

PS19 – Bushfire Management Planning & Short Stay Accommodation



September 2018

This information sheet has been prepared to guide developers of short stay accommodation, in bushfire prone areas, in the preparation of information to support their development application and in order to demonstrate compliance with relevant State Government policy requirements.

Short Stay Accommodation in Bushfire Prone Areas

Short stay accommodation means where people stay at a premises for less than three months in any 12 month period and includes Bed and Breakfasts, Guesthouses, Holiday Houses, Chalets, Serviced Apartments, Hotels, Motels, Camp Grounds, Caravan Parks and Resorts.

Short stay accommodation involves people visiting and inhabiting a premises where they may be less likely to be able to respond in the event of an emergency. These uses are classified as 'vulnerable' under *Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7).

All development applications for short stay accommodation, regardless of their location, must be lodged with a Bushfire Emergency Evacuation Plan (BEEP) prepared in accordance with section 5.5.2 of the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines)*.

Applications for vulnerable land uses, in a **bushfire prone area**, are to be lodged with additional supporting information. To determine if your site is in a bushfire prone area:

- view the mapping at:

<https://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>

- discuss your proposal with a Shire Planning Officer*.

If you are proposing short stay accommodation and your site exists in, or partially within, a 'bushfire prone area' additional information will be required to be provided with your development application.

Bushfire Risk Assessment

Proposals for short stay accommodation in a bushfire prone area are required to be lodged with a Bushfire Attack Level (BAL) assessment of the site, or, BAL contour map*.

The BAL assessment should be prepared by, at a minimum, an accredited Level 1 BAL Assessor or Bushfire Planning Practitioner.

Should the outcome of the assessment identify the site of the development with a rating between BAL12.5 – BAL29, then an assessment against the bushfire criteria in the Guidelines, in a Bushfire Management Plan (BMP), will be required to be provided.

Variations to the requirement for a BMP will only be considered if a BMP exists for the site or the locality and the BMP demonstrates that the criteria under the Guidelines has been met.

Should the outcome of the BAL assessment identify your site with a risk rating of **BAL-FZ or BAL40**, and this rating cannot be reduced, then the development application is unlikely to be supported by the Shire (SPP3.7 clause 6.6.2).

Bushfire Management Plans

A Bushfire Management Plan (BMP) is a document that sets out short, medium and long-term fire risk management strategies for the life of the development.

BMP's are prepared in accordance with *Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines). BMP's identify bushfire hazard issues and provide an assessment against the 'Acceptable Solutions' detailed in Appendix Four of the Guidelines.

It is strongly recommended that Bushfire Management Plans are prepared by an accredited Bushfire Planning Practitioner in accordance with the requirements set out in the Guidelines, on behalf of the landowner/proponent, and with the assistance of the responsible authority for emergency services where required.

BMP's are required to be provided with development applications for short stay accommodation and are a key factor in determining the suitability of such applications.

The BMP will be assessed by the Shire and subject to any required modifications may be referred to the Department of Fire and Emergency Services prior to determination of the development application.

Further information regarding bushfire management planning can be found at the following links:

List of accredited practitioners

<http://www.fpaa.com.au/bpad.aspx>

BAL assessment process, refer to information sheet PS06

<https://www.amrshire.wa.gov.au/services/planning>

Guidelines for Planning in Bushfire Prone Areas

http://www.planning.wa.gov.au/dop_pub_pdf/Bushfire_Guidelines_Version_1.2_Aug2017.pdf

Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas

<https://www.planning.wa.gov.au/8194.aspx>

Planning Bulletin 11/2016 – Planning in Bushfire Prone Areas -

<https://www.planning.wa.gov.au/publications/6923.aspx>

PS06 – Planning for Bushfire Protection

<https://www.amrshire.wa.gov.au/services/planning#General>

PS20 – Bushfire Prone Areas

<https://www.amrshire.wa.gov.au/services/planning#General>

PS21 – Bushfire Management Plans (Notes for Practitioners)

<https://www.amrshire.wa.gov.au/services/planning#General>

Building in Bushfire Prone Areas:

<https://www.amrshire.wa.gov.au/services/building>

*** Prior to lodging your application for development approval, you are encouraged to discuss your proposal with a Shire Planning Officer (08 9780 5220).**

**** 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.