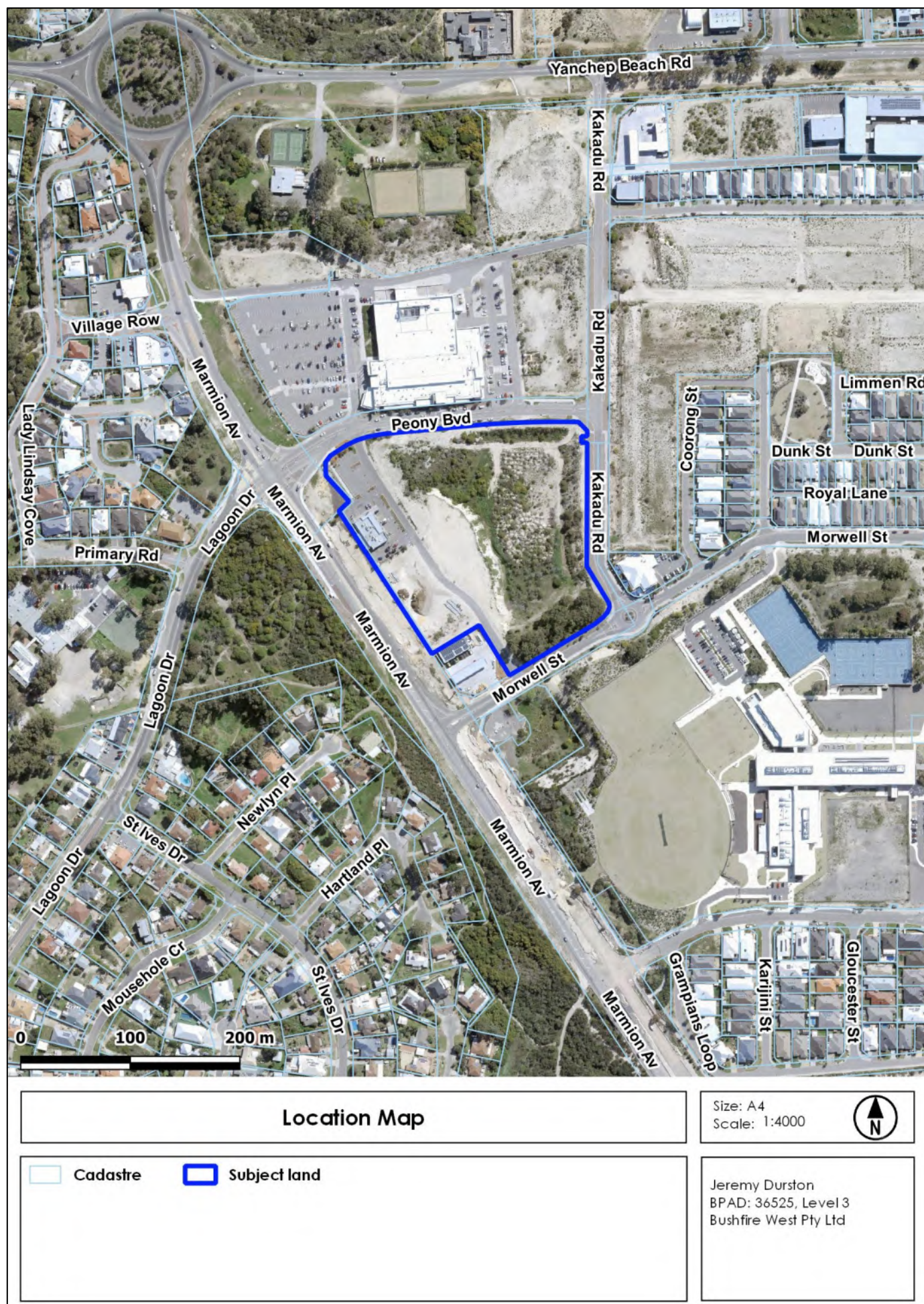


Figure 1: Location

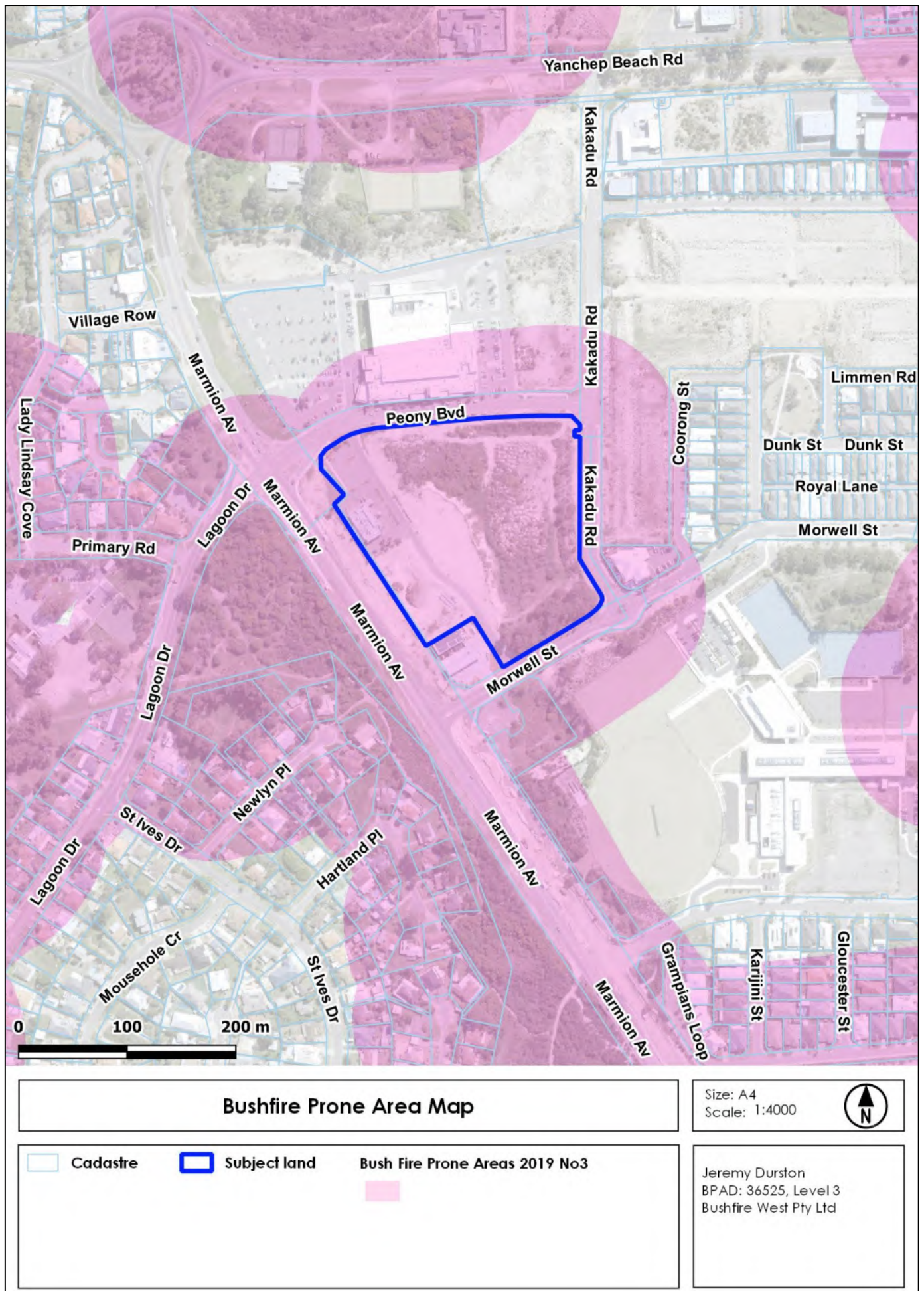


Figure 2: Bushfire Prone Areas





Figure 4: Site Plan



Figure 5: Landscaping design [Taylor Robinson Chaney Broderick]



Yanchep Central Shopping Centre
Proposed Landscape Planting Palette
Masterplanning

A
L1.02
05 2021

2103201



Figure 6: Landscaping plant varieties [Taylor Robinson Chaney Broderick]

2. Vegetation Management & Landscaping

A Landscape Plan has been prepared by Taylor Robinson Chaney Broderick detailing the internal areas of the subject land that will include landscaped vegetation with a range of trees, shrubs and ground covers (Figures 5 & 6).

Schedule 1: Standards for Asset Protection Zones from the Guidelines specifies the acceptable densities of vegetation within the Asset Protection Zone, including spacings between individual specimens and spacings between plants and buildings.

Specific recommendations for the proposed landscaping to comply with Schedule 1: Standards for Asset Protection Zones are as follows:

Table 1 Landscaping within the Asset Protection Zone:

Vegetation Category	APZ Standards	Planting Recommendations
Trees (>5m)	<ul style="list-style-type: none"> - Mature tree trunks to be separated from buildings by at least 6m. - No branches to touch or overhang buildings. - Lower branches to be removed to a height of 2m above ground & surface vegetation. - Canopy cover less than 15%. - Canopies to be separated at least 5m apart. 	<ul style="list-style-type: none"> - Position relevant trees to be at least 6m from buildings. - Increase spacing between trees to maintain at least 5m separation between canopies. Spacing to be determined by mature canopy radius for each species. - Tree branches to be trimmed where necessary.
Shrubs (0.5m to <5m)	<ul style="list-style-type: none"> - Shrubs should not be located under trees or within 3m of buildings. - Should not be planted in clumps greater than 5m² in area. - Clumps of shrubs should be separated from each other and from any exposed window or door by at least 10m. 	<ul style="list-style-type: none"> - Position shrubs so no plantings are beneath trees, within 3m of buildings, or within 10m of any exposed window or door. - Clumping of shrubs to be no greater than 5m² in area, with 10m spacing between clumps. - Shrubs to be maintained.
Ground Covers (<0.5m)	<ul style="list-style-type: none"> - Ground covers can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2m of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height 	<ul style="list-style-type: none"> - Position ground covers so no plantings are within 2m of structures, or within 3m from any exposed window or door. - Arrange ground cover plantings to fill spaces between clumps of shrubs, and to fill spaces beneath trees. - Ground covers to be maintained.

Schedule 1: Standards for Asset Protection Zones from the Guidelines is included in Appendix 1.

3. Bushfire Assessment Inputs

Bushfire Attack Level (BAL) Assessment

A Bushfire Attack Level (BAL) assessment in accordance with AS 3959-2018 *Construction of buildings in bushfire prone areas* (AS 3959 Method 1) has been conducted to determine the applicable BAL ratings across the site on a post-development basis, subject to management of relevant onsite vegetation. The full assessment is included in Appendix 2 and the areas of classified vegetation and low threat exclusions are summarised in Table 2 and depicted in Figure 7.

Table 2 Areas of classified vegetation and exclusions, post-development:

Vegetation Area	Vegetation Classification	Effective Slope
1	Class A Forest	upslope
2	To be modified for low threat Exclusions 2.2.3.2 (e) & (f)	n/a
3	To be modified for low threat Exclusions 2.2.3.2 (e) & (f)	n/a
4	Exclusions 2.2.3.2 (e) & (f)	n/a
5	Exclusions 2.2.3.2 (e) & (f)	n/a
6	Class D Scrub	upslope
7	Class C Shrubland	flat
8	Exclusions 2.2.3.2 (e) & (f)	n/a
9	Exclusions 2.2.3.2 (e) & (f)	n/a
10	Class D Scrub	Downslope 7°
11	Class A Forest	upslope
12	Class D Scrub	upslope
13	Exclusions 2.2.3.2 (e) & (f)	n/a
14	Class D Scrub	Upslope
15	Class D Scrub	Upslope
16	Exclusions 2.2.3.2 (e) & (f)	n/a
17	Exclusions 2.2.3.2 (e) & (f)	n/a
18	Exclusions 2.2.3.2 (e) & (f)	n/a
19	Exclusions 2.2.3.2 (e) & (f)	n/a
20	Exclusions 2.2.3.2 (e) & (f)	n/a



Vegetation Classification Map

Size: A4
Scale: 1:2750



- Cadastre
- Subject land
- 150m assessment extent
- 100m BAL extent

- Assessment areas
- Contours (2m)
- Photo points

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Figure 7: Vegetation Classifications, post-development

4. Bushfire Assessment Outputs

BAL Contour Map

Following the bushfire assessment, BAL Contour Mapping has been prepared in accordance with the Guidelines to determine the post-development BAL ratings for each element of the proposal (Figures 8 & 9). The BAL ratings are summarised as follows:

Table 3: Post-development BAL ratings (AS3959 Method 1)

Development Component	BAL Ratings
Supermarket	BAL-12.5
Retail / Food & Beverage / Commercial	BAL-12.5 & BAL-19
Convenience / Fuel outlet	BAL-12.5
Fast Food outlets	BAL-12.5
Childcare centre	BAL-19
Medical / Health	BAL-19

5. Bushfire Hazard Issues

The bushfire impact analysis has identified the following hazard issues:

- The major hazard will remain the Forest vegetation located within the southern section of the subject land adjacent to Morwell St. The proposed siting of development provides sufficient hazard separation to achieve acceptable BAL ratings, provided the intervening land is managed as an Asset Protection Zone.
- The remnant vegetation areas to the south of Morwell St and west of Marmion Av represent external bushfire hazards that are expected to remain in future. Public roads provide effective hazard separation between these areas and the subject land.
- The vegetation within the external sites currently under development to the north of Peony Bvd and east of Kakadu Rd represent additional hazards that may contribute to a bushfire until these areas are fully developed in future. In the meantime, public roads provide effective hazard separation.

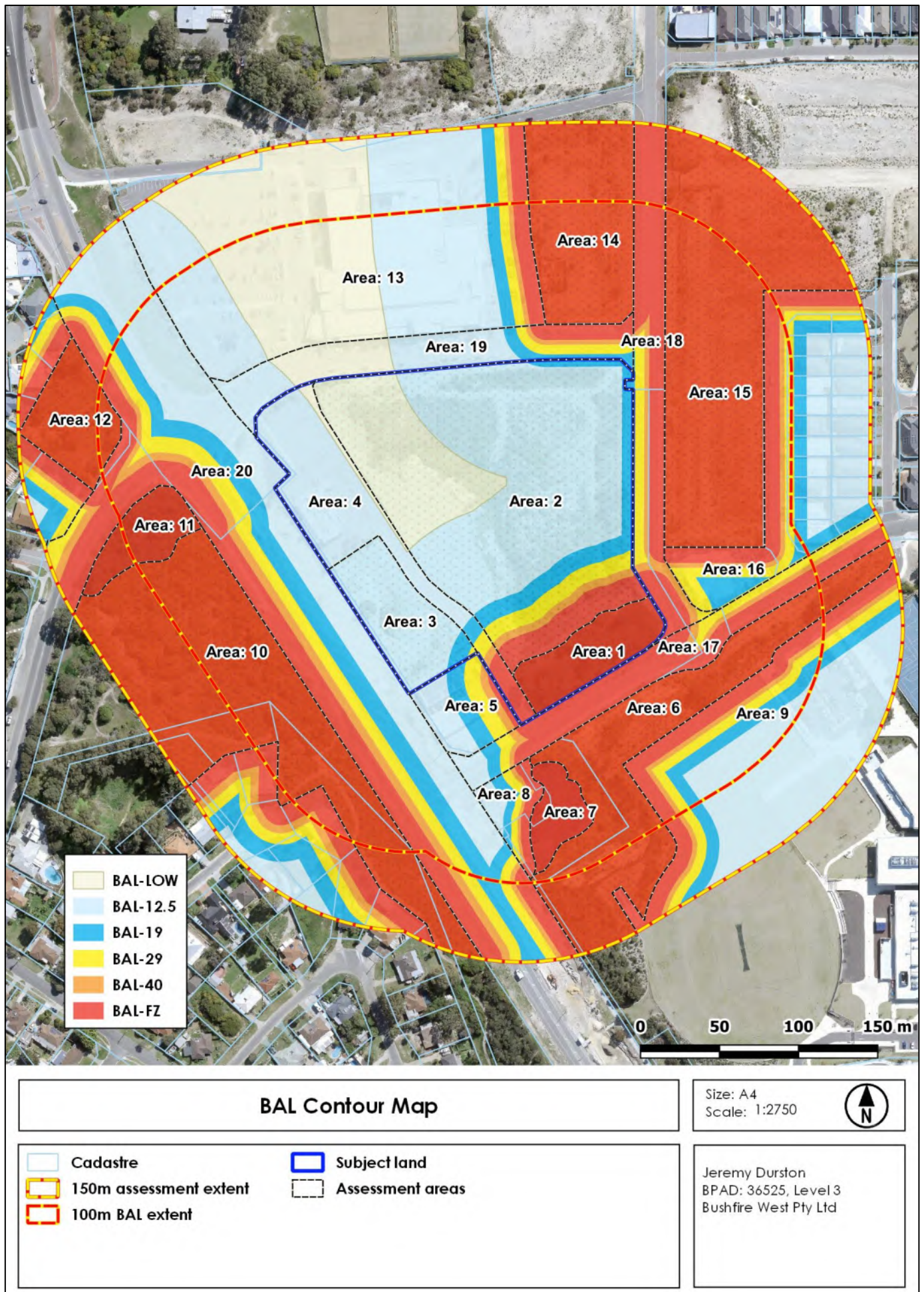


Figure 8: BAL Contour Map

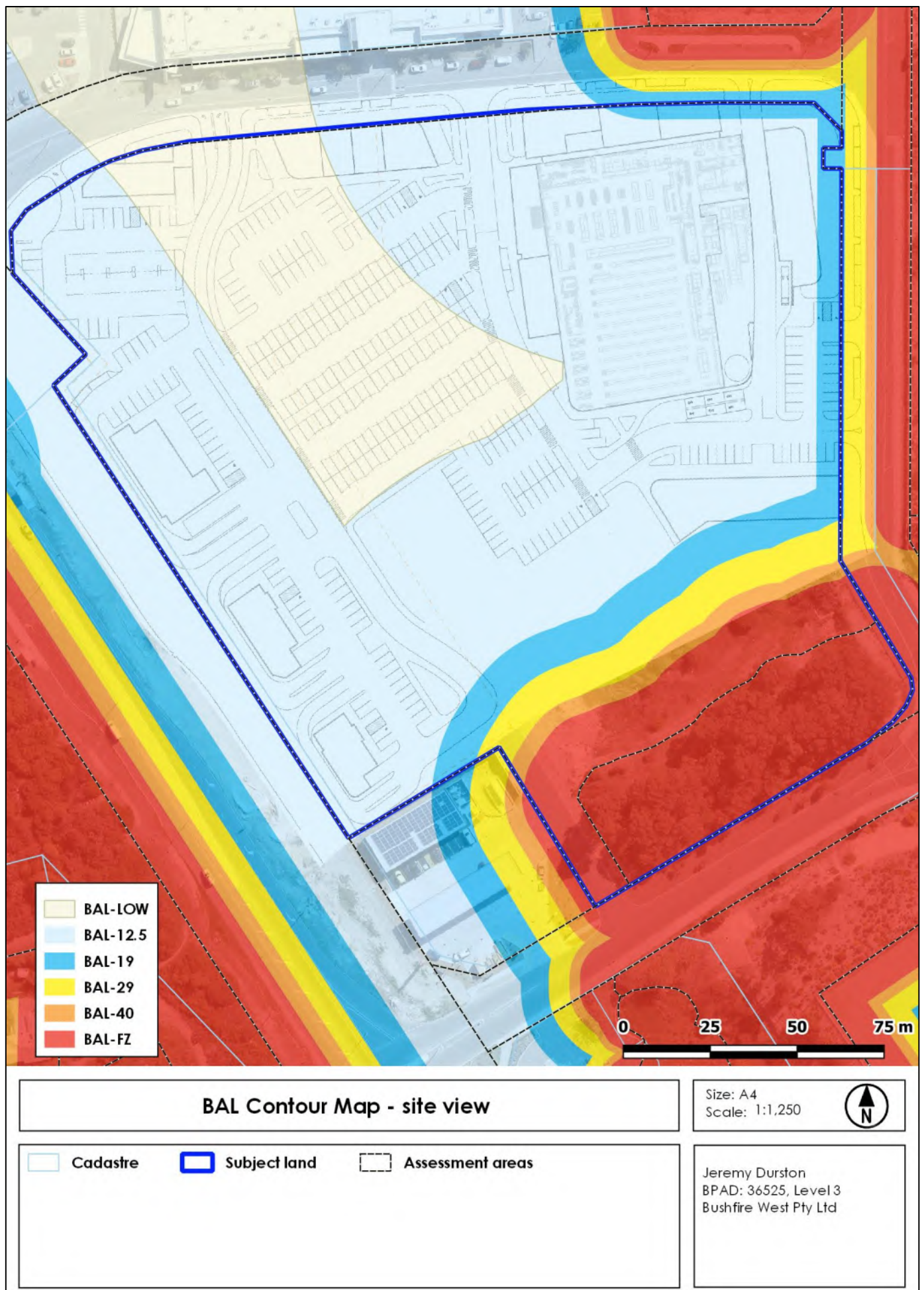


Figure 9: BAL Contour Map [site view]

6. Assessment against the Bushfire Protection Criteria

Table 4 provides an assessment against the bushfire protection criteria detailed in Appendix 4 of the Guidelines, including the applicable Acceptable Solutions for each element.

Table 4: Assessment against the bushfire protection criteria of the Guidelines

Element	Acceptable Solution (A)	Compliance	Notes
1. Location	A1.1 Development location	Yes	The development is assessed as capable of achieving acceptable ratings of BAL-29 or lower.
2. Siting of Development	A2.1 Asset Protection Zone (APZ)	Yes	An Asset Protection Zone is to be installed and maintained in accordance with the Guidelines Schedule 1: Standards for Asset Protection Zones (refer to Appendix 1) to ensure sufficient separation to the onsite bushfire hazard (i.e. the hazard represented by the existing area of onsite Forest). The areas surrounding the subject land, incorporating urban development and road reserves maintained for low threat, provide sufficient separation to external hazards.
3. Vehicular Access	A3.1 Two access routes	Yes	Existing public roads provide the required two different access and egress routes.
	A3.2 Public road	Yes	Public roads are constructed to compliant standards.
	A3.3 Cul-de-sac	n/a	
	A3.4 Battle-axe	n/a	
	A3.5 Private driveways longer than 50m	n/a	
	A3.6 Emergency access way	n/a	
	A3.7 Fire service access routes	n/a	
	A3.8 Firebreaks	n/a	Public roads and the paved areas of the development, including circulating vehicle access ways, provide effective access for emergency service vehicles.
4. Water	A4.1 Reticulated areas	Yes	A reticulated water supply is available with hydrants.
	A4.2 Non-reticulated areas	n/a	
	A4.3 Individual lots within non-reticulated areas	n/a	

7. Spatial Representation of Asset Protection Zone

The area required to be managed in accordance with the Guidelines Schedule 1: Standards for Asset Protection Zones is depicted below:

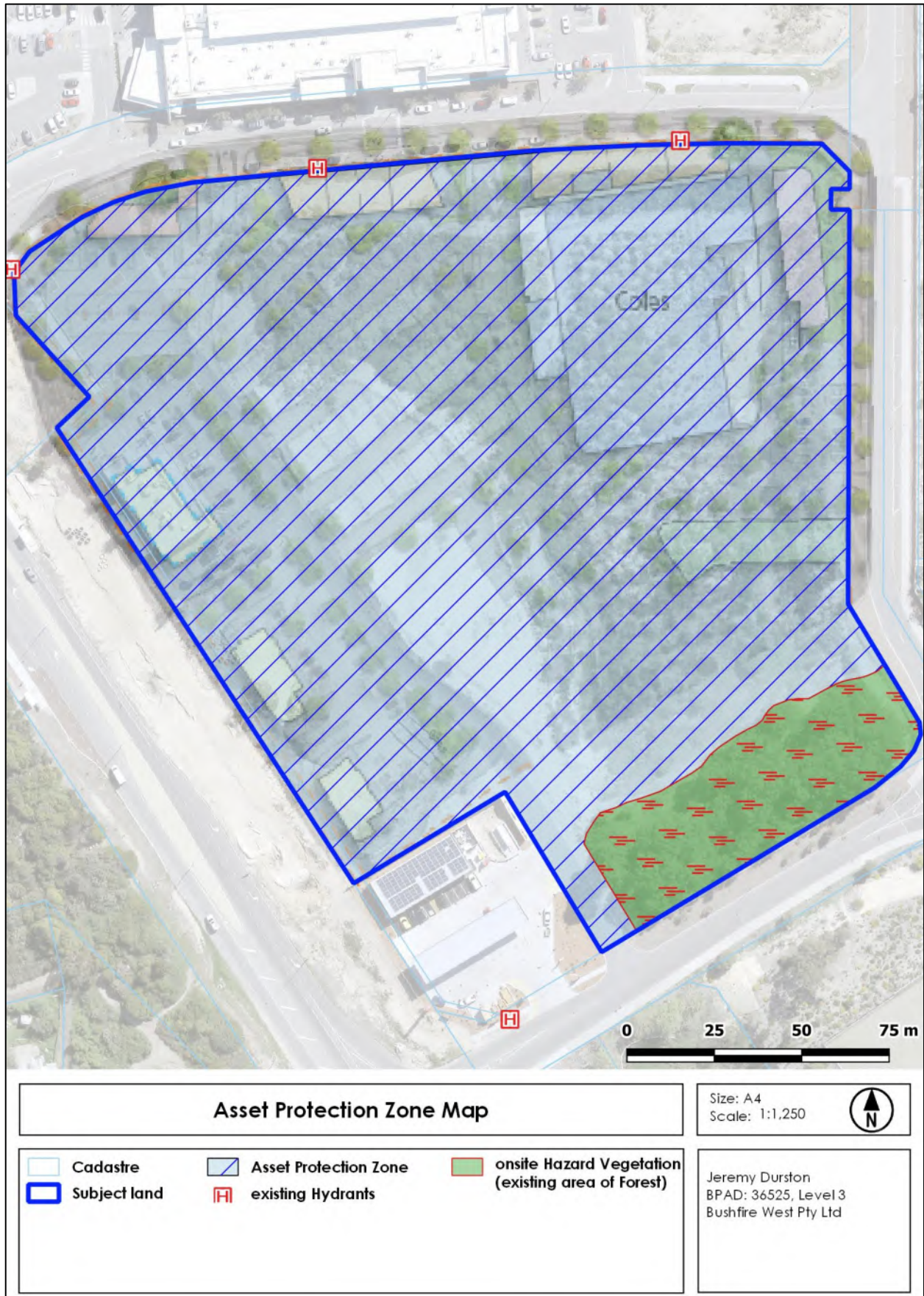


Figure 10: APZ Map

8. High Risk Land Use

The proposed Convenience Store with Retail Fuel is considered a High Risk land use under SPP3.7 due to the potential for flammable onsite hazards to either instigate or amplify a bushfire event. Accordingly, the following requirement applies:

- o a Bushfire Risk Management Plan for fuel storage and supply.

The required Bushfire Risk Management Plan is included in Appendix 4 of this report. The risk from flammable onsite hazards is assessed to be manageable to an acceptable level with appropriate risk treatments.

9. Vulnerable Land Use

The proposed Child Care Centre is considered a Vulnerable land use under SPP3.7 due to the potential for children needing to be evacuated in the event of bushfire. Accordingly, the following additional requirement applies:

- o a Bushfire Emergency Evacuation Plan for the Child Care Centre.

A draft Bushfire Emergency Evacuation Plan is included in Appendix 5 of this report. This will need to be finalised by the operator of the Child Care Centre to incorporate specific operational details including the internal building layout, childcare capacity, staffing levels and management arrangements for the facility.

10. Implementation and management

The management of bushfire risk is a shared responsibility for landowners, industry and Local Government. The measures summarised in Table 5 are to be implemented and maintained on an ongoing basis.

Table 5: Implementation & Management Schedules

	Developer/Landowner
1	Ensure development is not subject to ratings above BAL-29.
2	Ensure the required internal areas of the site comply with Schedule 1: Standards for Asset Protection Zones contained in the Guidelines.
3	Ensure compliance with the City of Wanneroo Fire Mitigation Notice issued under s33 of the <i>Bush Fires Act 1954</i> .
	Convenience Store Operator
1	Adopt the Bushfire Risk Management Plan for flammable onsite hazards.
	Child Care Centre Operator
1	Finalise and adopt the Bushfire Emergency Management Plan.
	Local Government
1	Ensure adjacent road reserves are maintained for low bushfire threat in accordance with AS3959.
2	Issue and enforce the City of Wanneroo Fire Mitigation Notice under s33 of the <i>Bush Fires Act 1954</i> .
3	Ensure Building Permit Applications and Development Applications are compliant with the building and land use planning provisions.

Appendix 1

Asset Protection Zone Standards

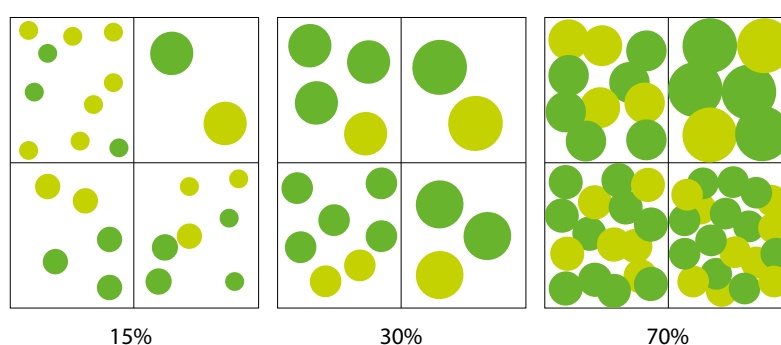
Contents	1	2	3	4	5	6	Appendices
	Introduction	Policy framework overview	Bushfire prone areas	Assessing bushfire risk in the planning context	Applying SPP 3.7	Roles and responsibilities	

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

Appendix 2

BAL Contour Assessment



Bushfire Attack Level (BAL) Contour Assessment

Development application

Lot 50 Peony Boulevard, Yanchep



Ref: 210606

Version: A

June 2021

REPORT DETAILS

Subject Land

Street No.	Lot No.	Plan	Street Name
2	50	DP 407956	Peony Bvd
Locality		Yanchep (6035)	
Local Government		Wanneroo	
Proposal description		Development of retail & commercial centre	

Document Reference

Version	Date	Purpose
Ref:210606		
A	16 June 2021	Issued for development application.

Author

Practitioner	Accreditation Level	Accreditation No.
Jeremy Durston	Level 3	BPAD 36525

Report Limitations

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author has no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.

This report is valid for a period of 12 months only from the date of issue.

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1.0 Summary & Report Assumptions

1.1 BAL Rating summary

This report provides an assessment of the bushfire hazards to Lot 50 Peony Bvd, Yanchep and the resulting Bushfire Attack Level (BAL) ratings for the proposed development of a retail and commercial centre. The resulting BAL ratings are summarised below.

Development Component	BAL Ratings
Supermarket	BAL-12.5
Retail / Food & Beverage / Commercial	BAL-12.5 & BAL-19
Convenience / Fuel outlet	BAL-12.5
Fast Food outlets	BAL-12.5
Childcare centre	BAL-19
Medical / Health	BAL-19

1.2 Report Assumptions

The bushfire protection measures required for the development are beyond the scope of this report and should be detailed within a Bushfire Management Plan. However, it is noted that a Landscape Plan has been prepared for the development, detailing the proposed landscape treatments for the internal areas of the site and the adjacent road verges. With reference to the Landscape Plan, the following assumptions have been adopted for the post-development BAL analysis within this report:

1. The landscape treatments for the site and adjacent road verges will be installed and maintained for low bushfire threat in accordance with AS3959 cl.2.2.3.2 (e) & (f).
2. The onsite Forest vegetation located in the southern section of the site adjacent to Morwell Street will be retained in its native state and will continue to represent a bushfire hazard.
3. The intervening land between the proposed development and the retained Forest within the site will be modified and maintained for low bushfire threat in accordance with AS3959 cl.2.2.3.2 (e) & (f).

If the above assumptions are not incorporated into the development proposal, the BAL ratings within this report will be invalid and a re-assessment will be required.

2.0 Proposal Details

2.1 Subject Site

The subject site of this report is Lot 50 Peony Bvd Yanchep, located in the City of Wanneroo. The site is approximately 4.1071 ha in area and to date has been only partially developed with a single fast-food outlet. Figure A depicts the subject site within its immediate surrounds.

The site is identified as being Bushfire Prone on the Map of Bush Fire Prone Areas, as depicted in Figure B.

2.2 Development Description

The proposal comprises the following development components:

Development Component	Total
Supermarket	1
Retail / Food & Beverage / Commercial	7
Convenience / Fuel outlet	1
Fast Food outlets	2 additional (1 existing)
Childcare centre	1
Medical / Health	1

Figure C depicts the schematic design.

Figure D depicts the development site plan.

Figure E depicts the proposed landscape plan.

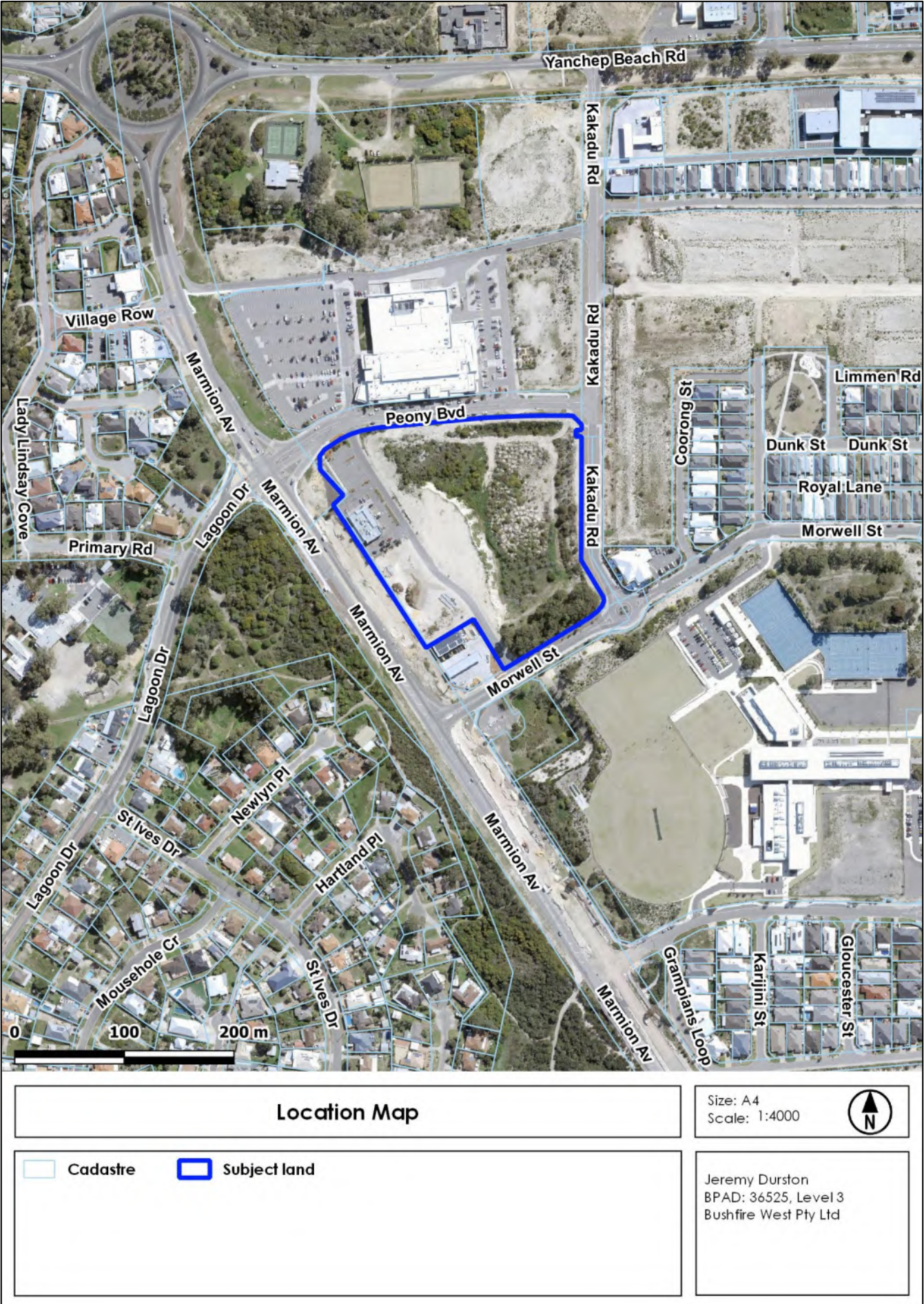


Figure A: Location Map

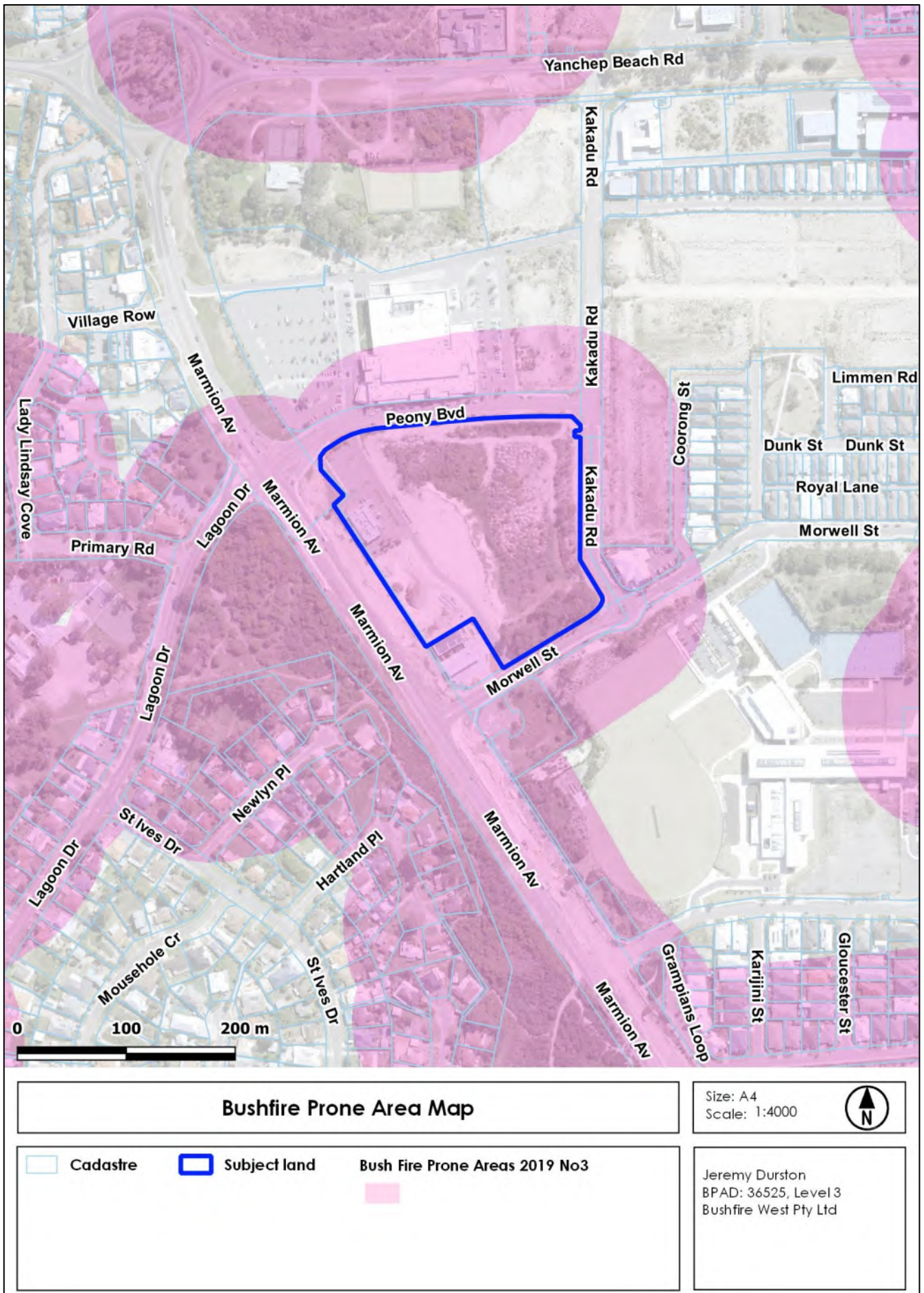


Figure B: Designated Bushfire Prone Area Map (OBRM 2019)

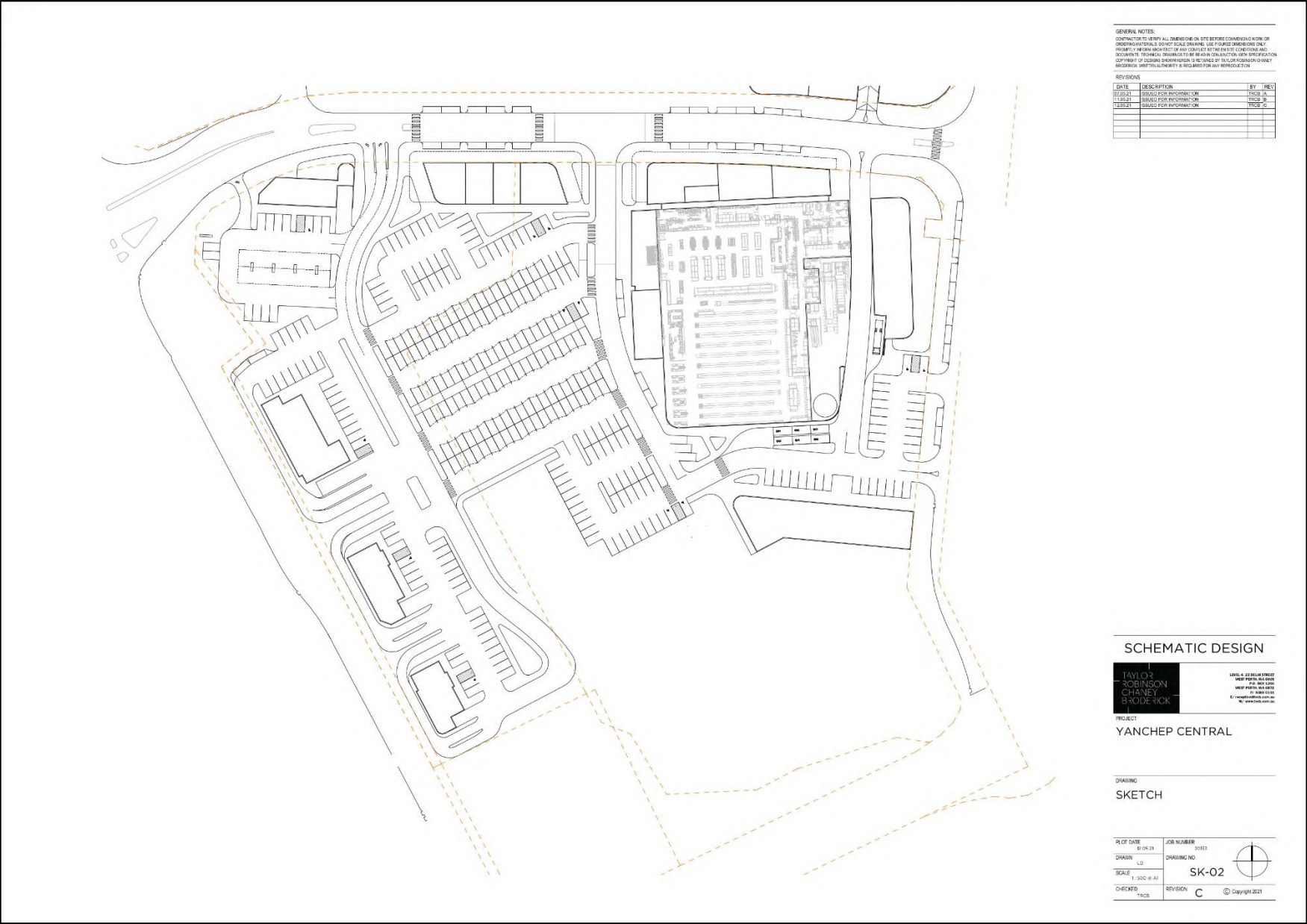


Figure C: Schematic Design



Figure D: Site Plan



Figure E: Landscape Plan

3.0 Bushfire Assessment Inputs

3.1 Effective Slope

The effective slope under each vegetation area was assessed in accordance with AS3959-2018 *Construction of buildings in bushfire prone areas* (AS 3959). Slope data was measured on site and cross referenced with Landgate elevation data. The topography was generally found to be undulating with minor gradients, and the effective slope of each vegetation plot is recorded in the following section.

3.2 Bushfire Fuels

The location and extent of classified vegetation structures, including low-threat exclusions, within 150 metres of the site are mapped in Figure F, and depicted in the tables below. All bushfire structures and fuel loads are assessed in their mature states unless otherwise identified. The areas of classified vegetation are summarised in Table 3A.

Area 1	
Classification	Class A Forest
Effective Slope	upslope
<i>Trees with foliage cover greater than 30% and unmanaged understories.</i>	
<div> <div> DIRECTION 198 deg(T) -31.55127° +115.64081° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep J6 13/6/21 </div> </div> <p>Photo ID: 1a</p>	

Area 1



Photo ID: 1b

Area 2

Classification: pre-development

Class D Scrub, &
Class G Grassland

Classification: post-development

Exclusions 2.2.3.2(e) & (f)

Effective Slope

n/a

Re-growth shrubs potentially above 2m in height and areas of grass potentially above 10cm. This area, within the subject land, is assumed to be modified for low threat post-development in accordance with the development Landscape Plan.



Photo ID: 2a


Area 2





Photo ID: 2b




Photo ID: 2c

Area 3	
Classification: pre-development	Class G Grassland
Classification: post-development	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<p>Area of grass potentially above 10cm in height. This area, within the subject land, is assumed to be modified for low threat post-development in accordance with the development Landscape Plan.</p>	
 <p>Photo ID: 3a</p>	

Area 4	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<p>Existing development within the subject land, with non-vegetated areas and low threat landscaping.</p>	
 <p>Photo ID: 4a</p>	

Area 5	
AS3959-2018 Classification	Exclusions 2.2.3.2(e) & (f)
Effective Slope	n/a
<i>Developed area adjacent to the site, with non-vegetated areas and low threat landscaping.</i>	
 <p>Photo ID: 5a</p>	

Area 6	
AS3959-2018 Classification	Class D Scrub
Effective Slope	Upslope
<i>Vegetation fringing the school grounds to the south of Morwell Street, with predominately shrubs below 3m in height and isolated trees.</i>	
 <p>Photo ID: 6a</p>	

Area 6



Photo ID: 6b

Area 7

AS3959-2018 Classification

Class C Shrubland

Effective Slope


Flat

Drainage area comprising low shrub vegetation below 2m in height and grass.



Photo ID: 7a

Area 8	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<i>Non-vegetated area.</i>	
<div> <div> DIRECTION 198 deg(T) -31.55239° +115.63996° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep Q1 13/6/21 </div> </div> <p>Photo ID: 8a</p>	

Area 9	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<i>School grounds with non-vegetated areas and low threat landscaping and lawns.</i>	
<div> <div> DIRECTION 134 deg(T) -31.55220° +115.64097° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep P2 13/6/21 </div> </div> <p>Photo ID: 9a</p>	

Area 10	
AS3959-2018 Classification	Class D Scrub
Effective Slope	downslope to 7°
Area of predominately coastal shrubs below 4m in height to the west of Marmion Ave.	
<div> <div> DIRECTION 286 deg(T) -31.55112° +115.63812° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep I2 13/6/21 </div> </div> <p>Photo ID: 10a</p>	
<div> <div> DIRECTION 283 deg(T) -31.55187° +115.63859° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep I2 13/6/21 </div> </div> <p>Photo ID: 10b</p>	

Area 10



Photo ID: 10c

Area 11

AS3959-2018 Classification

Class A Forest

Effective Slope


upslope

Pocket of trees with foliage cover greater than 30% and unmanaged understories.



Photo ID: 11a

Area 12	
AS3959-2018 Classification	Class D Scrub
Effective Slope	upslope
<i>Pocket of predominately open shrubs below 5m in height.</i>	
<div> <div> DIRECTION 209 deg(T) -31.55006° +115.63724° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep H4 13/6/21 </div> </div> <p>Photo ID: 12a</p>	

Area 13	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<i>Developed area to the north of Peony Bvd, with non-vegetated areas and low threat landscaping.</i>	
<div> <div> DIRECTION 86 deg(T) -31.54955° +115.63760° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep H2 13/6/21 </div> </div> <p>Photo ID: 13a</p>	

Area 13



Photo ID: 13b

Area 14

Classification

Class D Scrub



Effective Slope


upslope


Undeveloped area to the north of Peony Bvd with re-growth shrubs potentially above 2m in height.




Photo ID: 14a

Area 15	
Classification	Class D Scrub
Effective Slope	upslope
Undeveloped area to the east of Kakadu Rd with re-growth shrubs potentially above 2m in height.	
<div> <div> DIRECTION 283 deg(T) -31.55041° +115.64172° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep M1 13/6/21 </div> </div> <p>Photo ID: 15a</p>	
<div> <div> DIRECTION 145 deg(T) -31.55024° +115.64103° ACCURACY 5 m DATUM GDA94 </div>  <div> BushfireWest Yanchep M1 13/6/21 </div> </div> <p>Photo ID: 15b</p>	

Area 16	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
Developed area to the west of Kakadu Rd, with non-vegetated areas and low threat landscaping, residential gardens, lawns and road verges.	
 <p>Photo ID: 16a</p>	


Area 17	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
Morwell Street road reserve adjacent to the site, with non-vegetated road surface and paths, and with low threat landscaped verge vegetation.	
 <p>Photo ID: 17a</p>	

Area 18

AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<i>Kakadu Street road reserve adjacent to the site, with non-vegetated road surface and paths, and with low threat landscaped verges.</i>	
	
Photo ID: 18a	

Area 19

AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
<i>Peony Bvd road reserve adjacent to the site, with non-vegetated road surface and paths, and with low threat verge vegetation.</i>	
	
Photo ID: 19a	

Area 20	
AS3959-2018 Classification	Exclusions 2.2.3.2(e)&(f)
Effective Slope	n/a
Marmion Av road reserve adjacent to the site, with non-vegetated road surface and paths, and with low threat landscaped verges.	
 <p>DIRECTION 129 deg(T) -31.55106° +115.63833° ACCURACY 5 m DATUM GDA94</p> <p>BushfireWest Yanchep 13 13/6/21</p> <p>Photo ID: 20a</p>	
 <p>DIRECTION 300 deg(T) -31.55137° +115.63884° ACCURACY 5 m DATUM GDA94</p> <p>BushfireWest Yanchep 13 13/6/21</p> <p>Photo ID: 20b</p>	

Area 20

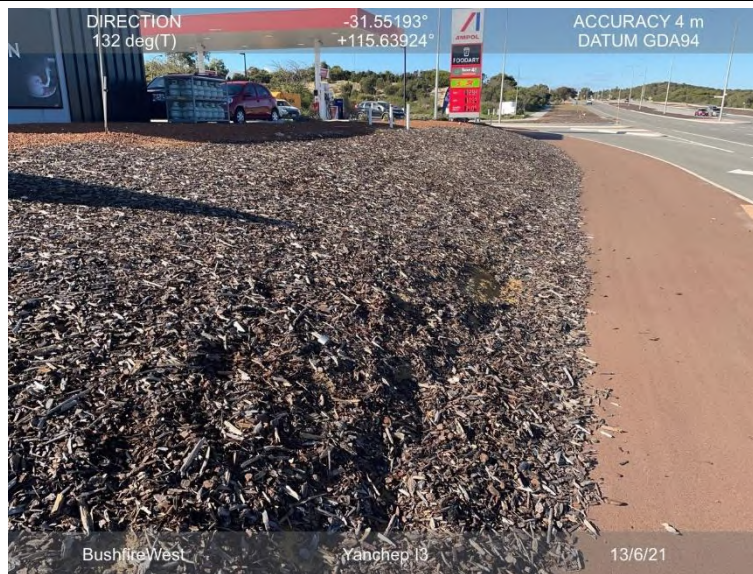


Photo ID: 20c

Table 3A Summary of classified vegetation and exclusions:

Vegetation Area	Vegetation Classification	Effective Slope
1	Class A Forest	upslope
2	To be modified for low threat Exclusions 2.2.3.2 (e) & (f)	n/a
3	To be modified for low threat Exclusions 2.2.3.2 (e) & (f)	n/a
4	Exclusions 2.2.3.2 (e) & (f)	n/a
5	Exclusions 2.2.3.2 (e) & (f)	n/a
6	Class D Scrub	upslope
7	Class C Shrubland	flat
8	Exclusions 2.2.3.2 (e) & (f)	n/a
9	Exclusions 2.2.3.2 (e) & (f)	n/a
10	Class D Scrub	Downslope 7°
11	Class A Forest	upslope
12	Class D Scrub	upslope
13	Exclusions 2.2.3.2 (e) & (f)	n/a
14	Class D Scrub	Upslope
15	Class D Scrub	Upslope
16	Exclusions 2.2.3.2 (e) & (f)	n/a
17	Exclusions 2.2.3.2 (e) & (f)	n/a
18	Exclusions 2.2.3.2 (e) & (f)	n/a
19	Exclusions 2.2.3.2 (e) & (f)	n/a
20	Exclusions 2.2.3.2 (e) & (f)	n/a

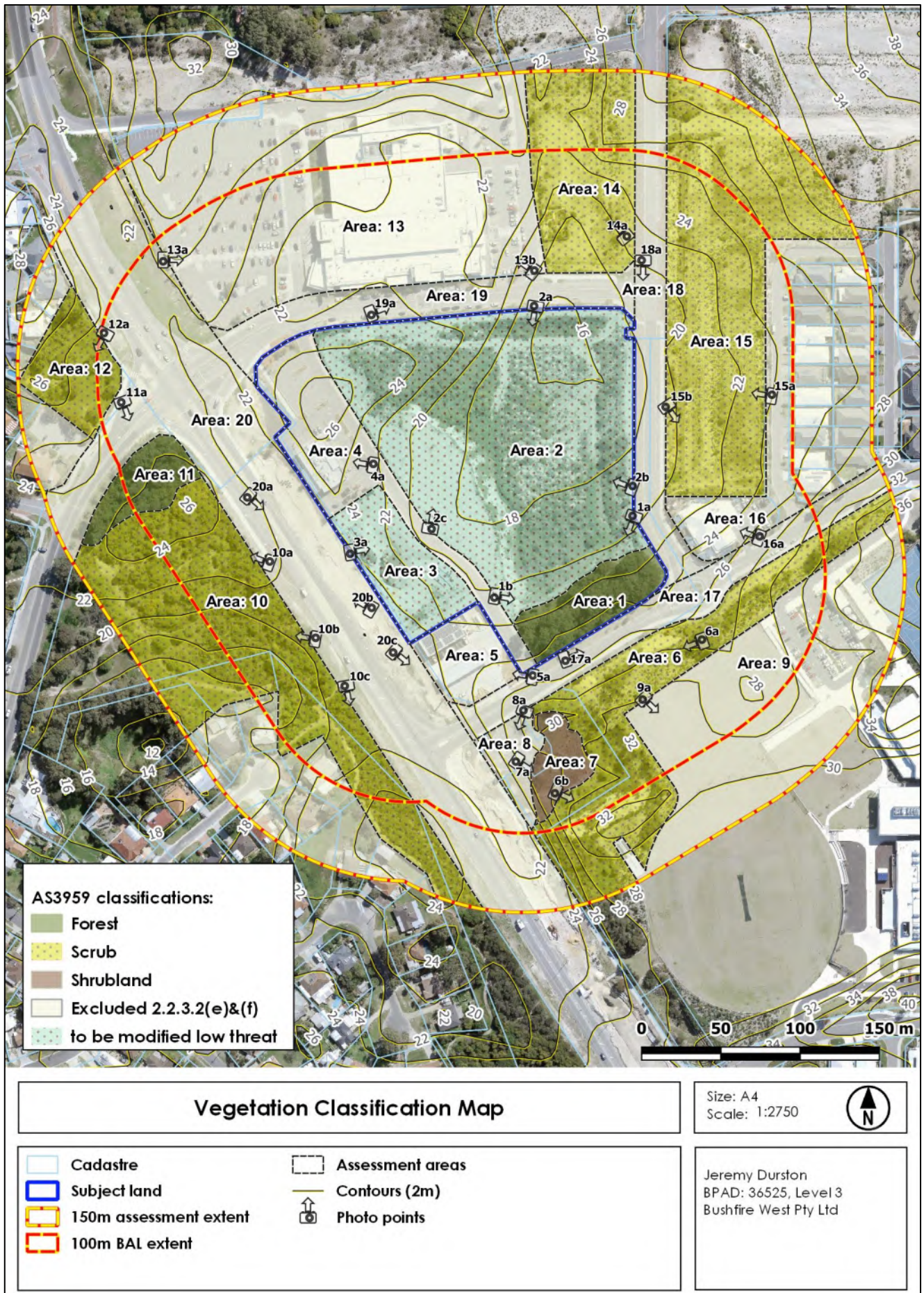


Figure F: Vegetation Classification Map

4.0 Bushfire Assessment Outputs

4.1 Potential Bushfire Impact

Potential bushfire impact analysis was undertaken in accordance with AS3959-2018 (Method 1) to determine the potential, post-development radiant heat impacts to the site, which are summarised as follows:

Table 4A: BAL rating variables (AS3959 Method 1)

Vegetation Classification	Slope	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
Class A Forest	upslope	<16m	16 to<21m	21 to<31m	31 to<41m	41 to<100m
Class D Scrub	downslope 7°	<12m	12 to<17m	17 to<24m	24 to<35m	35 to<100m
Class D Scrub	upslope	<10m	10 to<13m	13 to<19m	19 to<27m	27 to<100m
Class C Shrubland	upslope	<7m	7 to<9m	9 to<13m	13 to<19m	19 to<100m

4.2 BAL Contour Map

Following the bushfire assessment, a BAL Contour Map has been prepared in accordance with SPP3.7 Guidelines to depict the post-development BAL ratings for the proposal (see Figures G & H), which are summarised as follows:

Table 4B: Post-development BAL ratings (AS3959 Method 1)

Development Component	BAL Ratings
Supermarket	BAL-12.5
Retail / Food & Beverage / Commercial	BAL-12.5 & BAL-19
Convenience / Fuel outlet	BAL-12.5
Fast Food outlets	BAL-12.5
Childcare centre	BAL-19
Medical / Health	BAL-19

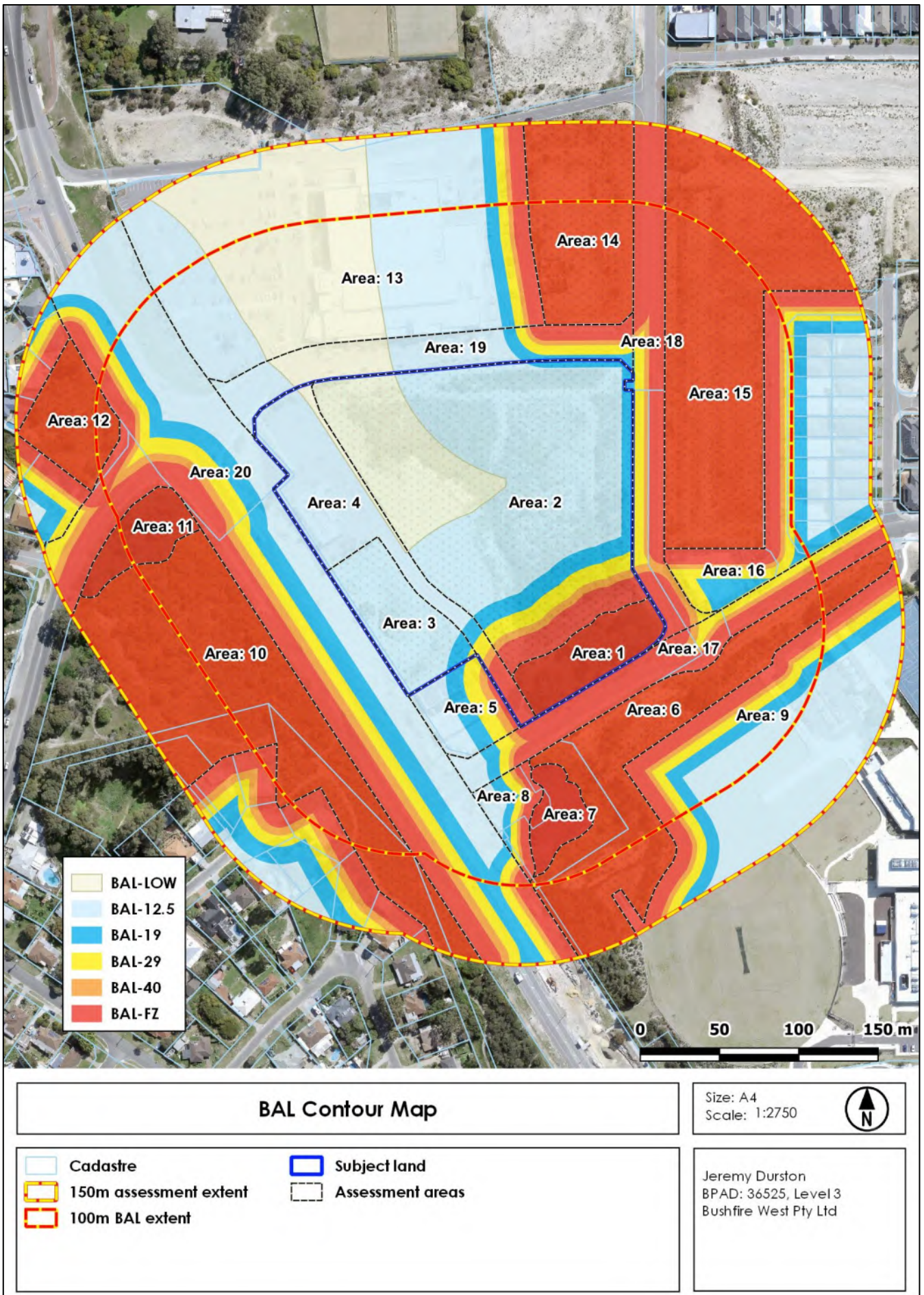


Figure G: BAL Contour Map, post-development

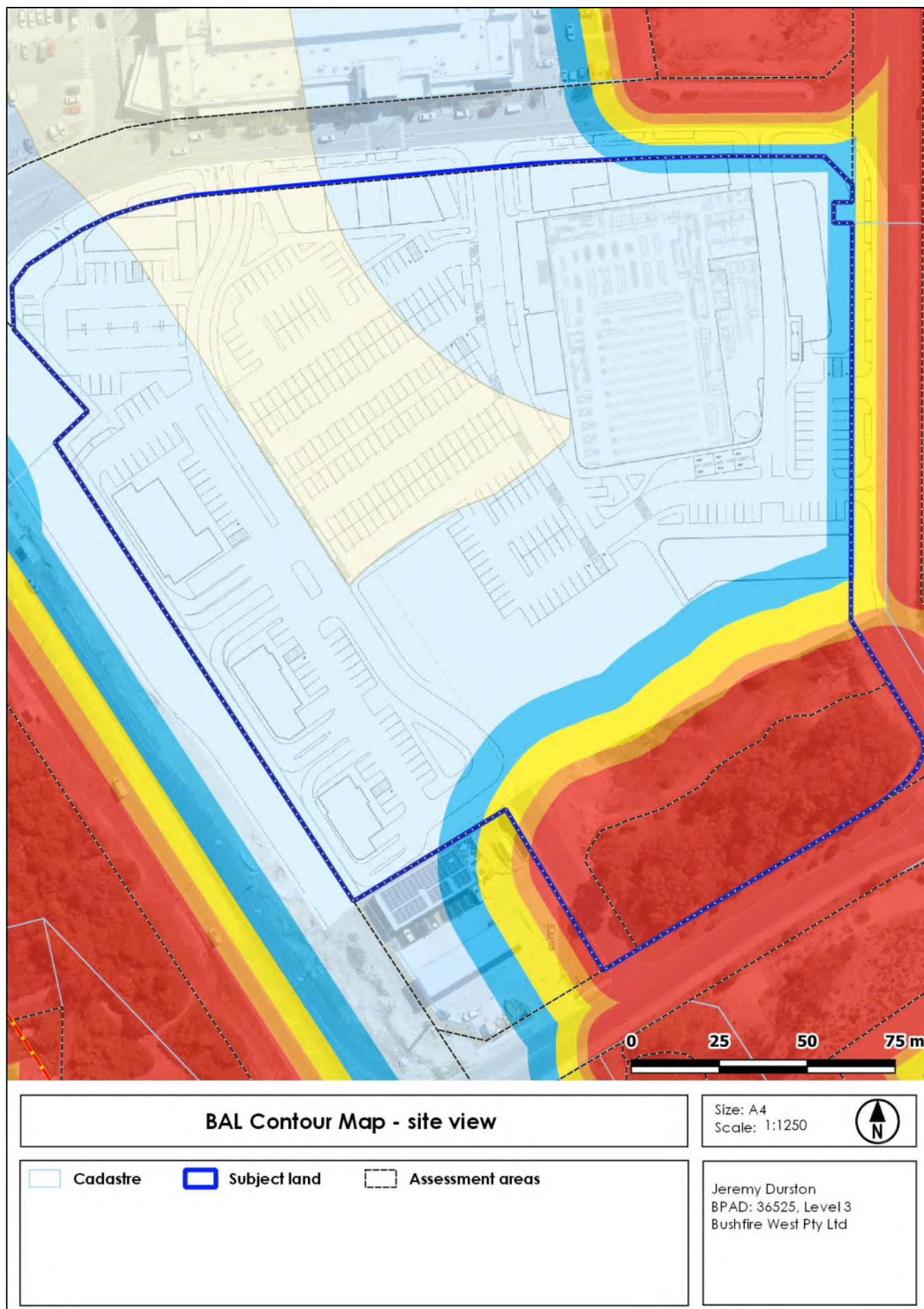


Figure H: BAL Contour Map – post-development site view

Appendix 3

City of Wanneroo Fire Mitigation Notice

IMPORTANT FIRE MITIGATION NOTICE

**FIRE MITIGATION MEASURES MUST BE IN PLACE BY 1 NOVEMBER
AND MAINTAINED UNTIL 30 APRIL EACH YEAR.**

This is a requirement under the Bush Fires Act 1954 Section 33.

Failure to comply with this Notice may incur penalties of up to \$5000 and the works required by this Notice will be carried out at the expense of the owner/occupier.

FIRE MANAGEMENT REQUIREMENTS FOR LAND LESS THAN 4000sqm

- Maintain grasses and inflammable materials with the exception of living trees on the entire property to a height of no more than 50 millimetres. The entire property is required to be maintained below 50 millimetres from 1 November each year until 30 April the following year.
- OR
- A 3 metre wide trafficable firebreak as close as possible to all external boundaries of the property must be installed by 1 November each year and maintained until 30 April the following year.
 - If it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle. If this requires the firebreak to be greater than 5 metres away from the external boundary, a firebreak variation is required.
 - Ensure a minimum vertical clearance of 4 metres is maintained along the firebreaks to enable vehicles to drive along the firebreaks without access being obstructed.
- Where a property is affected by an approved bushfire management plan, property owners must still comply with all requirements in this Notice and with any additional requirements outlined within that plan.

FIRE MANAGEMENT REQUIREMENTS FOR LAND GREATER THAN 4000sqm

- A 3 metre wide trafficable firebreak as close as possible to all external boundaries of the property must be installed by 1 November each year and maintained until 30 April the following year.
 - If it is not possible to install the firebreak adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the firebreak around the obstacle. If this requires the firebreak to be greater than 5 metres away from the external boundary, a firebreak variation is required.
 - Ensure a minimum vertical clearance of 4 metres is maintained along the firebreaks to enable vehicles to drive along the firebreaks without access being obstructed.
- Install and maintain a 20 metre bare earth area around all hay stacks and/or fuel dumps.
- Where a property is affected by an approved bushfire management plan, property owners must still comply with all requirements in this Notice and with any additional requirements outlined within that plan.

ALL VACANT LAND **GREATER** THAN 4000sqm

- A 3 metre wide trafficable firebreak as close as possible to all external boundaries of the property must be installed by 1 November each year and maintained until 30 April the following year.
- Ensure a minimum vertical clearance of 4 metres is maintained along the firebreaks to ensure vehicles can drive along the firebreaks without being impeded by tree branches.
- If the land is an area greater than 4000sqm but less than 50,000sqm (5 hectares) all grass on the land must be maintained to a height of less than 50 millimetres.
- If the land is an area of 50,000sqm (5 hectares) or greater, the grass must be maintained on the land to a height no greater than 50 millimetres for a distance of 10 metres from any firebreak.

Frequently Asked Questions

I live in a residential area, does this notice apply to me?

Yes. All City of Wanneroo property owners must comply with the Bush Fires Act 1954.

Please refer overleaf for fire management requirements to be in place by 1 November to ensure your property is compliant.

Most properties under 1000sqm will automatically comply if gardens are maintained.

Do I need a Bushfire Survival Plan?

If you live in, on or near bushland, you are at risk from a bushfire and developing a bushfire survival plan is critical.

Visit the Department of Fire and Emergency Services website for information on how to develop a plan for your property **dfes.wa.gov.au**

I am concerned my neighbour's property is not compliant, what can I do?

All properties are required to be compliant by 1 November. If you think your neighbour's property does not comply with the requirements as outlined in this Notice, please let the City know by calling 9405 5000.

I own a vacant lot, do I need a firebreak?

Firebreak requirements differ depending on your lot size and vegetation levels. If vegetation is unable to be maintained to a height of 50 millimetres or less (living trees exempt), a firebreak must be installed by 1 November. Please refer overleaf for more information.

I am unable to meet the requirements outlined, what should I do?

If it is considered impracticable for any reason to implement any of the requirements of this Notice, an application for a firebreak variation must be made to the City of Wanneroo by no later than 18 October of each year. If permission is not granted, the requirements of this Notice must be complied with.

Visit the City's website **wanneroo.wa.gov.au/fireinformation** to apply for a variation.

Where can I learn more about this Notice and bushfire management?

Visit the City's website **wanneroo.wa.gov.au/fireinformation** to learn more.

Please note, in addition to the requirements of this Notice, if a City of Wanneroo Fire Control Officer considers further works are necessary to reduce the risk of bushfire, Landowners will be notified via letter to the address shown on the City of Wanneroo rates record for the relevant land.

Appendix 4

Bushfire Risk Management Plan

Flammable Onsite Hazards



Bushfire Risk Management Plan

Flammable Onsite Hazards

Development Application

Lot 50 Peony Boulevard, Yanchep



Ref: 210606R
Version: A
Jul 2021

REPORT DETAILS

Subject Land

Lot No.	Plan	Development Site
50	DP 407956	No. 2 Peony Bvd
Locality		Yanchep (6035)
Zoning		Urban Development
Local Government		Wanneroo
Proposal description		Development – Convenience Store with Retail Fuel

Document Reference

Version	Date	Purpose
Ref: 201108R		
A	20 Jul 2021	Bushfire Risk Management Plan – flammable onsite hazards

Author

Practitioner	Accreditation Level	Accreditation No.
Jeremy Durston	Level 3	BPAD 36525

Report Limitations

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author and Bushfire West Pty Ltd have no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author and Bushfire West Pty Ltd will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.

Jeremy Durston
jeremy@bushfirewest.com.au
Bushfire West Pty Ltd



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1.0 Summary

This Bushfire Risk Management Plan has been prepared to accompany the development of a convenience store with retail fuel at Lot 50 Peony Boulevard, Yanchep, located in the City of Wanneroo.

Sections of the subject land are within a designated bushfire prone area. The subject land has been partially cleared and development has commenced in the north-western section of the site. However, areas of native vegetation remain within the site and in the surrounding locality, and the site may potential be impacted by a bushfire event.

The aim of this report is to reduce the bushfire threat to people, property and infrastructure with respect to flammable onsite hazards. The bushfire risk associated with the development is assessed as Medium due to the ongoing possibility of being impacted by bushfire and/or potentially contributing to a bushfire in the surrounding area. The assessed risk is considered tolerable and acceptable with appropriate risk treatment.

The required risk treatment measures for flammable onsite hazards are detailed within this report. In addition, the Bushfire Management Plan for the site includes the general bushfire planning requirements that apply to the development. In combination, these are considered appropriate measures to manage the assessed bushfire threat.

The bushfire risk to the proposed development is accordingly assessed as manageable to an acceptable level.

2.0 Proposal Details

The subject site of this report is Lot 50 Peony Boulevard located within the Yanchep town centre in the City of Wanneroo. The site is zoned Urban Development and is located approximately 27km to the north-west of the Wanneroo CBD.

The proposal is for a convenience store with retail fuel facilities to be sited in the north-western corner of the subject land at the intersection of Peony Bvd and Marmion Av. Fuel filling facilities will be separated from the convenience store and bowsers will be sheltered by a refuelling canopy. Vehicle access will be via Peony Bvd.

Figure 1 depicts the location of the subject land within the surrounding environment.

Figure 2 depicts the development site plan.

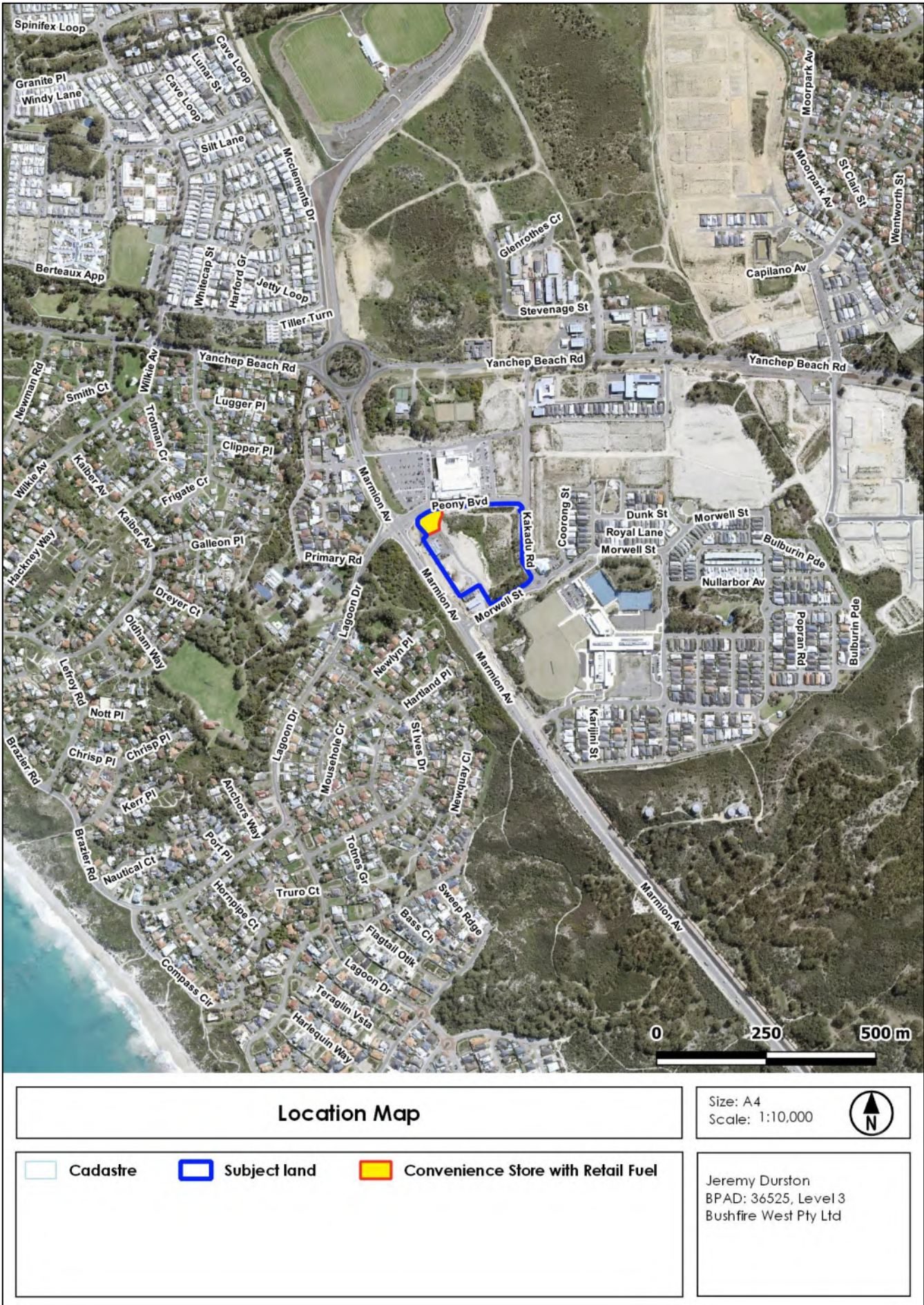


Figure 1: Location Map



Figure 2: Site Plan

3.0 Bushfire Risk Assessment Methodology

The methodology adopted for this report is that prescribed by Australian and New Zealand Standard AS/NZS ISO 31000:2018 *Risk Management—Principles and Guidelines*. The adopted AS/NZS ISO 31000:2018 process is summarised as follows:

1. Establish the Context
2. Risk identification
3. Risk Analysis
4. Risk Evaluation
5. Risk Treatment

4.0 Context

The proposed development relies on the onsite storage of flammable fuels. Under *State Planning Policy 3.7 (Planning in Bushfire Prone Areas)* and the associated *Guidelines for Planning in Bushfire Prone Areas*, the proposal is defined as a High-risk land use, which “may lead to the potential ignition, prolonged duration and/or increased intensity of a bushfire”.

5.0 Risk identification

The risk assessment will thus deal with the following identified scenarios potentially effecting bushfire ignition, duration and intensity:

1. A bushfire impacting the site and causing ignition of stored fuels and associated flammable materials; and/or
2. Stored fuels and associated flammable materials igniting onsite and causing a bushfire in the surrounding areas.

6.0 Risk Analysis

Climate & Weather

The ‘Gingin Aero’ Bureau of Meteorology weather station (ID 009178) is located at approximately 23km to the east of the site. The site experiences mild winters and hot, dry summers. The mean maximum temperatures range from 18.4° in July rising to 33.1° in January, and the mean average rainfall ranges from 10.1mm in December up to 124.0 mm in July (Bureau of Meteorology, 2021).

The local climate supports substantial vegetation growth during winter and spring, with the vegetation then drying during spring and summer to create accumulated fuel loads. The bushfire danger period occurs during the dryer summer months where the temperature is highest while rainfall and relative humidity are low. These conditions generally occur from November through to April and correspond with higher winds alternating between the easterly, land breeze and westerly, sea breeze. It is estimated that ‘Severe’ Fire Danger Ratings are reached 2 to 3 times per year on average. (City of Wanneroo, 2019).

Bushfire Threat

A wide range of native vegetation types throughout the general area may be impacted by bushfire, with vegetation characteristics typical of the northern Swan Coastal Plain. As detailed by the Bushfire Management Plan associated with this report, a pocket of remnant Forest vegetation exists within the southern section of the subject land at a distance of approximately 175m from the proposed high risk land use. Additional areas of hazard vegetation exist within the surrounding locality, with hazard separation established by public roads and development setbacks. The nearest external hazard is located to the west of Marmion Street approximately 60m from the proposed high risk land use. Landscape-scale hazard vegetation areas are located to the north, east and south of the Yanchep town centre.

The above combination of bushfire hazards located at some distance removed from the proposal is assessed to represent an overall **Medium** threat level.

Likelihood

Between 2014 and October 2018, Quinns Rocks fire brigade was recorded as attending to 758 calls, with Two Rocks fire brigade attending to 483 calls. Fire emergencies are thus a regular occurrence in the locality and the highest risk areas of significant bushfire impacting on human habitations include Yanchep. (City of Wanneroo, 2019).

The likelihood of a bushfire impacting the proposed development located within a townsite setting, based on the hazard characteristics and local environment, has been assessed using the following matrix:

Table 6A: Likelihood Matrix (DFES 2015)

		If a fire occurs, is it expected to spread and reach the asset?	
		No	Yes
Do fires occur regularly?	Yes	Possible	Almost Certain
	No	Unlikely	Likely

The chance of a bushfire impacting the development is thus assessed as **Possible**.

Consequences

The potential consequences of a bushfire include threats to people, property and infrastructure at the site and its surrounds. The town centre setting of the development comprises generally retail and commercial land uses, however it is noted a child care centre is proposed to be located approximately 160m to the east of the development and there is an existing fuel retail outlet 150m to the south. Medium density residential development is located immediately outside of the town centre. With respect to the people, property and infrastructure in the vicinity of the development, the bushfire vulnerability is thus assessed as **Moderate**.

The potential consequences of Moderate vulnerability subject to Medium bushfire threat, are assessed according to the following matrix:

Table 6B: Consequence Rating Matrix

Vulnerability	Threat			
	Low	Medium	High	Extreme
High	Moderate	Major	Catastrophic	Catastrophic
Moderate	Minor	Moderate	Major	Catastrophic
Low	Minor	Minor	Moderate	Major

The potential consequences of a bushfire in the locality of the site are thus assessed to be **Moderate**.

The risk rating of the site, based on the likelihood of bushfire and the assessed consequence level, is determined as follows:

Table 6C: Risk Rating Matrix

Likelihood	Consequence			
	Minor	Moderate	Major	Catastrophic
Almost certain	High	Very High	Extreme	Extreme
Likely	Medium	High	Very High	Extreme
Possible	Low	Medium	High	Very High
Unlikely	Low	Low	Medium	High

The bushfire risk rating of the proposal is thus assessed to be **Medium**.

7.0 Risk Evaluation

The evaluation of the assessed bushfire risk is as follows:

Table 7A: Risk Acceptance Matrix

Risk Level	Risk Acceptance
Low	Tolerable
Medium	Generally tolerable with risk treatment measures
High	Potentially tolerable with high-level risk treatment
Very High	Generally intolerable without justification and very high-level risk treatment
Extreme	Intolerable

The bushfire risk of the development is assessed as a Medium rating, which is acceptable and generally tolerable with appropriate risk treatment.

The required risk treatment measures are detailed in the following section.

8.0 Risk Treatments

The recommended risk treatments to address flammable onsite hazards are as follows:

Design & Construction

- The refuelling canopies are to be constructed of non-combustible materials.
- Exposed plastics (e.g. advertising display) should be avoided.
- Storage tanks located underground as regulated.
- Fuel vents located away from bushfire threat.
- Building and refuelling canopies ventilated for flammable materials as regulated.

Fire protection and detection

- Monitored fire alarm system.
- Fire extinguishers located at each fuel dispenser.
- A Spill Response Kit at the front apron of the retail building, accessible to the forecourt.

Site Management

- Avoid placing potentially flammable materials (e.g. merchandise & signage) against the building.
- Manage potential ignition sources, such as hot works and electrical equipment, as regulated.
- Tanker fuelling procedures, as regulated.
- Supervision for any refuelling spillages.

Vegetation Management

- Any onsite landscaping to be maintained for low fire threat in accordance with AS3959.

Emergency & Evacuation plan, assembly points

- n) Emergency management & evacuation plan in accordance with *Australian Standard 3745-2010 Planning for emergencies in facilities* and the *Guidelines for Planning in Bushfire Prone Areas*, including evacuation triggers and muster points.

Staff Training

- o) Staff training program for emergency response with training register maintained and updated.
- p) An evacuation exercise for all staff to be held at least annually.
- q) Staff debrief sessions held after all training exercises or incidents.

Bushfire Suppression

- r) The nearest fire service is Yanchep Volunteer Fire and Rescue Service, located approximately 600m to the north of the site.
- s) The site to be serviced by a reticulated water supply with fire hydrants.

9.0 Conclusion

The development is assessed as not exposing people, property and/or infrastructure to bushfire risk that would be unacceptable. The bushfire risk of the development is assessed as a Medium rating, which is tolerable and acceptable with appropriate risk treatment.

This report details the required risk treatment measures for the development with respect to the flammable onsite hazards. In addition, the Bushfire Management Plan for the site details the general bushfire planning requirements for development location, siting, vehicle access and water supply. In combination, these are considered appropriate measures to manage the assessed bushfire threat.

Accordingly, the bushfire risk to the proposed development is assessed as manageable to an acceptable level.

10.0 General References

Bureau of Meteorology (BoM). 2021. *Climate statistics for Australian locations: Monthly climate statistics for Gingin Aero*, [Online], Commonwealth of Australia, available from:
<http://www.bom.gov.au/climate/averages/>.

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

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Appendix 5

Draft Bushfire Emergency Evacuation Plan

Child Care Centre



Bushfire Emergency Evacuation Plan

Child Care Centre

Lot 50 Peony Boulevard, Yanchep



Ref: 210606E

Version: DRAFT

July 2021

BUSHFIRE EMERGENCY EVACUATION PLAN

Report Details

Name of Facility	Yanchep Child Care Centre
Address	Lot 50 Peony Boulevard, Yanchep
Prepared by	Jeremy Durston, BPAD39525 L3, Bushfire West Pty Ltd
Owner/operator	To be confirmed
Date	20 July 2021
Plan Reference	210606E DRAFT

Document Control

Version	Date	Details	By
Draft	20 Jul 2021	development application.	JPD

Emergency Management Team

Name	Organisation	Contact Details
to be confirmed	Child Care Centre Operator	to be confirmed
Jeremy Durston	Bushfire West Pty Ltd	jeremy@bushfirewest.com.au, 0403328835

TO BE REVIEWED ANNUALLY

Bushfire Emergency Evacuation Plan

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To the maximum extent permitted by the law, Jeremy Durston (the 'author') and Bushfire West Pty Ltd exclude all liability whatsoever for:

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2. errors or omissions in this report except where grossly negligent; and

the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

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Jeremy Durston
Bushfire West Pty Ltd
BPAD36525, Level 3
Exp. April 2021

Bushfire Emergency Evacuation Plan

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1.0 Facility Details

This plan is for the: **Yanchep Child Care Centre**

and has been designed to assist management and visitors to protect life and property in the event of a bushfire.

This Plan outlines procedures for both **EVACUATION** and **SHELTER-IN-PLACE** (remain on-site) to enhance the protection of occupants from the threat of a bushfire.

The Primary Action to follow under normal bushfire conditions is to:

☒ **EVACUATE** or ☐ **SHELTER-IN-PLACE**

Street No & Name:	Kakadu Road		
Suburb:	Yanchep	Postcode:	6035
Name of on-site Contact Person:	to be confirmed		
Position / Role:	Centre Manager		
Phone Number #1:	tbc	Phone Number #2:	tbc
Type of Facility:	Child care centre [day-care].		
Number buildings:	1		
No. of employees /managers:	tbc	No. of children:	tbc
	tbc		tbc
Number of occupants with support needs:	All onsite children.		
Description of support needs:	Children requiring adult supervision.		

Bushfire Emergency Evacuation Plan

2.0 Responsibilities

The following outlines who has responsibility for implementing the emergency procedures in the event of a bushfire.

Position	Name of Person	Area of responsibility	Responsibility	Mobile Phone Number
Centre Manager	tbc	Chief Fire Warden and Centre contact	<ul style="list-style-type: none">• Respond and take control as appropriate• Determine the nature of the emergency and implement appropriate action.• Co-ordinate centre emergency procedures	tbc
Assistant manager	tbc	Deputy Chief Warden	<ul style="list-style-type: none">• Assist Chief Warden, or take control in the absence of the Chief Warden	tbc
Senior carer – pre-schoolers	tbc	Fire Warden – pre-school areas	<ul style="list-style-type: none">• Supervise area emergency actions	tbc
Senior carer – toddlers	tbc	Fire Warden – toddler areas	<ul style="list-style-type: none">• Supervise area emergency actions	tbc
Senior carer – infants	tbc	Fire Warden – infant areas	<ul style="list-style-type: none">• Supervise area emergency actions	tbc

Bushfire Emergency Evacuation Plan

3.0 Emergency Contacts

Name of Organisation	Office/Contact	Contact Details
Fire, Police, Ambulance	Fire or Emergency	000
Department of Fire & Emergency Services	Emergency information	13 DFES (13 33 37)
EmergencyWA	Warnings and incidents	www.emergency.wa.gov.au
WA Police	Non-emergency police assistance	131 444
Main Roads	Road Information & closures	138 138 www.mainroads.wa.gov.au
City of Wanneroo	Local Govt Emergency Management	08 9405 5000
Transport Provider	Priority/emergency transport arrangement	to be confirmed

Bushfire Emergency Evacuation Plan

4.0 Preparedness

Ongoing, Just Prior and During the Bushfire Season

Bushfire Season: 1 November through to 30 April

[or as prescribed by the annual City of Wanneroo Fire Mitigation Notice]

Actions		Responsible Person
Ongoing		
1	All staff to be inducted and trained for bushfire awareness and emergency procedures.	Centre Management
2	Implement the requirements of the adopted bushfire management plan, including maintenance of onsite landscaping for low threat.	Centre Management
3	Maintain room occupancy registers with parent / guardian contact details.	Centre Management & staff
4	Arrange a priority/emergency transport arrangement with a Transport Provider and ensure current contact details are recorded.	Centre Management
To be completed just prior to the bushfire season		
1	Review the Bushfire Emergency Evacuation Plan and ensure it is current.	Centre Management
2	Ensure all staff are aware of their roles and responsibilities	Centre Management
3	The building, roof and gutters to be clear of leaves and litter	Centre Management
4	Ensure objects or equipment attached to the building are non-combustible or may be readily removed	Centre Management
5	Fire extinguishers to be charged and in working order with attached instructions for use	Centre Management
6	Fire hose reel to be operational and water hoses located at external taps.	Centre Management
7	Ensure emergency contact details are current and identified on Evacuation Diagrams	Centre Management
8	Display Evacuation Diagrams on the inside of the external doors	Centre Management
9	Ensure the off-site evacuation venues and contact details are current	Centre Management
10	Contact the City of Wanneroo to co-ordinate emergency arrangements.	Centre Management
11	Ensure a bushfire emergency kit is complete with bushfire procedures and emergency contact details.	Centre Management

Bushfire Emergency Evacuation Plan

To be completed during the bushfire season		
1	Communicate to parents / guardians the evacuation procedures and alternate collection venues.	Centre Management
2	Ensure adequate priority/emergency transport is available for potential evacuation.	Centre Management
3	Ensure no flammable materials have accumulated near the building.	Centre Management
4	Comply with the requirements of the local government Fire Mitigation Notice, in addition to the measures specified in the adopted Bushfire Management Plan.	Centre Management

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Bushfire Emergency Evacuation Plan

5.0 Awareness and Pre-Emptive Procedures

The following table outlines actions to be undertaken to ensure the facility maintains situational awareness of a possible bushfire approaching and pre-emptive procedures.

Actions		Responsible Person
Very High, Severe, Extreme or Catastrophic Fire Danger rating, or an official Bushfire 'Advice' has been issued		
1	Inform staff of potential bushfire conditions.	Chief Warden
2	Check for any bushfire alerts on the EmergencyWA website.	Chief Warden
3	Maintain awareness for potential bushfire in the vicinity.	Chief Warden and staff
4	Ensure Mobile phones are available and charged.	Chief Warden
5	Ensure sufficient drinking water is available for all people.	Chief Warden and Area Wardens
6	Remove any flammable materials away from the building.	Chief Warden and Area Wardens
7	Clear fire-fighting equipment and access-ways from obstructions.	Chief Warden and Area Wardens
8	Ensure the bushfire emergency kit is accessible along with first aid supplies and any prescribed medications [asthma, allergy, etc].	Chief Warden
9	Contact Transport Provider to confirm availability.	Chief Warden
A Bushfire threatens the facility, or an official 'Watch and Act' or 'Emergency Warning' alert has been issued		
1	Alert all staff.	Chief Warden
2	Report to DFES and immediately enact emergency procedures.	Chief Warden

Bushfire Emergency Evacuation Plan

6.0 Emergency Procedure Locations and Transport

Evacuation	
Designated evacuation assembly point:	
Area(s) to be nominated with ready access to vehicle pick-up point.	
Primary off-site location:	
Name of venue:	Yanchep Community Centre
Address of venue:	7 Lagoon Dr, Yanchep
Nearest cross-street:	Primary Rd
GPS coordinates:	-31.551041 115.6362725 31°33'03.8"S 115°38'12.6"E
Venue phone number:	08 9405 5000
Primary route to location:	West on Peony Bvd to Lagoon Drive
Secondary off-site location:	
Name of venue:	Yanchep Lagoon Primary School
Address of venue:	15 Primary Rd, Yanchep
Nearest cross-street:	Lagoon Drive
GPS coordinates:	-31.551426 115.6354227 31°33'05.1"S 115°38'09.9"E
Venue phone number:	08 9562 8200
Primary route to location:	West on Peony Bvd to Lagoon Drive then Primary Rd
Transportation arrangements: pre-arranged Transport Provider	
Name of organisation providing transportation:	to be confirmed
Number of vehicles required:	to be confirmed
Contact phone number:	to be confirmed
Time required for transportation to arrive:	to be confirmed
Estimated travelling time to destination:	to be confirmed

Bushfire Emergency Evacuation Plan

7.0 Emergency Response

Procedures for Evacuation and Shelter-in-place		
Note: Early evacuation should always be the primary action – you should never 'wait and see what happens'. Sheltering-in-place during a bushfire should be a last option when there is insufficient time to evacuate.		
The primary action to follow with an imminent bushfire threat is to:		
EVACUATE <input checked="" type="checkbox"/>		SHELTER-IN-PLACE <input type="checkbox"/>
Trigger to Evacuate	On advice from Chief Warden or any attending emergency services personnel that the building may be impacted by fire and the danger of remaining on site is too high.	
Action	Responsible Person	
1	Advise DFES (000) of fire if emergency services are not in attendance. Advise DFES (000) that the centre is a child care centre requiring evacuation.	Any staff member
2	Inform all staff of emergency.	Chief Warden
3	Collect the room occupancy registers and bushfire emergency kit.	Chief Warden
4	If time permits, contact parents/guardians to collect children.	Chief Warden
5	Contact Transport Provider and arrange transport.	Chief Warden
6	Move all children and staff to the nominated indoor shelter area.	Wardens
7	Account for all children and staff.	Wardens
8	Close windows and doors, turn off evaporative air conditioners.	Wardens
9	Keep children hydrated and calm.	Wardens
10	Locate fire extinguishers and/or fire hose reel.	Chief Warden
11	Observe outside conditions and monitor the building.	Wardens
12	Upon arrival of transport evacuate the building to the vehicle/s.	Chief Warden
14	Relocate to nominated off-site location.	Wardens
15	Account for all children and staff.	Wardens

Bushfire Emergency Evacuation Plan

8.0 Recovery

Procedures following the bushfire		
Action		Responsible Person
1	Advise DFES (000) of evacuation.	Chief Warden
2	Advise parents/guardians of evacuation and arrange collection of children from the evacuation location.	Chief Warden
3	Await the All Clear advice from DFES.	Chief Warden
4	Account for all children and staff.	Wardens
5	Child Care centre to remain closed until inspected for impact by fire and/or ember attack.	Chief Warden
6	Upon being declared safe, centre may re-open.	Chief Warden
7	Advise parents/guardians of re-opening.	Chief Warden

9.0 Attachments

Attachments	
<input type="checkbox"/>	Site layout of premises
<input checked="" type="checkbox"/>	Child Care register
<input checked="" type="checkbox"/>	Parent/guardian contact register
<input checked="" type="checkbox"/>	Fire danger ratings
<input checked="" type="checkbox"/>	Emergency warnings

SITE LAYOUT OF PREMISES

To be completed and inserted once internal building design is finalised.

CHILD CARE REGISTER

[illegible]

PARENT/GUARDIAN CONTACT LIST

[illegible]

FIRE DANGER RATINGS:

Use this tool daily during bushfire season to monitor conditions in your area.
Based on forecast weather conditions, the higher the rating, the higher the risk of bushfire.

BEFORE A BUSHFIRE



CATASTROPHIC

The worst conditions for a fire. Homes are not designed or built to withstand a fire in these conditions. The only safe place is away from bushfire risk areas.

EXTREME SEVERE VERY HIGH

Seek out information and be ready to leave or stay and actively defend your property if a fire starts. Only stay if you are 100% prepared.

HIGH LOW-MODERATE

Be vigilant. Check your fire plan and continue to monitor conditions as they can change quickly.

WHERE TO FIND THESE TOOLS AND OTHER IMPORTANT INFORMATION



emergency.wa.gov.au
firechat.wa.gov.au
DFES Twitter & Facebook



Local news
from the tv, radio
and websites



DFES emergency
information line:
13 3337



Your surroundings
could be your best
information source.

BUSHFIRE WARNING SYSTEMS:

Similar to a cyclone categorisation tool. The alerts provide information on the severity of bushfires once it has started. The alert level reflects the risk to life and property.

DURING A BUSHFIRE



EMERGENCY WARNING



WATCH AND ACT



ADVICE

EMERGENCY WARNING

An out of control fire is approaching very fast. You need to act immediately to survive. If you haven't prepared your home it is too late. You must leave now if it is safe to do so.

WATCH AND ACT

A fire is approaching and is out of control. Put your plan into action. If your plan is to leave, make sure you leave early. Only stay if you are mentally, physically and emotionally prepared to defend your property and you have all the right equipment.

ADVICE

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

When you understand these warning systems, continue to Step 1.