

# PS06 – Planning for Bushfire Protection



April 2016

## Introduction

The purpose of this information sheet is to outline the state wide 'Planning for Bushfire Prone Areas' policy framework and to connect applicants to the bushfire requirements applicable to their particular proposal.

## What is the framework?

Introduced in 2015, the framework consists of a complimentary package of planning scheme provisions, policies, guidelines and information sheets which work together to improve the level of protection afforded to development in bushfire prone areas. Whilst Planning for Bushfire Protection has been an operational part of the Shires policy framework for some time, the updated provisions will involve some changes to the current approach.

Key documents applicable in the Augusta Margaret River Shire context are:

- Map of Bushfire Prone Areas;
- Part10A of the Deemed Provisions of Local Planning Scheme No.1;
- State Planning Policy 3.7;
- Guidelines for Planning in Bushfire Prone Areas; and
- Planning Bulletin 111/2015.

All of the abovementioned documents can be found at <http://www.planning.wa.gov.au>.

Table 1 of the Guidelines for Planning in Bushfire Prone Areas, identifies the policy requirements applicable to each stage in the planning process.

## Is my property 'Bushfire Prone'?

The Bushfire Prone Area policy framework applies to properties which have been identified by the Fire and Emergency Services Commissioner as being Bushfire Prone. The majority of the Shire of Augusta Margaret River has been identified as Bushfire Prone.

Prior to lodging a development application, proponents should determine whether or not the subject property has been identified as being bushfire prone by viewing the mapping at: <http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas>

## Applying for Development Approval

The Western Australian Planning Commission has prepared a web based tool, which assists applicants preparing to make a development application to determine what (if any) bushfire protection requirements will apply to their development application. The tool is available at: <http://www.planning.wa.gov.au>.

Under the updated Planning for Bushfire Framework, Development Approval will generally not be required in the Residential zone where a Bushfire Prone lot is less than 1100m<sup>2</sup> in area. The key change is that where a proposal on a bushfire prone lot over 1100m<sup>2</sup> has a Bushfire Attack Level (BAL) rating of 40 or Flame Zone, development approval will be required. In these cases, State Planning Policy 3.7 requires additional documentation to accompany a Development Application.

Landowners should also be aware of any previously prepared Bushfire Management Plan which may relate to their land. Contact with the Shire's Planning officers can assist in locating such plans where they exist.

### **Other Requirements**

The information above relates to the planning process.

Information relating to the building permit process can be found at:  
<http://www.amrshire.wa.gov.au/services/building>

**Note: Prior to lodging your application for planning approval, you may wish to consider making an appointment with one of the Shire's Planning Officers to discuss the proposal. Please phone (08) 9780 5220 for an appointment. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.**

**\*\* DISCLAIMER \*\***

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1 and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.