

PART C – CITY OF BUSSELTON

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 600 (No.2) Grace Court, West Busselton – Educational Establishment
(Additional Classrooms) – DAP/26/03156

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

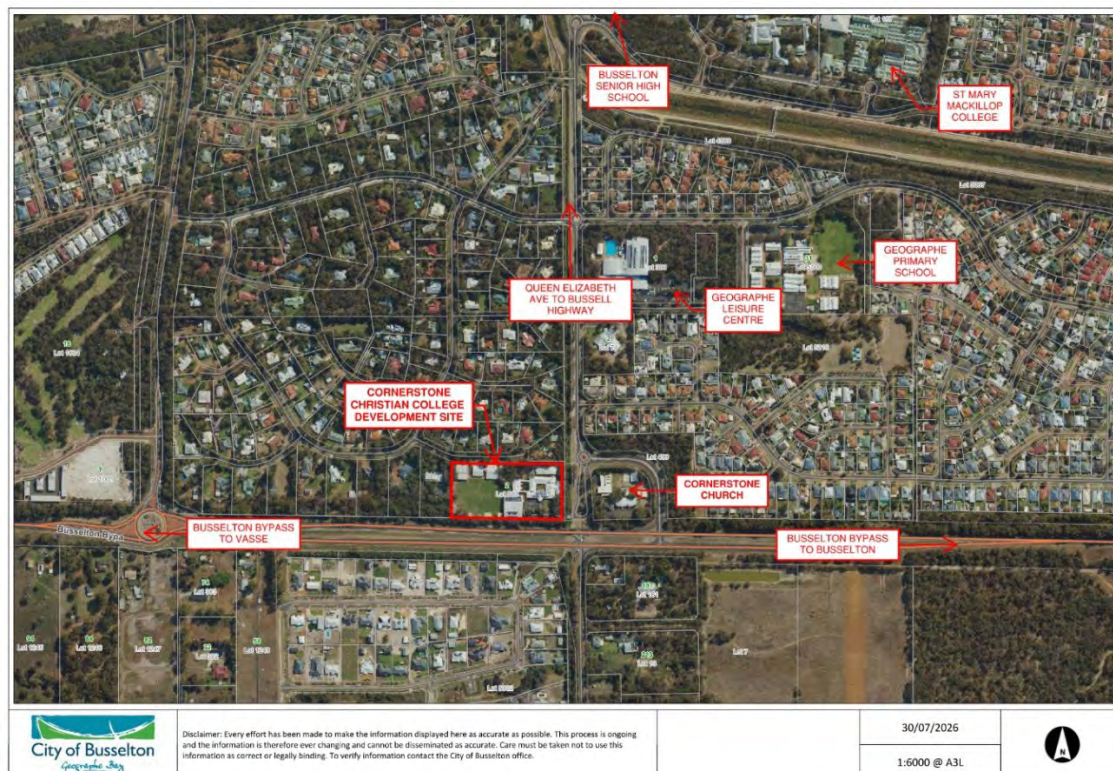
Nil

**Part C – ITEM 3.1 –
LOT 600 NO. 2 GRACE COURT, WEST BUSSELTON –
EDUCATIONAL ESTABLISHMENT (ADDITIONAL
CLASSROOMS)**

RESPONSIBLE AUTHORITY REPORT – FORM 1

DAP Name:	Regional DAP
DAP File No:	DAP/26/03156
LG Reference:	DA26/0395
Proposed Development:	Educational Establishment – Additional Classrooms
Value of Development:	\$4.8 million
Owner:	Cornerstone Christian College Ltd
Applicant:	Planned Focus
Local Government Area:	City of Busselton
Responsible Authority:	City of Busselton
Authorising Officer:	Gary Barbour - Director Community Planning
Application Acceptance Date:	27 July 2026

LOCATION PLAN



RESPONSIBLE AUTHORITY RECOMMENDATION

That the Regional DAP resolves to **APPROVE** DAP Application reference DAP26/03156 for Educational Establishment – Additional Classrooms at 2 Grace Court, West Busselton in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Busselton Local Planning Scheme No. 21, subject to the following conditions:

GENERAL CONDITIONS

1. The development is to be undertaken in accordance with the approved plans and documents attached to this approval, as listed below, except where amended by subsequent conditions:

Plan/ Document Name	Reference	Date
Site Plan	SK-A01	12 May 2026
Floor Plans	SK-A02	12 May 2026
Elevations	SK-A03	12 May 2026
Building Context Plan	SK-A04	12 May 2026

2. This decision constitutes planning approval only and is valid for a period of four years from the date of approval, being <insert date>. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS

3. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and have been approved in writing:
 - 3.1. A detailed landscaping plan.
 - 3.2. Details demonstrating noise management/mitigation measures to be implemented to achieve the noise targets as set out by Table 2 of State Planning Policy 5.4 Road and Rail Noise.
 - 3.3. A Tree Protection Plan (TPP) prepared in accordance with Australian Standard AS 4970-2009 Protection of trees on development sites for the trees to be retained on the site, adjoining road reserves and for vegetation within the adjoining Lots. The approved TPP shall be implemented before any of the substantive development is commenced and shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site. Within any vegetation areas identified to be protected with fencing, nothing shall be stored or placed, and the ground levels shall not be altered.

- 3.4. A Construction Management Plan. The Construction Management Plan should address the following issues, where applicable:
- a) public safety and amenity;
 - b) site plan and security;
 - c) contact details of essential site personnel, construction period and operating hours;
 - d) community information, consultation and complaints management plan;
 - e) temporary realignment of pedestrian access ways (including crossing points and lighting);
 - f) noise, vibration, air and dust management;
 - g) dilapidation reports of nearby properties;
 - h) traffic, access and parking management including parking for contractors;
 - i) construction waste disposal strategy and location of waste disposal bins;
 - j) sanitary facilities;
 - k) earthworks, excavation, land retention/piling methods and associated matters;
 - l) stormwater and sediment control;
 - m) how risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - n) street tree management and protection;
 - o) asbestos removal management Plan;
 - p) How materials and equipment will be delivered and removed from the site;
 - q) How materials and equipment will be stored on the site;
 - r) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - s) any other matter deemed relevant by the City.
4. The development hereby approved, or any works required to implement the development, shall not commence until the following contributions have been paid to the City:
- a) A contribution of 1% of the Estimated Cost of Development ('ECD') for the provision of public art in accordance with Local Planning Policy 4.4 Percent for Art. Alternatively, the Applicant may make satisfactory arrangements with the City to provide public art works of the same value within the development site.

PRIOR TO OCCUPATION/USE OF THE DEVELOPMENT CONDITIONS

5. The development hereby approved shall not be occupied, or used, until all plans, details or works required by Condition(s) 3 - 4 have been implemented; and the following conditions have been complied with:
 - 5.1. Landscaping and reticulation shall be implemented in accordance with the approved Landscape Plan.
 - 5.2. Prior to the commencement of use, the landowner shall provide consent to a Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) being placed on the Certificate of Title of Lot 600 on DIAGRAM 408685 stating that:
 - 5.3. *"BUSHFIRE PRONE AREA - This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land"*
 - 5.4. The notification must be placed on the certificate of title of the lot prior to the commencement of the use on the site.
 - 5.5. Prior to the commencement of use, the landowner shall provide consent to a Notification in the form of a section 70A notification, pursuant to Section 165 of the Planning and Development Act 2005 being placed on the Certificate of Title of Lot 600 on DIAGRAM 408685 stating that:
 - 5.6. *"This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction".*

ONGOING CONDITIONS

6. The works undertaken to satisfy Condition(s) 3, 4 and 5 shall be subsequently maintained for the life of the development and the following conditions shall be complied with:
 - 6.1. Landscaping and reticulation shall be maintained to the satisfaction of the City. Unless otherwise first agreed in writing, any trees or plants which are removed, die or, are assessed by the City as being seriously damaged, shall be replaced within the next available planting season with others of the same species, size and number as originally approved
 - 6.2. The approved Bushfire Management Plan and Bushfire Emergency Plan shall be implemented and maintained in accordance with the approval details and any recommendations therein.

Advice Notes

1. If the applicant and/or owner are aggrieved by this determination, including any conditions of approval, there is a right to lodge a request to amend or cancel development approval pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Notwithstanding Advice Note 1, there may also be a right of review under the provisions of Part 14 of the Planning and Development Act 2005. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the determination being made by the City of Busselton.
3. This Notice of Determination grants Development Approval to the development the subject of this application (DA26/0395). It cannot be construed as granting Development Approval for any other structure shown on the approved plans which was not specifically included in this application.
4. In accordance with the provisions of the Building Act 2011, and Building Regulations 2012, an application for a building permit must be submitted to, and approval granted by the City, prior to the commencement of the development hereby permitted.
5. The Landscape Plan should include:
 - a) the location and species of all trees to be removed and / or retained;
 - b) the location and type of fencing to be installed;
 - c) the location and type of reticulation to be installed;
 - d) the location and type of paving to be installed;
 - e) a plant schedule nominating species, planting distances, numbers, planting sizes, together with the anticipated height of each plant at maturity;
 - f) any adjoining road verges;
 - g) If the development is to be completed within stages the landscaping plan shall detail which portions of the landscaping is to be installed upon the completion of each stage;
 - h) details of areas to be rehabilitated;
 - i) Screen Planting.
6. The relevant construction requirements prescribed by State Planning Policy 5.4 Road and Rail Noise and the associated SPP5.4 Guidelines are to be demonstrated within a building permit.
7. Please be advised that the use of Zinalume® roofs is not permitted within the Residential, Tourist, Special Purpose, or Rural Residential zones, unless their use is approved by the City.

PROPOSAL:

The application proposes additional classrooms at the Educational Establishment located at 2 Grace Court, West Busselton (Cornerstone Christian College).

The proposed development consists of the following elements:

- An additional 2-storey building:
 - o Consisting of eight (8) classrooms, resulting in 41 classrooms across the site
 - o A building height of 9m above Natural Ground Level
 - o A floor area of 560m² per level (1,120m² total)
 - o A building setback of 2.85m to 3.35m from the site's northern lot boundary
- The extension of an existing pedestrian path to Waratah Court, and the installation of a pedestrian gate
- A covered walkway between the existing buildings and the proposed building
- Removal of 16 trees and one (1) stump.

SUBJECT SITE AND SURROUNDS:

The subject site is located at 2 Grace Court, West Busselton. The site is rectangular in shape, has an area of 1.98ha, and is bounded by the Busselton Bypass to its south, a residential lot to its west, Waratah Court and a Pedestrian Access Way to its north, and a Pedestrian Access Way to its east. Grace Court is located to the east of the site, separated from the site by the PAW and a Water Corporation Reserve.

The site is currently developed as 'Cornerstone Christian College', with an approved Educational Establishment land use. The existing development consists of an administration centre, 33 classrooms, a multipurpose centre, technology facilities, several sheds, an internal car parking area, and an oval. Vegetation on site mainly consists of Peppermint, Marri, Melaluca and Banksia species, which are highly concentrated around the site's boundaries with adjoining road reserves. The site's topography is flat to gently undulating.

Vehicular access to the site is achieved via the Grace Court cul-de-sac, which intersects with Queen Elizabeth Avenue. The site has indirect access to the Busselton Bypass via Queen Elizabeth Avenue. Waratah Drive provides vehicular access into the site for staff only.

The site is zoned 'Special Use 10' within the City of Busselton Local Planning Scheme No.21. There is no district or local structure plan applicable to the site. There are no easements pertaining to the site.

The site is located directly adjacent to established Residential R2.5 and R5 areas. Residential R20 and R30 areas are located to the east of Grace Court and Queen Elizabeth Avenue. Rural Residential and Rural land uses are located to the south of the site, across the Busselton Bypass.

The 'Cornerstone Church of Christ' is located at 1 Grace Court, West Busselton, to the east of the College site. The Church site functions as the College's early learning centre, and there is a legal agreement in place between the two organisations which allows the College site to utilise the Church site car parking areas when required.

The following significant non-residential developments are located nearby, either directly or indirectly taking access off Queen Elizabeth Avenue.

- Cornerstone Church of Christ
- Geographe Primary School
- St Mary Mackillop College and Our Lady of the Bay Church
- Busselton Senior High School
- South Regional TAFE and Trade Training Centre
- Geographe Leisure Centre

BACKGROUND:

Development approvals pertaining to the site include the following:

P1031 (2000)	- Extension of preschool facilities
P5503 (2007)	- Home economics classroom, canteen, ablutions, transportable classroom
P6032 (2007)	- 2 x transportable classrooms
P5183 (2007)	- Storage shed and courtyard
P6557 (2008)	- 6 x transportable classrooms and breezeway
DA09/0042 (2009)	- Multi-sports complex
P7034 (2009)	- Extensions to administration building
DA13/0712 (2013)	- 3 x transportable classrooms

In 2015, subdivision approval was granted for the widening of the Waratah Court road reserve to accommodate angled parking bays (WAPC Reference 152383).

In 2024, development approval (DA24/0158) was granted for additions to the worship hall at 1 Grace Court, West Busselton. The approval included an ongoing condition stating that 26 parking bays at the College site must be made available for use at times when the church is occupied by more than 265 persons.

PLANNING ASSESSMENT:

PLANNING FRAMEWORK	
Region Scheme	N/A
Region Scheme - Zone/Reserve	N/A
Local Planning Scheme	City of Busselton Local Planning Scheme No.21
Local Planning Scheme - Zone	Special Use – Educational Establishment
Structure Plan/Precinct Plan	N/A
Lot Size	1.9881 hectares
Existing Land Use	Educational Establishment
Heritage Status	☒ N/A ☐ State Register of Heritage Places ☐ Local Heritage List ☐ Local Heritage Area
Bushfire Prone Area	Yes

ASSESSMENT:

The proposed development has been assessed against the local and state planning framework, including the City's Local Planning Scheme No.21 and the State and Local Planning Policy suites. The following matters are key considerations for the determination of this application.

Land Use

The City of Busselton Local Planning Scheme No.21 zones the site as 'Special Use 10'. The objectives of the Special Use zone, as prescribed by Clause 3.2 of the Scheme, are to provide for land uses which do not comfortably fit within any other zone, in accordance with the specific conditions prescribed by Schedule 5 of the Scheme. Clause 3.9 of the Scheme also refers to Schedule 5 for land use permissibility and special conditions. Schedule 5 of the Scheme permits an 'Educational Establishment' land use for Special Use 10, with no special conditions.

The site is currently developed as an Educational Establishment. The application proposes the development of an additional building to be used for general learning classrooms. As such, no change in the approved land use is proposed, and the proposal is consistent with the Educational Establishment land use prescribed by Schedule 5 of the Scheme.

Built Form

Height

Clause 4.8 of the Scheme prescribes a maximum building height of 12m for the subject site. The application proposes a two-storey building with a 9m building height. The proposed building is therefore consistent with the height provisions of the Scheme. It is noted that the existing development consists of single storey buildings. However, as further discussed below, the proposed two storey building is considered to be well integrated through design.

Design

The building is proposed to be finished in a combination of red brick-style masonry cladding and cream-coloured lightweight cladding. The existing buildings on site are mainly masonry and profiled metal, with cream colourings. The proposed colour palette and materials are therefore sympathetic to the existing buildings and the surrounding residential area. The distinction between the two floors through different colours, materials, and the verandah design assists to break up building bulk and creates visual interest. Vegetation present along the eastern and northern site interfaces also assists in lessening the visual impact of the building. As such, the design is sympathetic to the area and the visual impact of the proposed building on its surroundings is expected to be minimal.

The City's Local Planning Policy 3.1 prohibits the use of Zincalume within the Special Purpose zone. The colour and finish of the proposed profiled metal roof have not been specified. An advice note is recommended to ensure the roof material and finish comply with this policy.

Privacy and Overshadowing

With the exception of 11 Waratah Court, as discussed below, the surrounding residential properties are separated from the site by the Waratah Court road reserve. There are no expected impacts on the visual privacy of these properties from the proposed building.

No. 11 Waratah Court, West Busselton is located to the north of the site, separated by a 4m wide Pedestrian Access Way (PAW). Most of the proposed building will front the Waratah Court road reserve, however a small portion of the building is proposed to front the PAW and residential property. A 2.85m to 3.35m building setback from the site's northern lot boundary is proposed. When combined with the PAW width, 6.85m to 7.37m of separation is proposed between the residential property and the proposed building. As No.11 Waratah Court is zoned R5, a 7.5m cone of vision applies in accordance with the Residential Design Codes Volume 1. The proposed building is not expected to result in any overlooking into the habitable spaces of this residential property, when considering the 6.85m to 7.37m separation, as well as the existing solid fencing along the property boundary (presumed to be 1.8m in height).

As the residential properties are located to the north of the site, there are no overshadowing issues expected from the proposed building.

Plot Ratio

The Scheme does not prescribe plot ratio conditions relating to the Special Use site. The City does not consider the proposed increase in building coverage to be excessive, considering the site's land use and the significant provision of open space.

Vegetation Removal

Vegetation is mainly concentrated along the site's interface with the adjoining road reserves, with a cluster of trees located to the west of the proposed building location.

Peppermint trees are the dominant species on site. However, the site also contains Marri, Melaleuca, Banksia, Callistemon, Eucalyptus, and Mort tree species.

The application proposes the removal of 16 trees and one (1) stump to accommodate the building footprint, landscaping and servicing areas. An Arboricultural Impact Assessment prepared by Naturaliste Tree Care is provided within Attachment 7, and a Vegetation Clearing Statement prepared by Accendo is provided within Attachment 8. Both documents acknowledge that there are several significant Peppermint Trees present within the proposed building footprint, of which is a species known to provide habitat to the critically endangered Western Ringtail Possum.

The Accendo statement demonstrates that many of the Peppermint trees are leaning and have compromised structural integrity, and the Arboricultural Impact Assessment found that many of the Peppermint trees are juvenile to semi-mature. The Accendo investigation did not find evidence of active Western Ringtail Possum habitation within the development site.

The proposal was referred to the Department of Biodiversity, Conservation and Attractions (DBCA) due to the native vegetation present on site. Upon advice from DBCA, an advice note has been recommended in relation to the requirement for a fauna spotter to be present on site during any clearing works.

Landscaping

The application proposes external landscaping areas surrounding the new building, which includes a new covered walkway connecting the proposed building to an existing building, and the extension of a pedestrian path to Waratah Court. Conditions have been recommended for a Landscape Plan to be provided and approved by the City.

Public Art

The estimated cost of development stated on the application form is \$4.8 million. In accordance with Local Planning Policy 4.4 Percent for Art, the proposal is eligible for a contribution towards public art. A condition is recommended for public art works to be provided to a minimum value of 1% of the estimated cost of development.

Car Parking

The building is proposed to accommodate four (4) new primary classrooms and four (4) new secondary classrooms. Local Planning Policy 2.1 Car Parking, requires 1.25 parking bays to be provided per primary classroom and 1.5 bays per secondary classroom. The parking calculations below demonstrate that when accounting for the proposed building, the site has a surplus of eight (8) bays. These calculations are purely based on the parking provided at Cornerstone College and do not include the parking bays located within the neighbouring Church site.

It is noted that the below parking calculations assume an equal split between primary and secondary students. The Cover Letter, as provided within Attachment 1, explains that the proportions of primary and secondary students vary each year depending on enrollments, and that classrooms are used flexibly. As such, calculating parking based

on an equal division of primary and secondary classrooms is considered the most practical method.

Parking bays provided exceed the requirement of LPP2.1, which is further demonstrated in the submitted Transport Impact Statement (TIS), determining that no additional parking bays are required to be constructed to accommodate the proposed development.

PARKING PROVISION			Bays Provided
Waratah Court (street parking)			18
Internal Car Park			46
Total			64 bays provided
PARKING REQUIREMENTS	Number of Classrooms	Rate (bays per classroom)	Bays Required
Current			
Primary	16.5	1.25	20.6
Secondary	16.5	1.5	24.7
Total	33		45
Proposed Building			
Primary	4	1.25	5
Secondary	4	1.5	6
Total	8		11
Total	41		56 bays required
SURPLUS			8-bay surplus

Vehicle Access

The main vehicular access to the site is via Grace Court. Grace Court is a cul-de-sac which connects onto Queen Elizabeth Avenue leading to the Busselton Bypass. The application does not propose any changes to vehicular access arrangements.

Traffic Management

A Transport Impact Statement (TIS) prepared by Transcore is provided at Attachment 4. The TIS calculates traffic generation from the proposed building based on an increase of 80 students and in accordance with the WAPC's *Transport Impact Assessment Guidelines Volume 5: Technical Guidance* Traffic.

The TIS assumes that all 80 additional students will be primary school students. This contradicts the cover letter and development plans which state that the building will consist of an equal split between primary and secondary classrooms. However, as the WAPC Guidelines prescribe higher trip generation rates for primary students than for secondary students, the TIS has adopted an appropriately conservative approach.

The TIS demonstrates that the traffic expected to be generated by the proposed development will not have a critical impact on the surrounding road network and that no upgrades to the transport network are required as a direct result of the proposal. As such, no conditions have been recommended regarding transport infrastructure works.

Bushfire Management

The site is located within a Bushfire Prone Area and proposes an intensification of development and visitors to the site. As such, an assessment against State Planning Policy 3.7 has been undertaken. A Bushfire Management Plan (BMP) is provided within Attachment 5, and a Bushfire Plan is provided within Attachment 6, prepared by Bushfire Prone Planning. As a Class 9 building, the development has been assessed against the SPP3.7 criteria for a vulnerable land use as follows:

Element 1: Location

Element 1 is not applicable at the development application stage.

Element 2: Siting and Design

The BMP demonstrates that the site achieves a pre-development Bushfire Attack Level (BAL) rating of 12.5. The BMP therefore states that an Asset Protection Zone (APZ) and significant vegetation removal is not required to achieve an acceptable bushfire risk level. These BMP findings are a result of the vegetation within the school site and the adjacent residential areas being classified as excludable vegetation under Clause 2.2.3.2(f) of AS3959.

The BMP was referred to the Department of Fire and Emergency Services (DFES) for comment. The DFES referral response is provided within Attachment 10. DFES do not support the vegetation classifications, stating that *"There is limited information and photographic evidence to support the vegetation exclusion within Area 2, specifically treed areas within the school site and adjacent to the school boundary site."* DFES therefore cannot verify the proposed BAL-12.5 rating and advised that a significant amount of vegetation will be required to be modified to establish an APZ around the proposed building.

The City considers that the site and the adjacent residential areas satisfy the criteria of excludable vegetation under Clause 2.2.3.2(f). A site inspection undertaken by City officers confirmed that although the site does contain several mature trees, the understory of the trees is generally well maintained and pruned, and the ground surfaces are largely mowed grass and/or paved and landscaped areas. Furthermore, the residential properties located along Waratah Court (within the 100m assessment area) are generally well maintained with reticulated gardens, mowed lawns, and/or paved areas. There is a degree of vegetation in several front yard and verge areas along Waratah Court, however, the City considers the extent and scale of these patches to be excludable. As such, the City is supportive of the vegetation classifications proposed by the BMP.

The BMP states that *'A landscape management plan can be provided at a later stage if required by the local government'*. The City has recommended conditions pertaining to the preparation of a Landscape Management Plan to determine the exact vegetation to be removed, retained, or maintained.

SPP3.7 requires an on-site shelter (safer building) to be provided in accordance with the Department of Education's Principal's Guide to Bushfire. The Bushfire Emergency Plan as provided within Attachment 6 identifies the 'safer building' location for the College as the proposed additional building.

Element 3: Vehicular Access

The site is accessed by public roads which satisfy the technical requirements of SPP3.7. Vehicular access is provided to the site through Grace Court, of which is a no-through road with a length of approximately 100m. Grace Court and the existing internal driveway into the site satisfy the requirements of the Guidelines.

Public road access is provided to the site in two different directions to at least two different suitable destinations. Queen Elizabeth Avenue provides routes southerly to the Busselton Bypass and northerly to Bussell Highway each of which lead to Busselton and Vasse town centres.

Table 6.1 of the BMP includes an implementation requirement for signage to be provided in accordance with SPP3.7, advising of access routes.

Element 4: Water Supply

DFES commented that the BMP has not adequately addressed Element 4, stating that the water hydrant on Grace Court is 180m from the proposed building. The City's mapping demonstrates that the hydrant on Grace Court is located approximately 120m from the proposed building, and that there is a hydrant located approximately 70m from the proposed building along Waratah Court. As such, the City is satisfied that a suitable water supply is provided to the site.

Local Planning Policy 4.2 Bushfire

The BMP demonstrates a BAL-12.5 rating with no Asset Protection Zone required. As such, the proposal is consistent with LPP4.2.

Conditions have been recommended to ensure that the measures prescribed by the BMP and Bushfire Plan are implemented and maintained for the life of the development.

Noise Management

The site is located adjacent to the Busselton Bypass and is therefore impacted by transport noise. A classroom building is considered noise-sensitive development under State Planning Policy 5.4 Road and Rail Noise (SPP5.4). As the proposed building is located within the relevant SPP5.4 trigger distance from the Busselton Bypass, the provisions of SPP 5.4 apply. Appropriate noise attenuation measures as required by SPP 5.4 should be incorporated into the building design to achieve acceptable internal noise levels for occupants. Conditions are recommended to ensure these measures are implemented.

The City's Local Planning Policy 4.7 Busselton Bypass/Bussell Highway Setback and Buffer Provisions identifies setbacks as the preferred method of attenuating noise from the Busselton Bypass. The building is proposed to be located within the northernmost portion of the site, setback appropriately from the Busselton Bypass.

CONSULTATION:

PUBLIC CONSULTATION

The proposal was advertised in accordance with cl 64(1) of the Regulations and the *City's Local Planning Policy 4.8 – Complex Development Applications* by way of the following:

- Letters sent to surrounding landowners and occupiers within 200m of the subject site;
- Signs installed at the frontage of the site;
- Notice published in the local paper; and
- Development plans and information provided by the applicant were made available for public viewing on the City's website via 'Your Say'.

The proposal was advertised for a period of 28 days from 12 August 2026 to 9 September 2026. 4 submissions were received. 2 submissions supported the proposal, and 2 submissions did not support the proposal. Key matters raised are discussed within the following table.

Comment/Matter Raised	Responsible Authority response
Traffic congestion	Several submitters raised concerns that the proposed development may exacerbate traffic congestion on the surrounding road network, particularly Queen Elizabeth Avenue and Waratah Court. The traffic congestion experienced on the surrounding road network, particularly Queen Elizabeth Avenue, is a cumulative impact of several developments which directly and indirectly utilise this road. As discussed within the Planning Assessment section of this report, the Traffic Impact Statement demonstrates that the proposal will not have a significant impact on the surrounding transport network, and that no road upgrades are required as a direct result of the proposal.
Waratah Court car parking	Several submitters raised concerns regarding Waratah Court parking congestion during peak periods, stating that vehicles frequently park on private driveways during pick-up and drop-off times. As discussed within the Planning Assessment section of this report, sufficient parking is already provided across the site in accordance with the relevant policy requirements. As demonstrated by the Traffic Impact Statement, the proposed development does not require the construction of additional parking bays. A submission suggested that the Waratah Court cul-de-sac be repaired, as it has been degraded due to high use. As discussed, the proposed development does not generate a need for upgrades to the existing road network. Accordingly,

	the maintenance or repair of the cul-de-sac is not considered a requirement of the proposed development.
Path network	A submission suggested upgrades to the surrounding footpath network, including additional line marking, signage, and extensions to existing paths. The upgrading or construction of footpaths is not considered a reasonable requirement of the proposed development.
Transport noise	A submission suggested that the proposed building be located on the southern side of the oval (adjacent to the Busselton Bypass) to function as a barrier to traffic noise. The mitigation of Busselton Bypass traffic noise on established residential areas is not the responsibility of the proposed development and is not a reasonable requirement. A submission raised concerns that the proposed tree removal will worsen the impact of the Busselton Bypass traffic noise on the residential areas. Trees are largely ineffective as noise barriers as they lack the required structure and density and create ambient noise from rustling and wind tunnelling. Furthermore, a building is proposed to be constructed in the general location of the removed trees, which will more effectively ameliorate noise.
Visual aesthetic	A submission raised concerns regarding the change in visual aesthetics from a tree-shaded playground area to a two-storey building. It is acknowledged that the proposal will change the aesthetics of the site. However, as discussed within the Planning Assessment section of this report, the proposed design is not expected to be visually detrimental to its surroundings.
Playgrounds	A submission raised concerns with the removal of playground areas, expressing the value of play areas for childhood development. This not a relevant planning consideration.
Economic considerations	A submission stated that it would be more economical to refurbish existing buildings, as opposed to constructing a new building. This is not a relevant planning consideration.

REFERRALS/CONSULTATION WITH GOVERNMENT/SERVICE AGENCIES

The proposal was referred to the Department of Fire and Emergency Services (DFES). The DFES referral response is provided within Attachment 10. DFES do not support the Bushfire Management Plan in its current form. Please refer to the Planning Assessment of this report for further details.

The proposal was referred to the Department of Biodiversity, Conservation and Attractions (DBCA) due to the native vegetation present on site. The DBCA referral response is provided within Attachment 11. DBCA advised that as the trees on site have a high suitability as Western Ringtail Possum habitat, an advice note should be applied for a fauna spotter to be present on site during any clearing works. The City has recommended an advice note accordingly.

DESIGN REVIEW PANEL ADVICE

Not applicable.

OTHER ADVICE

Not applicable.

ALTERNATIVE TO RESPONSIBLE AUTHORITY RECOMMENDATION

In accordance with clause 17(4) of the Regulations, the DAP may determine an application by either approving the application with or without conditions or refusing the application.

As a result, the DAP can amend or delete the conditions of approval recommended by the City and/or include additional conditions of approval should they be considered necessary to ensure the proposal complies with the relevant planning framework.

Should the DAP resolve to refuse the application, this determination needs to be made based on valid planning considerations as outlined under clause 67 of the Regulations and as set out in the *Development Assessment Panel Practice Notes: Making Good Planning Decisions*.

However, as outlined in the Planning Assessment and Officer Comments sections above, the City considers that the development meets the relevant provisions and/or objectives of the applicable planning framework and the application is therefore recommended for approval.

If the applicant is aggrieved by the decision or any aspect of the decision, the applicant has a right of review in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005*.

CONCLUSION:

The City considers the proposal to be consistent with the planning framework and recommends approval subject to conditions. The key matters identified through the assessment process can be appropriately addressed through the proposed conditions of approval. Subject to these conditions, the development is not anticipated to adversely impact the surrounding locality.

ATTACHMENTS

1. Cover Letter
2. Location Plan
3. Development Plans
4. Transport Impact Statement
5. Bushfire Management Plan
6. Bushfire Emergency Plan

7. Arboricultural Impact Assessment
8. Vegetation Review
9. Schedule of Submissions
10. Department of Fire and Emergency Services (DFES) Referral Response
11. Department of Biodiversity Conservation and Attractions (DBCA) Referral Response

File Ref: PF 1168 (Cornerstone)

21 July 2026

Joanna Wilson
Manager Planning & Development
City of Busselton

Via email: Jo.Wilson@busselton.wa.gov.au
Andrew.Watts@busselton.wa.gov.au
planning@busselton.wa.gov.au

Dear Jo,

**RE: New Classroom development at Cornerstone Christian College
Lot 600 DP408685, 2 Grace Court, West Busselton**

On behalf of the land owner, trading as Christian Community Ministries (CCM), I make application to develop new classrooms at the Cornerstone Christian College in West Busselton.

A completed application has been lodged with this cover letter, including:

- Owner's consent
- ASIC Extract
- Certificates of Title
- Proposed Development plans
- Bushfire Management Plan
- Bushfire Emergency Plan
- Vegetation Assessment
- Arborist Assessment
- Traffic Impact Assessment

Please provide an invoice and we will arrange immediate payment of the Application Fee.

Background

Cornerstone Christian School was founded in 1986 with a total of 17 students. Today Cornerstone is a fully integrated co-educational K-12 Christian college with a current enrolment of over 400 students.

Christian Community Ministries (CCM) have operated the school, together with the Dunsborough Christian College in the City of Busselton, since 2019. CCM operate 15 Christian schools Australia wide. Cornerstone operates with an open enrolment policy, however as a CCM Christian College, the school operates according to a strong Christian ethos.

Adjoining the College at 1 Grace Court is the Cornerstone Church of Christ. Although this was originally part of the College, when CCM took over the Church became a separate entity, Cornerstone Church of Christ Inc.

Although separate legal entity, the Church and College retain a close affiliation. The College for example has agreement with the Church concerning CCM use of its facilities including the Early Learning Centre and the carpark during school hours.

Grace Court, the primary road access to both the College and the Church was created following the former diversion of Queen Elizabeth Avenue to the Busselton Bypass.

Other features:

- The subject land, 2 Grace Court comprises 1.98ha.
- The College comprises a series of classrooms, offices and sports stadium around an internal oval and playgrounds.
- There are presently 33 classrooms on the main site at 2 Grace Court, however this figure is generous and accounts for teaching spaces that are not traditional or standard sized classrooms. For example and simplistically, at around 400 current students spread across 33 classrooms, this is an average of 12 students / room.
- Depending on enrolments, the distribution and use of these existing spaces is shared between year levels including composite class arrangements, that can vary from one year to the next.
- There are 46 parking bays (including 1 disabled) within the College grounds at 2 Grace Court. Additional to this are the bus and drop off bays in Grace Court.
- There are a further 18 parking bays in Waratah Court adjoining immediately to the north that were historically developed by the school for school use.
- On the Church land at 1 Grace Court, the College uses 3 early learning classrooms.
- Within the Church land there are 52 parking bays (including 4 disabled), as well as additional informal parking available east of the main car park.
- With the new classrooms and redistribution of existing students into the new spaces, a gradual increase of new enrolments is anticipated. This is however modest, planned to slowly grow over the next 5 years to in order of 487 students.

Planning framework

The subject land:

- Is zoned “Special Use 10 – Educational Establishment” (no special conditions) under the City of Busselton Local Planning Scheme No.21.
- Is within the Busselton Development Contribution Area Precinct DCA1.
- Is identified as Bushfire Prone by DFES, located within the Bushfire Prone Area 2.

Proposal

This application is to develop a new 2 storey classroom block. The use of the land as permitted by the Special Use 10 – Educational Establishment that applies is unchanged. The new building will be located within an existing play area that includes both hard and soft landscaping and some trees, as well as current pedestrian access from Waratah Court into the College.

Some trees will require removal to facilitate the new building, and access routes will be redefined. These are identified in the attached plans and reports.

Established in 1986, the College comprises some older structures that are reaching end of life, and the site has physical constraints. There are limitations on the space available for buildings and there is priority towards maximising outdoor play, oval spaces, and where possible preserving vegetation.

The new classroom block will comprise 8 new classrooms, 4 at ground level then another 4 replicated at first level. Counting the existing classroom that will be replaced, this increases the total number of classrooms at the College from 33 to 41 noting the label 'classroom' is broad, some of these existing spaces are small and fall well below a standard classroom size.

CCM advise because this is a P-12 private school campus, it does not necessarily run on fixed or single stream classes or (outside of the Early Learning Centre at the Church) dedicated classrooms allocated per year level. The College operates flexibly in the spaces they have, and often with smaller class sizes, dependent on enrolments.

CCM also advise that as the College has gradually grown over the years, they do make do and some of the existing spaces in use are less than ideal. The new standard sized classrooms are aimed at freeing up spaces presently shared, over- subscribed, too small or not fit for purpose, which enables redistribution of existing enrolments, and gradually, an increase in more students.

This means some of these existing spaces can become dedicated or more specialised in complementary use, such as for art, counselling, music, or staff spaces, which is different to standard classrooms that may accommodate maximised student numbers. As a school largely built 40+ years ago too, this new block will also give flexibility to update existing spaces. At present there is no wriggle room to vacate rooms to undertake renovations because these teaching spaces are all in constant use.

Other details:

- The new classrooms will comprise a concrete structure with masonry and lightweight cladding, with a profiled pitched metal roof.
- The colour palette is shades of cream and brown, with brick and concrete stairwell features.
- The floor area of each level is 560m².
- Building height is a maximum of 9m above Natural Ground Level.
- New pedestrian access is created to Waratah Court.
- The new building is positioned alongside the walkway that runs between Waratah Court and Grace Court / Queen Elizabeth Avenue, which is heavily treed on each side. These trees will remain as a screen to the nearest residential homes north, in addition to other vegetation in the Waratah Court verge and private landholdings.

Assessment

The following evaluates the proposal against the applicable Planning Framework.

State Planning Strategy and policies

The State planning framework recognises the provision of Educational Establishments as essential community infrastructure, a key subdivision and development requirement of existing and new neighbourhoods. Via Liveable Neighbourhoods and Development Control Policy 2.4 School Sites, new residential areas are required to ensure provision of ample land for this purpose.

Cornerstone Christian College is on land set aside for this purpose 40 years ago, and has remained in continuous use since, reflected in the Special Use zone for Educational Establishment purposes that applies under the current Planning Scheme.

Local Planning Strategy

Prepared in 2019, the City of Busselton Local Planning Strategy recognises necessity to support and proactively plan for the development of new and improves community facilities to meet the needs of a growing and increasingly diverse population. This includes identification of land for educational facilities in new and existing areas.

The Strategy talks to an existing population of 25,000 people in the Busselton-Vasse area, recognising the potential this has for considerable growth, tripling to 75,000 +people. This anticipated growth has accelerated post covid and since the Planning Strategy was prepared, hence educational services provided by schools like Cornerstone have increased in demand, with other new demand to be met by planned new schools in identified greenfield expansion areas.

The modest expansion proposed by this Development Application is consistent with both State and Local Planning strategies.

Zone

As per Clause 19 of the Scheme, the Special Use zone permits Educational Establishment use on the subject land, and there are no Special Use conditions that apply. The Scheme defines Education Establishment as follows. The new classrooms are consistent with this:

Educational Establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.

As use is permitted, it is the development works that require approval under the Scheme.

DCA

The DCA1 covers Busselton and requires a Developer Contribution to be paid when a new dwelling or new lot is created. As this proposal does not create a new dwelling, no DCA1 contribution is payable.

Parking, traffic & access

No new parking bays or changes to access and traffic arrangements are proposed. The application is supported by a Traffic Impact Statement as the anticipated growth as result of the new development is less than 100 students.

The existing parking provision oversupplies compared to the preferred City of Busselton Local Planning Policy 2.1 (LPP2.1) rates. In addition, the College has benefit of agreement to use the Church car park as well, and although this proposal does not rely on it, the Church site also has land area available for informal overflow as well future development that is independent of the additional parking readily available here.

At present, parking exists as follows:

Provided parking bays

2 Grace Court	46 bays
Waratah Court	18 bays
Subtotal	= 64 bays
+ Church	52 bays
Total	= 116 bays

The current LPP2.1 suggests the following onsite parking requirement:

Pre-School	1 space per teacher or parent on roster
Primary School	1.25 spaces per classroom
Secondary School	1.5 spaces per classroom

At present the College comprises up to 33 classrooms at 2 Grace Court + a further 3 early learning classrooms on the Church land. 33 is generous, as discussed above the per student ratio to classroom is at present very low, and is anticipated to stay this way.

Classroom spilt at the College (exclusive of the separate early learning at the Church) between primary and secondary can vary because classroom spaces are shared and flexibly occupied, and as spread of student enrolments vary annually between year levels.

For the purposes of calculating LPP2.1 parking, taking an equitable 50/50 spilt between Primary and Secondary rooms, for 33 classrooms 45 bays are required and exclusive of the Church provision, there are 64 existing at 2 Grace Court.

Depending how it is calculated, based on these Scheme rates per classroom, and including the bays in Waratah Court that were constructed by the school to service the school, for the main College site there is an existing oversupply of 19 bays.

Adding in the Church land, there is considerable parking available to service the College, set out as follows:

Grace Court current parking requirement:

Primary	1.25 x 16.5 classrooms = 20.6
Secondary	1.5 x 16.5 classrooms = 24.75
Subtotal	= 45 parking bays
	64 existing – 45 required = +19 surplus bays

The new 8 classrooms will have flexibility to be used by either primary or secondary students. Taking the same equitable approach, and exclusive of the supply available at the Church, the new classrooms create an additional LPP2.1 parking requirement as follows:

Primary	1.25 x 4 new classrooms = 5
Secondary	1.5 x 4 new classrooms = 6
Required new parking	= 11 new + 45 existing = 56 parking bays
Provided	64 existing – 56 required = +8 surplus bays

Combined with the existing bus arrangements, and the established road network which historically caters to the school, and reinforced by the Traffic Impact Statement, there is not considered to be any additional load or impact on the road network or access arrangements resulting.

Built form

The new classroom building is double storey, which is required for economy and protection of limited play and open space areas. The new building is slightly lower in height than the existing stadium.

Clause 4.8.2 of the Scheme accepts buildings in this location up to 12m in height above Natural Ground Level (NGL) or no more than 3 storeys. At a maximum of 2 storeys and up to 9m above NGL, the new building complies.

The built form does reflect an institutional and functional form consistent with the existing school character. Care has been taken to marry with the existing school character and the local neighbourhood context.

Existing screening vegetation along Waratah Court at the interface to the new building remains, it is trees within the site and new building footprint that are removed. The thick vegetation along the existing walkway between Waratah Court and Grace Court / Queen Elizabeth Avenue remains and this will continue to provide an effective visual screen to the nearest residential homes north. Likewise, the existing homes north are setback and contain vegetation within these lots and the verge which will also assist to screen views.

Care has been taken to address massing, setbacks, materials and colours, as well as the selective tree removal proposed, to somewhat visually buffer and ensure appropriate presentation of the building as well. The active parts of the building face into the school, outside of the site is a backside view.

Care will be taken to preserve existing trees where possible. CCM accepts a condition of Development Approval that requires new landscaping around the new building comprising native shrubs and trees, provided this satisfies any bushfire requirements.

Vegetation

CCM only seek to remove the minimum trees required to accommodate the build and maintain adequate separation, including in response to fire risk, discussed further below.

To keep the school functional and capable of meeting local student demand, noting Busselton and surrounds continues to grow in population, some tree removal to accommodate the new classrooms is unavoidable. The new landscaping proposed will seek to replace some of the vegetation to be lost.

CCM commissioned Accendo and Naturalist Tree Care (NTC) to evaluate existing trees to be impacted, and their reports are provided. The impacted trees are nominated on the provided development plans.

The Accendo report speaks to several mature trees with no evidence of Western Ringtail Possums, and which are in a queried condition that compelled arborist assessment. Trees, including 3 Peppermint Trees are unable to be preserved, however the 2 Melaleuca's identified are protected and subject to ongoing maintenance, will remain. The trees within the drainage area and to the west of the new build are being preserved. The NTC report concludes the impacted trees are in varying states of health within this play space.

Bushfire

The land is identified by DFES as bushfire prone and is in Bushfire Prone Area 2. This is the fringe of the Busselton Urban Area alongside the Busselton Bypass, close to emergency services.

The proposed new classrooms have been evaluated by Mike Scott, Level 3 assessor from Bushfire Prone Planning. A copy of this report is attached. This concludes the proposed Classroom building is compliant, including the following:

- Educational Establishment is a vulnerable land use.
- The proposal satisfies Acceptable Solutions and does not trigger any outcomes-based approaches to achieve compliance.
- The new building will be required to satisfy BAL12.5.
- A Bushfire Emergency Plan (BEP) has been prepared and is provided.
- Suitable access, reticulated water supply and hydrants exist.
- Large areas are excluded around the new Classrooms, with pockets of Class A Forest further away.

Clause 67 Deemed Provisions

In addition to the matters set out above, Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* set out the general considerations applying to determination of an application for Development Approval.

Use is permitted, and the development works are considered appropriate within the existing school environs. Double storey is an economical use of land, and visual screening around the boundaries of the site largely remains.

Future development potential

CCM acknowledge there is potential for the College to continue to grow, however the site has physical constraints that will limit this growth.

In the immediate future, through the next 5 years to 2031, and including these proposed classrooms, enrolment capacity is anticipated to gradually increase, and such growth is readily absorbed within the existing infrastructure already well established on the site.

As described above, an oversupply of parking exists and the Traffic Impact Statement confirms no traffic impacts are anticipated. It is also anticipated that a proportion of any student increase will be absorbed in the existing bus arrangements that service the site as well.

In time, and due to their age, other buildings at the school will require replacement, however these will be subject to new applications for Development Approval.

Proposed new Planning Scheme

We are aware the City of Busselton has proposed a new Planning Scheme and subject to EPA and Ministerial directions (which could amend content) this may be shortly advertised, which will make it seriously entertained.

The proposed Scheme considered for advertising purposes back in May 2025 nominated Cornerstone Christian College in the Private Community Purpose zone, changing this from the existing Special Use zone that was specific to Education Establishment.

This new Scheme zone suggests introduction of a range of permitted, discretionary and prohibited Community Purpose land uses as part of the Zoning Table, losing the site specificity of the Special Use Zone, and under this, Education Establishment is to become X Prohibited.

It appears an error to identify Cornerstone and other private schools as Community Purpose then make them prohibited uses. Whilst this does not necessarily prevent the ongoing school use, as it can continue as a Non-Conforming Use, this would create some uncertainty and introduce new, potentially punitive and different threshold considerations that historically have not applied – to either the School or the Church.

I advise CCM has commenced separate communication with the city about this and will be making submission to the new Scheme when it is advertised to have this rectified.

Conclusion

The proposed development is consistent with the Special Use zone designation, the established and existing use of the land, and the development works have been designed to suit the locality.

The new classrooms are economical in design and occupation of land area, and removal of vegetation has been sought to be minimised. Onsite parking is compliant with preferred LPP2.1 rates.

On behalf of my clients, I trust this information is sufficient to progress this application. Please contact me should you require anything further. I can be contacted on 0401 046 852 or email kanella@plannedfocus.com.au

Kind regards,

Kanella Hope
Director + Principal Planner

Enc.



DOCUMENT TRANSMITTAL

Project: PROPOSED UPPER PRIMARY GLA BUILDING
Project No.: COR 01
Client: CORNERSTONE CHRISTIAN COLLEGE



DATE OF ISSUE

Day	25	12												
Month	2	5												
Year	26	26												

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SITE PLAN	SK-A01	P4	P4											
FLOOR PLANS	SK-A02	P4	P5											
ELEVATIONS	SK-A03	P3	P4											
BUILDING CONTEXT PLAN	SK-A04	P3	P4											
CONTEXT SITE PLAN	SK-A05	P1												

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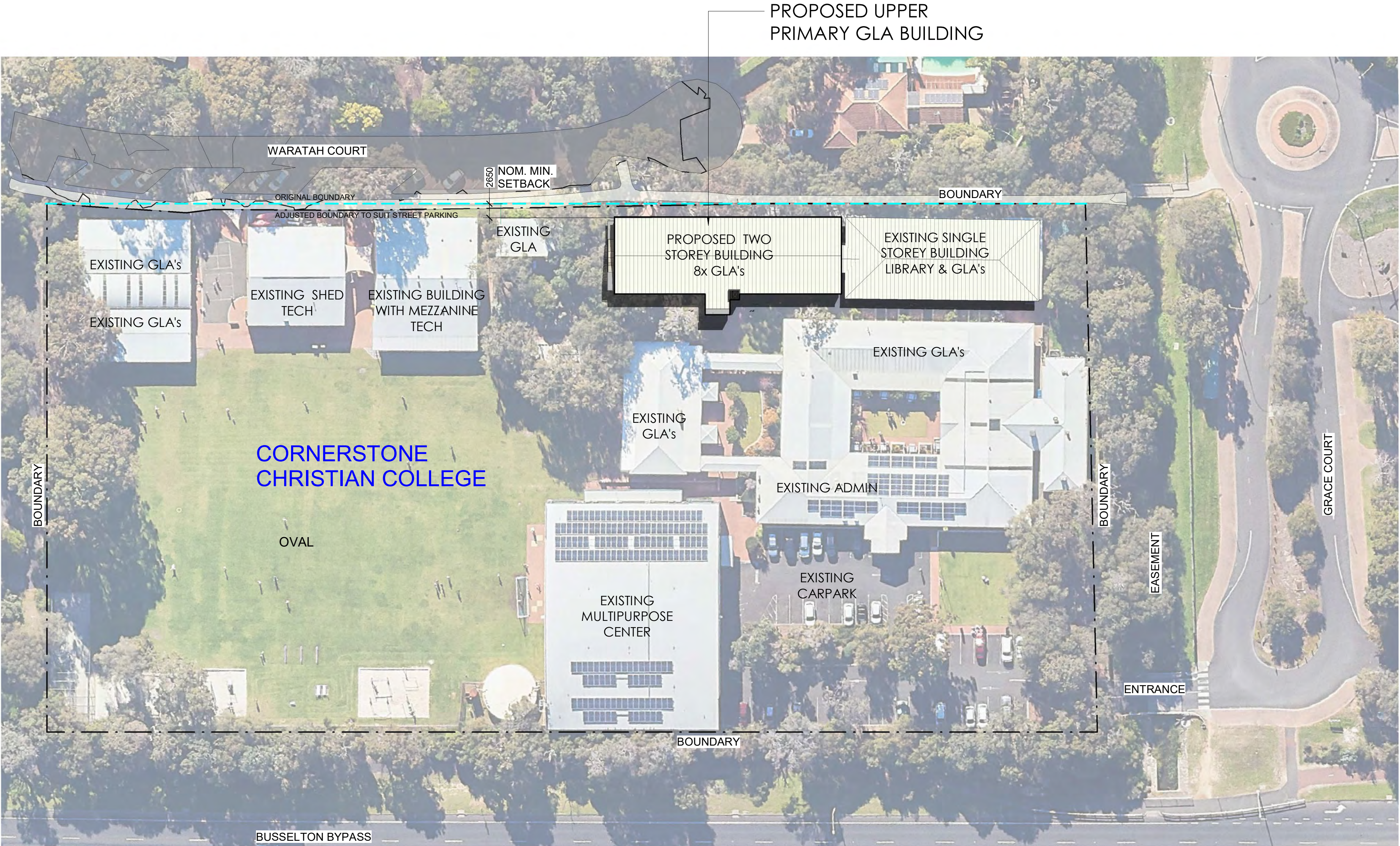
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E =Email H=hand C=courier M=mail F=FTP Site SP=SharePoint B=Bim Collab	E	E												



PERSPECTIVE VIEW



PERSPECTIVE VIEW 2



 **SITE PLAN**
SCALE 1 : 500

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P4	25.02.26	DRAFT DEVELOPMENT APPLICATION	MP	CLIENT
P3	23.10.25	CONSULT CAD	MP	BRP
P2	14.02.25	PRELIMINARY	RR	AL
P1	27.11.24	PRELIMINARY	RR	AL

No. DATE REVISION BY CHECK

PROJECT NAME

PROPOSED UPPER PRIMARY GLA BUILDING

CLIENT
CORNERSTONE CHRISTIAN COLLEGE

SITE ADDRESS
2 GRACE COURT WEST BUSSELTON
WA 6280

DRAWING TITLE
SITE PLAN

DRAWN BY
RR

CHECKED BY
RR

SCALE - SHEET SIZE
1 : 500@A1

PROJECT NO.

COR 01

DRAWING NO.

SK-A01

P4

PRELIMINARY

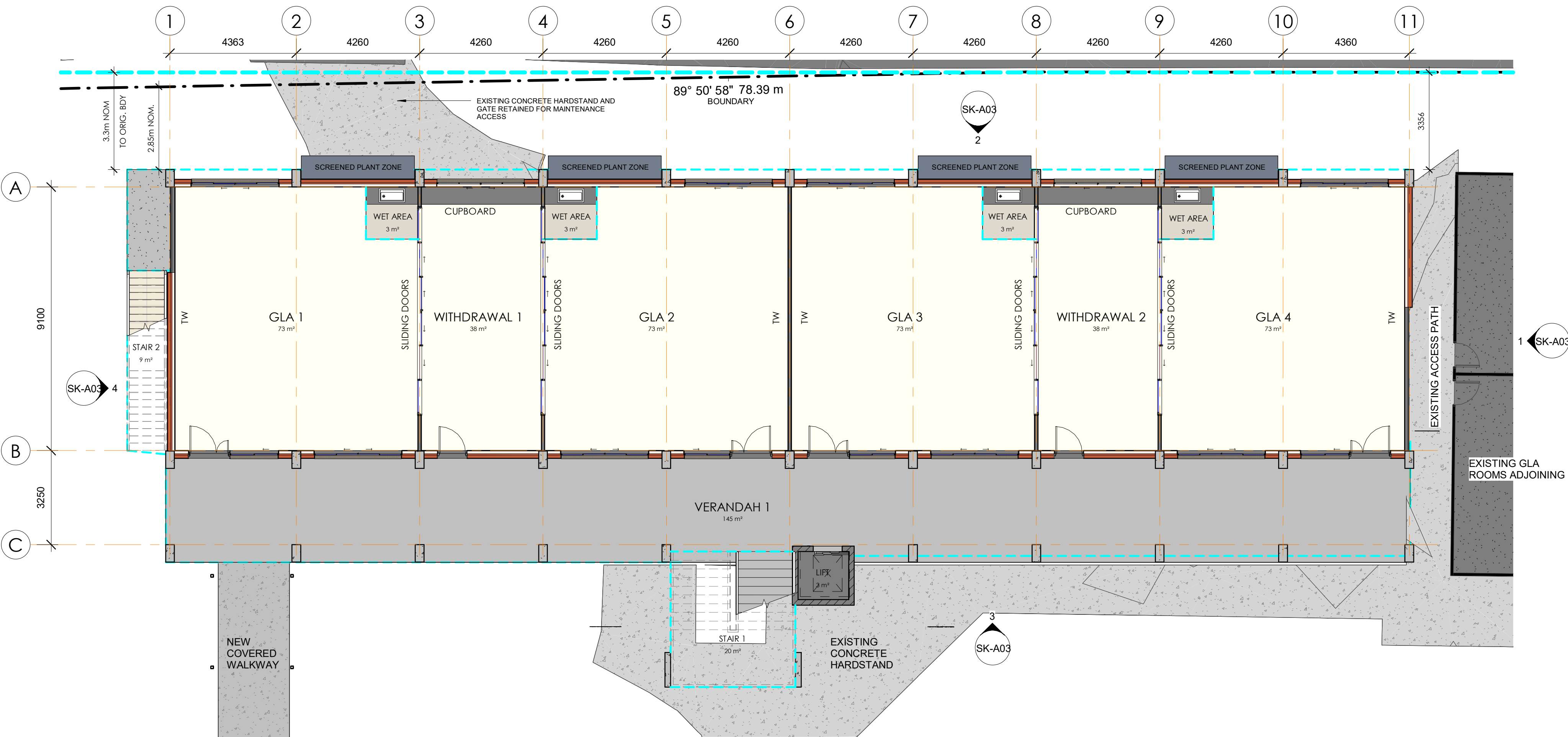
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FIRST FLOOR LEVEL
SCALE 1:100



GROUND FLOOR LEVEL
SCALE 1:100

ROOM AREAS	
Name	Area
GLA 1	73
GLA 2	73
GLA 3	73
GLA 4	73
GLA 5	73
GLA 6	73
GLA 7	73
GLA 8	73
LIFT	3
STAIR 1	20
STAIR 2	9
VERANDAH 1	145
VERANDAH 2	141
WET AREA	3
WET AREA	3
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WITHDRAWAL 1	38
WITHDRAWAL 2	38
WITHDRAWAL 3	38
WITHDRAWAL 4	38

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P1	27.11.24	PRELIMINARY	RR	AL

No.	DATE	REVISION	BY	CHECK
PROJECT NAME				

PROPOSED UPPER PRIMARY GLA BUILDING
CLIENT
CORNERSTONE CHRISTIAN COLLEGE

SITE ADDRESS
2 GRACE COURT WEST BUSSELTON
WA 6280

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FLOOR PLANS

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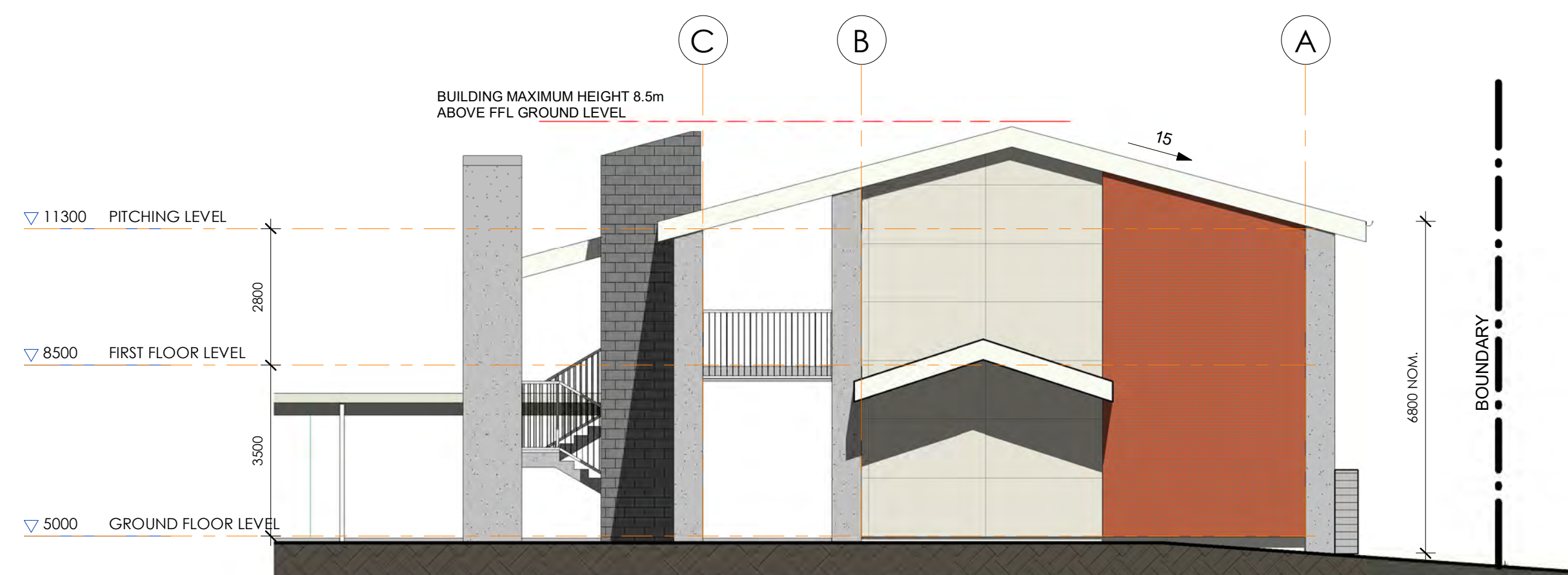
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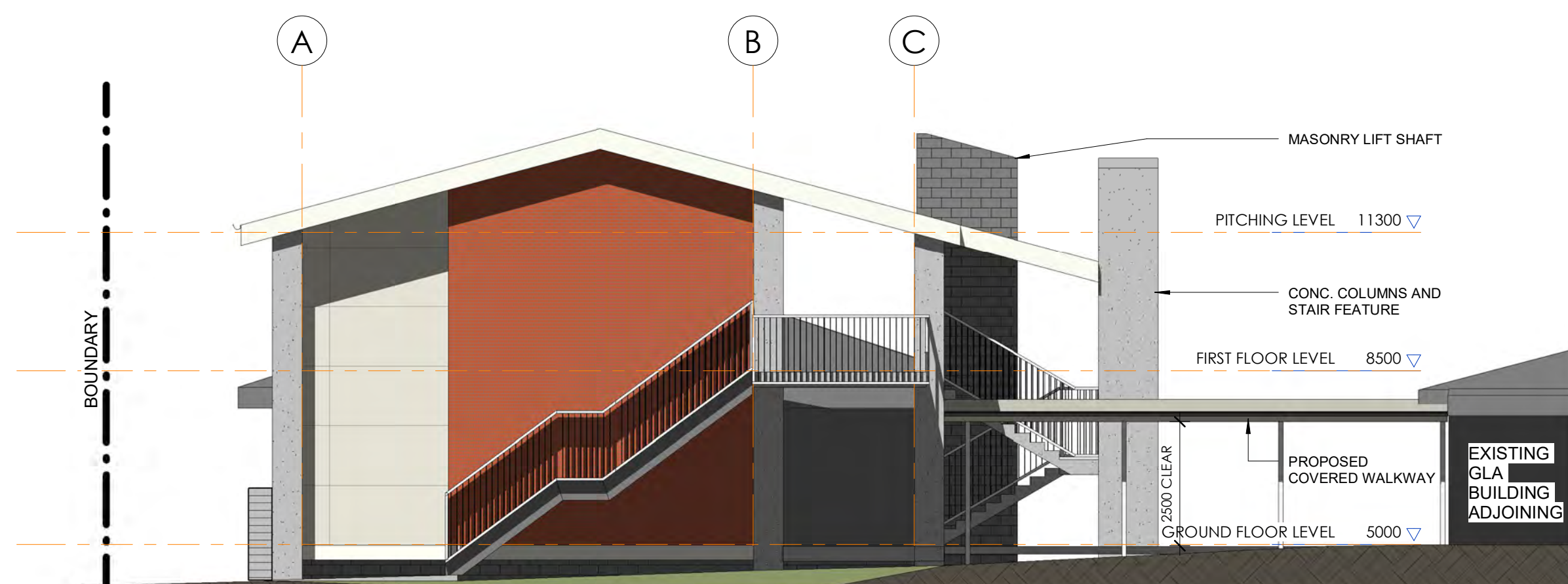
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NORTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100

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P2	14.02.25	PRELIMINARY	RR	AL
P1	27.11.24	PRELIMINARY	RR	AL

PROJECT NAME
**PROPOSED UPPER
PRIMARY GLA
BUILDING**
CLIENT
CORNERSTONE CHRISTIAN COLLEGE

SITE ADDRESS
2 GRACE COURT WEST BUSSELTON
WA 6280

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ELEVATIONS

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Proposed Cornerstone Christian College Expansion

2 Grace Court, West Busselton
Transport Impact Statement

PREPARED FOR:
Cornerstone Christian College
c/- Planned Focus

July 2026

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M Rasouli	r01b	B Bordbar	21/07/2026	Final

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Author: M Rasouli

Project manager: Mohammad Rasouli

Client: Cornerstone Christian College c/- Planned Focus

Project: Cornerstone Christian College Expansion

Document revision: r01b

Project number: t26.201

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1 Introduction

This Transport Impact Statement (TIS) has been prepared by Transcore on behalf of Cornerstone Christian College c/- Planned Focus. The subject of this TIS is the new Classroom development at Cornerstone Christian College situated at 2 Grace Court, West Busselton in the City of Busselton. The proposal will be located on the existing school site within a purpose-built building along the northern boundary of the site abutting the south side of Waratah Court, west of Grace Court.

The subject site is located within the north-western corner of the Busselton Bypass/Grace Court on the north side of Busselton Bypass and is located within the *Broadwater Locality South*, as per the City of Busselton's *Local Planning Scheme No. 22*. **Figure 1** shows the aerial context of the location of the site.

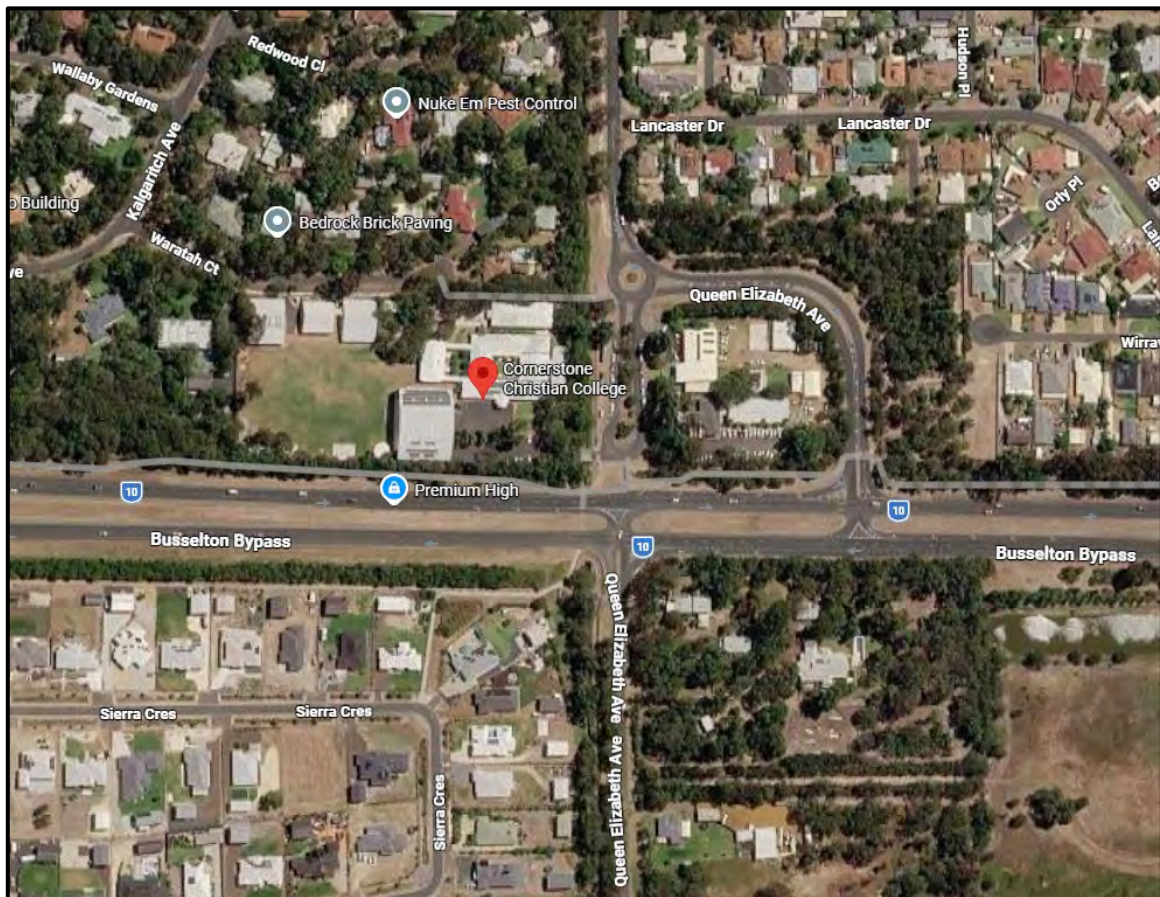


Figure 1: Location of the Subject Site (Source: Google Maps)

The subject site is zoned as “*Special Use 10 – Education Establishment*” in the City of Busselton’s *Local Planning Scheme No. 22*, as shown in **Figure 2**. This zoning means the use of school is effectively P-Permitted. Reference to student numbers in this

2 Proposed Development

The proposal involves the development of a new two-storey classroom block within an existing play area at Cornerstone Christian College. As explained in the accompanying Planning Report the development is expected to redistribute existing students from old, small and underperforming spaces and accommodate a gradual increase over the next 5 years of the school's enrolment capacity from approximately 400 students to 487 students, with the new building expected to eventually accommodate 80 students. The proposed development is located within the existing Cornerstone Christian College campus at 2 Grace Court, West Busselton, situated on the north-western corner of the Busselton Bypass and Grace Court intersection.

According to the site plan developed by Alpha Architects and attached provided in **Appendix A**, the new building will be situated along the northern boundary of the site adjacent to the existing library building. The two-storey building will consist of eight (8) General Learning Areas or classrooms (GLAs) and four (4) ancillary Withdrawal Spaces or breakout rooms. No additional on-site car parking is proposed to be provided on the site which already consists of 46 on-site and 18-on-street angle bays on Waratah Ct plus dedicated bus parking on Grace Court. The existing school also has access to the on-site car parking serving the Cornerstone Church which is located opposite the site on the east side of Grace Court.

No changes to vehicular access to the site are proposed with primary access to on-site car parking provided via the southern end of Grace Court and two (2) service access points, including one (1) access for on-site bus parking, provided via the south side of Waratah Court along the northern boundary of the site.

The site plan for the proposal is provided in **Appendix A**.

3 Vehicle Access and Parking

3.1 Access

No changes to vehicular access to the site are proposed with primary access to on-site car parking provided via the southern end of Grace Court and two (2) service access points, including one (1) access for on-site bus parking, provided via the south side of Waratah Court along the northern boundary of the site. The access arrangements are shown in **Figure 3**.

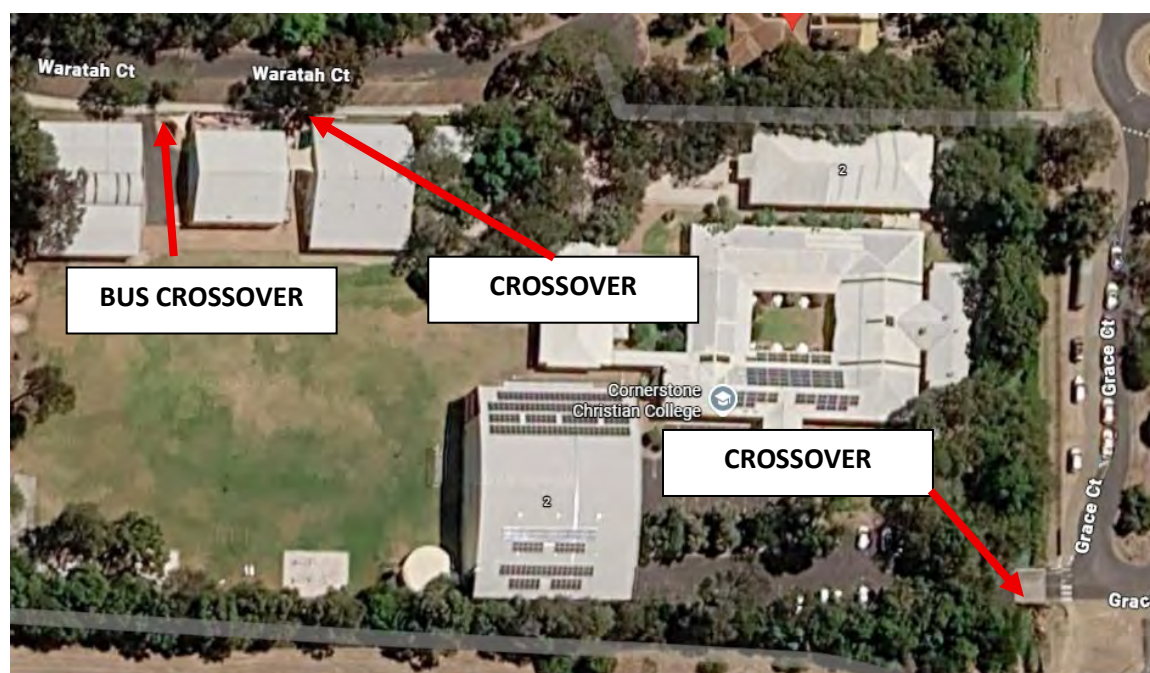


Figure 3: Location of Site Crossovers

3.2 Parking Supply and Demand

As outlined in the City of Busselton's *Local Planning Policy 21 – Parking*, the required car parking associated with schools are as follows:

- Primary School – 1.25 bay per classrooms
- Secondary School – 1.5 bays per classroom
- Safe pick-up and set-down areas (including off-street bus zones) shall be developed as directed by the City

The estimated existing required car parking provision as per the LPP is in the order of 38 to 45 bays. The additional number of bays associated with the proposal, as per the LPP, is 10 bays with the total theoretical number of bays required post-commissioning of the development in the order of 48 to 55 bays.

The existing car parking on the site consists of 46 bays accessed via the Grace Court crossover with an additional 18 bays provided in an angle arrangement on the south side of Waratah Court adjacent to the northern boundary of the school. An additional off-site supply of 52 bays situated at the Cornerstone Church opposite the site is also available to the parents/caregivers/visitors to the school as the peak periods associated with the school do not overlap with Church peak parking demands. **Figure 4** shows the location of the existing on- and off-street car parking bays.



Figure 4: Location of Existing Car Parking Supply

Based upon a review of the LPP and accepted traffic engineering practice with regard to school planning and operational parameters, it can be concluded that the existing parking supply both on- and off-site in close walking distance is more than adequate to cater to maximum post-development demands of the school with no additional on-site car parking required with the existing supply more than consistent with minimum Council requirements associated with existing and future development on the site.

4 Provision for Service Vehicles

No changes to waste management or service/delivery/loading protocols are proposed as part of the development with any changes to the metrics associated with waste management collection negotiated directly with Council, if required.

The service, delivery and waste collection activities are recommended to take place outside of peak school operating times to ensure the loading and unloading activities has minimum or no disturbance to the operation of the school.

5 Hours of Operation

School operating hours typically consist of the following:

- Staff Arrivals and Departures:
 - o Monday-Friday:
 - Arrivals - 7:00 a.m. to 8:00 a.m.
 - Departures – 3:45 p.m. to 4:30 p.m.
- Students:
 - o Monday-Friday:
 - Peak Hour Arrivals – 7:30 a.m. to 8:30 a.m.
 - Peak Hour Departures – 2:45 p.m. to 3:45 p.m.

6 Daily Traffic Volumes and Vehicle Types

6.1 Trip Generation

The average daily traffic volume generated by the site was estimated based on derived traffic generation rates sourced from the WAPC's *Transport Impact Assessment Guidelines – Volume 5: Technical Guidance* with the estimated traffic generation based upon a trip rate of 1.0 vehicular trip /per student during each of the respective peak hours and an overall trip rate of 2.6 vehicular trips/student per day (inclusive of visitor, pick-up/drop-off and staff movements).

Table 1 shows the increase traffic generation associated with the proposal to accommodate 80 additional students on the site.

Table 1: Traffic Generation (Vehicles Per Day and Vehicles Per Hour)

Land Use	Number of Students	Daily (vpd)	A.M. Peak Hour (vph)	P.M. Peak Hour (vph)
Primary School Students	80	208	80 (40 inbound/40 outbound)	80 (40 inbound/40 outbound)

6.2 Traffic Distribution and Flows

Based upon the existing traffic patterns in the area and the spatial distribution of adjacent land uses, the following trip distribution for the proposed development generated traffic has been assumed broadly as:

- 80% to and from the site via Queen Elizabeth Avenue (north) via
 - 15% to and from the site via Grace Court via the Cornerstone Christian Church car park.
 - 65% to and from the site via Waratah Ct.
- 20% to and from the site via Grace Court primary crossover via Queen Elizabeth Street (north).

Figure 5 illustrates the anticipated total peak hour and daily net increases in trip generation associated with the proposal.



LEGEND (VEHICLE TRIPS): DAILY / A.M. PEAK HOUR/P.M. PEAK HOUR

Figure 5: Estimated Increases in Traffic Generation on Boundary Road Network

6.3 Impact on Surrounding Roads

The WAPC Transport Impact Assessment Guidelines (2016) provides guidance on the assessment of traffic impacts: *“As a general guide, an increase in traffic of less than 10 per cent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 per cent may. All sections of road with an increase greater than 10 per cent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 per cent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”*

It is clear that the traffic increase from the proposal would be significantly less than the critical threshold (100vph per lane). As detailed in **Section 6.1**, the proposed development will not increase traffic on any lanes on the surrounding road network by more than 100vph, therefore the impact of the development traffic on the surrounding road network will not be significant and does not require further assessment.

7 Traffic Management on the Frontage Streets

Figure 6 shows an excerpt from the Main Roads WA *Functional Road Hierarchy* with the subject site highlighted in an area bounded by Busselton Bypass, Waratah Court and Grace Court to the south, north and east, respectively.

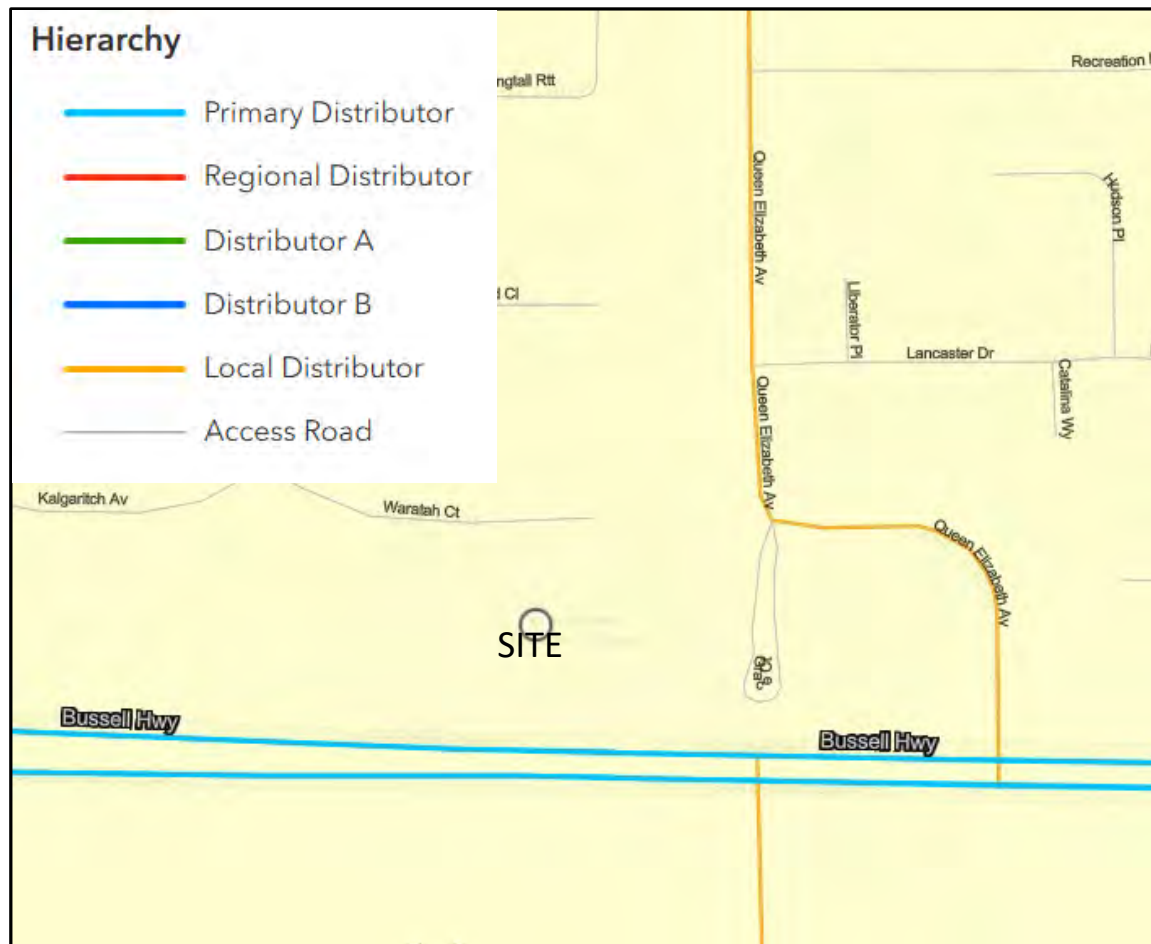


Figure 6: Excerpt from MRWA Functional Road Hierarchy

Busselton Bypass which runs along the southern boundary of the site, has been designated as a *Primary Distributor* road in the vicinity of the site under the Main Roads WA *Functional Road Hierarchy*. It has been constructed as a dual divided carriageway along the southern boundary of the site and operates under a posted speed limit of 80kph. It is owned, operated and maintained by Main Roads WA.

Queen Elizabeth Avenue, which is located to north-east of the site, where it connects with the northern terminus of Grace Court at a single circulating roundabout, has been designated as a *Local Distributor* road, under the Main Roads WA *Functional*

Road Hierarchy. It has been constructed as a single undivided carriageway to the north of Grace Court and connects directly into the West Busselton Activity Centre and foreshore areas to the north. It operates under a posted speed limit of 50kph and is owned, operated and maintained by the City of Busselton.

Grace Court, which runs along the eastern boundary of the site, has been designated as an *Access Road* under the *Main Roads WA Functional Road Hierarchy* in future. It has been constructed as a single divided carriageway with a wide 9m raised fixed central median. A bus zone /Kiss n Ride zone is in place adjacent to the school's eastern boundary within the road reservation. It operates under a posted speed limit of 50kph and is owned, operated and maintained by the City of Busselton.

Waratah Court, which runs along northern eastern boundary of the site, has been designated as an *Access Road* under the *Main Roads WA Functional Road Hierarchy* in future. It has been constructed as a single divided carriageway with a wide 9m raised fixed central median. An on-street supply of 18 angle car parking bays is in place on the southern side adjacent to the school. It operates under a posted speed limit of 50kph and is owned, operated and maintained by the City of Busselton.

School speed zoning of 40kph is in place during school terms from 7:30 a.m. to 9:00 a.m. and 2:30 p.m. to 4:00 p.m. on the boundary road network.

Figure 7 shows the view northbound along Grace Court towards Queen Elizabeth Avenue along the eastern boundary of the site. **Figure 8** shows the view westbound along Waratah Ct along at the northern boundary of the site.



**Figure 7: View Northbound Along Grace Court Towards Queen Elizabeth Avenue
Along the Eastern Boundary of the Site**



**Figure 8: View Westbound Along Waratah Court Along the Northern Boundary of
the Site**

Figure 9 shows the public transport bus services in the area.

[illegible]

9 Pedestrian and Cycle Access

There is a shared path on both sides of Grace Court adjacent to and opposite the site with a shared path in place on the west side of and a footpath on the east side of Queen Elizabeth Street to the north-east of the site. A shared path/wide footpath is in place on the south side of Waratah Ct along the northern boundary of the site. Off-road shared paths are in place on both sides of Busselton Bypass along the southern boundary of the site.

The *City of Busselton Draft Cycling and Shared Path Network Plan: 2018-2022* has designated Queen Elizabeth Avenue to the north of the site, Grace Court to the east of the site and on the north side of Waratah Court opposite the site for an upgrade and to be upgraded to include full footpaths and/or cycleways. An excerpt from the cycling plan is shown in **Figure 10**.

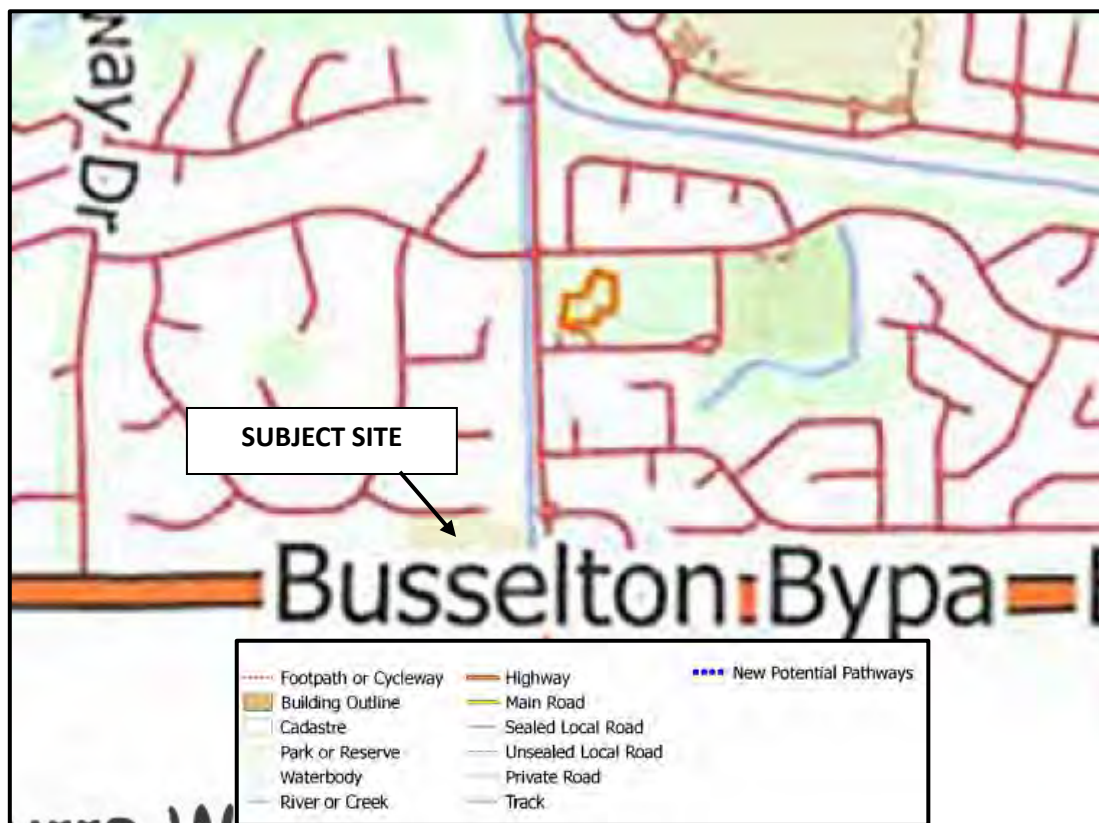


Figure 10: Excerpt from City of Busselton Cycling Strategy

Figure 11 shows long-term cycling network in the vicinity of the site which designates Queen Elizabeth Avenue as a *Primary Route*.

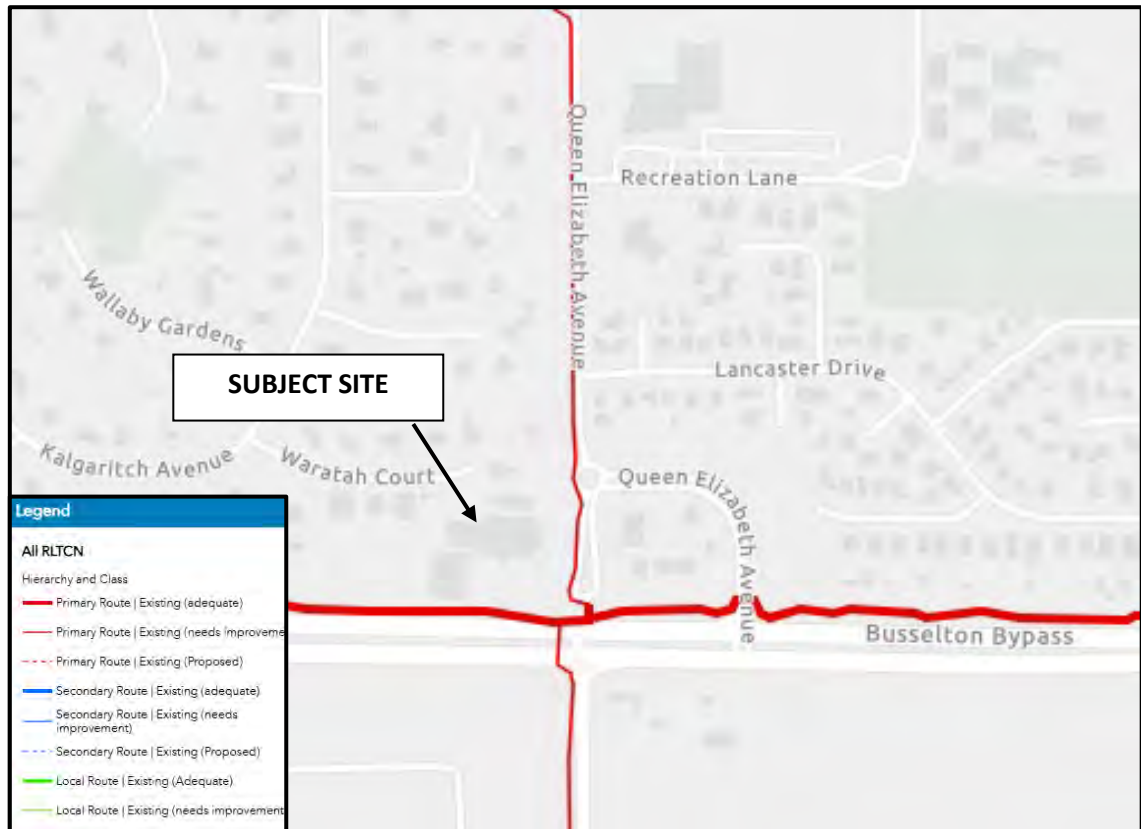


**Figure 11: Excerpt from Department of Transport Long Term Cycle Network
(Source: Department of Transport)**

10 Site Specific Issues

No other particular site-specific issues were identified as part of the assessment.

11 Safety Issues

A review of the crash history for the 5-year reporting period 2021-2025 indicates only one (1) crash on Grace Court which involved parking and no crashes along Waratah Ct, inclusive of no parking or driveway crashes. This data reflects a very low crash risk in the context of passenger-kilometres travelled and site-generated trips over a 5-year period.

A sightline assessment has been undertaken with regard to Austroads guidelines, and it can be concluded that the sightlines at the respective Waratah Ct and Grace Court Street crossovers comply within minimum requirements.

As a result, no safety issues on the adjacent boundary road network have been identified which would impact the proposal and the addition of site-generated traffic will have no impact on the risk profile of either the network or traffic operations in the vicinity of the site.

12 Conclusions

This Transport Impact Statement (TIS) has been prepared by Transcore on behalf of Cornerstone Christian College c/- Planned Focus with regard to a proposed increase in student population from 400 students to 487 students by 2031. The proposal will be located on the existing school site within a purpose-built building along the northern boundary of the site, west of Grace Court.

According to the site plan developed by Alpha Architects, the new building will be situated along the northern boundary of the site adjacent to the existing library building. The two-storey building will consist of eight (8) General Learning Areas or classrooms (GLAs) and four (4) ancillary Withdrawal Spaces or breakout rooms. No additional on-site car parking is proposed to be provided on the site which already consists of 46 on-site and 18-on-street angle bays on Waratah Ct plus dedicated bus parking on Grace Court. The existing school also has access to the on-site car parking serving the Cornerstone Church which is located opposite the site on the east side of Grace Court.

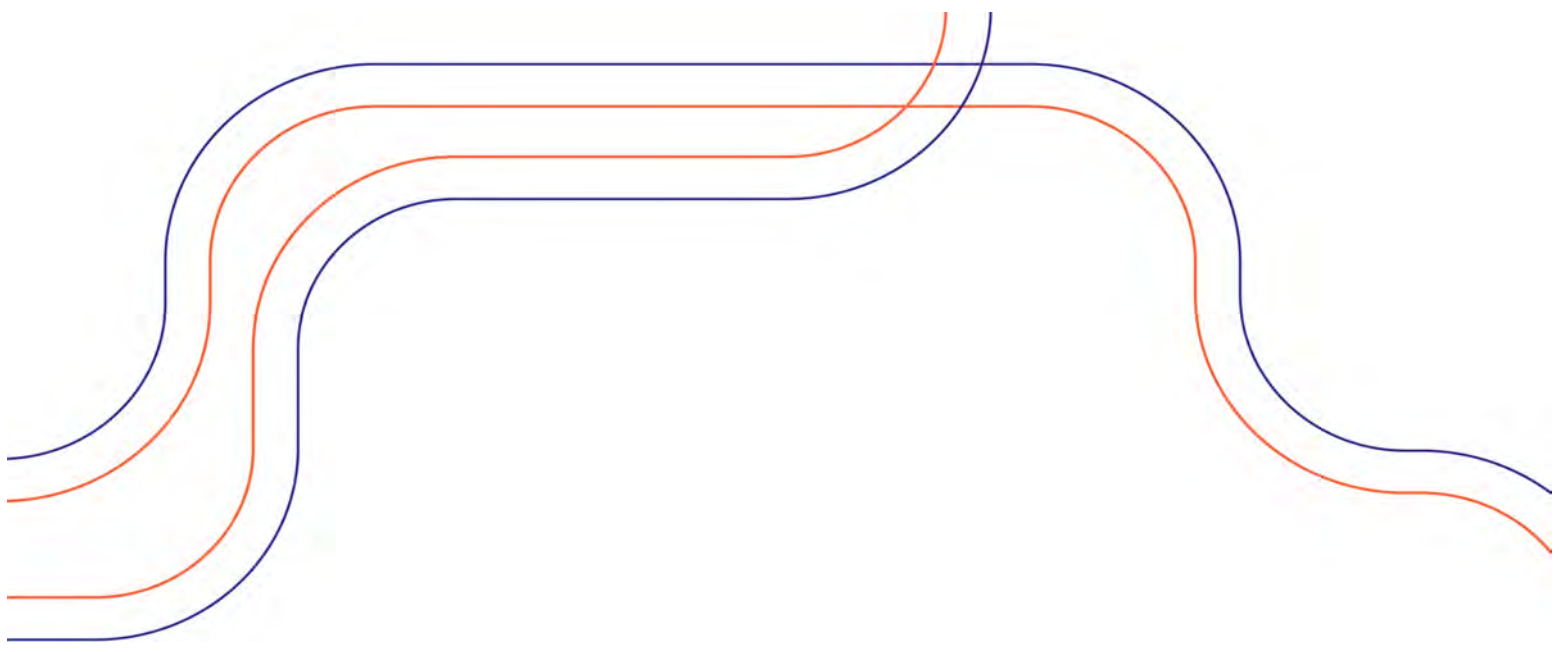
No changes to vehicular access to the site are proposed with primary access to on-site car parking provided via the southern end of Grace Court and two (2) service access points, including one (1) access for on-site bus parking, provided via the south side of Waratah Court along the northern boundary of the site.

The traffic analysis undertaken in this report shows that the traffic generation associated with the proposal is relatively low and would not have any significant impact on the surrounding road network.

No changes to waste management or service/delivery/loading protocols are proposed as part of the development with any changes to the metrics associated with waste management collection negotiated directly with Council, if required.

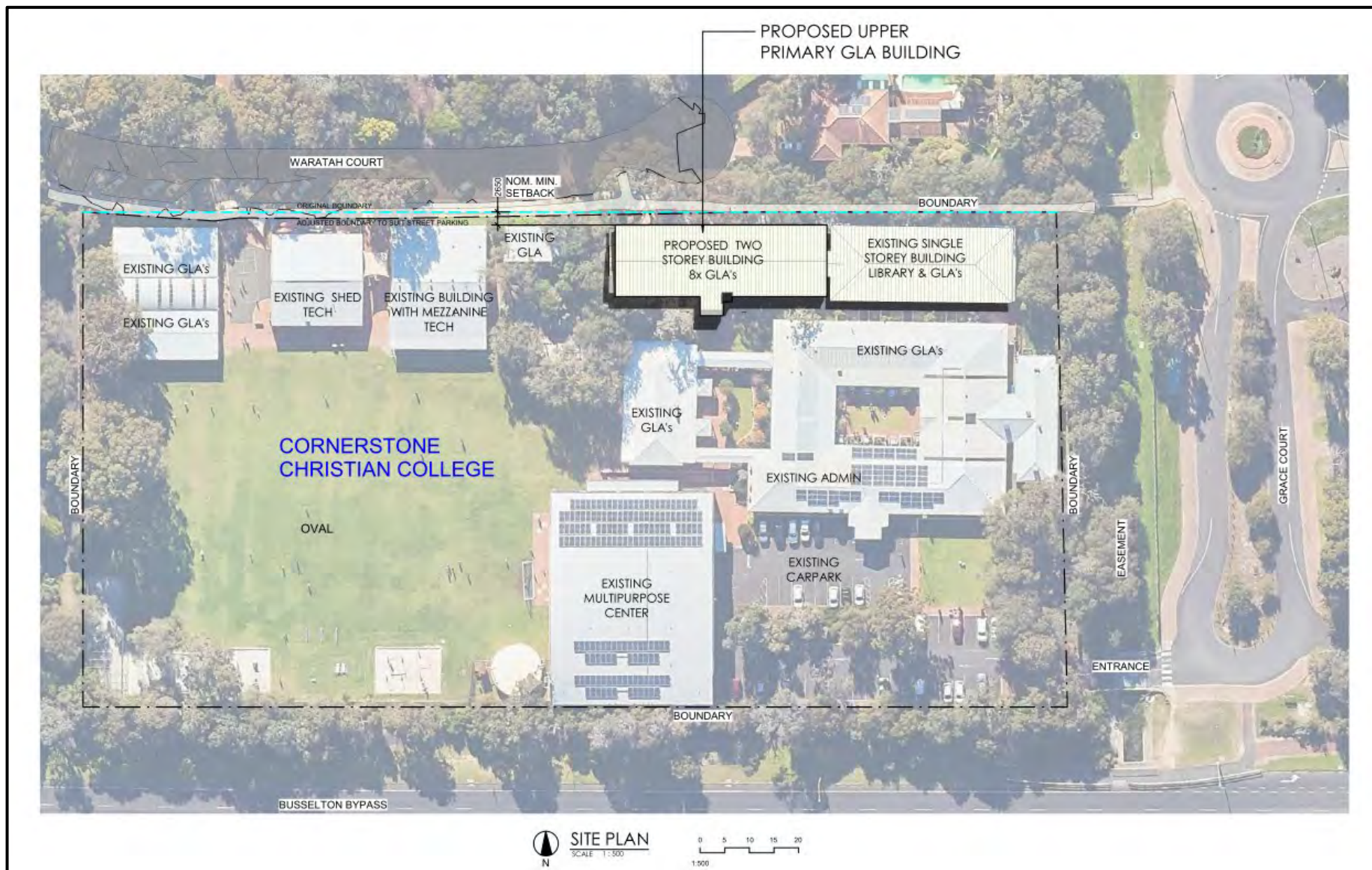
Based upon a review of the LPP and accepted traffic engineering practice with regard to school planning and operational parameters, it can be concluded that the existing parking supply both on- and off-site in close walking distance is more than adequate to cater to maximum post-development demands of the school with no additional on-site car parking required with the existing supply more than consistent with minimum Council requirements associated with existing and future development on the site.

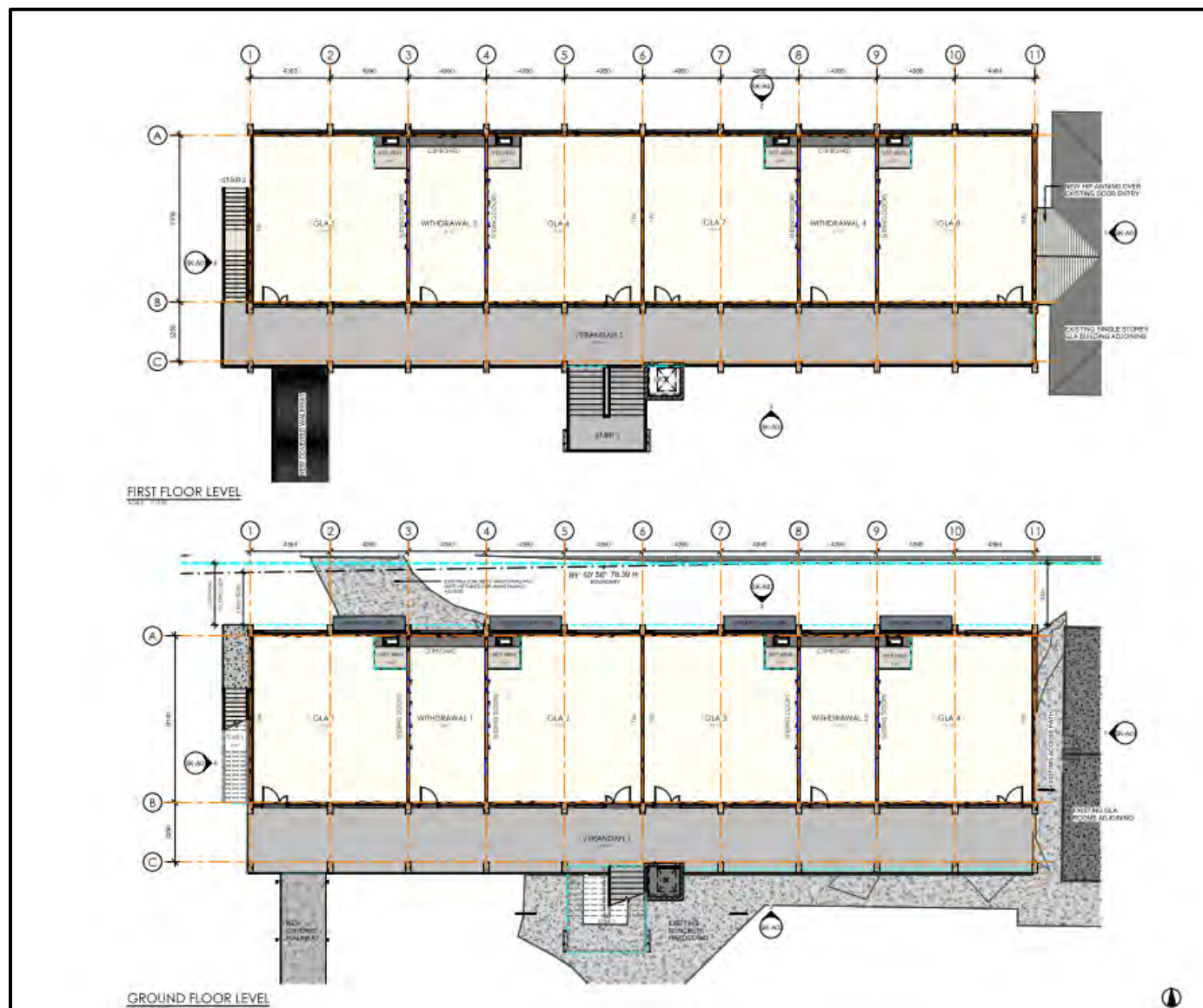
It is concluded that the findings of this Transport Impact Statement are supportive of the proposed development.

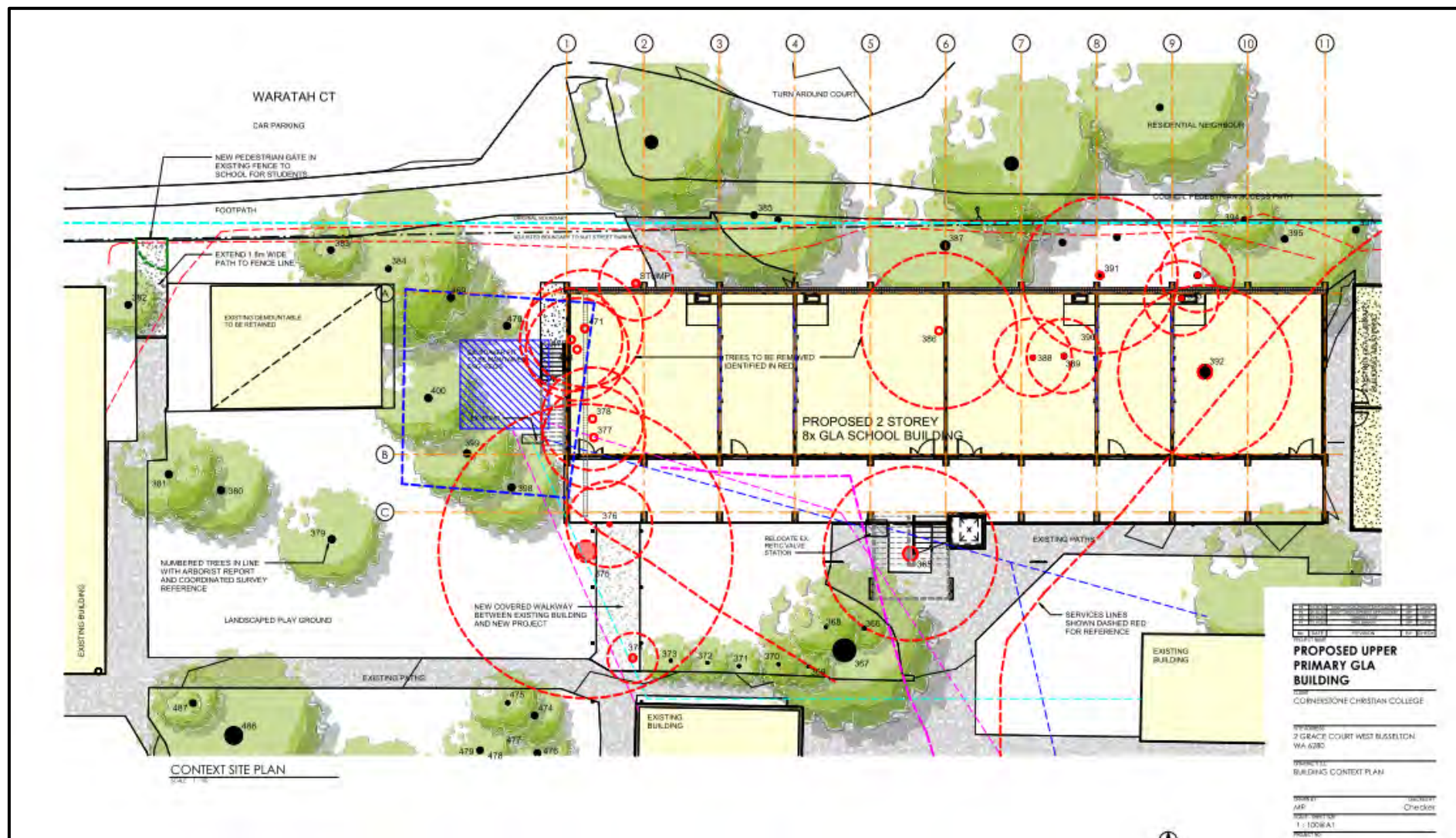


Appendix A

PROPOSED SITE PLAN







Bushfire Management Plan Coversheet

Site address: 2 Grace Court, West Busselton

Site visit / date: Yes ☒ No ☐ 19 November 2025

Report author or reviewer: Mike Scott

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☒

BPAD accreditation number: 27795 Accreditation expiry – month / year February 2026

Bushfire Management Plan - version / date: V1.2 18 May 2026

If one or more of the following responses are yes, then these should be automatically referred to DFES.	Yes	No
Strategic planning is required to address SPP 3.7 and the Guidelines	☐	☒
The application is a vulnerable land use	☒	☐

If one or more of the following responses are yes, and the decision-maker requires input from DFES, then the application can be referred.	Yes	No
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	☐	☒
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	☐	☒

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

The information provided within this bushfire management plan, to the best of my knowledge, is true and correct:

Dated signature of report author or reviewer:



18 May 2026



Cornerstone Christian College

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines

2 Grace Court, West Busselton

City of Busselton

Development Application - Vulnerable Land Uses

18 May 2026

Job Reference No:
250573

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BMP (Master) Template v10.1					

LIMITATIONS AND DISCLAIMER

Management of Risks Associated with Bushfire

For the subject planning proposal, the protection measures to be implemented based on information presented in this Bushfire Management Plan, prepared for land-use planning purposes, are the minimum requirements for management of the relevant risks.

The applied protection measures do not guarantee that during a bushfire event, no buildings or infrastructure will be damaged, persons injured, or fatalities occur - either on the subject site or off the site when evacuating.

This is substantially due to the unpredictable nature of fire weather conditions, bushfire behaviour and the actions of landowners and/or operators – including the correct implementation and ongoing maintenance of required and recommended protection measures (including bushfire resistant construction) and complying with public bushfire warnings and directions from emergency services - over which Bushfire Prone Planning has no control.

Provision of Mapping Data

All maps included herein are indicative in nature and are not to be used for accurate calculations. This data has been prepared for bushfire risk management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey.

Bushfire Prone Planning does not guarantee that this data is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.

When the separate provision of Digital Geographic Data (GIS Files) is an agreed project deliverable, these should be used in conjunction with the relevant information presented in the associated report. Areas and/or Dimensions specified in the report will have priority over digital data transmitted and must correspond to the final 'as-built' location of the applicable buildings, other structures or boundaries.

Bushfire Prone Planning's Liability

All surveys, forecasts, projections and recommendations made in this report, associated with the subject planning proposal, are made in good faith based on information available to Bushfire Prone Planning at the time.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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STATEMENT OF PURPOSE – THE ‘PLANNING’ BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7)	November 2024
--	--	---------------	---	---------------

The Stated Intent of SPP 3.7 is to implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 and B2 for additional information.

1 SUMMARY STATEMENT

This Bushfire Management Plan (BMP) has been prepared for Cornerstone Christian College to support a development application for a new Class 9b building within the college grounds. The report addresses the requirements of State Planning Policy (SPP 3.7) and the associated guidelines. The planning proposal is fully compliant with all bushfire protection criteria, as outlined in Section 6.

The proposed new building can achieve a BAL-12.5 rating in the pre-development stage. However, some vegetation modification will be required to facilitate construction, subject to approval from the City of Busselton. The affected vegetation is currently classified as low-threat vegetation under AS 3959:2018 standard.

An Arboricultural Impact Assessment (AIA) report has been prepared by NTC consulting which has information on tree protection measures, retention feasibility, removal requirements and pruning or canopy management strategies. This report should be considered before vegetation modification in order to retain, protect, and maintain trees wherever possible, based on their assessed retention values.

As the proposed Class 9b building is considered vulnerable under both planning and building frameworks, a Standalone Bushfire Plan (BP) will be developed to accompany this BMP.

2 THE PLANNING PROPOSAL

2.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	2 Grace Court, West Busselton	
Applicable Local Government	City of Busselton	
Entity Commissioning Production of the BMP	Christian Community Ministries Ltd.	
THE PLANNING PROPOSAL STAGE AND TYPE		
Strategic Planning Document	☐	N/A
Structure Plan	☐	N/A
Subdivision Application	☐	N/A
Development Application	☒	Construction of a habitable building and/or a vulnerable use that is subject to bushfire planning requirements.
DESCRIPTION		
This Bushfire Management Plan is to accompany development application for a new Class 9b building within Cornerstone Christian College grounds. According to the Planning for Bushfire Guidelines, "A development application for additions to a vulnerable land use, should address the bushfire protection criteria for the entire site". Therefore, this report addresses the bushfire protection criteria for the whole subject site.		
Primary Proposed or Intended Construction		
EXPLANATORY INFORMATION Note: A habitable building is defined in the WA <i>Planning and Development (LPS) Regulations 2015</i> to mean: A permanent or temporary structure on land that: (a) Is fully or partially enclosed; and (b) Has at least one wall of solid material and a roof of solid material; and (c) Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained. Select.		
Primary Type(s)	New Building(s)	
BCA Classification	Class 9b (assembly building)	
Vulnerable Land Use Determination		
Applying the definition established in SPP 3.7: - A land use which is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or - A land use which due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or		
		☒
		☒

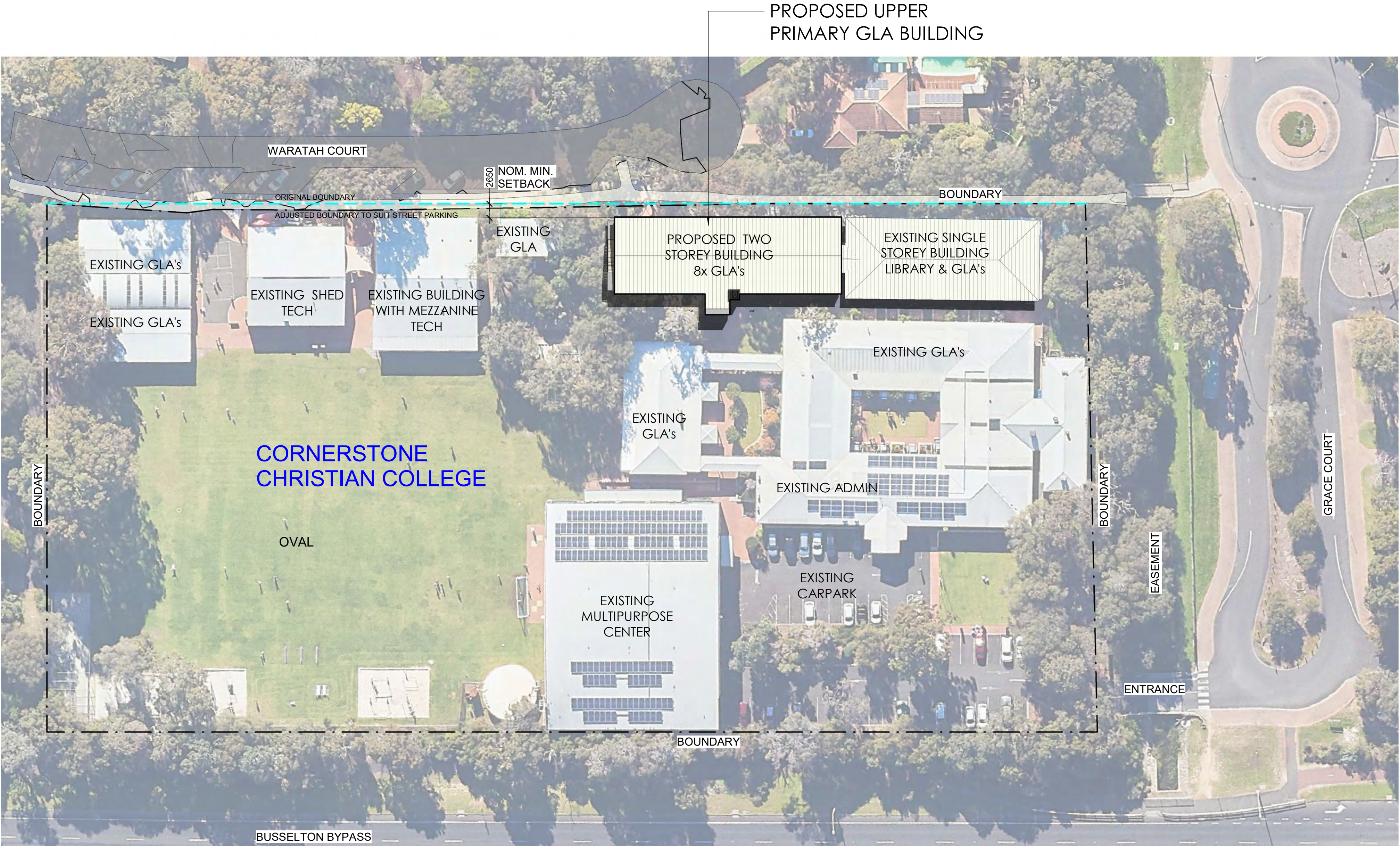
• A land use which involves visitors who are unfamiliar with the surroundings.	☒									
In applying the Guidelines, Appendix B5 and DPLH officer level advice, consideration is also given to:										
• The location and to the number of employees and visitors on-site at any one time; and	☒									
• If the decision-maker considers that the preparation of a bushfire emergency plan is warranted, then the use should be considered vulnerable.	☒									
• Grouped dwellings for older persons (e.g. Lifestyle / over 55's) where there is no nursing care component, may not need to be considered a vulnerable use (including when a Class 3 but not a Class 9c building).	☐									
<u>Assessment Supporting Details:</u> "SPP 3.7 requires the preparation of a bushfire emergency plan for all vulnerable land uses. The bushfire emergency plan (BEP) is to be prepared and submitted with the bushfire management plan (BMP)".										
Development Type - Establishing the Applicable Bushfire Protection Criteria										
Class 9 Vulnerable Use Buildings	Construction, and/or use of, or additions to the certain NCC 2022 Class 9 buildings subject to bushfire construction provisions and considered by the Guidelines to be relevant vulnerable land uses for the purpose of bushfire planning. <i>[Guidelines s8]</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Class 9a health-care building</td> <td style="text-align: center; width: 50px;"> ☐ </td> </tr> <tr> <td style="padding: 5px;">Class 9b early childhood centre and primary or secondary school</td> <td style="text-align: center;"> ☒ </td> </tr> <tr> <td style="padding: 5px;">Class 9c residential care building</td> <td style="text-align: center;"> ☐ </td> </tr> <tr> <td style="padding: 5px;">Class 10a building or deck within 6 m of the relevant Class 9 building.</td> <td style="text-align: center;"> ☐ </td> </tr> </table>	Class 9a health-care building	☐	Class 9b early childhood centre and primary or secondary school	☒	Class 9c residential care building	☐	Class 10a building or deck within 6 m of the relevant Class 9 building.	☐
Class 9a health-care building	☐									
Class 9b early childhood centre and primary or secondary school	☒									
Class 9c residential care building	☐									
Class 10a building or deck within 6 m of the relevant Class 9 building.	☐									
<u>Assessment Supporting Details:</u> None Required										



PERSPECTIVE VIEW



PERSPECTIVE VIEW 2



P4	25.02.26	DRAFT DEVELOPMENT APPLICATION	MP	CLIENT
P3	23.10.25	CONSULT CAD	MP	BRP
P2	14.02.25	PRELIMINARY	RR	AL
P1	27.11.24	PRELIMINARY	RR	AL

No. DATE REVISION BY CHECK

PROJECT NAME

PROPOSED UPPER PRIMARY GLA BUILDING

CLIENT
CORNERSTONE CHRISTIAN COLLEGE

SITE ADDRESS
2 GRACE COURT WEST BUSSETON
WA 6280

DRAWING TITLE
SITE PLAN

DRAWN BY
RR

CHECKED BY
RR

SCALE - SHEET SIZE
1 : 500@A1

PROJECT NO.

COR 01

DRAWING NO.

SK-A01

P4

PRELIMINARY

ALPHA
architects

AS COPYRIGHT OF ALL DRAWINGS AND DOCUMENTS AND OF THE WORKS EXECUTED FROM THEM IS VESTED IN THE ARCHITECT, THE USE THEREOF IS RESTRICTED TO THE PRESENT EXTENT INDICATED FOR THE PARTICULAR PROJECT AND TO THE SITE FOR WHICH AND TO THE PERSON FOR WHOM THEY WERE ORIGINALLY PREPARED. USE OTHERWISE THAN IN ACCORDANCE HERewith IS PROHIBITED. BUILDER MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING WORK OR SHOP DRAWINGS

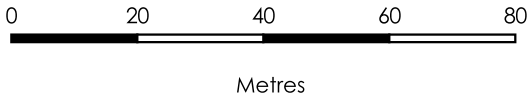


Figure 1.2
Proposed Development

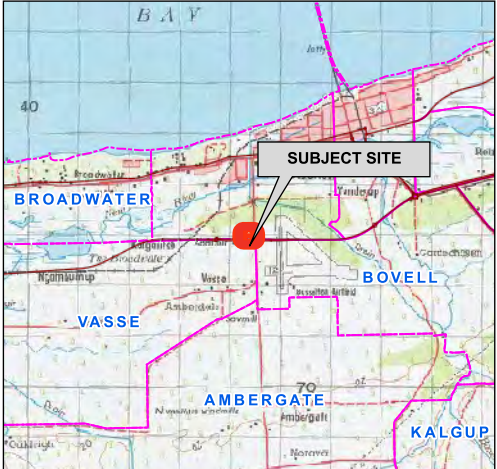
Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busselton 6280
CITY OF BUSSELTON

----- **LEGEND** -----

-  Subject Site
-  Cadastral
- Buildings**
 -  Existing Buildings
 -  Proposed Class 9b Building



----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 14-05-2026
SCALE (A3): 1 : 1200

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

Figure 1.3

Location Map

Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busselton 6280
CITY OF BUSSELTON

----- LEGEND -----

Subject Site

DBCA Legislated Lands and Waters (DBCA-011)

Marine Park

Nature Reserve

Section 34A Freehold

Section 5(1)(h) Reserve

DFES Stations (DFES-023)

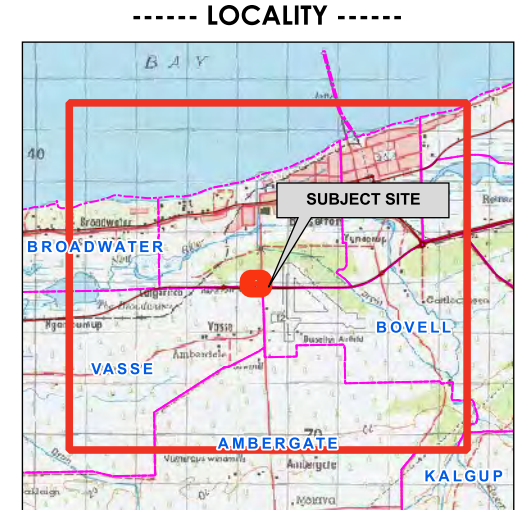
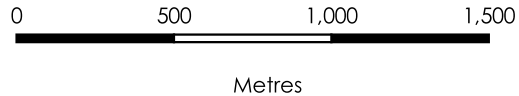
State Emergency Service Unit

Volunteer Fire & Rescue Service

LGA

Localities_Suburb

WA Rivers



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 26-03-2026
SCALE (A3): 1 : 24011



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2.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

Development means the development or use of any land, including (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land (b) the carrying out on the land of any excavation or other works (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

- (a) is fully or partially enclosed; and
- (b) has at least one wall of solid material and a roof of solid material; and
- (c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

2.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING AND A BUILDING APPLICATION or A PLANNING APPLICATION or A BUILDING APPLICATION IS TO BE SUBMITTED TO THE LOCAL GOVERNMENT FOR DETERMINATION

For the proposed development (construction and/or use) the local government is the decision maker. The local government determination will be made under:

- The Planning and Development Act 2005, its relevant subsidiary legislation (e.g. Regulations) and associated policies that establish the objectives and high-level guidance; and/or
- The local government's local planning scheme and associated policies that establishes objectives and guidance, specific to the jurisdiction, in addressing the requirements established by the above legislation and associated policy.

A BUILDING OR PLANNING APPLICATION REQUIRES A BAL RATING AND PLANNING APPROVAL The proposed development is for building works subject to the Building Code of Australia and is located in a designated bushfire prone area (Map of Bushfire Prone Areas). One or more of the following applies.: • The local government requires submission of a building permit application under the Building Act 2011 / Building Regulations 2012) including a bushfire attack level (BAL) assessment (and certificate). Applicable when the proposed development is a class of building subject to bushfire construction requirements (i.e. Classes 1, 2, 3 buildings and associated Class 10a, and Class 9 vulnerable use buildings under the Building Code of Australia). • The local government has a responsibility under the Planning and Development (LPS) Regulations 2015 to ensure strategic planning proposals, structure plans and development applications address SPP 3.7 and the Guidelines. • The local government, in accordance with its local planning scheme, is responsible to administer the relevant development controls, with due regard to SPP 3.7 and the Guidelines.	✓
WHERE PRE-DEVELOPMENT BUSHFIRE ATTACK LEVEL (BAL) OF RELEVANT BUILDINGS IS BAL-40 OR BAL-FZ The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, Part 10A – Bushfire risk management, establish: 1. If the proposed development is: (a) The construction or use, or construction and use, of a single house or ancillary dwelling on a lot or lots with a total area of 1,100 m² or more; or (b) The construction or use, or construction and use, of (i) a habitable building other than a single house or ancillary dwelling; or (ii) a specified building; and (c) Is not the use of a dwelling as hosted or unhosted short-term rental accommodation (STRA) which is specifically excluded; and 2. The <u>development site</u> is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), requiring the developer to have prepared a BAL assessment for the development site: then 3. Where the <u>pre-development</u> (before the establishment of an APZ), calculated bushfire attack level of the development site <u>is BAL-40 or BAL-FZ</u>, then the <u>developer must have development approval</u> to commence any development on the development site.	-
<u>Assessment Supporting Details:</u> The proposed extension related to a Class 9b building which is considered vulnerable under both the Building and Planning framework.	

2.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistencies between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. (Source: *Explanatory Note SPP 3.7, DPLH, 25/11/24*)

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7		APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	No
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	Yes
AND		
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	Yes
	Result in an increase of visitors, residents or employees; or	No
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No
AND		
3	THE PLANNING PROPOSAL IS A:	
	(Source: SPP 3.7, Part 4) A <u>development application for construction and/or use of a habitable building (other than a single house or ancillary dwelling), for a vulnerable land use</u> and where the development site(s) has a BAL rating above BAL-LOW.	Currently not triggered by legislation - BUT – the relevant decision-maker has established the requirement to apply SPP 3.7

(Source: Guidelines s.8) This section applies to development applications in areas designated as Area 1 (Urban) or Area 2 on the Map of BPA for the construction and/or use of, or additions to:

- o A habitable building for:
 - A vulnerable commercial or industrial land use;
 - A vulnerable Class 9 building identified within the 2022 edition of the Building Code of Australia (BCA); or
 - A vulnerable tourism land use.
- o A caravan park, nature-based park and/or camping ground, with or without a habitable building(s).

Note: A development application for additions to a vulnerable land use should address the bushfire protection criteria for the entire site. It should be noted that there are no requirements under SPP 3.7 or the Guidelines to retrofit existing buildings to the appropriate bushfire construction standard, or any requirement for these existing buildings to be located within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29).

Assessment Supporting Details:

The proposal triggers a Development Application and a response to the State Planning Policy 3.7 is required.

2.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
 - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
 - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS

Identification of the Relevant Instrument

Local Planning Policy

RELEVANT DETAILS OF LOCAL PLANNING BUSHFIRE POLICY

City of Busselton Local Planning Policy No. 4.2 Bushfire

ALL APPLICATIONS FOR DEVELOPMENT IN BUSHFIRE PRONE AREAS

4.1. All supporting plans and documents relevant to consideration of bushfire risk have been endorsed by an Appropriately Accredited Professional.

4.2 The APZ proposed to be provided:

(a) Is no greater than 25 metres from Relevant Buildings.

Note: A larger APZ may be considered, but only to the extent necessary to allow the determined BAL requirement to be reduced to BAL29, and where there are considered to be no unacceptable impacts on biodiversity, landscape values or visual amenity impacts.

In respect of visual amenity, this shall generally require a demonstration that the larger APZ will not increase the visibility of the proposed development, when viewed from locations outside the subject lot (and, in cases where the potential impact is considered significant, a visual/landscape assessment may be required, prepared using the methodology set out in the Visual Landscape Planning Manual).

(b) Can be accommodated entirely within the subject lot or, where the APZ cannot be accommodated entirely within the subject lot, the land involved -

(i) is developed as a public road, path or is otherwise public land managed such that there is a reasonable expectation that fuel loads will be managed to the APZ standard on an ongoing basis; or

(ii) is part of an APZ or Firebreak already in place and/or required on an adjoining property; or

(iii) is otherwise Low-Threat Vegetation or Non-Vegetated Area.

Note: Where the APZ cannot be accommodated within the subject lot or in accordance with parts (i) – (iii) above, a Perpetual Agreement is required to be in place with the owner of the neighbouring property to allow and require the maintenance of the portion of the APZ that extends beyond the subject property.

(d) Can be created and maintained without need to obtain a clearing permit under the (State) Environmental Protection (Clearing of Native Vegetation) Regulations 2004, approval under the (State) Biodiversity Conservation Act 2016, and/or approval under the (Commonwealth) Environmental Protection and Biodiversity Conservation Act 1999.

Note: Where a clearing permit is necessary, consideration of the following is required:

- *Whether the necessary permit or approval (including a conditional permit or approval, where the application is consistent with those conditions) has been obtained; or*
- *Flora and fauna assessments have been prepared by appropriately qualified and experienced environmental professionals, and the City considers that the clearing is necessary and appropriate, from an environmental perspective, to accommodate the proposed development; or*
- *The applicant commits to seeking the necessary permit or approval prior to commencement of development (including a change of use), and the City considers that the environmental approval processes are unlikely to require significant changes to the proposal.*

2.2.4 Identified Exemptions

EXPLANATORY INFORMATION	
The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as: • Evidence they have been considered when relevant; and • Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal.	
EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	N/A
(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that: • Are not designated as bushfire prone; • Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and • does not restrict vehicular access to any existing or future habitable building.	N/A
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	N/A
(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where: • The application does not result in an increase of occupants onsite; and/or • There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development.	N/A
<u>Assessment Supporting Details:</u> No exemption scenarios are applicable to the planning proposal. The requirements of SPP 3.7/guidelines must be addressed.	

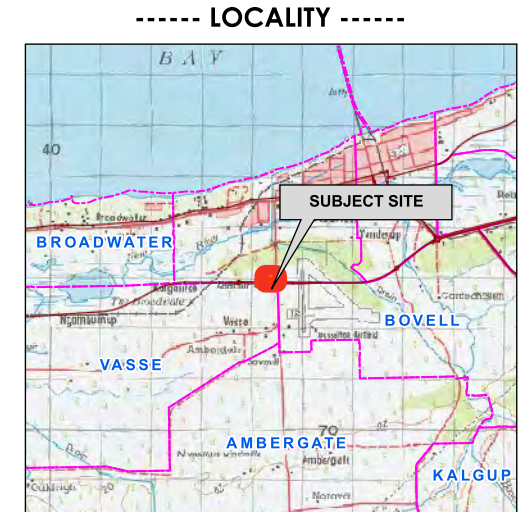
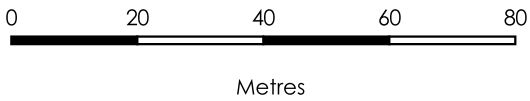


Figure 1.4
Bushfire Prone Area
Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busseton 6280
CITY OF BUSSETON

----- **LEGEND** -----

 Subject Site
 Cadastral

Buildings
 Existing Buildings
 Proposed Class 9b Building
 Bushfire Prone Area 2



 AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 14-05-2026
SCALE (A3): 1 : 1200



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

2.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS ‘PLANNING’ BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT’S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓	✓	✓
				Excluding E1		Excluding E1
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	✓
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

2.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION					
This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal. They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.					
RELEVANT DOCUMENTS					
Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	-	-	-	-
Bushfire Management Plan	Yes	-	Yes	-	250573 – Cornerstone Christian College (BMP) v 1.2
Preliminary bushfire advice (may include a BAL contour map)	Yes	Yes	No	No	250573 West Busselton Christian School – Advice Brief V 1.0
<u>Implications for the BMP:</u> An advice brief was previously prepared for the school by Bushfire Prone Planning on 19 November 2025.					
Bushfire Emergency Plan	Yes	No	Yes	-	-
<u>Implications for the BMP:</u> The proponent has committed to prepare a Bushfire Emergency Plan for the school, which is an obligation contained in Table 6 – Responsibility Checklist. The updated BEP will be required to be in place prior to the commencement of use / operation of this addition.					
Bushfire Risk Report	No	No	-	-	-
Environmental Asset or Vegetation Survey	Yes	Yes	-	Yes	Arboricultural Impact Assessment by NTC Consulting
<u>Implications for the BMP:</u> An Arboricultural Impact Assessment (AIA) report has been prepared by NTC consulting which has information on tree protection measures, retention feasibility, removal requirements and pruning or canopy management strategies. This assessment supports the application by balancing construction objectives with long-term environmental and amenity outcomes. The assessment report has been attached in this BMP in Addendum.					
Landscape Management Plan	Yes	-	TBD	-	TBD
<u>Implications for the BMP:</u> An approved LMP will be submitted at a later stage if required by the local government.					
Revegetation Plan	No	No	-	-	-

3 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under State Planning Policy 2: Environment (SPP 2), State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8) and relevant environmental legislation. A key objective of these policies is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the *Environmental Protection Act 1986* (EP Act) and requires a clearing permit under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The *Department of Water and Environmental Regulation* (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to [Native vegetation clearing permits | Western Australian Government](#), the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

3.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable).

The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.

Yes - Partly

The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy.

When applicable, this information is presented on the following pages of this BMP.

Yes - Fully

IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied			Further Action Required by Proponent	
			WA Govt. Agency Dataset (ID)	Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report		
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	N/A	-	☒	DBCA-019	☐	☐	None
RAMSAR Sites (wetlands of international importance)	N/A	-	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	Unlikely	Unlikely	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	Confirm with relevant agency
Threatened Ecological Communities	Unlikely	Unlikely		DBCA-038	☐	☐	Confirm with relevant agency
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	N/A	-	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	N/A	-	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	N/A	-	☒	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	N/A	-	☒	DWER-070	☐	☐	None

ADDITIONAL INFORMATION

Mapping of Environmentally Sensitive Areas (refer to Figure 2.1), from the information sourced in the publicly available datasets indicate no reserves within the lot boundaries of the subject site, The accuracy of this data and consequently its application to the subject site, should be confirmed with the relevant local government authority and/or state agency.

Figure 2.1
Environmental Considerations

Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busselton 6280
CITY OF BUSSELTON

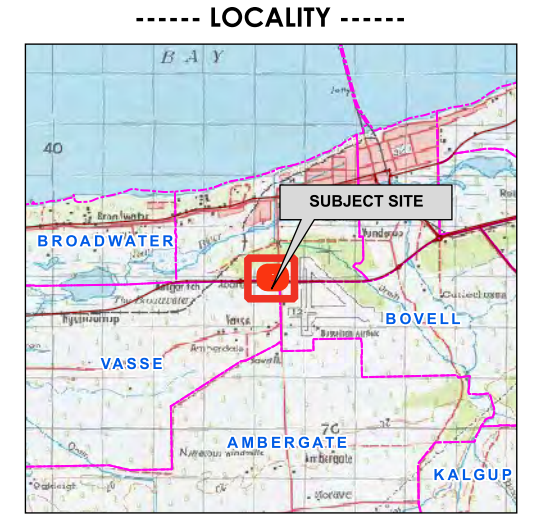
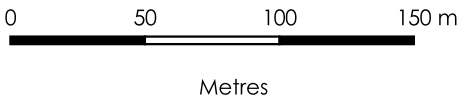
----- **LEGEND** -----

Subject Site

Geomorphic Wetlands Swan Coastal Plain

Dampland

Reserves



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 26-03-2026
SCALE (A3): 1 : 2811

BUSHFIRE PRONE PLANNING



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

3.1.1 Environmental Asset Assessment or Vegetation Survey Report

SIGNIFICANT VEGETATION IDENTIFICATION BY SITE ASSESSMENT				
Document Title	Arboricultural Impact Assessment (AIA) report			
Assessment Entity	NTC Consulting			
Vegetation Description	Relevant to Proposal	Inherent Bushfire Threat Levels	Implications for Planning Proposal	
			Level	Description
Native Vegetation / Remnant Vegetation	Yes	Low	Minor	-
Riparian Zones / Foreshore Areas	N/A	N/A	-	-
Habitat Vegetation and Wildlife Corridors	N/A	N/A	-	-

ADDITIONAL INFORMATION

The vegetation within the subject site is managed to a minimal fuel load condition as defined in AS3959:2018 standard and has been excluded from vegetation classification. However, to place the proposed building some vegetation modification is necessary.

An Arboricultural Impact Assessment (AIA) report has been prepared by NTC consulting which has information on tree protection measures, retention feasibility, removal requirements and pruning or canopy management strategies. This report should be considered before vegetation modification in order to retain, protect, and maintain trees wherever possible, based on their assessed retention values.

3.2 Response of the Planning Proposal to Protection of Native Vegetation

The protection of native vegetation is to be prioritised by avoiding areas that would require clearing or modification of native vegetation, specifically for the purpose of bushfire mitigation (BMP Manual, November 2024 DPLH).

SOLUTIONS APPLIED TO MINIMISE NATIVE VEGETATION REMOVAL / MODIFICATION	
Clearing and/or modification of native vegetation is proposed and necessary.	Likely
The proposed building can achieve BAL-12.5 rating in its pre-development stage. However, some modification of vegetation currently classified as low-threat vegetation will be required within subject site to place the building, subject to local government approval.	
Conservation Response	
The proposal reserves native vegetation for conservation, recreation or environmental protection purpose. These can include ecological linkage, local natural area, waterway, or foreshore area or wetland buffer.	Not required
Siting / Design / Construction Responses	
The proposal has applied a reduction in the intensification of land use or development potential (e.g. reduced lot yield or smaller building footprints), to ensure the retention of greater areas of native vegetation while achieving the required vegetation separation distances to limit exposure to unacceptable levels of potential bushfire impact.	Not required
The proposal situates required non-vegetated elements (e.g. footpaths, paved areas, roads, parking, open drainage channels, and major services delivery installed in common corridors), between bushfire hazards and elements at risk – to effectively achieve required vegetation separation distances with less vegetation clearing and/or modification.	Not required
The proposal applies building envelopes, and these have located to minimise the requirement to clear and/or modify native vegetation.	Not required
The proposal utilises the clustering habitable buildings to reduce requirements for native vegetation clearing and/or modification.	Not required
The proposal aligns roads and pathways to work around trees and other vegetation, preserving their ecological values.	Not required
The proposal establishes requirements for the construction of building(s) to satisfy the requirements corresponding to higher BAL ratings to ensure a reduced vegetation separation distance requirement.	Not required

3.3 Retained & Planted Vegetation – Planned Management & Bushfire Threat Level Considerations

EXPLANATORY INFORMATION	
This section of the BMP identifies areas of vegetation (including native vegetation), within or near the subject site, which are, or are proposed to be, subject to modification and management in accordance with a vegetation management plan - in the form of a Landscape Management Plan or a Revegetation Plan or similar. Vegetation management may result in elements at risk being exposed to a bushfire hazard threat level post-development that is different to pre-development. This identified to ensure it is accounted for.	
The planning proposal is, or is expected to be, subject to one or more vegetation management plan(s). This has implications for the potential bushfire impact assessments and proponent responsibilities. These are considered in Section 2.3.1 when applicable.	No
THE SUBJECT PROPOSAL - RELEVANT STATEMENTS	
AREAS OF VEGETATION SUBJECT TO MANAGEMENT AND CONSIDERATION OF CONSEQUENT BUSHFIRE THREAT LEVEL	
LANDSCAPE MANAGEMENT PLAN – INTENT TO MAINTAIN LOW THREAT POST-DEVELOPMENT	
An approved landscape management plan can be provided to the local government if required at a later stage . The vegetation within the subject site is managed and maintain to a low-threat minimal fuel load condition. While vegetation modification is not necessary to establish bushfire protection criteria measures, it is required to provide sufficient space for construction for which local government approval will be required. An Arboricultural Impact Assessment (AIA) report has been prepared by NTC consulting which has information on tree protection measures, retention feasibility, removal requirements and pruning or canopy management strategies. This report should be considered before vegetation modification in order to retain, protect, and maintain trees wherever possible, based on their assessed retention values. To meet the Asset Protection Zone (APZ) technical requirements, trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Tree canopies at maturity should be at least 5m apart to avoid forming a continuous canopy. Dead fine fuel load should be maintained at less than two tonnes per hectare. Any isolated shrubs should be pruned in a regular basis, and grasses should be maintained at a height of 100mm or less, at all times.	

4 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

4.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION	
Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible). The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated. Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority. Refer to Appendix B2 for additional information and guidance regarding interpretation of the BAL Contour Map.	

4.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map
Method 2 (Detailed)	No	N/A	N/A	N/A	

4.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE ¹		
Building/Structure Description	Indicative BAL ²	Determined BAL ²
New Class 9b building	N/A	BAL-12.5
¹ The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'. ² Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.		

4.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No.3.1
The relevant vegetation for the pre-development BAL contour map will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No.3.1
Supporting Assessment Details: None Required	

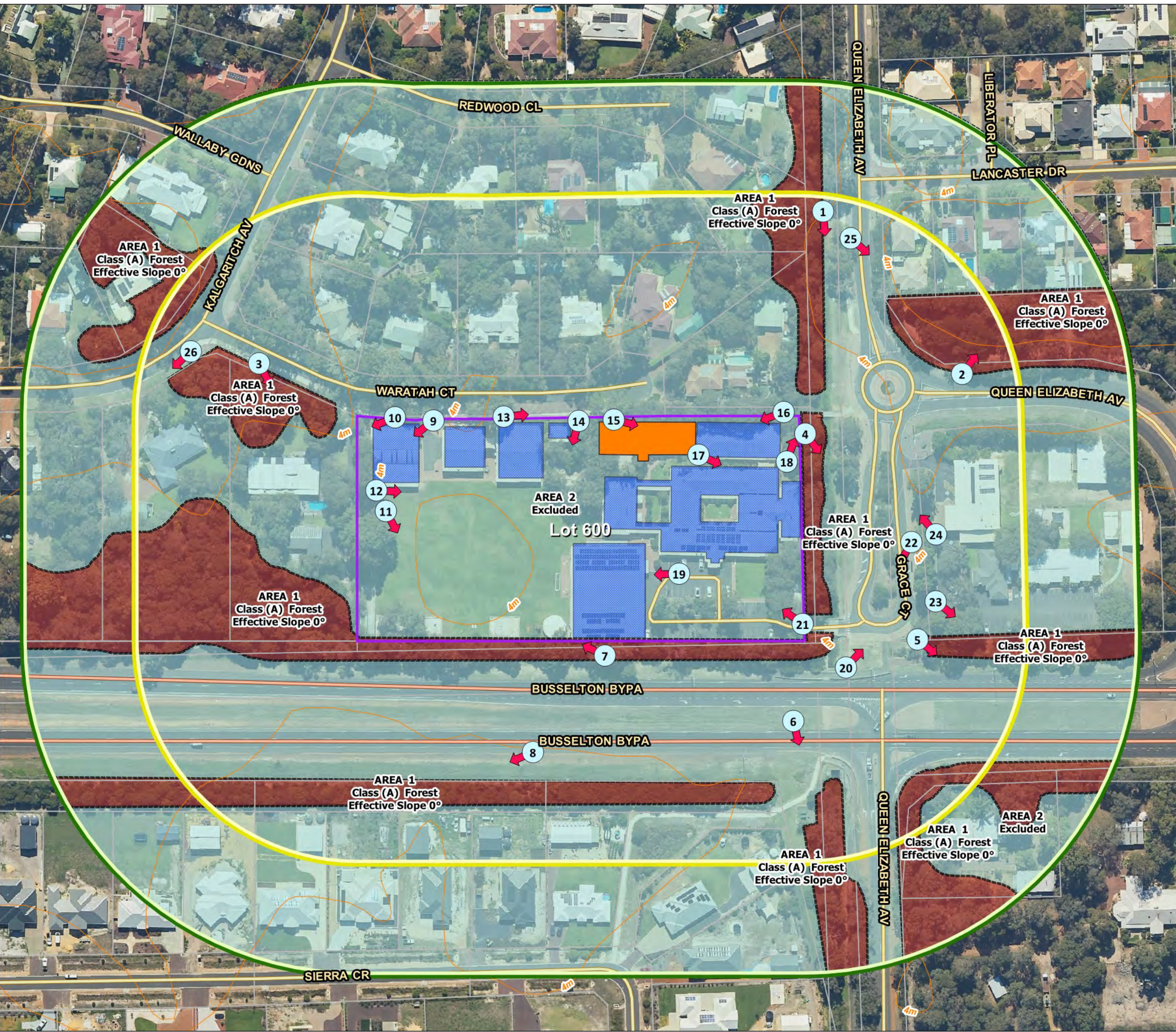
Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS ¹												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method ²												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class			degree range	degrees	degrees		K	metres	metres	kW/m	metres
1	(A) Forest	80	Upslope or flat 0	flat 0								
2	Excluded cl 2.2.3.2(e & f)	N/A	N/A	-								
Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.												
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.												

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) ¹									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)						10 kW/m ²	2 kW/m ²
		>40 kW/m ²	40 kW/m ²	29 kW/m ²	19 kW/m ²	12.5 kW/m ²	N/A ²		
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100	-	-
2	Excluded cl 2.2.3.2(e & f)	-	-	-	-	-	-	-	-
Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2. Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.									

Figure 3.1
Classified Vegetation & Topography (Existing)
Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busseton 6280
CITY OF BUSSETON



----- **LEGEND** -----

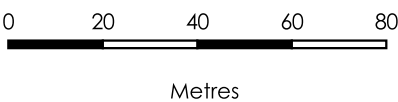
- Subject Site
- Cadastral
- Photos and Direction

Buildings

- Existing Buildings
- Proposed Class 9b Building
- 150m Assessment Area
- 100m Assessment Area

Classified Vegetation

- Forest
- Excluded 2,2,3,2 (f)



----- **LOCALITY** -----

AERIAL IMAGERY: Landgate/SLIP

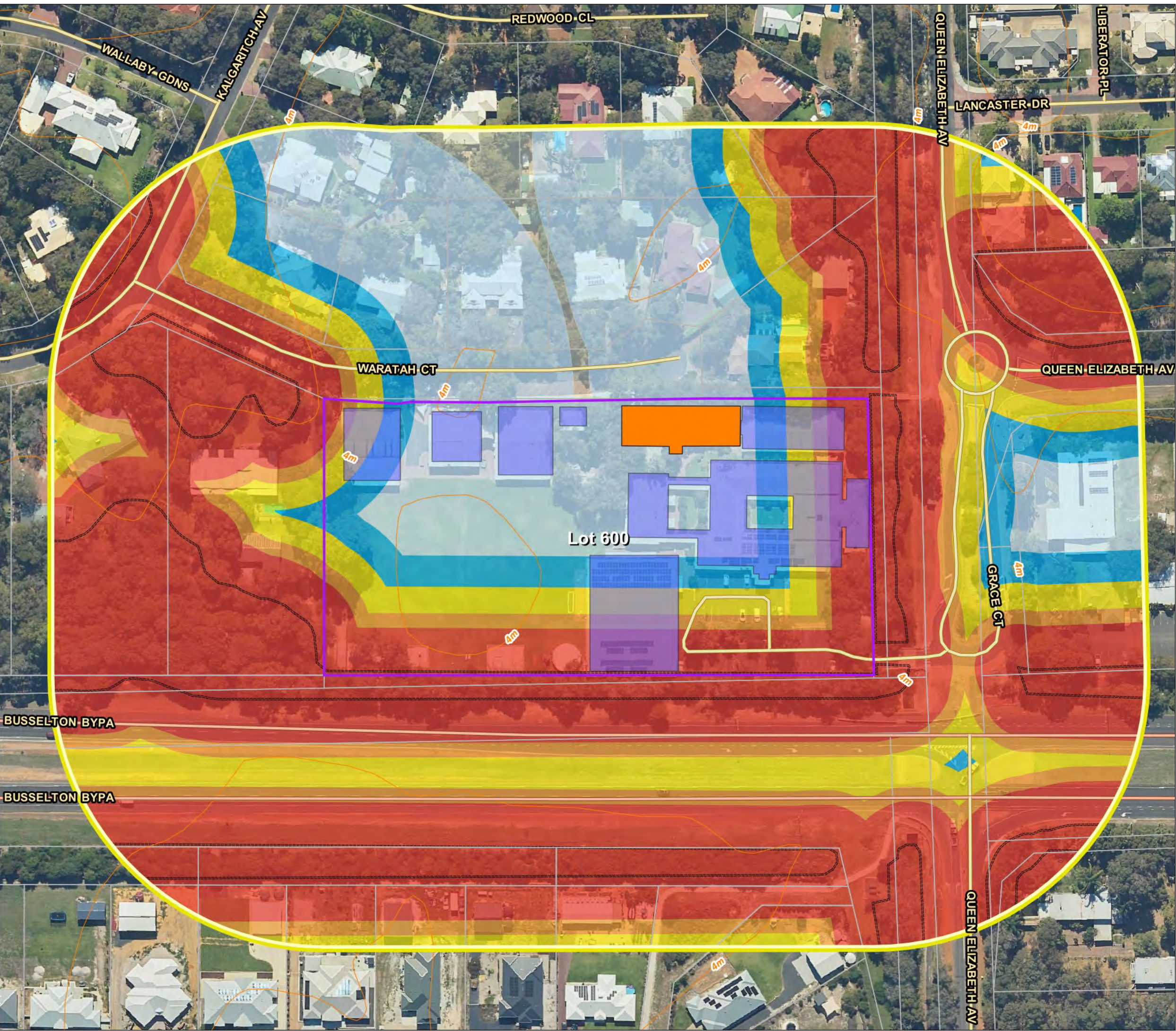
Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 18-05-2026
SCALE (A3): 1 : 1600

BUSHFIRE PRONE PLANNING

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Figure 3.2
BAL Contour Map

Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busseton 6280
CITY OF BUSSETON



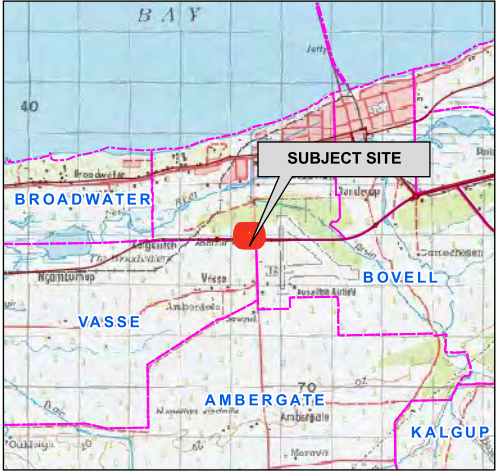
----- **LEGEND** -----

- Subject Site
- Cadastral
- Buildings**
 - Existing Buildings
 - Proposed Class 9b Building
 - 100m Assessment Area
- Bushfire Attack Levels**
 - BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5
 - BAL-LOW

0 20 40 60 80

Metres

----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratiima 18-05-2026
SCALE (A3): 1 : 1300

5 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

EXPLANATORY INFORMATION

Section Content Guidance (DPLH/WAPC)

'Bushfire Hazard Issues' is a section of the Bushfire Management Plan (BMP) in accordance with guidance presented in the BMP Manual (DPLH/WAPC, November 2024).

The Manual indicates the intent of applying its guidance with the following statement:

"The standardisation of BMP's improves efficiencies in decision making at local and state government level by promoting the clear and succinct presentation of information required under SPP 3.7 and the Guidelines."

Bushfire Prone Planning's Approach

In complying more broadly with the above efficiency intentions, Bushfire Prone Planning (BPP) will also seek to:

- Improve the efficiency of BMP development by its consultants; and
- Ensure the readability and understanding of the BMP by persons who will need to read the document.

Key to achieving these efficiency and comprehension outcomes is the design and quality of the explanatory and assessment content of the BMP. This includes the effective use of Section 4 by not repeating content and assessment summaries that are presented in other sections of the BMP.

Typically, bushfire hazard issues will be appropriately addressed in Sections 2 and 3 of the BMP which identify:

- The required environmental considerations; and
- The assessment of potential levels of bushfire impact and their justification.

Limitation on Section 4 Content

As a consequence of the above considerations, content in this section will be limited to raising decision maker awareness regarding additional site specific matters that otherwise may not be a component of the standard BMP bushfire hazard assessment.

Additional information is provided on an 'as necessary' basis for the following scenarios:

1. When local governments have provided jurisdiction specific bushfire hazard assessment and/or management guidance that needs to be addressed. How these have been considered by the bushfire consultant in conducting their bushfire hazard assessments will be discussed.
2. When, due to difficult site conditions, additional explanation and justification of the bushfire hazard assessment process undertaken by the bushfire consultant would assist decision making.
3. Matters are identified when they are either not considered or are only partially considered, under the bushfire hazard assessments conducted in accordance with SPP 3.7/Guidelines. These include matters that would potentially reflect poorly on the bushfire consultant's professional integrity if ignored.

For the subject planning proposal, has the bushfire practitioner determined (in accordance with the explanatory information above), that presenting additional information in this section is necessary?	No
Additional bushfire hazard information is provided below for the relevant scenarios.	N/A

6 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (BPC)

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) establishes policy outcomes (cl. 6) that "specify the role of planning and development in contributing to the overall objectives" of the policy.

The policy outcomes are incorporated into the four elements of the bushfire protection criteria established in the Planning for Bushfire Guidelines (Guidelines).

CONSEQUENTLY, TO SATISFY THE OBJECTIVES AND POLICY OUTCOMES OF SPP 3.7, A PLANNING PROPOSAL IN A DESIGNATED BUSHFIRE PRONE AREA IS REQUIRED TO DEMONSTRATE THAT COMPLIANCE WITH THE BUSHFIRE PROTECTION CRITERIA CAN BE ACHIEVED.

The Guidelines in Section 2.2.1 establish two pathways to demonstrate compliance:

1. The deemed to comply pathway - in which compliance is able to be demonstrated with all relevant acceptable solutions associated with each Element, for a specific planning stage or use; or
2. An alternative pathway when all relevant acceptable solutions cannot be fully achieved, which utilises either:
 - (a) The outcomes-based approach (established in SPP 3.7 cl. 6) alone; or
 - (b) A combination of the outcomes-based approach and the acceptable solutions.

For the subject planning proposal:

- The assessment applying the deemed to comply pathway assessment is presented in Section 5.3.
- When an assessment applying the alternative pathway is necessary, the required additional information is presented in Section 5.4.

6.1 Local Government Variations to Apply

EXPLANATORY INFORMATION

1. Local governments may add to or modify the acceptable solutions contained within the Guidelines to recognise special local or regional circumstances that reinforce the SPP 3.7 objectives and outcomes. This is achieved through regional or local variations that form part of a local planning strategy and/or local planning scheme via a scheme amendment or special control area.

This could include acceptable solutions that address topography, vegetation or climate to the satisfaction of the Western Australian Planning Commission (WAPC) that the modifications comply with the corresponding SPP 3.7 objectives and outcomes. (Planning for Bushfire Guidelines, s. 3.4, 2024).

2. Under the relevant state legislation (LPS Regulations 2015), SPP 3.7 does not apply to hosted or unhosted short-term rental accommodation. However, the local government under its Local Planning framework (i.e. Strategy / Scheme and Policy as applicable), may require that certain bushfire protection measures or variations to the measures (the bushfire protection criteria), established by SPP 3.7 and the Guidelines, are to be applied.

Endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the planning proposal?

None known or identified

The proposed land use for hosted or unhosted short-term rental accommodation, and the local government requires certain bushfire protection measures, contained within the BPC, to be applied, that under the LPS Regulations 2015, would otherwise not be required?

None known or identified

6.2 Assessment Summary

PATHWAY APPLIED TO DEMONSTRATE ACHIEVING POLICY OUTCOMES OF SPP 3.7 BUSHFIRE ¹			
INCLUDES SUMMARY OF THE PROPOSAL'S ASSESSMENT AGAINST THE BPC ACCEPTABLE SOLUTIONS			
DEVELOPMENT – CLASS 9 VULNERABLE USE BUILDINGS			
The Acceptable Solutions Corresponding to the Policy Outcomes of SPP 3.7 Bushfire as Incorporated into the Elements of the Bushfire Protection Criteria (Guidelines)	Acceptable Solutions Pathway	Alternative Pathway ²	
	Compliance Status	Outcomes-Based Approach Only	Combination of Pathways
ELEMENT 2: SITING AND DESIGN:	Fully Compliant	-	-
A2.1 Siting and design	Fully Compliant		
A2.2 Asset Protection Zone (APZ)	Not Applicable		
A2.3 Clearing of native vegetation	Fully Compliant		
A2.4 Landscape management plan	Fully Compliant		
A2.5 Onsite shelter (safer building) - schools	Fully Compliant		
A2.6 Storage of hazardous, flammable and/or combustible materials	Not Applicable		
ELEMENT 3: VEHICULAR ACCESS:	Fully Compliant	-	-
A3.1 Public roads	Fully Compliant		
A3.2 Access routes	Fully Compliant		
A3.3a No-through roads	Not Applicable		
A3.3b No-through roads technical requirements	Not Applicable		
A3.4 Emergency access way	Not Applicable		
A3.5 Fire service access route	Not Applicable		
A3.6 Internal vehicular access & private driveways	Fully Compliant		
A3.7 Signage	Fully Compliant		
ELEMENT 4: WATER SUPPLY:	Fully Compliant	-	-
A4.1 Water supply	Fully Compliant		
Note 1: Achieving the objectives and policy outcomes of SPP 3.7 Bushfire can be demonstrated through either the acceptable solutions pathway, the outcomes- based approach only, or a combination of both pathways (refer to Guidelines s 2.2.1).			
Note 2: When applied, the required additional assessment details are provided in Section 5.4 of this BMP. The content and comprehensiveness of the assessment will vary dependant on the specific conditions of the broader landscape, the development site, its use and the degree to which any relevant acceptable solutions cannot be complied with.			

6.3 BPC 8.1: Development – Class 9 Vulnerable Use Buildings - Acceptable Solutions Assessment

6.3.1 Element 2: Siting and Design

ELEMENT 2: SITING AND DESIGN (DEVELOPMENT – CLASS 9 VULNERABLE USE BUILDINGS)

IMPORTANT INFORMATION REGARDING ADDITIONAL BCA REQUIREMENTS

Be aware of the following when the proposed Class 9 vulnerable use building is required to comply with the bushfire resistance and additional requirements of the Building Code of Australia (BCA) contained within the National Construction Code 2022 (NCC 2022).

The Building Code of Australia is applied under the WA Building Act 2011/Building Regulations 2012. The BCA establishes that these buildings must have certain minimum separation distances from bushfire prone vegetation – with site specific conditions determining these distances.

The separation distances are significantly greater than the required minimum distances established by SPP 3.7/Guidelines under the Planning and Development Act 2005.

This BMP as a bushfire planning assessment is not required to determine the additional separation distances that are to apply to the subject planning proposal or its ability to comply with those requirements.

However, in consideration of the relevant provision in the LPS Regulations 2015 (see below), Bushfire Prone Planning is taking the approach of informing decision makers regarding the additional separations distances to be considered.

LPS Regulations 2015, Schedule 2, Part 10A – Bushfire risk management, cl. 78E (1) – “In considering an application for development approval for development to which this Part applies, the local government is to have regard to the bushfire resistant construction requirements of the Building Code”.

The separation distances from classified vegetation established by the BCA, when applicable to the subject planning proposal, are presented in this BMP as an addendum. Refer also to information provided in Appendix B3 of this BMP.

EXPLANATORY INFORMATION

Refer to Appendices B1 and B3 of this BMP for additional information and to *the bushfire protection measure implementation checklist in Section 6 for the APZ dimensions applicable to this planning proposal.*

The Planning Assessment and the APZ

This assessment is a 'planning assessment' being conducted for planning approval purposes only. All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended).

Note the assessment is not conducted for building approval purposes. The derivation of 'determined' BAL ratings for building permit applications is not the intended outcome of this planning assessment. However, in limited situations, the presented indicative BAL rating might also be considered as 'determined'.

To comply with the relevant acceptable solutions contained in the 'Bushfire Planning Guidelines', the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) - subject to location constraints and allowances established by the Guidelines - can be installed surrounding a habitable or specified building.

Approved BMP's and the APZ Dimensions to be Implemented

An approved BMP, unless stated otherwise, is only approving the installation of an APZ comprised of:

- The minimum dimensions that ensure the radiant heat impact of a bushfire (on building works) does not exceed 29 kW/m² (BAL-29); or
- For specific 'vulnerable' land uses, the minimum dimensions that ensures the radiant heat impact of a bushfire (on building works) does not exceed the level of radiant heat exposure stated in the applicable acceptable solution; or
- The specific minimum dimensions that may be applied through the application of an outcomes-based approach.

Consequently, the 'minimum' dimensions of the approved APZ are also the 'maximum' approved dimensions when installation of the APZ will require the modification/removal of native vegetation. Installing a larger dimensioned APZ, to lower the determined BAL rating of specific building works, will need additional approval from the relevant planning authority.

The following bushfire planning policy and guidance potentially limit installed APZ dimensions:

- SPP 3.7 Bushfire, Policy Objectives, cl. 5.5 states – “Prioritise the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.
- SPP 3.7 Bushfire, Policy Outcomes, cl. 6.2 - establishes that clearing of native vegetation is to be avoided or minimised in managing or mitigating bushfire risk.
- The Guidelines, Appendix B2, B.2.1 states - “clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported.”

O2	The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved					
	Ensure siting and design solutions: • Manage or mitigate the bushfire risk to people, property and infrastructure; and • Avoid, or where unavoidable, minimises the clearing of native vegetation. (SPP 3.7, 6.2)					
E2	Acceptable Solutions Pathway - Compliance Statement					
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.					
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes					
	N/A					
ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS						
Check Box Legend: ☒ Relevant & met ☒ Relevant & not met ☐ Not relevant						
A2.1 Siting and design		Applicable:	Yes			
		Compliant:	Yes			
☒ ☐ ☐ Every habitable building achieves a radiant heat impact not exceeding 29 kW/m ² (BAL-29).						
<u>Assessment Supporting Details:</u> The proposed building achieves a radiant heat impact not exceeding 12 kW/m ² (BAL-12.5) in its pre-development stage.						
A2.2 Asset Protection Zone (APZ)		Applicable:	No			
		Compliant:	-			

Where a habitable building(s) cannot be wholly within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements for width, location and management:

- ☐ ☐ ☒ APZ Width: The APZ, when measured from any external wall or supporting post or column, is of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) to any part of the building, in all circumstances.
- ☐ ☐ ☒ APZ Location – Option 1: The indicative 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot.
- ☐ ☐ ☒ APZ Location – Option 2: The indicative 'Planning BAL-29' APZ cannot be contained solely within the boundaries of the lot. However, the relevant vegetation on the adjoining land / lot(s) is, and will continue to be, on an ongoing basis in perpetuity, low threat as per:
 - Clause 2.2.3.2 of AS 3959 (including non-vegetated land such as a sealed or unsealed road, or a water body); or
 - The requirements of the Guidelines Appendix B.2, Table 9 – APZ technical requirements; or
 - The alternative standard in the local planning scheme (when it exists).
- ☐ ☐ ☒ APZ Management: The APZ is (or can and will be) managed in accordance with the requirements established in the Guidelines, Appendix B.2 or the alternative standard in the gazetted local planning scheme (when it exists).

Assessment Supporting Details: The proposed building achieves a radiant heat impact not exceeding 12 kW/m² (BAL-12.5) in its pre-development stage.

A2.3 Clearing of native vegetation	Applicable:	Yes	Compliant:	Yes
------------------------------------	-------------	-----	------------	-----

- ☒ ☐ ☐ The development avoids, or where unavoidable, minimises the clearing of native vegetation.

Assessment Supporting Details: The proposed building can achieve BAL-12.5 rating in its pre-development stage. However, some modification of vegetation currently classified as low-threat vegetation will be required within subject site to place the building, subject to local government approval.

A2.4 Landscape management plan	Applicable:	Yes	Compliant:	Yes
--------------------------------	-------------	-----	------------	-----

- ☒ ☐ ☐ A landscape management plan has been prepared to identify ongoing onsite vegetation management.

Assessment Supporting Details: A landscape management plan can be provided at a later stage if required by the local government. Arboricultural Impact Assessment report prepared by NTC consulting should be referred to for tree retention considerations.

A2.5 Onsite shelter (safer building) - schools	Applicable:	Yes	Compliant:	Yes
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- ☒ ☐ ☐ An on-site shelter (safer building) is provided in accordance with the Principal's guide to bushfire: Prepare your school for the bushfire season (Department of Education: October 2022).

Assessment Supporting Details: A suitable on-site shelter has been identified in the Standalone Bushfire Plan. Further details regarding the role of the building in an emergency will be provided in Standalone Bushfire Plan, noting the approach in schools to shelter in place as a primary response.

A2.6 Storage of hazardous, flammable and/or combustible materials		Applicable:	No	Compliant:	No
☐ ☐ ☒	The proposed land use does not include the storage of hazardous, flammable and/or combustible materials as part of its ongoing day to day operations. Therefore, A2.6 is not applicable to the subject planning proposal.				
☐ ☐ ☒	The proposed land use will include the storage of hazardous, flammable and/or combustible materials as part of its ongoing day to day operations. These will be a quantity that trigger the requirement for a licence under the <i>Dangerous Goods Safety Act 2004</i> or the <i>Environmental Protection Act 1986</i> . Consequently, the requirements under the above legislation will establish the storage requirements and therefore A2.6 is not applicable to the subject planning proposal.				
☐ ☐ ☒	The proposed land use will include the storage of hazardous, flammable and/or combustible materials as part of its ongoing day to day operations. These are not at a quantity that trigger the requirement for a licence under the <i>Dangerous Goods Safety Act 2004</i> or the <i>Environmental Protection Act 1986</i> . Consequently, the following established storage area requirements can and will be applied:				
☐ ☐ ☒	The storage area is subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29); and				
☐ ☐ ☒	The construction of the storage area is non-combustible and shields the materials to reduce their exposure to radiant heat from the bushfire to levels significantly lower than 29 kW/m² and prevents the entry of debris and embers; and				
☐ ☐ ☒	The construction of the storage area limits to the degree necessary and practical, the escape of sources of ignition from the stored materials into bushfire prone vegetation.				
<u>Assessment Supporting Details:</u> None required					

6.3.2 Element 3: Vehicular Access

ELEMENT 3: VEHICULAR ACCESS (DEVELOPMENT – CLASS 9 VULNERABLE USE BUILDINGS)					
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced. The technical construction requirements for access types and components are established in the Guidelines Appendix B.3, Table 10 (certain information is copied and presented in Appendix C of this BMP). The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply. These are included as an appendix if requested by the local government. Note: <i>The following understanding of what constitutes a 'road', and the stated definitions can be important considerations for assessments against an acceptable solution for Element 3.</i> - Guidelines Appendix B3: Vehicular Access, identifies a 'road' as being either a public road (that includes a no-through road) or a perimeter road. All other access types (i.e. emergency access ways, fire service access routes, battle-axes and private driveways) are considered a different class of access i.e. they are not 'roads'. - SPP 3.7 defines 'no-through road' as "a cul-de-sac or dead end road". - SPP 3.7 defines 'two-way access' as "vehicular access from a site in two different directions to at least two different suitable destinations". This allows for required access to potentially be provided by an emergency access way.					
O3	The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved				
	Ensure the design and capacity of vehicular access and egress provide: - For efficient and effective evacuation to a suitable destination(s); and/or - As a contingency measure for vulnerable land uses, an on-site shelter, where demonstrated appropriate, as a last resort option. (SPP 3.7, 6.3)				
E3	Acceptable Solutions Pathway - Compliance Statement				
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.				
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes				
	N/A				
ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS					
Check Box Legend: ☒ Relevant & met ☒ Relevant & not met ☐ Not relevant					
A3.1 Public roads		Applicable:	Yes	Compliant:	Yes
☒	☐	☐	Public roads meet (or can and will meet) the technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).		
☒	☐	☐	Public roads meet (or can and will meet) the technical requirement <u>recommended</u> in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.		

☒ ☐ ☐	Public road technical requirements for minimum horizontal clearance, gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.
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Assessment Supporting Details: The existing public roads are likely to comply with the technical construction requirements outlined in the Guidelines.

A3.2 Access routes	Applicable:	Yes	Compliant:	Yes
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☐ ☐ ☒	The subject site is in Area 1 (Urban) (Map of BPA). Public road access, with all-weather surfaces, is provided to at least one suitable destination.
☒ ☐ ☐	The subject site is in Area 2 (Map of BPA). Public road access, with all-weather surfaces, is provided in two different directions, to two different suitable destinations.

Assessment Supporting Details: Grace Court and Queen Elizabeth Avenue provides two-way access to two suitable destinations.

A3.3a No-through roads	Applicable:	No	Compliant:	No
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☐ ☐ ☒	A3.3a is not applicable to the subject planning proposal because the planning proposal is sited in Area 1 (Urban) (Map of BPA), and there is no limitation on no-through road lengths.
☒ ☐ ☐	A3.3a is not applicable to the subject planning proposal because access to the subject site is via a private driveway from a public road providing two-way access. Consequently, vehicular access to the subject site does not have a no-through road component.
☐ ☐ ☒	The subject site is in Area 2 (Map of BPA): Access to the subject site is via a no-through public road that does not exceed the established maximum of 200 metres in length from the subject site boundary to an intersection where two-way access is provided.
☐ ☐ ☒	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. It is demonstrated that there are site constraints and/or that there are no alternative design options to achieve the 200 metre maximum length. Compliant two-way access within 200 metres from the proposed lot(s) boundary will be established through the provision (or existence) of a compliant emergency access way through the application of acceptable solution A3.4: Emergency Access Way.
☐ ☐ ☒	The subject site is in Area 2 (Map of BPA): Access to the subject site / lot(s) is via a no-through public road that exceeds the established maximum of 200 metres in length from the proposed lot(s) boundary to an intersection where two-way access is provided. However, the additional road length can be considered to satisfy the acceptable solution as the following established requirements can be met:

☐ ☐ ☒	It is demonstrated that that an alternative access, including an emergency access way, cannot be provided due to site constraints; and
☐ ☐ ☒	The no-through road travels towards a suitable destination; and
☐ ☐ ☒	- The balance of the no-through road that is greater than 200 metres from the subject site is: - Wholly within a residential built-out area; or - Wholly within an area designated Area 1 (Urban) on Map of BPA; or - Potentially subject to radiant heat levels from adjacent bushfire prone vegetation not exceeding 12.5 kW/m² / BAL-LOW (Guidelines Figure 29).

Assessment Supporting Details: Not Applicable

A3.3b No-through roads technical requirements	Applicable:	No	Compliant:	-
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☒ ☐ ☐	A3.3b is not applicable to the subject planning proposal because the assessment against A3.3a has established that vehicular access to the site does not have a no-through road component.
☐ ☐ ☒	The no-through road meets (or can and will meet) the public road technical requirements for minimum vertical clearance (4.5 metres) and minimum weight capacity (15 tonnes - includes bridges, culverts).
☐ ☐ ☒	The no-through road meets (or can and will meet) the public road technical requirement <u>recommended</u> in the Guidelines in Appendix B3, B3.1 for a minimum horizontal clearance of 6 metres.
☐ ☐ ☒	The no-through road (i.e. public road) technical requirements for minimum horizontal clearance (excluding perimeter road), gradients and curves should be in accordance with the class of road as specified in the Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards, any applicable or relevant Main Roads standards, supplements, policies and any applicable or relevant local government standards or policies. The assessment conducted for the bushfire management plan indicates that it is likely that the proposed development can and will comply with the requirements. However, the applicable class of road, the associated technical requirements and subsequent proposal compliance, will need to be confirmed with the relevant local government and/or Main Roads WA.
☐ ☐ ☒	The turnaround area/head meets (or can and will meet) the design requirements established by the Guidelines, Figure 30.

Assessment Supporting Details: Not Applicable

A3.4 Emergency access way	Applicable:	Yes	Compliant:	-
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☒ ☐ ☐	A3.4 is not applicable to the subject planning proposal because it has been assessed as compliant with A3.2 (and A3.3a and A3.3b when applicable), and an emergency access way is not required.
☐ ☐ ☒	A3.4 is applicable to the subject planning proposal because an emergency access way currently exists and has been part of the subject planning proposal's ability to comply with A3.2. Consequently, it will apply with regard to meeting (or being able to meet), the specified technical requirements and ongoing management requirements, rather than its installation.
☐ ☐ ☒	The requirements established for acceptable no-through road access to the subject site in A3.2 and A3.3a and/or A3.3b cannot be achieved. An emergency access way (EAW) is provided as the

alternative access and can be considered as an acceptable solution, when the following established requirements are met:

- | | |
|---|---|
| ☐ ☐ ☒ | <ul style="list-style-type: none"> It is demonstrated that site constraints prevent the requirements of A3.2 and A3.3 being met; and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> The access way is no more than 500 metres in length, provides a through connection to a public road connecting to a public road network; and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> The access way meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> The access way will be signposted and, if gated, gates will open for the whole carriageway width and remain unlocked; and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the emergency access way. |

Assessment Supporting Details: Not Applicable

A3.5 Fire service access route

Applicable:

No

Compliant:

-

Note To Decision Makers

DPLH officer level advice has been received by BPP (email 18 November 2024) stating that this acceptable solution is applicable to a development application planning proposal when "it is necessary and serves a purpose" i.e. contributes meaningfully to mitigating risks associated with a bushfire event.

The DPLH response indicates a flexibility with the application of this acceptable solution that typically does not exist with other acceptable solutions for development applications (other than access route signage).

Consequently, what should apply as suitable firefighter access, in the opinion of the bushfire consultant, is presented as part of this acceptable solution assessment and there is no need to apply an outcomes-based assessment.

Note the following that have also been considered in determining this approach:

- The wording of this acceptable solution (Guidelines BPC 8 A3.6) includes "Where proposed lots adjoin classified vegetation". This is better aligned with application to subdivision proposals than a single existing lot and a development application;*
- The Guidelines explanatory note B3.6 establishes that the fire service access route (FSAR) "can be provided as either an easement in gross over private or Crown land or ceded to the Crown as a reserve. In both approaches management of the FSAR is by the local government as the grantee of the easement or management body of the reserve".*
This explanation indicates the application of this acceptable solution is better aligned with its application to subdivision proposals than a development application involving a single existing lot; and
- The management and technical requirements for a FSAR are likely to be impractical and/or excessive for development on the majority of individual lots.*

Where the bushfire consultant's assessment establishes that suitable firefighter access to adjoining classified vegetation (excluding Class G Grassland) is "necessary and serves a purpose", this assessment will identify that the acceptable solution is applicable and the appropriate requirements. The following is considered:

- If suitable firefighter access is required and currently exists or not;*

- *If suitable firefighter access is required and does not currently exist, the necessary physical requirements must give due regard to the use and scale of proposed development, the size of the lot and the identified bushfire hazard threat levels; and*
- *When is it appropriate to establish firefighter access that complies with the technical requirements for a FSAR (Guidelines Table 10).*

- | | |
|--|--|
| ☐ ☐ ☒ | A3.5 is not applicable to the subject planning proposal because the subject lot(s) do not adjoin classified vegetation or only adjoin Class G Grassland (classified under AS 3959). |
| ☐ ☐ ☒ | A3.5 is not applicable to the subject planning proposal because the provision of suitable firefighter access within or external to the subject lot(s) is not necessary and would serve no purpose. It is not a practical response to any identified bushfire hazard associated with the subject planning proposal. |
| ☐ ☐ ☒ | <p>The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). Suitable firefighter access, in the opinion of the bushfire consultant, is considered 'necessary and serves a purpose'.</p> <p>Suitable firefighter access to the classified vegetation is currently available. This firefighter access achieves the intent of the acceptable solution but applies a more pragmatic design than that established by the FSAR technical requirements and is aligned with the specifics of the planning proposal's site and use.</p> <p>The requirements for maintenance of the defined firefighter access are referenced in the landowner responsibility checklists of this BMP.</p> |
| ☐ ☐ ☒ | <p>The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). Suitable firefighter access, in the opinion of the bushfire consultant, is considered 'necessary and serves a purpose'.</p> <p>Suitable firefighter access to the classified vegetation is currently not available.</p> <p>The physical requirements of the suitable firefighter access are established by the bushfire consultant within the assessment supporting details below (these will align at a minimum with typical 'firebreak' requirements when installed for firefighter access).</p> <p>This firefighter access achieves the intent of the acceptable solution but applies a more pragmatic design than that established by the FSAR technical requirements and aligned with the specifics of the planning proposal's site and use.</p> <p>The requirements for implementation and maintenance of the firefighter access are referenced in the landowner responsibility checklists of this BMP.</p> |
| ☐ ☐ ☒ | The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). A fire service access route is to be provided for firefighter access to this vegetation. It can and will meet the following established requirements: |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> • The fire service access route is a through-route with no dead-ends, no further than 500 metres from a public road and will be signposted; and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> • The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (Map of BPA Area 1 (Urban) = 6 metres and Area 2 = 10 metres), minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and |
| ☐ ☐ ☒ | <ul style="list-style-type: none"> • The fire service access route meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for crossfalls and gradients for different surfaces and dips; and |

☐ ☐ ☒	When gated, gates will open the whole carriageway width and can be locked by the local government and/or the emergency services, when keys are provided for each gate; and
☐ ☐ ☒	The proponent has obtained consent from the local government, that it will accept care, control and management responsibilities for the fire service access route (unless it is a Crown reserve managed by another entity).
<u>Assessment Supporting Details:</u> Not Applicable	
A3.6 Internal vehicular access and private driveways	
Applicable: Yes Compliant: Yes	
☐ ☐ ☒	A3.6 is not applicable to the subject planning proposal because the proposal does not contain internal vehicular access and private driveways longer than 70 metres.
☒ ☐ ☐	There are internal vehicular access and private driveways longer than 70 metres and the subject site meets (or can and will meet) all the following established requirements:
☒ ☐ ☐	The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum horizontal clearance (6 metres) or where not required to comply with the Guidelines width, it meets the requirements of the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision; and
☒ ☐ ☐	The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for minimum vertical clearance (4.5 metres), minimum weight capacity (15 tonnes - includes bridges, culverts) and minimum inner radius of road curves (8.5 metres); and
☒ ☐ ☐	The private driveway meets (or can and will meet) the technical requirements (Guidelines Appendix B3, Table 10) for the gradients of different surfaces and dips; and
☐ ☐ ☒	Passing bays are (or can and will be) installed every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres i.e. the combined carriageway width of the passing bay and constructed private driveway will be a minimum 6 metres; and
☒ ☐ ☐	The turnaround area/head meets (or can and will meet) the design and location (within 30m of main habitable building) requirements established by the Guidelines (refer to Figures 30 and 38).
<u>Assessment Supporting Details:</u> The existing driveways will meet the technical requirements as outlined in the guidelines.	
A3.7 Signage	
Applicable: Yes Compliant: Yes	
<i>Note To Decision Makers</i> <i>DPLH officer level advice has been received by BPP (email 18 November 2024) stating that this acceptable solution is applicable to a development application planning proposal when "it is necessary and serves a purpose" i.e. contributes meaningfully to mitigating risks associated with a bushfire event.</i> <i>The DPLH response indicates a flexibility with the application of this acceptable solution that typically does not exist with other acceptable solutions for development applications (other than a fire service access route).</i> <i>There are development application situations where this acceptable solution is unlikely to serve a purpose and would not contribute meaningfully to the reduction of bushfire risk.</i> <i>This is likely to be the case for situations which have attributes such as; relatively small lot size, no or limited length no-through roads, good public road access network (surfaces, widths, gradients, visibility, connectivity etc), multiple</i>	

suitable destinations easily, good road signage or in a built out areas or situations where persons are likely to be familiar with their surrounds.

Consequently, should the described signage requirements of the acceptable solution, in the opinion of the bushfire consultant, serve no purpose – justification for this position is presented as part of this acceptable solution assessment and there is no need to apply an outcomes-based assessment.

☐ ☐ ☒	A3.8 is not applicable to the subject planning proposal because the provision of signage is, in the opinion of the bushfire consultant, not necessary and would serve no purpose. Signage would not meaningfully contribute to mitigating risks associated with a bushfire event, for the subject proposal.
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☒ ☐ ☐	Signage can and will be provided within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire.
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Assessment Supporting Details:

Appropriate signage will be provided.

6.3.3 Element 4: Water Supply

ELEMENT 4: WATER SUPPLY (DEVELOPMENT – CLASS 9 VULNERABLE USE BUILDINGS)					
All details of acceptable solution requirements are established in the Planning for Bushfire Guidelines (Guidelines) – WA Department of Planning, Lands and Heritage (DPLH, as amended). When relevant, the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (DPLH, 2021 Rev B), is also referenced.					
O4	The Outcome of State Planning Policy 3.7 Bushfire (and the BPC) to be Achieved				
	Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire. (SPP 3.7, 6.4)				
E4	Acceptable Solutions Pathway - Compliance Statement				
	The planning proposal is fully compliant with all applicable acceptable solutions and therefore achieves the required outcomes of this element.				
	Alternative Pathway Applied to Demonstrate Ability to Achieve SPP 3.7 Outcomes				
	N/A				
ACCEPTABLE SOLUTIONS - ASSESSMENT STATEMENTS					
Check Box Legend: ☒ Relevant & met ☒ Relevant & not met ☐ Not relevant					
A4.1 Water supply		Applicable:	Yes	Compliant:	Yes
☒	☐	☐	Evidence is provided that a reticulated water supply, available for firefighting purposes, exists or can be provided. Hydrant connection(s) will be provided in accordance with the specifications established by the relevant water supply authority (refer also to hydrant location information in Appendix D of this BMP).		
☐	☐	☐	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site will have a <u>reticulated</u> water supply but is in an area designated as Area 2 on the Map of BPA and/or the local government area has known issues with water supply or pressure. Water supply tank(s) and fittings dedicated to firefighting purposes (noting that combining drinking and firefighting uses of water is not recommended and may be contrary to relevant provisions), that satisfy the construction and design requirements established in the Guidelines, Appendix B4: Water Supply, will be provided.		
☐	☐	☐	The BPC Explanatory Notes in Appendix B.4: Water Supply introduce additional measure as best practice but voluntary. The following measure is adopted by the planning proposal: The subject site is serviced by reticulated water. However, the distance from the public road (along which the fire hydrant is located) to the farthest part of the habitable building is greater than 70 metres, exceeding the reach of a hose reel. A water supply tank will be installed within the lot.		
Assessment Supporting Details: Two hydrants are identified within college grounds. [Refer to additional technical requirement information contained in Appendix D]					

7 RESPONSIBILITY CHECKLISTS

EXPLANATORY INFORMATION

This section of the BMP sets out the responsibilities of the relevant entity or person for:

- The initial implementation of the required bushfire protection measures and their timing; and
- The ongoing maintenance of the required bushfire protection measures to ensure their continued effectiveness.

Note: Protection measures that may be recommended by the bushfire consultant in the BMP section titled 'Additional Recommended Bushfire Protection Measures' are not included in the Responsibility Checklists (at least initially).

The reason for this is the additional measure(s) are either:

- Provided as additional risk management advice to the proponent and it is up to them to choose to apply; or
- Part of an outcomes-based approach being applied to satisfy the required outcomes of SPP 3.7. Consequently, the need for their application (which would create a responsibility) is currently subject to assessment and approval by the decision maker.

When their application is established by planning approval, the responsibility checklists in this BMP will be required to be updated.

7.1 Protection Measure Implementation Checklist

TABLE 6.1								
PROPONENT/LANDOWNER RESPONSIBILITIES PRIOR TO SALE/OCCUPANCY/OPERATION								
No.	IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines							
1	Install an Asset Protection Zone (APZ) surrounding habitable buildings. It must:							
	1. Consist of non-vegetated areas and low bushfire threat vegetation, able to be maintained in perpetuity in a low threat state, by complying with the established APZ technical requirements (refer to the Guidelines Appendix B2 and Appendix B3 of this BMP); and							
	2. Be located within the boundaries of the lot except for any allowable variances allowed and discussed in the assessment against the bushfire protection criteria in Section 5, Element 2: Siting and design, and the relevant APZ acceptable solution. (Refer also to the illustrated APZ on the Property Bushfire Management Statement in Section 6.3); and							
	3. Have dimensions equal to the minimum distances corresponding to the BAL-29 rating as these are the distances approved for implementation when this BMP is approved by the decision maker (refer to the insert table below for the BAL-29 dimensions). Exceptions to this APZ dimension limitation exists when:							
	• The relevant building/structure has a lower certified ('determined') BAL rating - either via the assessment in this BMP or a subsequent BAL Assessment Report - in which case the dimensions corresponding to the applicable BAL rating in the table below will apply; or							
	• The relevant building is associated with a vulnerable tourism land use, can be used as an on-site shelter and is to be subject to radiant heat exposure not exceeding 10 kW/m ² , in which case the corresponding dimensions in the table below are to apply; or							
	• The larger dimensioned APZ does not require the modification/removal of native vegetation.							
	THE MINIMUM (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES ESTABLISHING APZ DIMENSIONS ¹							
	Building / Structure		Vegetation Classification ²		Minimum Distances (metres) Corresponding to Potential Bushfire Impact			
			Area / Class		2 kW/m ²	10 kW/m ²	BAL12.5	BAL-19
New Class 9b building		1	(A) Forest	-	-	42	-	-
Note 1: Will include the application of the radiant heat barrier when applicable to the proposal.								
Note 2: Refer to the Vegetation and Topography Map in Section 3.2.4								
2	Ensure the construction of the private driveways / internal vehicular access complies with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access ² A3.6 Internal vehicular access and private driveways.							
3	The development is a 'vulnerable land use'. Ensure the required signage is provided within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire. Comply with the site specific requirements established in the BMP at Element 3: Vehicular access, A3.7 Signage.							
4	A purchaser, occupier and/or operator of the site must be made aware of the existence of this approved BMP and provided with access to a copy and be informed of their ongoing responsibilities it contains.							

5	The development is a 'vulnerable land use', and a Bushfire Emergency Plan (BEP) is required to be prepared, with all relevant actions contained within the 'Site Preparation Procedure' implemented prior to the commencement of use.
6	The development is a 'vulnerable land use', and the requirement for an onsite shelter to be designed and constructed has been identified (building or area). Refer to the BMP at Element 2: Siting and design, A2.5 and ensure: • For a building, all referenced design and construction requirements are met; • The necessary separation distances from bushfire prone vegetation are met; and • Associated pedestrian paths are clearly signposted.
IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954	
7	Install the required asset protection zone surrounding relevant buildings to the dimensions and technical requirements established by the City of Busselton Bushfire Risk Reduction Notice 2025 - 2026 when these are greater than the dimensions corresponding to either the BAL-29 rating or the 'determined' BAL rating(s) for the relevant buildings stated in implementation responsibility No. 1 above. <i>Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.</i>
IMPLEMENTATION OF BUSHFIRE PROTECTION MEASURES Measures Established by the Building Code of Australia (Vol. 1 and 2 of the National Construction Code)	
8	Inform builders engaged to construct dwellings/additions and/or other relevant structures on a lot, of the existence of this approved Bushfire Management Plan (BMP). The existence of the BMP identifies that the development site is within a designated bushfire prone area. It indicates that bushfire construction standards (corresponding to an assessed bushfire attack level (BAL) for the building), may need to be applied to satisfy the bushfire performance requirements of the BCA. The BMP typically will only provide indicative BAL ratings. A separate assessment will likely be required to determine the applicable BAL rating (and produce a BAL Certificate), once site plans and conditions are established as the post development state. This BMP may also establish, as a 'Required Additional Bushfire Protection Measure', that bushfire construction requirements to be applied must be those corresponding to a specified higher BAL rating. Compliance with the current Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks) and Class 9 vulnerable use buildings. Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as a 'Required Additional Bushfire Protection Measure' bushfire protection measure within the BMP. The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and for Class 1 and associated Class 10a buildings only, the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended).

Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this and must be given due regard.

7.2 Protection Measure Maintenance Checklist

TABLE 6.2 LANDOWNER/OCCUPIER – MAINTENANCE OF BUSHFIRE PROTECTION MEASURES	
No.	MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established Under SPP 3.7 / Guidelines
1	Annually review and enact the following maintenance responsibilities established in this approved BMP for the development site prior to the bushfire season.
2	The site's use is a 'vulnerable use', and a Bushfire Emergency Plan (BEP) has been produced for site operations. Complete all relevant actions contained within the 'Site Preparation Procedure' annually prior to the bushfire season.
3	Maintain the Asset Protection Zone (APZ) surrounding all habitable buildings by applying: 1. The Established APZ Technical Requirements: The APZ must consist of non-vegetated areas and low bushfire threat vegetation maintained in perpetuity in the low threat state by complying with the established APZ technical requirements (refer to the Guidelines Appendix B2 and Appendix B3 of this BMP); and 2. The Established APZ Dimensions: Refer to the first item of the protection measure <u>implementation</u> checklist in the preceding Table 6.1 in which the required dimensions have been established. Where these include the authority to maintain offsite land as part of the APZ this is identified below. The required dimensions will be either: (a) The dimensions corresponding to the determined BAL rating(s) applicable to each habitable building. This ensures the building's constructed bushfire resistance continues to align with its calculated potential exposure to flame contact and radiant heat; or (b) Where a relevant building is associated with a vulnerable tourism land use and is to be used as an on-site shelter – then the dimensions corresponding to a radiant heat exposure of 10 kW/m²; or (c) In the absence of an applicable determined BAL rating for a building/structure, the dimensions should be no greater than the minimum distances corresponding to the BAL-29 rating.
4	Maintain the private driveways / internal vehicular access to comply with the technical requirements stated and/or referenced in Section 5.3 of the BMP at Element 3: Vehicular access, or A3.6 Internal vehicular access and private driveways.
5	The development is a 'vulnerable land use'. Maintain the required signage within the subject site, advising of where each access route travels to and the distance and general information on what to do in the event of a bushfire. Comply with the site specific requirements established in the BMP at Element 3: Vehicular access, A3.7 Signage.
6	The site use is a 'vulnerable use', and an onsite shelter has been designed and constructed (building or area). Refer to the BMP at Element 2: Siting and design, A2.5 and ensure: • For a building, all referenced design and construction requirements are maintained; • The necessary separation distances from bushfire prone vegetation are maintained; and

	Associated pedestrian paths remain clearly signposted and maintained clear of combustible materials including accumulated vegetation debris and readily flammable plant species.
7	When the property changes ownership or occupancy, to assist with the ongoing maintenance of the implemented bushfire protection measures, ensure that the relevant person(s) is aware of the BMP, and the responsibilities it contains. Provide access to a copy of the BMP and the Bushfire Emergency Plan (BEP).
MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by a Local Government's Section 33 Notice Under the Bush Fires Act 1954	
8	Maintain the required asset protection zone surrounding relevant buildings to the dimensions and technical requirements established by the City of Busselton Bushfire Risk Reduction Notice 2025 - 2026 when these are greater than the dimensions identified in the implementation checklist in the preceding Table 6.1 corresponding to either the BAL-29 rating or the 'determined' BAL rating(s) for the relevant buildings. <i>Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.</i>
MAINTENANCE OF BUSHFIRE PROTECTION MEASURES Measures Established by the Building Code of Australia (Vol. 1 and 2 of the National Construction Code)	
9	Prior to any future building work, inform the builder of the existence of this approved Bushfire Management Plan (BMP). The BMP identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures. A BAL assessment report may be required to confirm determined ratings and will be required when stated ratings are only indicative. BAL certificates will need to be produced to accompany building applications. The BMP may also establish, as a 'Required Additional Bushfire Protection Measure', that bushfire construction requirements to be applied must be those corresponding to a specified higher BAL rating. Compliance with the current Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks) and Class 9 vulnerable use buildings. Other classes of buildings may also be required to comply with these construction when established by the relevant authority or if identified as a 'Required Additional Bushfire Protection Measure' bushfire protection measure within the BMP. The deemed to satisfy solutions that will meet the relevant bushfire performance requirements are found in AS 3959 – Construction of Building in Bushfire Prone Areas (as amended) and for Class 1 and associated Class 10a buildings only, the NASH Standard - Steel Framed Construction in Bushfire Areas (as amended). <i>Note: This is not a requirement under the land use planning requirements established by SPP 3.7 Bushfire or the associated Guidelines. However, for informative purposes, the existence of this responsibility is noted in this checklist and must be given due regard.</i>

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied. The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.						
Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
				Method 2	Applied FFDI:	N/A
					Applied GFDI:	N/A

A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification In accordance with AS 3959:2018 Clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 Clause 2.2.3.2 and is an additional 100 metres. Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes. Modified Vegetation The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation (refer to Appendix B) and that any required active management can be expected to continue in perpetuity, and this can be adequately justified. The Influence of Ground Slope Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 Clauses 2.2.5 and C2.2.5.	
THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE	
Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:	None
Assessment Statement:	No vegetation types exist close enough, or to a sufficient extent, within the relevant area to influence classification of vegetation within 100 metres of the subject site.

VEGETATION AREA 1						
Classification	A. FOREST					
Types Identified	Open forest A-03					
Exclusion Clause	N/A					
Effective Slope	Measured	flat 0 degrees	Applied Range (Method 1)		Upslope or flat 0 degrees	
Foliage Cover (all layers)	30-70%	Shrub/Heath Height	<2m	Tree Height	Up to 15m	
Dominant & Sub-Dominant Layers	Mix of native Eucalyptus, Melaleuca, Banksia, Melaleuca and non-native species					
Understorey	Isolated shrubs and grasses as elevated and near-surface fuel					
Justification Comments:	Multilayered fuel structure with canopy connections throughout, continuous to remnant forest vegetation.					
Post Development Assumptions:	The vegetation is outside of the subject site lot boundary and cannot be modified by the subject site landowner.					
DIRECTION 176 deg(T) 33.66981°S 115.32423°E ACCURACY 5 m DATUM WGS84  Cornerstone 2025-11-19 08:54:24+08:00 PHOTO ID: 1 DIRECTION 38 deg(T) 33.66982°S 115.32477°E ACCURACY 2 m DATUM WGS84  Cornerstone 2025-11-19 08:49:59+08:00 PHOTO ID: 2 DIRECTION 152 deg(T) 33.66999°S 115.32144°E ACCURACY 4 m DATUM WGS84  Cornerstone 2025-11-19 08:59:08+08:00 PHOTO ID: 3 DIRECTION 143 deg(T) 33.66991°S 115.32487°E ACCURACY 4 m DATUM WGS84  Cornerstone 2025-11-19 08:28:57+08:00 PHOTO ID: 4						



PHOTO ID: 5



PHOTO ID: 6



PHOTO ID: 7



PHOTO ID: 8

AREA 2	
Classification	N/A
Types Identified	N/A
Exclusion Clause	2.2.3.2 (e) Non-vegetated areas and (f) Low threat vegetation - minimal fuel condition.
Justification Comments:	Includes roads, driveways, buildings, managed parks and gardens, lawns, roadside verges, managed grassland and other low-threat managed vegetation.
Post Development Assumptions:	It can be expected that the immediate area identified as an asset protection zone (APZ) within the subject site lot boundary will be maintained to minimal fuel load condition as per AS3959:2018 standard in perpetuity.
	
	
PHOTO ID: 9	PHOTO ID: 10
	
	
PHOTO ID: 11	PHOTO ID: 12



PHOTO ID: 13



PHOTO ID: 14



PHOTO ID: 15



PHOTO ID: 16



PHOTO ID: 17



PHOTO ID: 18

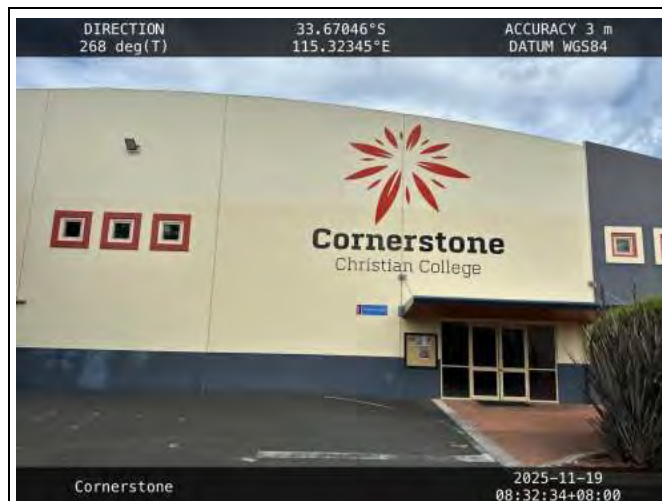


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A1.3: EFFECTIVE SLOPE

EXPLAINING THE ASSESSMENT METHODOLOGY APPLIED BY BUSHFIRE PRONE PLANNING

DEFINITION: Effective slope is "the slope under that classified vegetation which most influences the bushfire attack" (AS 3959:2018, Clause 1.5.11).

"The effective slope under the classified vegetation is not the same as the average slope for the land surrounding the site of the proposed building. The effective slope is that slope which most significantly influences bushfire behaviour" (AS 3959:2018, Clause CB4).

The slope is described as upslope, flat or downslope when viewed from an exposed element (e.g., building) and looking towards the vegetation. It is measured in degrees.

[Note: Additional relevant guidance provided by AS 3959:2018 and NSW RFS, Planning for Bushfire Protection (2019) is incorporated into the applied assessment methodology and is presented at the end of this explanation.]

COMPOUND SLOPES UNDER VEGETATION AND DETERMINING SLOPE SIGNIFICANCE

Non-Linear Slopes: When the slope of ground under the vegetation out to the distance to be assessed (100 m or further if necessary), is not a straight line or nearly straight line slope, then it is made up of several different slopes i.e., it is a compound slope. The different slope angles and lengths must be factored into the determination of the effective slope value to be applied. Different slopes will potentially influence the bushfire rate of spread and intensity, both increasing and decreasing it.

Significant Slope: The AS 3959:2018 bushfire attack level determination methodology, with default inputs, models a fully developed bushfire. Therefore, a 'significant' slope is one that will significantly influence bushfire behaviour. To be 'significant' the length of the slope must be 'sufficient' to support a fully developed fire on that slope. The angle of a significant slope could be the determined effective slope for the area of classified vegetation if it is the one that 'most influences the bushfire attack'.

Sufficient Slope Length: Is a slope that will, as a minimum, allow the entire flame depth (flaming zone) of a fully developed fire (100m flame width) to exist on that slope.

The expected flame depth of a fully developed bushfire is a function of the length of time the flaming phase will exist on a section of the fuel bed (the 'residence time') and the bushfire's 'rate of spread'. For a given rate of spread, longer residence times result in greater flame depths. Greater flame depths are correlated with greater flame temperatures and greater flows of radiant heat.

The primary factors that will increase the residence time are:

- Heavier fine fuel loads of grass, leaf litter, twigs, bark etc less than 6mm in width and existing within the surface and near surface layers (and elevated fuel layers when contiguous with the base layers); and
- A greater percentage of larger fine fuels within the fuel load.

The primary factors that increase the rate of spread (apart from fire weather factors), include finer fuels, drier fuels, horizontal continuity of fuel and steeper upward ground slope in the direction of fire travel.

Example values:

- Residence Time: Grassfire 5 – 15 seconds, Forest fire 25 -50 seconds.
- Rate of Spread: Grassfires of a few km/hr are considered fast moving, 5-10 km/hr is common and fastest in the order of 25km/hr. Forest fire typically recorded in metres/hour with 1-1.5 km/hr being considered fast moving and fastest in the order of 3-4 km/hr.
- Flame Depth: More typically, a few metres for grasses to tens of metres for forest fires.

An Isolated Slope: For scenarios where there is a single significant slope (based on the above criteria) additional consideration would need to be given to the time and distance consumed by a bushfire still in its 'developing' phase. This will require due consideration be given to how it is potentially ignited i.e., from a single or multiple points, as this will influence the time and distance required to fully develop. For such scenarios, a normally significant slope may not be sufficiently long. It may be necessary to determine the potential bushfire impact more accurately by

justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width (using short fire run modelling).

Determined Effective Slope: Only a 'significant' slope can potentially be the effective slope by itself. In which case, for a defined area of classified vegetation area, the worst significant slope under that vegetation is to apply.

The table below presents Bushfire Prone Planning's considerations applied to assessing short and/or compound slopes in determining the effective slope.

Slope Length (m)	Considered a Significant Slope	Considerations in Determining the Effective Slope
< 5	No	Where these short slopes exist as part of a compound slope under an area of classified vegetation, they can be ignored as they will not influence the fire behaviour in that vegetation.
5-20	Will Vary	These slopes will have a range of influence on fire behaviour from very little to a degree of influence that must be accounted for to some extent by the effective slope value that is applied (i.e., with a greater length - apply to a greater extent). But the actual slope of these shorter slopes is less likely to be applied as it is not a 'significant' length.
20-30	Possibly - Likely	The same considerations applied to the 5-20m slope lengths should be applied here. However, more justification would need to be presented to support an assessment of not 'significant'. For these slope lengths, consideration must be given more broadly to the potential level of risks associated with a bushfire event in this location. The risk level will be a function of the bushfire hazard threat levels (direct attack mechanisms) within the immediate and broader assessment area as influenced by local topography, vegetation extents and types and the exposure and vulnerability of persons and/or buildings/structures to these threats. Higher consequent risk levels require greater precaution meaning these length slopes should be considered 'significant', and vice versa. Consider the potential for a bushfire on adjoining or nearby land be a source of ignition and/or pre-heating to vegetation on the subject slope. Consider if vegetation on the slope is likely be ignited by a single ignition point or is multipoint ignition possible from bushfire an adjoining slopes or the surrounding area. Single point ignition will require a fire to travel further before being fully developed (DFES considers less than 100m fire runs may be considered a short fire run for forest, woodland and scrub vegetation classifications, RFS NSW applies 150m). Isolated slopes of this length are less likely to be considered significant as compared to when part of a compound slope.
>30	Yes	Likely to always be a significant slope unless isolated (i.e., exists alone) – in which case, justifying the application of a lesser effective slope, or a lower threat vegetation classification, or calculating a reduced head fire width, are approaches that may justifiably be applied.

BPP Approach - Slope Variation Within Areas of Vegetation

When multiple 'significant' slope lengths with large differences in degrees of effective slope (or different applicable slope ranges when AS 3959:2018 Method 1 is applied), exists under a single vegetation classification, these will be delineated as separate vegetation areas of classified vegetation to account for the difference in potential bushfire behaviour and impact, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Effective Slope Variation Due to Multiple Development Sites

When the effective slope, under a single area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different

locations, are separately identified. The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

AS 3959:2018 EFFECTIVE SLOPE DETERMINATION - GUIDANCE

The Standard presents a broad set of guidance statements that indicate the intent of deriving an effective slope value for use in calculations, rather than detailing the 'in the field' determination process. These include:

- Highlighting the importance of the value by stating "The slope of the land under the classified vegetation has a direct influence on the rate of fire spread, the severity of the fire and the ultimate level of radiant heat flux" (Clause C2.2.5). [Note: A common rule of thumb is that for every 10 degrees of upslope, a fire will double its rate of spread if moving in the direction of the prevailing wind].
- "It may be necessary to consider the slope under the classified vegetation for distances greater than 100 m in order to determine the effective slope for that vegetation classification) ... (i.e. the vegetation within 100 m) (Clause C2.2.5).
- "Where there is more than one slope within the classified vegetation, each slope shall be individually assessed, and the worst case Bushfire Attack Level shall apply" (Clause 2.2.5).

NSW RFS 2019, PLANNING FOR BUSHFIRE PROTECTION - APPENDIX A1.5 - ADDITIONAL DETERMINATION GUIDANCE

- "In identifying the effective slope - it may be found that there are a variety of slopes covering different distances within the vegetation. The effective slope is considered to be the slope under the vegetation which will most significantly influence the bushfire behaviour for each aspect. This is usually the steepest slope. In situations where this is not the case, the proposed approach must be justified".
- "Vegetation located closest to an asset may not necessarily be located on the effective slope".

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject development/use the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix.

The derived values are presented in Section 3, Table 3.1 and illustrated as a BAL contour map in Figure 3.2.

APPENDIX B: GUIDANCE – BUSHFIRE ATTACK LEVELS AND ASSET PROTECTION ZONES

B1: Understanding Bushfire Attack Level (BAL) Ratings

BUSHFIRE ATTACK LEVEL
IMPORTANT <i>It is not the purpose of this 'planning' BMP to derive a 'determined' BAL rating (and associated minimum APZ dimensions), that will apply to an existing or future habitable or specified building, for the purpose of establishing its bushfire resistant construction requirements in accordance with the Building Code of Australia (contained in the NCC).</i> <i>However, in limited situations a 'determined' BAL can be an incidental outcome of the planning assessment.</i> BUSHFIRE ATTACK LEVEL (BAL) The potential transfer (flux/flow) of radiant heat from a bushfire to a receiving object is measured in kW/m². The AS 3959:2018 Bushfire Attack Level (BAL) determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These ranges of radiant heat transfer are titled BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ. For certain classes of building/structure the bushfire performance requirements and the associated deemed to satisfy solutions are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). For most jurisdictions the relevant building classes are 1, 2, 3, 9 and associated 10a. The assessed BAL rating that applies to a specific building/structure determines the bushfire resistant construction requirements for those works in accordance with AS 3959:2018 - <i>Construction of buildings in bushfire prone areas</i>, or for Class 1 buildings, the NASH Standard – <i>Steel framed construction in bushfire areas (NS 300 2021)</i>, as the recognised deemed to satisfy solutions. DETERMINED BAL RATINGS A BAL can only be classed as 'determined' and therefore apply to an existing or future building/structure when: 1. The building/structure final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or 2. The building/structure will always remain subject to the same BAL regardless of: (a) The retention of all existing classified vegetation either onsite or offsite; and (b) Its design or position on the lot - including, as relevant and necessary, accounting for any regulatory or enforceable building setbacks from lot boundaries (i.e. R-codes, restrictive covenants and defined building envelopes). Consequently, a BAL Certificate <u>may</u> be able to be issued for a BAL stated in the BMP when it can be considered 'determined'. However, this is not the typical outcome but an incidental one. If the BMP can derive determined BAL(s), the BAL Certificate(s) required for submission with building applications could potentially be provided, using the BMP as the supporting assessment data. INDICATIVE AND CONDITIONAL BAL RATINGS An 'Indicative BAL' indicates the highest BAL rating that exists for the applied set of parameters that have been applied to the site's assessment. Because the potential remains for these parameters to be varied, they are unable to be considered a 'determined' BAL. A 'Conditional BAL' establishes the BAL rating that will be considered as a 'Determined BAL' once the stated requirements (i.e. the conditions), which may require approval by the relevant authority, are implemented and subsequently confirmed as being met. Relevant conditions that may need to be met include:

- The location of future development sites being identified accurately and/or modified; and/or
- Classified vegetation being modified or removed (after obtaining any required approvals from the relevant authority), to establish the required vegetation separation distances.

A BAL Certificate cannot be issued for an indicative or conditional BAL rating – only for a 'Determined BAL'.

BAL RATINGS FOR BUILDING VERSUS PLANNING PURPOSES – ASSESSMENT & REPORTING REQUIREMENTS ARE DIFFERENT

Building Permit Applications

The relevant requirements are established in accordance with the WA Building Act 2011 and Building Regulations 2012 which reference the application of the Building Code of Australia (within the National Construction Code).

The required BAL rating is a 'determined' BAL rating (stated on a BAL Certificate) and supported by the requisite assessment details. Typically, this will be a Bushfire Attack Level (BAL) Report produced specifically for this purpose.

The required supporting assessment information may be derived from a Bushfire Management Plan (BMP) when a 'determined' BAL can be derived for a planning proposal. This is possible when the specific conditions discussed under 'Determined BAL Ratings' above, can be met, as an incidental outcome.

Planning Proposal Applications

The relevant requirements are established in accordance with the Planning and Development Act 2005, LPS Regulations 2015, SPP 3.7 Bushfire and the associated Guidelines.

To comply with the relevant acceptable solutions contained in the Guidelines, the subject planning proposal must demonstrate that the required minimum sized asset protection zone (APZ) - subject to location constraints and allowances established by the Guidelines - can be installed surrounding a habitable or specified building.

The minimum dimensions are those that ensure the potential radiant heat impact on the relevant buildings does not exceed 29 kW/m² from fire in any surrounding types of classified vegetation. This is the upper limit of the range of radiant heat flux corresponding to the BAL-29 rating.

Consequently, the BAL ratings identified in a Bushfire Management Plan (BMP) only need to be 'indicative' - although 'determined' ratings may be derived as an incidental outcome when relevant conditions are met (discussed under 'Determined BAL Ratings' above).

The indicative BAL-29 dimensioned APZ is not necessarily the APZ that will be required to be implemented and maintained surrounding any subject building/structure that exists as per an approved planning proposal. Refer to Appendix B3 in this BMP for additional information.

B2: BAL Contour Map Interpretation

THE BAL CONTOUR MAP

The Bushfire Attack Level (BAL) contour map is a diagrammatic representation of the outcome of the bushfire attack level assessment that has been conducted.

The map presents six shaded radiant heat contours extending out from each area of classified vegetation. Each coloured contour represents a different BAL rating (BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ) and corresponds to a set range of potential radiant heat transfer (kW/m²), in accordance with AS 3959:2018 BAL determination methodology.

The highest BAL rating contour that an exposed element (building, person or other defined element), is partly or fully located within, is the BAL rating that will apply to that element.

The width of each BAL contour:

- Will vary dependent on the BAL rating it represents; and
- The assessed potential bushfire behaviour that considers site specific vegetation types, fuel loads, ground slopes and fire weather; and
- Represents the minimum and maximum vegetation separation distances corresponding to the BAL rating it represents.

For 'post development' BAL contour maps, the areas of classified vegetation applied to the production of the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and/or re-vegetation have been completed.

IMPORTANT

A BAL contour map is typically constructed for planning assessment and application purposes rather than building permit application purposes.

The BAL ratings identified from a BAL contour map will likely only be 'indicative' of what can be achieved – with planning compliance for this factor being satisfied when BAL-29 is indicated.

However, future building works require a 'determined' BAL rating for building permit applications and a BAL Certificate. The required 'determined' BAL rating is not necessarily able to be derived from the BAL contour map. There are only limited scenarios where this is possible. Refer to Appendix B1 and B3 for additional information.

Consequently, a subsequent assessment of the site data and associated report for building application purposes may be required to determine the BAL rating that is to apply for building purposes. Note: If approval from the relevant authority needs to be obtained for native vegetation modification and/or removal this also establishes that a subsequent assessment and report will be required.

B3: The Asset Protection Zone (APZ)

THE APZ – DESCRIPTION, TECHNICAL REQUIREMENTS AND DIMENSIONS

DESCRIPTION AND PURPOSE

An asset protection zone (APZ) is an area surrounding a habitable or specified building that is:

- Not vegetated; and/or
- Supports retained or planted vegetation that can be considered to present a low bushfire threat as a result of;
 - o Low flammability and/or higher moisture content characteristics; and/or
 - o Minimal fuel loads (either naturally or as a result of continual maintenance).

The primary objectives of establishing an APZ are:

1. To ensure a reduction in the exposure of the building/structure to the bushfire direct attack mechanisms (threats) of flame contact, radiant heat transfer and ember attack, by establishing appropriate separation distances from each identified area of classified vegetation.

These distances are measured from the nearest part of an external wall and/or the supporting posts of building parts without external walls; and

2. To ensure a reduction in the exposure of the building/structure to bushfire indirect attack mechanisms (threats) by:
 - Preventing surface fire spreading to the building/structure;
 - Minimising the potential for tree strike that can decrease building/structure resilience to bushfire direct attack mechanisms; and
 - Limiting the potential for consequential fires to impact the building/structure by eliminating, reducing, moving away and/or shielding consequential fire fuels.

These fuels include accumulated debris, stored combustible/flammable items and constructed combustible items. Note that consequential fire, typically ignited by embers, is the primary cause of building loss in a bushfire event; and

3. To provide a defensible space for firefighting activities.

TECHNICAL REQUIREMENTS

Established by the Guidelines

The relevant technical requirements for an APZ are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B2: Siting and design and available online at [Planning WA - SPP 3.7 Bushfire](#)

Established by the Relevant Local Government

Certain LGA may state technical requirements to be complied with that vary from and/or are additional to those established by the Guidelines.

Refer to the notice issued annually by the relevant local government under s33 of the Bushfires Act 1954 (e.g. Bushfire Risk Reduction Notice or Firebreak and Hazard Reduction Notice etc). These technical requirements may also be established by their gazetted local planning scheme. Refer to the ratepayer notice and/or the local government's website for the current version.

Information Published by the Bushfire Centre of Excellence (DFES)

The book titled Firewise Gardening in Western Australia (2024), is a good source of relevant information and is available online at <https://dfes.wa.gov.au/hazard-information/bushfire/bcoe#bushfire-resources>.

DIMENSIONS

The dimensions of the APZ that will be the responsibility of a landowner to implement and/or maintain around a habitable or specified building/structure, are stated as the separation distances between these buildings and each identified area of classified vegetation. These distances will be site specific and dependant on variables which include:

- The potential bushfire behaviour in the identified vegetation which is dependent on factors including vegetation types, fuel loads, ground slopes and fire weather;
- The intended use of the site, with vulnerable uses requiring greater safety margins; and
- The constructed bushfire resistance of the subject building/structure (typically corresponding to a BAL rating or kW/m² level of radiant heat exposure).

Dimensions Established by the BAL Rating of the Subject Building/Structure

These minimum separation distances, to be installed and maintained, correspond to a 'determined' BAL rating and align the building's applied level of bushfire resistant construction to its potential level of exposure to flames, radiant heat and embers from the bushfire (note: this will not account for any exposure from significant consequential fires closer to the building).

The dimensions should be stated within a Bushfire Attack Level Report (BAL Report) produced for building application purposes. They may also be identified in an associated Bushfire Management Plan (BMP) produced for planning application purposes.

Dimensions Established by the Guidelines, DPLH/WAPC for an On-site Shelter for a Vulnerable Tourism Land Use

For the stated specific use, the Guidelines specify the maximum level of radiant heat exposure allowed. Consequently, the BMP produced for planning application purposes will state the minimum distances that are to be installed and maintained.

Note: Other than for the above use, the Guidelines do not establish the dimensions of the APZ for other buildings/structures that must be installed. They only establish that at least a BAL-29 dimensioned APZ should be the minimum that is installed and ensures that this is possible for the subject planning proposal. Consequently, the BMP can only indicate the separation distances corresponding to different levels of radiant heat exposure. Refer also to Appendix B1 in this BMP.

Dimensions Established by this BMP

The required dimensions may be identified in this BMP when specific increased separation distances have been applied through the application of an outcomes-based assessment that requires this as an additional protection measure.

Dimensions Established by the BCA (NCC 2022) for Certain Class 9 Vulnerable Use Buildings

These separation distances are stated in the BCA in Specification 43 as either:

- Not less than the minimum distances specified in Table S43C2; or
- Those corresponding to radiant heat flux on exposed building elements not exceeding 10kW/m² from a justified design bushfire analysis; or
- Those justified as an outcome of a building performance solution.

The separation distances may be included in the BMP by the bushfire practitioner as additional information to inform proponents and decision makers. They are not addressed by the Guidelines and therefore not a required part of the bushfire assessments presented within a BMP for planning application purposes.

Dimensions Established by a Local Government

To satisfy certain local government requirements, required APZ dimensions may be stated in the notice issued annually by the relevant local government under s.33 of the Bushfires Act 1954. These may be greater than the dimensions applied by the above mechanisms. A maximum APZ dimension could also be applied by the LGA.

These separation distances may be included in the BMP for informative purposes, but they are not a requirement for a BMP submitted for planning application purposes in accordance with the Guidelines.

B4: Vegetation Excluded from Classification – Ensure Continued Low Threat Status

MAINTAINING THE LOW THREAT STATUS OF EXCLUDED VEGETATION

When applying AS 3959:2018 BAL determination methodology, vegetation adjoining or adjacent to the subject site can be excluded from classification based on being a 'low bushfire threat'. To maintain this status, certain requirements must continue to be met in accordance with the below extract from AS3959:2018. Refer to the 'Classified Vegetation and Topography Map' for the relevant low threat areas associated with the subject site.

Determination of 'low threat' vegetation is based on factors such as - proximity to the subject site / small areas of vegetation / low flammability / higher moisture content / low fuel load.

Aside from a naturally occurring low fuel load, vegetation maintained in a minimal fuel condition through active management can be excluded. The associated key requisite is that the active management can be expected to continue in perpetuity, and this can be adequately justified.

Acceptable forms of justification typically involve supportable evidence or the existence of an enforceable mechanism. Examples of enforceable mechanisms include:

- Requirements established by a Section 33 (Bush Fires Act 1954) notice issued by a local government;
- An appropriate and enforceable agreement between relevant parties (which may involve additions to land titles); and
- For public open space or crown land, written evidence that the land manager e.g. local government or a State Government department, agrees to maintain the designated area of land in a low threat state in perpetuity.

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

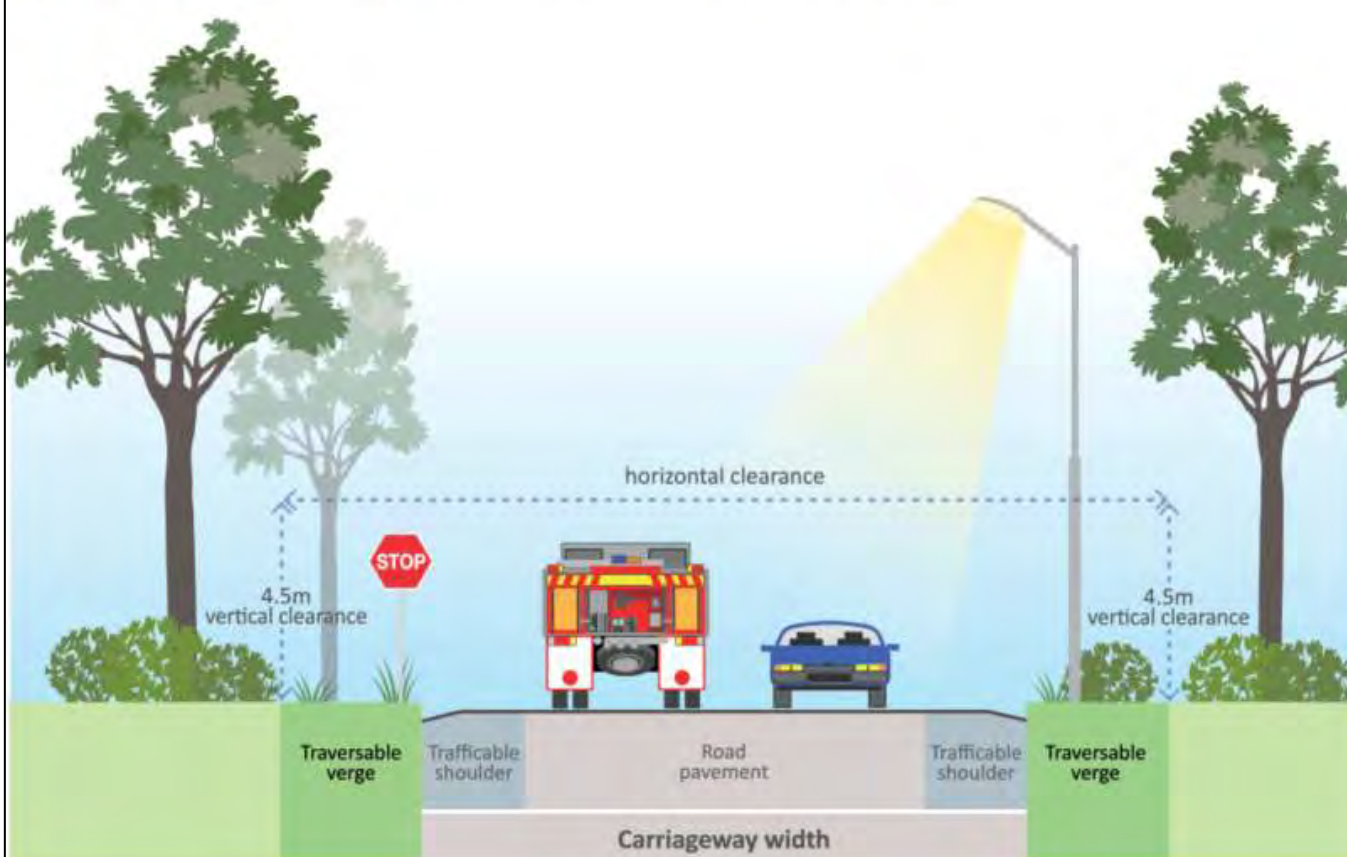
APPENDIX C: GUIDANCE - TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B3: Vehicular access and available online at [Planning WA - SPP 3.7 Bushfire](#)

The following excerpts are presented here as a quick reference to applicable terminology and design requirements applied in the assessment against the bushfire protection criteria, Element 3: Vehicular access in this BMP.

C1: Road Component Terminology

Figure 26: Area encompassing horizontal clearance and vertical clearance



Horizontal clearance: The carriageway width (including the road pavement and trafficable shoulder) and traversable verge that provides for the movement and parking of vehicles and area required by emergency services to operate. Infrastructure and vegetation within the traversable verge should be frangible, however, non-frangible items can occur providing they do not restrict vehicular movement in the event of an emergency.

C2: Vehicular Access Technical Requirements

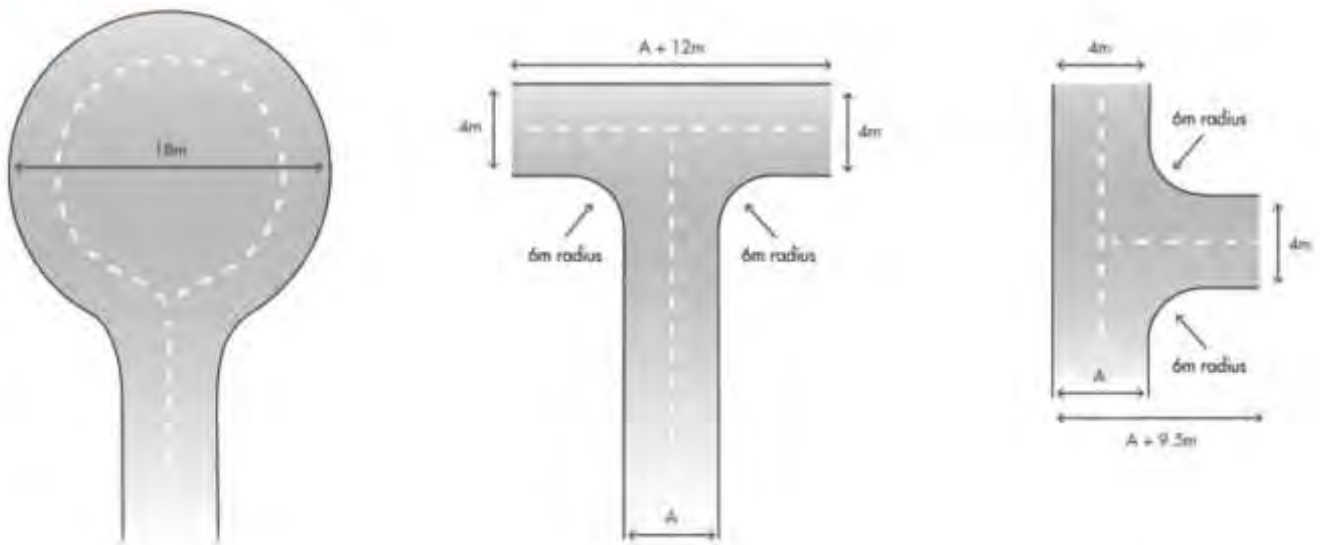
Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	PERIMETER ROADS		PUBLIC ROADS		EMERGENCY ACCESS WAY ³		FIRE SERVICE ACCESS ROUTE ³		BATTLE-AXE & PRIVATE DRIVEWAYS ¹	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road ²	See note 5		See note 5		1:10 (10% or 6°)					
1:7 (14.3% or 8°)										
1:10 (10% or 6°)										
8.5										
Maximum grade sealed road ^{2,4}										
Maximum average grade sealed road										
Minimum inner radius of road curves (metres)										

Notes:

- ¹ Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
- ² Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
- ³ To have crossfalls between 3 per cent and 6 per cent.
- ⁴ For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
- ⁵ As outlined in the Institute of [Public Works Engineering Australasia \(IPWEA\) subdivision guidelines](#), [Liveable Neighbourhoods](#), [Austroads Standards Main Roads standard](#), supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



APPENDIX D: GUIDANCE - TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

The relevant technical requirements are established in the Planning for Bushfire Guidelines (DPLH/WAPC) (as amended), Appendix B4: Water supply and available online at [Planning WA - SPP 3.7 Bushfire](#)

The information provided in this appendix is additional to that provided in the Guidelines. It includes:

- For reticulated water supply, the hydrant location specifications established by the WA Water Corporation (Design Standard DS 63), as dependant on land use type and relevant to bushfire planning assessments (highlighted). Note: the maximum distance from a hydrant to the rear of a lot/building is generally interpreted as not applicable to large lot sizes where the maximum distance becomes an impractical limitation i.e., typically rural residential areas; and
- Images of example installations of acceptable water supply tanks and outlet fittings.

D1: Hydrant Location in Reticulated Areas

Design Standard DS 63
Water Reticulation Standard



2.2.1.5 Appurtenances

c. Hydrants

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;
- so that spacing (as measured by hose-run) between hydrants in non-residential or mixed use areas shall be maximized and no greater than 100m;
- so that spacing (as measured by hose-run) between hydrants in residential areas with lots per dwelling <10,000m² shall be maximized and no greater than 200m;
- so that spacing between hydrants (as measured by hose-run) in rural residential areas where minimum lots per dwelling is >10,000 m² (1ha) shall be maximized and no greater than 400m;
- centrally along the frontage of a lot to avoid being under driveways, unless the lot features a frontage 6m or less, in which case it shall be placed to the side opposite the driveway;
- at lots that have the widest frontage in the local area;
- 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, liquefied petroleum gas or other combustible storage
- directly on top of the main using a tee unless proved to be impractical

ADDENDUM

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Arboricultural Impact Assessment



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1. Summary

Naturaliste Tree Care has been engaged to prepare a detailed Arboricultural Impact Assessment (AIA) for trees located at **2 Grace Court, West Busselton WA 6280**, under the direction of our client, **Andrew Lennox | Development Manager**.

The purpose of this assessment is to:

- Evaluate the **health, structure, and retention value** of trees across the subject site
- Identify and analyse the **potential impacts** of proposed development activities, specifically the construction of a new residential building
- Provide recommendations in accordance with **AS 4970-2009 – Protection of Trees on Development Sites** and relevant local authority guidelines

The findings and recommendations contained within this report are intended to support **informed decision-making** regarding:

- Tree protection measures
- Retention feasibility
- Removal requirements
- Pruning or canopy management strategies

This assessment ensures that arboricultural considerations are fully integrated into the subdivision planning and development process, balancing construction objectives with long-term environmental and amenity outcomes.



Figure 1 Tree Inspection location

2. Introduction

This Arboricultural Impact Assessment (AIA) has been prepared at the request of our client, **Andrew Lennox | Development Manager**, to provide a comprehensive evaluation of all arboricultural assets located at **2 Grace Court, West Busselton WA 6280**. The purpose of this assessment is to ensure that



trees within the subject site are reviewed in accordance with recognised retention standards, and that any required remediation works are clearly identified and supported by evidence-based recommendations.

The scope of this assessment includes:

- Evaluation of tree **health, structural integrity, retention value, and risk profile** in relation to proposed development activities
- Identification of arboricultural constraints that may influence **stakeholder engagement, site planning, and development outcomes**
- Inspection of each tree using **Visual Tree Assessment (VTA)** and **Tree Risk Assessment Qualification (TRAQ)** methodologies to determine suitability for retention or management

Recommendations are provided in accordance with **AS 4970-2009 – Protection of Trees on Development Sites** and relevant **local government guidelines**. These recommendations are intended to support the continued safe habitation and long-term viability of retained tree assets, ensuring that arboricultural values are fully integrated into the **design, construction, and operational phases** of the proposed development.

3. Project Scope

Stage 1: Arboricultural Impact Assessment

1. Site Visit
 - o Conduct a detailed site inspection to understand current conditions and tree–site interactions.
2. Tree Inspection
 - o Assess each remaining tree for health, size, and significance.
 - o Identify any signs of disease, decay, structural defects, or other health concerns.
3. Data Collection
 - o Record detailed information on species, dimensions, health status, and ecological value.
 - o Document findings with photographs, field notes, and mapped references for analysis.

Conclusion

This Arborist Report will provide clear recommendations for the trees inspected, including retention feasibility, protection measures, and any required remediation works. The findings will support informed decision-making for site planning, engineering design, and subdivision development, ensuring arboricultural values are integrated into the project outcomes.

4. Aim

The aim of an Arboricultural Impact Assessment (AIA) is to evaluate the potential effects of a proposed development or construction project on existing trees within and around the site. Specifically, the assessment seeks to:

1. **Identify and Document Trees:** Catalog and document the species, size, condition, and location of trees on the site.
2. **Assess Tree Health and Condition:** Evaluate the health, structural condition, and overall vitality of the trees.



3. **Determine Tree Retention Value:** Identify which trees are suitable for retention based on their health, condition, and significance to the local environment and landscape.
4. **Evaluate Impact of Development:** Analyse how the proposed development will impact the existing trees, including potential root damage, changes to soil conditions, and alterations to the trees' growing environment.
5. **Recommend Mitigation Measures:** Provide recommendations for the protection and management of trees during and after construction, including protective fencing, root protection zones, and other measures to minimize harm.
6. **Guide Decision-Making:** Inform developers, planners, and local authorities to make evidence-based decisions regarding tree preservation, removal, and replacement as part of the development process.

Overall, an AIA aims to balance development needs with environmental and ecological considerations, ensuring that significant trees are protected and preserved wherever possible.

5. Inspection and information gathering

Comprehensive tree data collection was undertaken on site at **2 Grace Court, West Busselton WA 6280** to assess the condition, positioning, and environmental context of the existing tree stock. As part of this process, detailed individual readings and observations were recorded for each tree.

All tree locations, physical descriptions, structural conditions, and associated management or retention recommendations are presented in detail within the **Tree Data Schedule** section of this report. This schedule serves as the primary reference point for:

- Species identification
- Size classifications (DBH, height, canopy spread)
- Health status and structural integrity
- Retention value and life expectancy
- Proposed arboricultural interventions

The combined use of tabulated data, descriptive narrative, and site photography (attached separately) provides a **comprehensive understanding of arboricultural features across the site**. This information is intended to inform:

- Future planning and design decisions
- Conservation and habitat management strategies
- Engineering solutions around Tree Protection Zones (TPZs) and Structural Root Zones (SRZs)
- Integration of tree protection measures into all phases of development

By consolidating technical data with visual evidence, this assessment ensures that arboricultural values are fully considered in the context of site development and long-term land management.

6. Impacts/Observations

Site Setting

The trees assessed are located within a semi-cleared rural landscape at **2 Grace Court, West Busselton WA 6280**, consistent with a paddock-style environment. The area is gently undulating with elevations ranging from approximately 62 to 70 metres above sea level. Soils are predominantly sandy loam over gravelly subsoils, offering good drainage and moderate erosion resistance.

Vegetation Composition

The site vegetation is dominated by **Agonis flexuosa (Peppermint)**, **Corymbia calophylla (Marri)**, and scattered **Melaleuca** and **Banksia** species. The assemblage reflects remnant native vegetation typical of Busselton's coastal plain, interspersed with juvenile and semi-mature specimens regenerating in open paddock conditions. Several mature trees provide high retention value due to their ecological role, canopy cover, and amenity contribution to the school environment.

Tree Health and Structure Tree health across the site is variable:

- **High-value mature specimens** (Peppermint, Marri, Banksia) generally present in good condition, though some show evidence of historic pruning, minor deadwood, or lean over infrastructure.
- **Juvenile and suppressed trees** exhibit fair to poor condition, often impacted by competition, canker, or previous mechanical damage.
- Structural concerns include included bark unions, lean over playgrounds and footpaths, and evidence of past failures in isolated specimens. Retention feasibility is high for well-structured mature trees, while low-value or poor-condition juveniles may warrant removal.

Access and Infrastructure

Access to the site is currently unobstructed, with no immediate proximity to powerlines or major roads noted in GPS data. However, future development activities must account for **Tree Protection Zones (TPZs)** and **Structural Root Zones (SRZs)** to avoid root damage during excavation and servicing. Proximity of several trees to playgrounds, classrooms, and footpaths requires careful management to balance safety, amenity, and retention objectives.

7. Conclusions & Recommendations

Tree Population Overview

- Total trees assessed: 54
- Dominant species: *Agonis flexuosa* (Peppermint) – majority of specimens
- Additional species: *Corymbia calophylla* (Marri), *Melaleuca* spp., *Banksia* spp., *Callistemon* spp., *Eucalyptus* sp., *Mort*
- SRZ/TPZ: Calculated and recorded for all trees

Health and Structure Overview

Summary of Key Findings

- **Species Represented:** Peppermint, Marri, Melaleuca, Banksia, Callistemon, Eucalyptus, Mort
- **Tree Count:** 54
- **Retention Values:**
 - Remove: 6 (low condition, poor structure, canker/termite activity)
 - Moderate: 12 (juvenile/suppressed, fair structure)
 - High: 36 (mature or semi-mature, good ecological/structural value)

General Observations

- Peppermints dominate, many with lean over playgrounds/paths but generally high retention value.
- Marris show canker and dieback in some specimens, requiring monitoring or removal.
- Banksias are generally healthy, with minor pruning needs.
- Callistemons are juvenile groupings requiring tidying of poor pruning stubs.
- Several trees show historic poor pruning, included unions, or bifurcation.

Health Ratings

Health Status	Count	Notes
Good	30	Majority of Peppermints, Banksias, Callistemons
Fair	18	Suppressed juveniles, bifurcations, sparse canopy
Poor	6	Cankered Marris, termite activity, cambium loss

Structural Condition Breakdown

Structure Rating	Count	Common Issues
Good	22	Stable, intact canopies, minor deadwood

Structure Rating	Count	Common Issues
Fair to Poor	26	Lean over playgrounds/paths, included unions, suppressed growth
Poor	6	Major cracks, canker, cambium loss, termite damage

Environmental Context

Soil and Hydrology

- Sandy loam over gravel, well-draining, moderate erosion resistance
- Supports native vegetation and school landscape use

Environmental Considerations

- TPZ/SRZ dimensions must be respected during excavation/construction
- Mulching recommended to reduce compaction and improve soil health
- Annual monitoring advised for trees with bifurcation, lean, or canopy dieback
- Removal limited to poor-condition specimens only

Retention Value Summary

Retention Value	Tree IDs (examples)	Count	Description
High	1, 11, 17, 20, 36, 42–54	36	Structurally/ecologically significant trees suitable for preservation
Moderate	2, 4, 15, 16, 19, 29, 30, 39	12	Juvenile/suppressed, fair condition
Remove	12, 14, 38, 46, 47, 54	6	Poor condition, canker, termite damage, structural failure

Recommendations

1. Pruning & Maintenance

- Dead-wooding and end-weight reduction for Peppermints and Marris over playgrounds/buildings
- Corrective pruning of poor past cuts (Callistemon group, Mort specimen)
- Canopy uplifting near classrooms, courts, and recreational spaces

2. Monitoring

- Annual monitoring of Marris with canker, Peppermints with lean, and suppressed juveniles
- Consider bracing for codominant stems or cavities where retention is desired

3. Priority Areas

- Playgrounds, classrooms, and entry zones require early pruning, deadwood removal, and ongoing monitoring
- Works scheduled prior to construction or occupancy phases

4. Project-Specific Actions

1. Retain all high-value trees with TPZ/SRZ fencing and protection
2. Remove only poor-condition specimens (IDs 12, 14, 38, 46, 47, 54)
3. Maintain through pruning rather than removal wherever feasible
4. Employ non-invasive construction methods (pier and beam, air-spade excavation) near root zones
5. Fence retained trees at full TPZ radius; no encroachment or machinery access permitted

Recommendations Summary

Action	# Trees	Notes
Mulch root plate	~20	Reduce compaction, improve soil health
Monitor	~15	Trees with bifurcation, lean, canker
Prune	~30	Deadwood removal, canopy uplift, corrective pruning
Retain	36	High retention value specimens
Remove	6	Poor condition, unsafe
TPZ fencing	48	All retained trees require full TPZ fencing

8. Tree Data Schedule

Tree Data Schedule – Cornerstone College Busselton

Tree ID	Google /Tag No	Species (Botanical/Comm on)	DB H (cm)	Height (m)	Canopy Spread (m)	Age Class	Health	Structure	Retention Value	Condition	Surrounding Environment	Recommendations
1	365	Agonis flexuosa (Peppermint)	68.6	9.2	10.4	Mature	Good	Lean over playground, previous failure	High	Good	Playground	Retain if possible
2	366	Melaleuca	25	6.3	6.2	Juvenile	Good	Good	Medium	Good	Playground	Minor uplift, deadwood, tidy stubs
3	367	Melaleuca	85.2	9.5	7.5	Mature	Poor	Lean, dieback, apical stem dead	High	Poor	Playground	Heavy re-education, remove deadwood, mulch
4	368	Melaleuca	18.2	4.1	3.7	Juvenile	Fair	Suppressed	Medium	Fair	Playground	Minor uplift, deadwood
5–10	369/370/371/372/372/374	Callistemon (group)	5–13.8	6	2	Juvenile	Good	Good	Medium	Good	Playground	Tidy poor pruning, minor uplift, prune off building
11	375	Agonis flexuosa	29–61	12.3	15.6	Mature	Fair	Multi-stemmed, lean	High	Fair	Playground	Remove major deadwood, minor uplift
12	376	Corymbia calophylla (Marri)	17	5.5	3.1	Juvenile	Poor	Scar, suppressed	Low	Poor	Playground	Remove
13	377	Agonis flexuosa	37.7	14.1	11.4	Semi-mature	Good	Good	High	Good	Playground	End-weight reduction, remove minor deadwood
14	378	Corymbia calophylla (Marri)	37.5	9	10.5	Semi-mature	Poor	Crack, termites, canker	Moderate	Poor	Playground	Remove
15	379	Melaleuca	12–21	4.8	6	Juvenile	Good	Multi-stemmed	Moderate	Good	Playground	Tidy poor pruning
16	380	Agonis flexuosa	34.4	6	7	Juvenile	Good	Suppressed	Moderate	Good	Playground	Prune off building, minor uplift
17	381	Agonis flexuosa	23	13	12	Mature	Good	Previous failure, included union	High	Fair	Playground/Classroom	Bracing, minor prune, monitor
18	382	Callistemon	14–18.7	7	4.2	Juvenile	Good	Good	High	Good	Classroom	Prune away from building, minor uplift

Tree ID	Google /Tag No	Species (Botanical/Common)	DBH (cm)	Height (m)	Canopy Spread (m)	Age Class	Health	Structure	Retention Value	Condition	Surrounding Environment	Recommendations
19	383	Agonis flexuosa	17.5	5	5	Juvenile	Good	Included union	Moderate	Good	Classroom	Minor uplift
20	384	Agonis flexuosa	59	10	9	Semi-mature	Good	Fair	High	Good	Classroom	Uplift, end-weight reduction, monitor
21	385	Agonis flexuosa	25-34	11	12	Semi-mature	Fair	Multi-stemmed	High	Good	Playground	No works required
22	386	Agonis flexuosa	20-29	8	7.5	Semi-mature	Fair	Lean over walkway	High	Good	Playground	End-weight reduction
23	387	Eucalyptus sp.	60	18.2	12	Mature	Good	Good	High	Good	Playground	Remove major deadwood
24-26	388/389/390/	Agonis flexuosa (group)	26-29	11.3	8	Juvenile	Fair	Previously lopped	High	Good	Playground	No works required
27	392	Agonis flexuosa	67+	15	15	Mature	Good	Deadwood, rubbing limbs	High	Good	Playground	Remove deadwood, end-weight reduction
28-30	391/393/394	Agonis flexuosa (group)	20-26	8-9	5-8	Juvenile	Good/Fair	Lean, suppressed	Moderate	Good	Playground	Minor uplift or no works
31	395	Agonis flexuosa	22-30	13	7	Semi-mature	Good	Multi-stemmed	High	Good	Playground	No works required
32	396	Corymbia sp.	14.6	6.7	1	Juvenile	Good	Suppressed	Moderate	Good	Playground	No works required
33	397	Agonis flexuosa	36.5	12	5	Juvenile	Good	Lean over footpath	High	Good	Playground	No works required
34	398	Corymbia calophylla (Marri)	31.5	12	6	Juvenile	Good	Deadwood, canker	High	Good	Sink well	Remove deadwood
35	399	Banksia	49.7	6.6	9	Mature	Good	Lean over fence/classroom	High	Good	Sink well	Minor uplift, clear off building
36	400	Banksia	37.7	9.5	5.8	Mature	Good	Lean towards classroom	High	Good	Sink well	Remove deadwood, uplift, tidy stubs
37	469	Agonis flexuosa	36	9.5	5	Semi-mature	Fair	Lean over fence/classroom	High	Fair	Sink well	Remove broken limbs
38	470	Melaleuca	17	5	1	Juvenile	Poor	Poor	Low	Poor	Sink well	Remove
39	471	Agonis flexuosa	10-18	11	4	Juvenile	Fair	Multi-stemmed	Moderate	Fair	Sink well	Remove stubs, prune low limb
40	472	Corymbia calophylla (Marri)	23.7	10.2	5.8	Juvenile	Good	Good	High	Good	Sink well	Remove deadwood
41	473	Corymbia calophylla (Marri)	21.5	10.8	6	Juvenile	Good	Good	High	Good	Sink well	Remove deadwood
42-45	474/475/476/477	Agonis flexuosa (group)	15-41	10-13.5	7-9	Juvenile	Good	Lean over path/classroom	Moderate/High	Good	LHS footpath	No works or prune off building
46	479	Corymbia calophylla (Marri)	42.2	10.9	8	Semi-mature	Poor	Dieback, canker	High	Poor	LHS	
47	480	Agonis flexuosa	20	10	8	Juvenile	Good	Good	High	Good	LHS footpath	No works required
48	481	Agonis flexuosa	20.2	10	8	Juvenile	Good	Good	High	Good	LHS footpath	No works required

49	482	Agonis flexuosa	56.4	14.5	14	Semi-mature	Good	Fair – slight included union, monitor	High	Good	Playing field/playground	Remove deadwood, building clearance, end-weight reduction
50	483	Banksia	24.5	6.5	6.5	Semi-mature	Good	Good – lean over footpath	High	Good	Playing field	No works required
51	484	Agonis flexuosa	73.7, 65.8, 13	15	10	Mature	Good – some deadwood present	Good – multi-stemmed	High	Good	Playing field	Remove deadwood
52	485	Mort	33, 32	8.0	6.0	Semi-mature	Fair	Fair – cambium loss, poor pruning, termite activity	High	Fair	Playing field	Tidy old pruning cuts
53	486	Agonis flexuosa	30.7, 33, 52.4	11	9	Semi-mature	Good	Good – deadwood present	High	Good	Playing fields	Remove deadwood, 1 snapped limb, 1 rubbing limb
54	487	Corymbia calophylla	32.3	9	7.8	Juvenile	Poor	Poor – dead limb, dieback, canker, cambium loss	Low	Poor	Playing fields	Option 1: remove; Option 2: reduce to live growth, nutrient plug, mulch

9. Tree Protection Information

Tree Protection Zones

The Tree Protection Zone (TPZ) for the park trees identified in this Tree Management Plan (the Plan) is defined as a circle centred on the trunk with the radius shown on the Tree Management Plan drawings. This area represents the root protection portion of the TPZ, as defined by **Australian Standard AS4970-2009 – Protection of Trees on Development Sites**, and is shown outlined in green on the drawings.

Allowable TPZ Encroachment (D10):

AS4970-2009 permits up to 10% encroachment into the TPZ, subject to specific conditions. The D10 is the measured distance from the trunk to the straight-line excavation that would remove 10% of the TPZ area. Where greater than a 10% incursion is required for construction, **additional tree protection measures** must be implemented.

Monitoring

The project manager must seek advice from an AQF Level 5 Arborist if any regulated trees:

- Show signs of decline (thinning canopy, dieback, or poor foliage density)
 - Suffer branch failures, insect infestation, or accidental mechanical damage
 - Are suspected of having compromised health or viability
 -
-

Compliance

Once this Tree Management Plan is approved, failure to comply with its requirements may result in on-the-spot fines.

Any alterations or additions to this Plan must be developed and signed off by an **AQF Level 5 Arborist**.

Tree Protection Measures

Fencing

- Tree Protection Fences must be installed around park trees where indicated on the drawings.
- Verge protection fences shall consist of 1.8 m high chain mesh supported by steel posts driven securely into the ground.
- All fencing must be:
 - a. Installed prior to demolition or excavation works.
 - b. Maintained in good order throughout construction.
 - c. Substituted by boundary fencing where it aligns with the TPZ fence.
 - d. Removed only after construction works are complete and landscaping is ready to commence.
- Even after fence removal, **Prohibited Activities and Root Protection clauses** continue to apply.

Demolition

Demolition must not commence until all Tree Protection Fences and signage are installed and approved.

Signage

Tree Protection signage (as depicted on the drawings) must be installed in visible positions prior to works commencing.

Mulch

Where specified, apply mulch to a depth of 75 mm using wood chip and fines equivalent to forest litter prior to site works commencing.

Surface Protection

Where access within a TPZ is unavoidable, a **Load Sharing Surface** must be installed for the full duration of demolition and construction:

- **For loads < 3 tonnes:**
 - o Spread 75–100 mm wood chip across the area.
 - o Place load mats (e.g., Alturnamats, Trakmats) or 25 mm plywood sheets (for pedestrian traffic) over the mulch.
 - o Join mats securely and pin them to prevent movement.
- **For loads 3–6 tonnes:**
 - o Spread 75–100 mm wood chip across the area.
 - o Install hardwood rumble boards (120 × 65 mm) across the protected zone.
 - o



Ground protection (for up to 3 ton) includes 75mm of wood chip with mats over the top. Alternatively, where scaffold is used adjacent to a protected tree, the load sharing surface can be replaced by a floor inserted at the base of the scaffold, at up to 500mm above the ground to prevent pedestrians' construction for this project and loads directly on the grounds surface.

Note: No excavation, trenching, soil compaction, chemical storage, or washout is permitted within the TPZ unless approved by the supervising AQF Level 5 Arborist and in accordance with AS4970-2009.

Trunk Guard

If access is required within the TPZ or fenced section of any protected tree, a **Trunk Guard** must be installed prior to commencement of work on site.

Installation requirements:

- a. Install a proprietary Trunk Guard system (e.g., Arborist Network Trunk Guard) or equivalent, as depicted in the approved drawings.
 - b. Trunk guards must incorporate soft padding (e.g., polystyrene or equivalent) on the inner surface to prevent direct contact between plywood and tree bark.
 - c. Each trunk guard panel must be at least **1.5 m in length**.
 - d. The base of the guard must sit flush with natural ground level.
 - e. Gaps between guard strips must not exceed **20 mm**.
 - f. Guards must be secured in place using metal strapping.
 - g. The use of screws, nails, or hammering into the trunk is strictly prohibited.
- These measures ensure bark and cambium tissues remain intact and undamaged throughout construction activities.



Prohibited Activities

The following activities are strictly prohibited within the TPZ of protected trees during demolition, excavation, and construction:

- Entry onto or across unprotected surfaces.
- Excavation for any purpose, including service installation, except as permitted under this Tree Management Plan.
- Erection of site sheds, structures, or storage facilities.
- Alteration of ground levels, including scalping or fill, unless specifically detailed in this Plan.
- Movement, parking, or storage of vehicles, machinery, or equipment.
- Storage of building materials, waste, or soil fill.
- Cleaning or washing of equipment.
- Spillage, disposal, or discharge of materials, liquids, or waste products.

Root Protection

Where excavation within the TPZ may expose or require the removal of roots:

- Excavation must be conducted in a manner that avoids tearing, splitting, or displacement of remaining roots.
- Roots must be pruned with sharp hand tools to provide clean cuts.
- Final trimming of roots is to occur within **two hours** of their initial exposure.

Pruning

- No pruning or branch removal is permitted without prior consultation with an **AQF Level 5 Arborist**.
- All pruning of Park Trees or Street Trees requires approval from the relevant authority (e.g., NCA).

Canopy Protection

Where potential conflicts with tree canopies exist:

- Work procedures must be modified where possible to avoid damage.
- If modification is not possible, an **AQF Level 5 Arborist** must be consulted to determine the need for pruning.
- Pruning may require a **Tree Damaging Activity approval** prior to implementation.

Tree Removals

- No tree removals are permitted without formal approval from the NCA.
- Only trees identified for removal in the approved **Tree Removal Plan** may be removed.

Scaffold

When erecting scaffold adjacent to protected trees:

- No branches are to be cut, broken, or removed.
- Branches may be temporarily managed by:
 - o Tying back with soft ties under the supervision of an **AQF Level 3 Arborist**, or
 - o Gently pushing back and installing screening to exclude them from the scaffold space.

Special Design Conditions

Service Connections within the TPZ

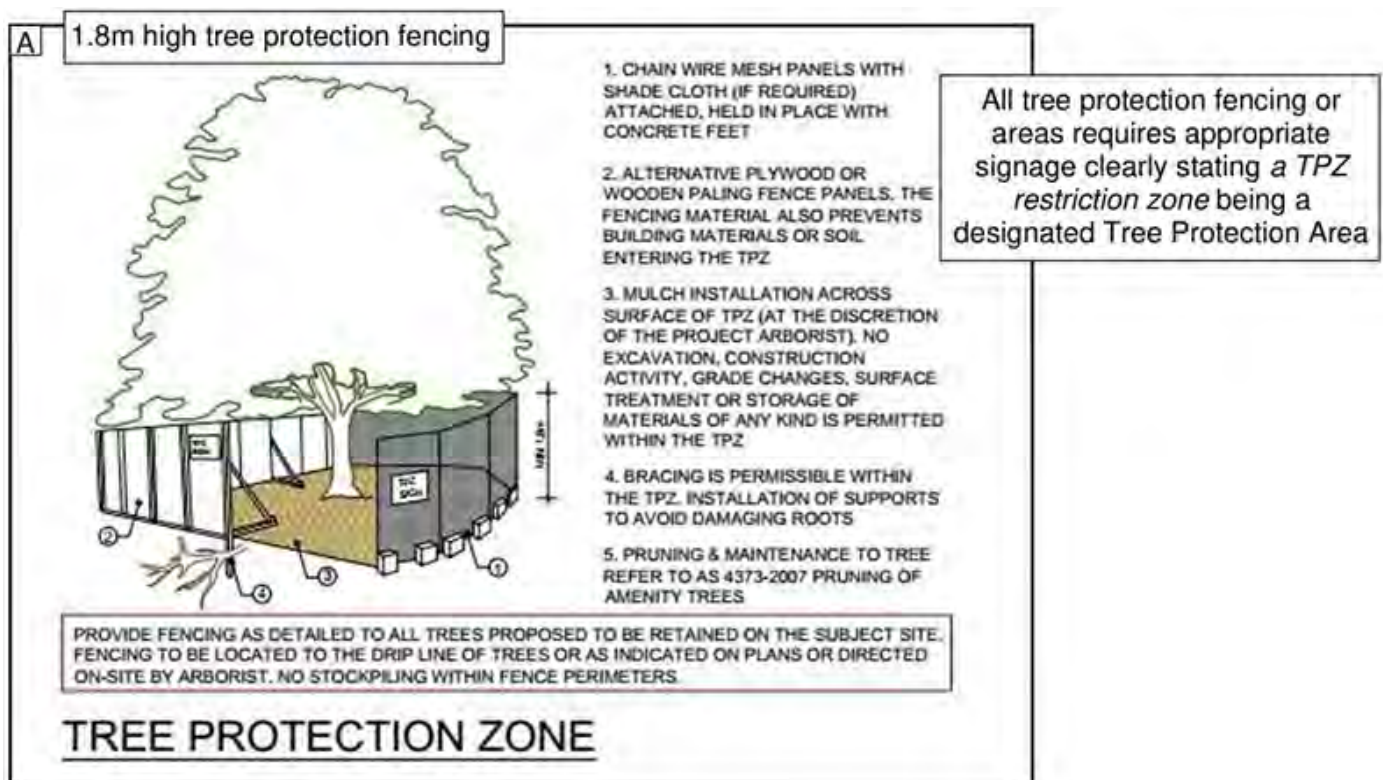
- No excavation for service connections (water, gas, electricity, sewer, stormwater) is permitted within the TPZ, except as follows:
 - a. **Target excavation** is permitted at the connection point to mains, using hand tools or modified low-pressure hydro-excavation.
 - b. Excavation is to be kept to the minimum practical cross-sectional area.
 - c. No roots >30 mm diameter may be cut or damaged.
 - d. Service installation must be completed by **directional boring**:
 - o Commence boring from outside the TPZ.
 - o Maintain a minimum depth of **600 mm** below ground level.
 - o

Landscaping within the TPZ

- Tree Protection Fences may be removed at the end of construction for landscaping. However, **Prohibited Activities** and **Root Protection** provisions remain in force.
- Excavation for new hard surfaces (paths) within the TPZ must not exceed **100 mm depth**.
- Hard surfaces must be designed to "float" above existing soil levels.
- Any fill required must consist of **single-grade gravel (no fines)**.
- Exposed roots >30 mm must be protected in accordance with Root Protection measures.
- Planting within the TPZ must be carried out carefully to avoid damage to structural roots.

Hoardings and Compounds within the TPZ

- Hoardings must not be installed within the TPZ of protected trees, except under arborist supervision.
 - Canopy conflicts must be managed as per Section 9 (Canopy Protection).
 - No branches may be removed without prior NCA approval.
 - If removal is approved, pruning must be carried out by an **AQF Level 3 Arborist**.
 - No excavation is permitted for hoarding installation.
 - No machine or pedestrian entry into the TPZ is permitted for hoarding works unless surface protection is installed under direction of the Project Arborist.
-



Mulch Installation in TPZ

Mulch must be applied within the Tree Protection Zone (TPZ), as specified or directed by the Project Arborist, to enhance soil health, conserve moisture, and protect the tree's root system from compaction and temperature extremes. The installation of mulch is a critical management tool that improves the growing environment for retained trees during construction and into the long-term landscape.

Purpose of Mulching:

- **Soil Health:** Mulch improves soil structure and promotes microbial activity, supporting the natural processes of nutrient cycling.
- **Moisture Conservation:** Organic mulch reduces evaporation from the soil surface, ensuring consistent water availability to tree roots.
- **Temperature Regulation:** Mulch insulates the soil, moderating temperature fluctuations around fine feeder roots.
- **Root Zone Protection:** A mulch layer creates a buffer that reduces the impact of pedestrian and machinery traffic, minimising soil compaction within the TPZ.

Specifications:

- **Material:** Coarse organic mulch, preferably chipped from local green waste or aged woodchip, free from weeds, pathogens, or contaminants.
- **Depth:** Apply to a depth of 75–100 mm across the TPZ. Excessive depths should be avoided as they may lead to anaerobic soil conditions.
- **Clearance from Trunk:** Maintain a clear space of at least 200 mm around the base of the trunk to prevent collar rot or fungal development.
- **Coverage:** Apply mulch evenly throughout the TPZ. Where full coverage is not possible (e.g., driveways, pathways), mulch should be maximised in accessible areas to provide partial benefit.
- **Maintenance:** Inspect mulch regularly during construction and after completion of works. Replenish as necessary to maintain depth and effectiveness.

Implementation & Compliance:

- Mulching must be installed prior to commencement of construction activities as part of TPZ establishment.

- Ongoing compliance will be overseen by the Project Arborist through periodic site inspections.
- Any disturbance or removal of mulch within the TPZ must be rectified immediately to maintain protection standards.

By implementing these measures, the retained Peppermint trees at 11 Peppermint Drive will have increased resilience to construction-related stressors and improved long-term stability within the redeveloped landscape.

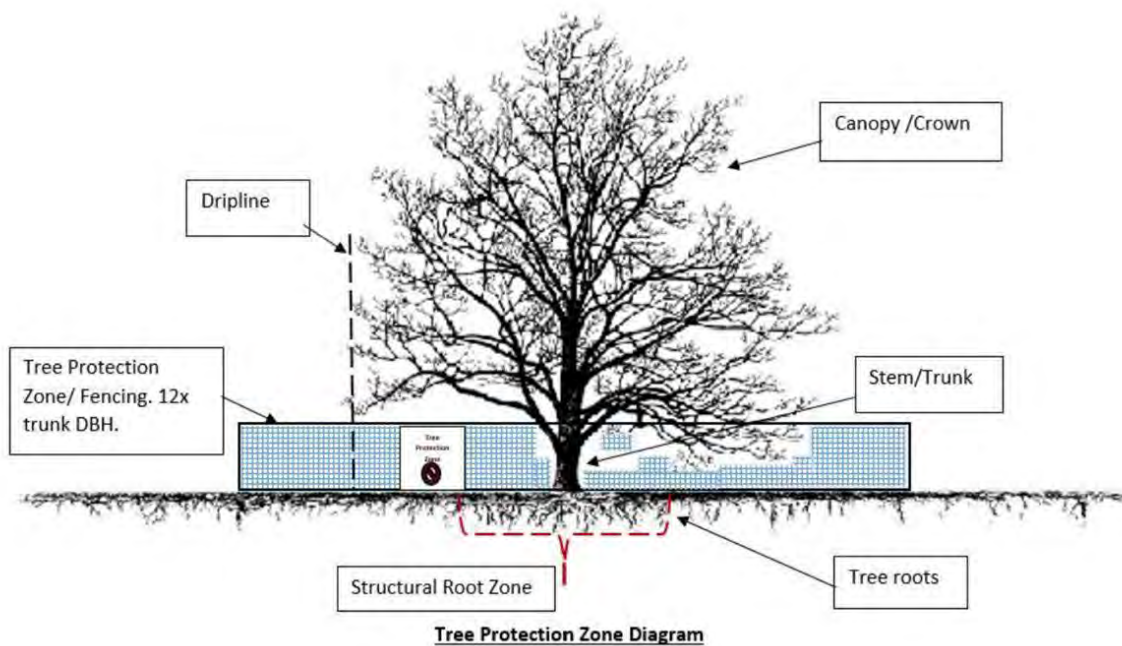


Figure 2 TPZ installation with mulch coverage

10. Method Site Assessment

From the ground, the following information was recorded and displayed in the Tree Data Schedule (Appendix 1).

- Tree genus and species.
- Approximate height spread if deemed applicable.
- Trunk diameter at breast height and above the buttress.
- Age class: young, semi mature, mature, over mature.
- Health.
- Condition.

Observations were recorded and photographed.

Research

The following legislation, documents or websites were reviewed:

- The Australian Standard for the Protection of Trees on Development Sites (AS 4970 – 2009).

11. Tree Data Schedule Method

The Health and Condition of all trees are shown in the Tree Data Schedule (**Appendix 1**) with the methods explained below:

Tree Health

Overall, Health (Vigor/Vitality)	Tree vigor is exhibited by crown density, crown cover, leaf color, leaf size, leaf texture, presence of epicormic growth, ability to withstand predation by pest and disease, resistance and degree of dieback.
Good (Excellent)	Good tree vigor exhibited by no decline in overall health and vigor, height and shape. The specimen is observed to be of excellent condition displaying characteristics that are known for that species (what would be the expected condition for that species of that age in that location), 0% dieback, full crown density, leaf health, no pest or disease present.
Fair	Fair tree vigor exhibited by moderate decline in overall health and vigor, height and shape. The specimen is observed to be of moderate condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), less than 10% dieback, 90% of crown foliage density, more than 90% leaf health, acceptable level of pest or disease is evident for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).
Fair/Poor	Fair to poor tree vigor exhibited by considerable decline in overall health and vigor, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 10-20% dieback, considerable foliage deficiencies, 70-90% foliage density, 70-90% leaf health, pest or disease infestation at acceptable thresholds for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).

Poor	Poor vigor exhibited by substantial decline in overall health and vigor, height and shape. The specimen is observed to be of poor condition by not displaying characteristics adequately that are known for that species (what would be
	expected for that species of that age in that location), 20-30% dieback, considerable foliage deficiencies, 50-70% leaf health, pest or disease infestation at unacceptable infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Very Poor	Very poor vigor exhibited by irreversible decline in overall health and vigor, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 15-50% dieback; severe foliage deficiencies; 30-50% density; 30-50% leaf health; pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Dead	Dead tree vigor exhibited by complete decline in overall health and vigor, height and shape. The specimen is observed to be dead by not displaying any characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), tree holds less than 15% foliage; branching is dead throughout canopy, pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).

Tree Condition

Overall Condition (Structure/Stability)	The tree condition as identified by the arborist regarding defects in structure and stability.
Good (Exceptional specimen)	No damage or decay observed to the root plate, visible basal and /or root flare, stable in ground, well tapered branches with sound open unions. All characteristics within thresholds for the assessing arborist.
Fair (Standard tree – no observable major defects to suggest that there is an increased likelihood of tree or part of tree failure)	Minor damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch), well-formed branch unions, minor branch end weight or over-extensions within thresholds for the assessing arborist.
Fair/Poor	Moderate damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch); minimal basal/root flare; acute branch; past branch failure(s); moderate branch end-weight or over-extension approaching thresholds for the assessing arborist.
Poor	Major damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch) no observable basal and /or root flare; acute branch unions starting to include bark; major branch end-weight or over-extension at or exceeds thresholds for the assessing arborist.
Very Poor	Excessive damage or decay observed to root plate, trunk, primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch), excessive decay or hollows compromising the structural integrity, unstable in ground, excessive branch end-weight, included-bark unions, exceeding thresholds for assessing arborist. Failure probable.
Failed	Failure of root plate or trunk or primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch) or active split between branch unions or severe damage to primary tree structure.

12. Arboriculture Disclaimer

Arboriculture Disclaimer

The assessment, evaluation, and recommendations provided in this report are based on a visual inspection of the trees and surrounding environment at the time of the inspection. Arboriculture, by its nature, involves managing living, dynamic organisms that are subject to constant change due to environmental factors, weather conditions, pests, diseases, and other natural occurrences.

Limitations:

1. **No Guarantee of Future Conditions:** While every effort is made to accurately assess the current health and structural condition of the trees, there is no guarantee, expressed or implied, regarding the future performance, safety, or longevity of the trees. Changes in conditions that were not evident at the time of inspection may occur.
2. **Partial and Complete Failure:** Trees pose an inherent risk due to their size, structure, and exposure to natural elements. As such, there is always a risk of partial or complete tree failure, which could result in damage to property or injury to persons. The recommendations provided in this report are intended to mitigate risks; however, they cannot eliminate them.
3. **Scope of Assessment:** The inspection is limited to visible conditions and does not include internal or root assessments unless specifically stated. Hidden defects, such as decay, cavities, or structural weaknesses, may exist but are not always detectable during a visual inspection.
4. **No Liability for Damages:** No responsibility will be accepted for any damage or injury caused by any tree or part thereof referred to in this report. The client assumes all risks associated with the trees on their property, including any damage or injury that may occur because of tree failure.

Recommendations:

All recommendations are based on the current understanding of arboricultural practices and are made to promote the health and safety of the trees. It is strongly advised that all tree work be carried out by qualified professionals and that regular inspections and maintenance be conducted to ensure ongoing tree health and safety.

By accepting this report, the client acknowledges and agrees to the limitations and disclaimers outlined above.

13. References

Shigo, A., 1986, A New Tree Biology and Dictionary: facts, photos, and philosophies on trees and their problems and proper care, Snohomish, WA

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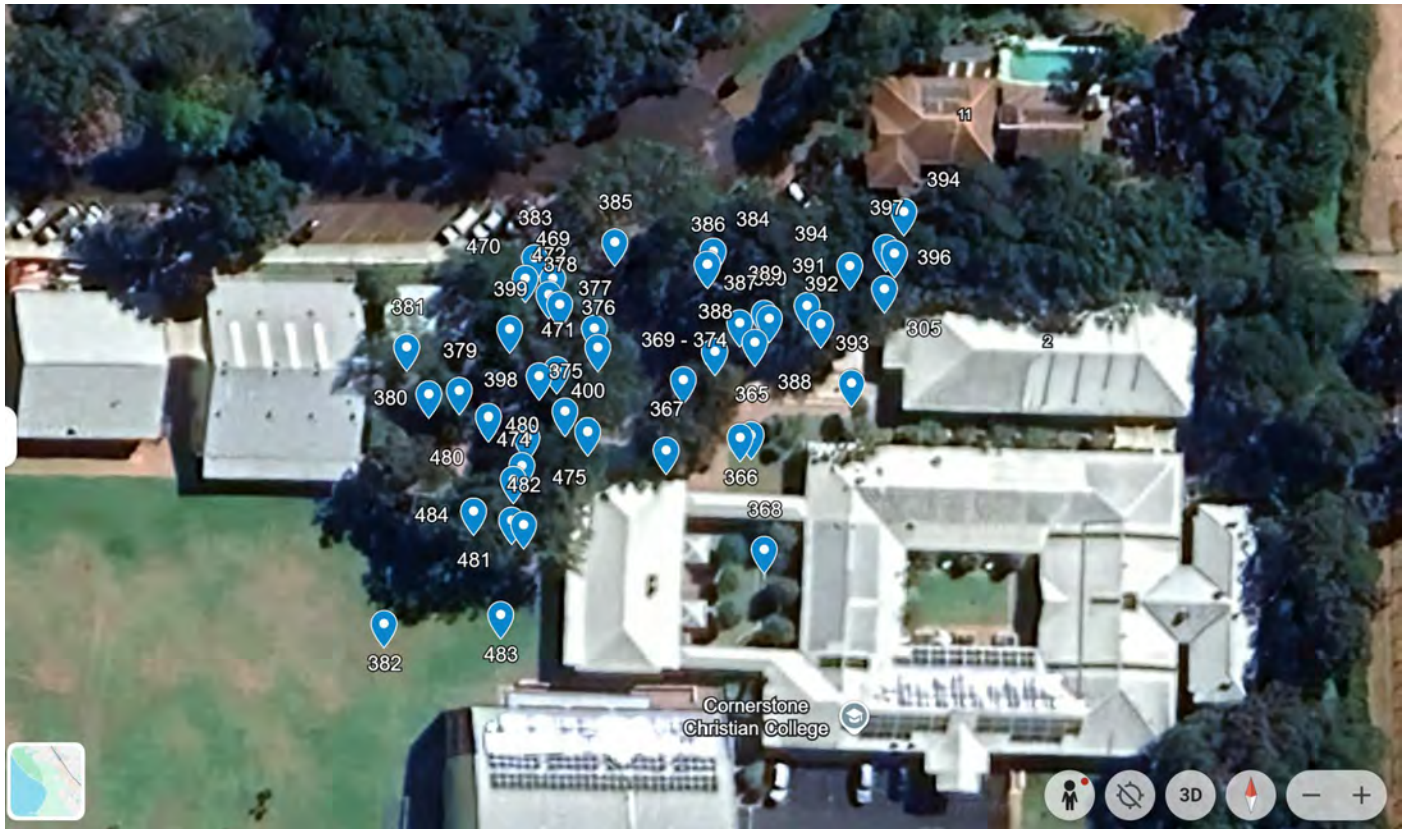
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Mattheck, C Bethge, K and Weber, K (2015) *The Body Language of Trees*. Encyclopedia of Visual Tree Assessment 1st edition

Abbreviation	Meaning
AIA	Arboricultural Impact Assessment
TPZ	Tree Protection Zone (as per AS 4970-2009)
SRZ	Structural Root Zone (as per AS 4970-2009)
DBH	Diameter at Breast Height (measured at 1.4 m above ground level)
VTA	Visual Tree Assessment
TRAQ	Tree Risk Assessment Qualification
DW	Deadwood
Spp.	Species (plural)
Canopy	The upper layer of a tree formed by its branches and leaves
Root Plate	The zone of structural roots supporting the tree's stability
Remnant Vegetation	Native vegetation remaining after land clearing
AS 4970	Australian Standard for Protection of Trees on Development Sites
AS 4373	Australian Standard for Pruning of Amenity Trees

14. Map and Data Link

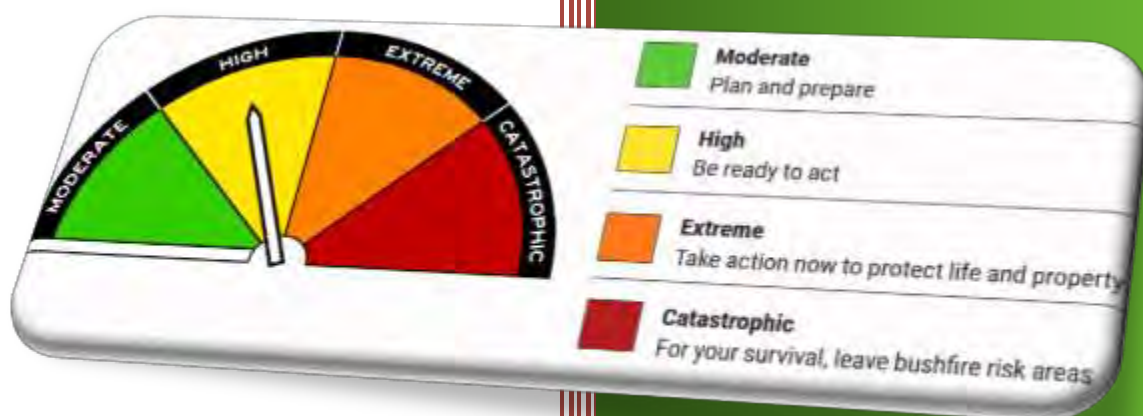
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Bushfire Plan

The Operational Document for Onsite Personnel Responsible for Emergency Management



PREVENT | PREPARE | RESPOND | RECOVER

Address / Location: 2 Grace Court, West
Busselton

City of Busselton

Facility/Premises Use: Education centre

ATTENTION

It is important that all relevant persons at this facility/premises receive formal training in the application of this Bushfire Plan, as established in the associated Bushfire Management Plan.

19 May 2026

Associated BMP: 250573

Job Number: 250573

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 39 166 551 784 | ABN: 39 166 551 784

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Andrew Lennox	Andrew.lennox@ccmschools.edu.au	1.1		☐	☒
<i>Limitation of Liability: The procedures and their associated actions contained in this Bushfire Emergency Plan do not guarantee that, in the event of a bushfire, buildings or infrastructure will not be damaged, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required procedures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</i> <i>Any representation, statement, opinion, or advice expressed or implied in this document is made in good faith based on information available to Bushfire Prone Planning at the time. Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence, lack of care or otherwise of their consultants, their servants or agents, arising out of the services provided by their consultants.</i> <i>Copyright ©2026 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</i>					

THE STANDLONE BUSHFIRE PLAN – ITS PURPOSE AND APPLICATION

This Standalone Bushfire Plan (BP) has been prepared for Cornerstone Christian College and is developed to assist staff to prepare for total fire-ban days, extreme to catastrophic fire danger ratings, or bushfire events in proximity to the College site. Christian Community Ministries (CCM) in concurrence with the Department of Education, and the Department of Fire and Emergency Services (DFES) may decide, where appropriate warning is given, to close Colleges deemed to be at high risk in areas for which a forecast of a Fire Behaviour Index of 75 (Extreme Fire Danger Rating) or greater is issued.

The intent of a planned closure is to ensure maximum safety and minimum risk for students and staff. The Department of Education Standalone Bushfire Plan 2022-2023 has been utilised in the formation of this plan. Bushfire Prone Planning acknowledges the contribution of the Department of Education and the 'Departments' The Principal's Guide To Bushfire document, in the preparation of the Bushfire Plan for Cornerstone Christian College.

A building within the College site has been identified and is nominated as the Safer Building Location.

- All reasonable mitigation strategies are to be implemented to ensure the building has been prepared for a bushfire emergency, which will accommodate all persons normally at the College.
- **The 'Safer Building Location' for the College is:** Proposed Class 9b building

General Comment - Consideration has been given to a bushfire Safer Building Location that provides protection from radiant heat and embers. It will be required to be equipped with drinking water and have toilet facilities available in close proximity as a minimum. The safer building location would be a safer option than remaining outside in the open environment during a bushfire and is where students, staff or visitors can seek shelter if they have not left the area early prior to a known significant bushfire event. Leaving early would be the primary strategy where clear and informed advice provided by DFES recommends to do so. Leaving early is likely to avoid community panic, people being trapped, and individuals making poor decisions resulting in the risk of serious injury or fatalities. (Leaving early means leaving the area before there are any signs of a bushfire in proximity to the College, before the chosen route is compromised by fire, smoke or potential blockages – not when flame and radiant heat impact is imminent).

Distribution, Updates & Advice from DFES and other Agencies

The Principal will ensure the Bushfire Plan is updated annually in readiness for the bushfire season and forward a copy of the site Bushfire Plan to CCM, to be held in the regional office.

The Principal or delegated officer will forward a copy of the site Bushfire Plan to the relevant local emergency service/s, by 31 August prior to the bushfire season (October to April) each year in the region.

The Principal or delegated officer will publish a copy of the College's Bushfire Plan on the College's website at the beginning of Term 1 each year.

- Details of the website to be provided to families of new students by the Principal or delegated officer during the enrolment process; and
- The Principal will ensure that all new staff members, relieving staff and visitors are briefed about the requirements of the Bushfire Plan during the site induction process.

The Principal will also include bushfire season reminders and information in site newsletters at least three times each term when applicable. The College's Information Booklet is to include information about actions and procedures included in the Bushfire Plan.

All staff members are to receive pre-fire season updates during Term 3, prior to the bushfire season (October to April) and ongoing information to any changes to process or instruction about the contents and requirements of the Bushfire Plan pre-bushfire season at scheduled staff meetings.

Bushfire advice received by the College from the Department of Fire and Emergency Services (DFES), the Local Emergency Management Committee (LEMC), Community Emergency Services Manager (CESM) or external bushfire experts, shall be documented, identifying the date, source of the advice and action taken by the College.

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1. COLLEGE DETAILS

School name	Cornerstone Christian College
School address	2 Grace Court, West Busselton
Education Region	City of Busselton
DFES Region Local Fire station Local Bush Fire Brigade	Southwest Region Busselton Fire & Rescue Service – Lot 417 Albert St, Busselton WA 6280 Yallingup Rural Volunteer Bushfire Brigade – 2928 Caves Rd, Yallingup WA 6282
Number of students	400
Number of students requiring extra support if evacuating	Nil
Number of staff	65
Number of school boundaries bordered by bushfire prone vegetation	East, Northeast, Southwest, South - Forest
Names of major roads bordering school	Queen Elizabeth Ave/Waratah Court/Busselton Bypass
School's site -specific alert, for example: siren/pause x 3 continuous handbell continuous siren or short whistle blasts	Long, sustained siren

2. EMERGENCY CONTACTS

Emergency contact details are subject to change annually, including but not limited to; contact person and telephone number. Emergency contacts shall be checked and updated as part of the annual review process.

- Seek permission to use private phone numbers; and
- Check contact person and contact numbers regularly.

NAME OF ORGANISATION	SERVICE	PHONE NUMBER WEB SITE
State Contacts		
Life-Threatening Emergencies	Fire / Ambulance / Police	000
Christian Community Ministries	Head Office (Groves Place, Kingston QLD 4114, Australia)	07 3827 6571
Department of Fire & Emergency Services (DFES)	Emergency Information	13 33 37 www.dfes.wa.gov.au
Department of Fire & Emergency Services (DFES)	Recorded Information Line	1300 657 209
Department of Fire & Emergency Services (DFES)	Head Office (Emergency Services Complex)	+61 8 9395 9300
Department of Fire & Emergency Services (DFES)	State Emergency Service Unit (306 Queen Elizabeth Drive, Busselton, WA 6280)	+61 8 9753 7300
Poisons Information line	Advice on suspected poisonings 24hrs	13 11 26
Bureau of Meteorology (BOM)	Full State Service	1900 955 366
WA Police	Police matters (Non-emergency)	131 444
State Emergency Service (SES)	Various Emergency Services	13 25 00
Red Cross	Emergency Humanitarian Assistance	1800 733 276
Salvation Army	State Office	(08) 9260 9500
Busselton Health Campus	Medical Services	(08) 9753 6000
Fiona Stanley Hospital	Medical Services	(08) 6152 2222

Perth Children's Hospital	Medical Services	(08) 6456 2222
Western Power	Power outages, lines down	13 23 51
Horizon Power	Power outages	(08) 9166 4700
Department of Transport and Main Roads	Road Conditions	13 81 38
Department of Child Protection and Family Support	Crisis Care	(08) 9222 2555 A/H – (08) 9223 1111

NAME OF ORGANISATION	SERVICE	PHONE NUMBER
Local Contacts		
WA Police – Busselton	Local Police	(08) 9754 9555
City of Busselton	Administration	(08) 9781 0444
	Shire Operations Team	
	Ranger Services	
Trans Busselton (green bus)	College Transportation	9753 7500
School Bus Services (orange bus)	College Transportation	9326 2528
Neighbouring Schools	Geographe Primary School	(08) 9751 7800
	Georgina Molloy Anglican School	(08) 9752 5252

NAME OF ORGANISATION	CONTACT PERSON/SERVICE	PHONE NUMBER
Christian Community Ministries	Head Office (Groves Place, Kingston QLD 4114, Australia)	07 3827 6571
Department of Education	Central Services	(08) 9264 4111
NAME OF ORGANISATION	CONTACT PERSON/SERVICE	PHONE NUMBER

Cornerstone Christian College		
Principal	Garry Maynard	0437 310 150
Head of Primary School	Matt Meyerink	0472 699 995
Head of Secondary School	Gabre Nel	0493 571 273
Administration - Registrar	Julie McCutcheon	0425 759 769
Administration	Lee Stenhouse	0419 243 633
Administration	Janita Gifford	0455 988 080
Administration	Robin Allies	0430 580 476
College Board	Brenda Alder (board liaison)	0422 908 690
Grounds Person – Facilities Manager	Mike Jordaan	0447 766 111

3. EMERGENCY INFORMATION SOURCES

THE IMPORTANCE OF BEING AWARE OF YOUR SURROUNDINGS

Know the types of vegetation that grow on surrounding land. Be aware of the potential behaviour of a fire in this vegetation and the threats it can present under different conditions.

Knowledge and awareness of the local environment and immediate past and current conditions is a valuable source of information that will assist with decision making – with hot/dry/windy weather presenting the worst conditions.

Lookout for smoke (i.e., evidence of fire) within your surrounding landscape, for as far as you can see. Be aware of the current and forecast wind direction as any fire will be likely to spread in the direction to which the wind is blowing.

YOUR FIRE WEATHER DISTRICT (BOM)		Geographe	
SOURCE		INFORMATION	
Emergency WA emergency.wa.gov.au		This is the primary and most up to date source of information (maps and lists) for: • Current warnings and incidents. • Designated bushfire evacuation centre. • Fire Danger Ratings (FDR) • Total Fire Bans (TFB)	
Bureau of Meteorology (BOM) bom.gov.au/wa/forecasts/fire-danger-ratings.shtml		Fire Danger Ratings (FDR) and the corresponding Fire Behaviour Index (FBI).	
WA Department of Fire & Emergency Services (DFES) Information Line: 13 3337 (13 DFES)  dfes_wa  dfeswa dfes.wa.gov.au/hazard-information/bushfire		Republishing of Emergency WA Warnings. General emergency information. Provides overviews of bushfire hazard educational information, including bushfire behaviour and preparation, response, recovery information, and FAQ.	
Local Radio Stations ABC (AM/digital) or 6PR (882) abc.net.au/radio/stations		Current bushfire warnings, designated bushfire evacuation centre and other relevant information.	
Emergency Alerts – through automated government telephone warning system		Voice messages (landline) and text messages (mobile) can be sent within a defined area under an immediate threat.	
Bushfire.IO bushfire.io		Map based bushfire warnings, bushfire incidents and wind forecasts. A visual tool run privately – crosscheck with other sources.	
WA Parks and Wildlife Service dpaw.wa.gov.au Website		Bushfire alerts and warnings, current prescribed burns in national parks.	

Main Roads WA Phone: 13 8138 travelmap.mainroads.wa.gov.au/Home/Map	Road alerts and closures (incidents and roadworks).
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4. COLLEGE RESPONSE TEAM

The Principal is responsible for coordinating the incident response to onsite or offsite locations (refer to Section 7 - Bushfire Action Procedures).

(Examples include; fire wardens, checking rooms, College registers, monitoring bushfire warnings and text alerts to parents).

Key terms and definitions

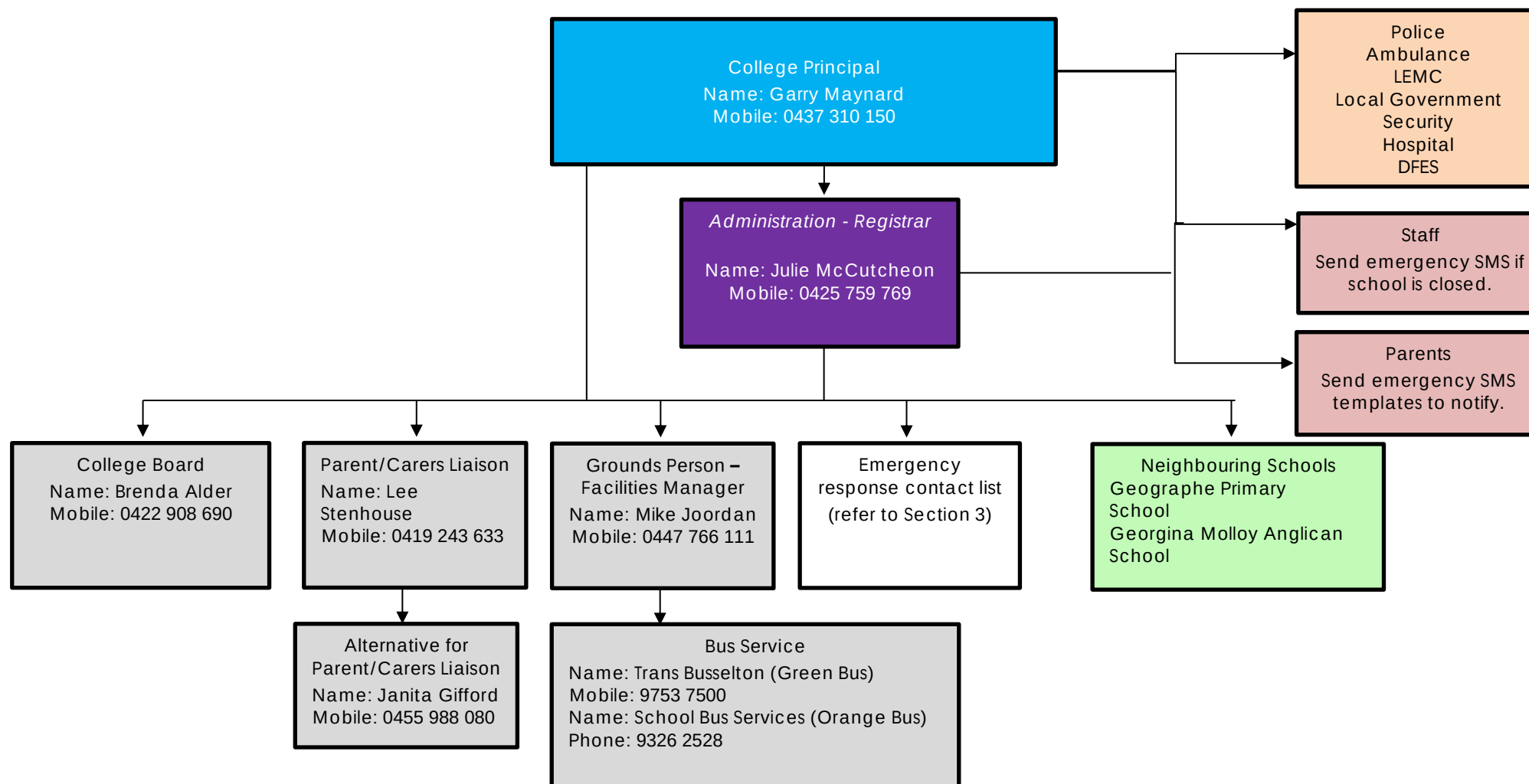
- CMT – Crisis Management Support Team
- IC – Incident Controller

POSITION	STAFF NAME	DUTIES/RESPONSIBILITIES	MOBILE NUMBER
Principal	Garry Maynard	CMT Leader/Incident Controller Responsible for managing all aspects of the emergency, delegation of duties. Lead the strategic response and recovery effort. Effectively delegate staff, approve messaging and liaise with stakeholders.	0437 310 150
Administration	Julie McCutcheon	Communication Coordinator; Responsible for coordinating and managing outgoing communications, drafting holding statements, management of media and all non-emergency stakeholder communications. • All messaging to be approved by the IC. • Act as the 2IC to the IC.	0425 759 769
Administration	Lee Stenhouse	Parents/Carers Liaison; Responsible for all Parents/Carers related tasks: communicating to Parents/Carers; managing Parents/Carers on site; and developing the Parents/Carers reunification plan.	0419 243 633
Administration	Janita Gifford	Alternative for Parents/Carers Liaison;	0455 988 080
All Positions	All College Staff	Fire Wardens: All College Staff are trained as wardens, upon notification of an emergency, staff in the act of teaching or with students directly under their care, will remain with and take responsibility for the welfare of those students throughout the emergency. All other Staff will report to the CMT leader/Incident Controller at the emergency control point for deployment and allocation of warden roles.	

5. EMERGENCY EQUIPMENT LIST

Equipment	Details (include location/s, date checked and any other comments)
Evacuation kit	Administration office, checked beginning of each term
First aid kit(s)	Administration office, reviewed and restocked beginning of each semester, checked and restocked after each use
Emergency warning or alert system, e.g.: mobile telephones (charged) hand-operated fire alarm (portable siren) portable radios spare batteries	Air horn, hand bell, College phone system linked to personal mobile phones
Emergency communications equipment	Nil
Registers for: • students • staff • visitors	Digital cloud system for student and staff attendance, digital cloud system for visitor sign-in.

6. BUSHFIRE RESPONSE TELEPHONE TREE



7. BUSHFIRE ACTION PROCEDURE (BUSHFIRE EVENT)

BUSHFIRE ACTION PROCEDURE (BUSHFIRE EVENT)

The safety and wellbeing of students, staff and visitors is at all times the college's main priority. Staff are not expected to fight bushfires. Principal is to be thoroughly familiar with current Stand-Alone Bushfire Plan & The Principal's Guide to Bushfire - additional 'situation' checklists.

The Hazard Management Authority may instruct you to remain on-site and monitor the situation or relocate to your onsite 'safer building location'. Open areas such as a College oval or non-enclosed building are not suitable to shelter in during a bushfire event.

Initiate the below bushfire action procedure if the following occurs:

1. A 'Watch and Act' or 'Emergency Warning' alert is issued on the [Emergency WA](#) website or the [Department of Fire and Emergency Services Bushfire Warnings page of the Department of Fire and Emergency Services website](#) (refer to Appendix 1 for details about the alerts); and
2. Instruction from the Department of Fire and Emergency Services, Emergency Services or instructions from the Principal

Follow these procedures:

If you identify a bushfire before receiving official advice, call triple zero (000) to report the fire.	Tick when task completed
If the College is Likely to be Threatened by The Bushfire, Activate the Stand-Alone Bushfire Plan Immediately.	
Activate the College incident response team. All staff members have been briefed and are ready to activate in accordance with their responsibilities in the plans.	
The Principal has made contact with the controlling agency (DFES) to seek advice or further information on the Schools required response to the bushfire.	
Communication plans (including Communication Tree) are activated for directed evacuation.	
Emergency contact lists for parents, staff, other agencies etc. is prepared and ready to use.	
Emergency communications equipment is ready for use (e.g. mobile telephones, hand-operated fire alarm (portable Siren), portable radios and spare batteries/batteries charged).	
Evacuation kit is ready to use.	
Class rolls checked to confirm absentees and visitor register checked for visitors currently in the College.	
First aid equipment is ready to use and staff members trained in first aid have been activated. Give special consideration to students with known respiratory conditions.	

College to remain on-site on advice from DFES	
1. All classes remain with their teachers and allocated education assistants; 2. All other staff and visitors report to the Administration/Front Office; 3. Teachers account for each child and identify students and support staff with known respiratory conditions; 4. Fire wardens are designated to manage evacuation routes and liaise with staff. 5. Students and staff are to remain in classrooms unless directed otherwise by the fire warden; 6. Doors, roof vents and windows must be closed; 7. The Principal and fire wardens will control this response and must liaise with DFES or emergency services as soon as possible. 8. The Principal and fire wardens will control this response until the arrival of the DFES or emergency services who will then take over; 9. Students and adults with known respiratory conditions will be identified and given special consideration. 10. Parents advised <u>NOT</u> to pick up students and to monitor local media for specific access information.	
The Safer Building Location (not an outdoor open area) is ready for use. 1. If the nominated Safer Building Location is deemed unsafe or to be under direct threat, staff must evaluate the situation and make informed decisions. The choice will be to proceed to an alternative safer building location or an area of minimal fuel vegetation as a last resort and if it is safe to do so; 2. The latter action is not recommended but is an alternative if the current refuge is deemed to be not safe for occupants, no other building is deemed safe to shelter in and vehicle evacuation routes remain unsafe.	
College/School buses are on standby or arrangements in place, if off-site evacuation is required.	
If you have been instructed to relocate to your onsite 'safer building location'	
College emergency warning or alert system is to be sounded.	
Follow advice from the incident controller (Principal) or emergency services to move to the onsite safer building location(s) (refer to section 8 for map)	
Shelter in the nominated Emergency Safer Building Location stated below and identified on the Site Response Map (Section 8). Safer Building Location: Proposed 9b building	

Immediately notify DFES by dialling 000 and give the following details	
1. Nature of the incident and state that people are sheltering in place; 2. Location – Cornerstone Christian College 3. Nearest cross-road – Queen Elizabeth Ave/Waratah Court/Busselton Bypass 4. Where sheltering – Proposed Class 9b building ; 5. Entry point to shelter – Next to Existing Admin/Existing Library 6. Number of people sheltering; tbc 7. Number of special needs persons: tbc 8. Can you see the fire front /estimate distance away; and 9. Can you see spot fires / are spot fires around the shelter?	
Close roof/wall vents and doors. Undertake regular patrols/checks of College for bushfire activity, paying special attention to evaporative air conditioners, where applicable. School bags, clothing & other flammable items should be removed from outside of classrooms & Safer Building Location.	
Where advised, wait for the emergency services to arrive or the incident controller to provide you with further information. Update the emergency services on the location of students, staff and visitors. Update the emergency services on the location of students, staff and visitors.	
Monitor controlling agency website or information line for warnings (if DFES on 13 DFES (13 33 37) or www.dfes.wa.gov.au) and Emergency WA website: www.emergency.wa.gov.au . Assign a member of staff to monitor local radio, TV and websites for bushfire or weather alerts.	

	BUSHFIRE EVACUATION PROCEDURE (BUSHFIRE EVENT)
The safety and wellbeing of students, staff and visitors is at all times the college's main priority. Staff are not expected to fight bushfires. Principal is to be thoroughly familiar with current Stand-Alone Bushfire Plan & The Principal's Guide to Bushfire - additional 'situation' checklists.	

The Hazard Management Authority may instruct you to evacuate offsite; The Principal will relay the decision to you to evacuate offsite. Initiate the below bushfire action procedure if the following occurs: 1. A 'Watch and Act' or 'Emergency Warning' alert is issued on the Emergency WA website or the Department of Fire and Emergency Services Bushfire Warnings page of the Department of Fire and Emergency Services website (refer to Appendix 1 for details about the alerts); and 2. Instruction from the Department of Fire and Emergency Services, Emergency Services or Instruction from the Principal Follow these procedures:	
If you identify a bushfire before receiving official advice, call triple zero (000) to report the fire.	Tick when task completed
If the College is Likely to be Threatened by The Bushfire, Activate the Stand-Alone Bushfire Plan Immediately.	
Activate the College incident response team. All staff members have been briefed and are ready to activate in accordance with their responsibilities in the plans.	
The Principal has made contact with the controlling agency (DFES) to seek advice or further information on the Colleges required response to the bushfire.	
Communication plans (including Communication Tree) are activated for directed evacuation.	
Emergency contact lists for parents, staff, other agencies etc. is prepared and ready to use.	
Emergency communications equipment is ready for use (e.g. mobile telephones, hand-operated fire alarm (portable Siren), portable radios and spare batteries/batteries charged).	
Evacuation kit is ready to use.	
Class rolls checked to confirm absentees and visitor register checked for visitors currently in the College.	
First aid equipment is ready to use and staff members trained in first aid have been activated. Give special consideration to students with known respiratory conditions.	
College/School buses are on standby or arrangements in place, for off-site evacuation.	

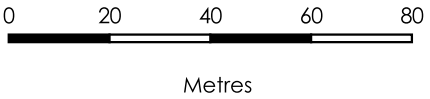
You may be instructed to relocate to your offsite evacuation.	
Activate your College Response Team to carry out their responsibilities (refer to section 4).	
Refer to the 'emergency response contact list' to contact stakeholders (refer to section 2).	
The Principal communicates directly with the Marketing & Communication Team including any media communications. Staff should not comment directly to media	
Follow advice from the emergency services to decide which of the College's offsite evacuation location(s) is the safest to use (refer to section 6). - Be aware of your ongoing ability to evacuate safely and base the decision to evacuate on this ability or any emergency services directives received; and - If the Evacuation Routes are determined to no longer be safe, then SHELTERING-IN-PLACE will be the required action.	
Identify an assembly area where staff, students and visitors can gather to prepare for offsite evacuation. Note: Students and staff must remain in classrooms unless they are directed to move to an onsite safer building location and/or onsite assembly area.	
Follow the 'bushfire response telephone call tree' to communicate with the College community. Ensure parents receive emergency SMS alerts to: - inform them of relocation - keep them updated Note: parents must not collect students until instructed.	
Take emergency equipment (refer to section 5) registers for students, staff and visitors, evacuation kit, mobile phones (charged). Sound school emergency warning or alert system.	
Move all students, staff and visitors from the assembly area to evacuate offsite.	
Evacuate	
Check registers after evacuating staff, students and visitors (roll call). Advise the police if anyone is missing.	
Update the emergency services incident controller on location of students, staff and visitors.	
Wait for emergency services to arrive or the incident controller to provide further information. The Principal will provide ongoing advice. Continue to monitor official bushfire information sources shown in section 3.	
The Principal will consult the incident controller or emergency services and notify you when it is safe to return to classrooms or for students to be collected by parents.	

Figure 1
Site Response Map

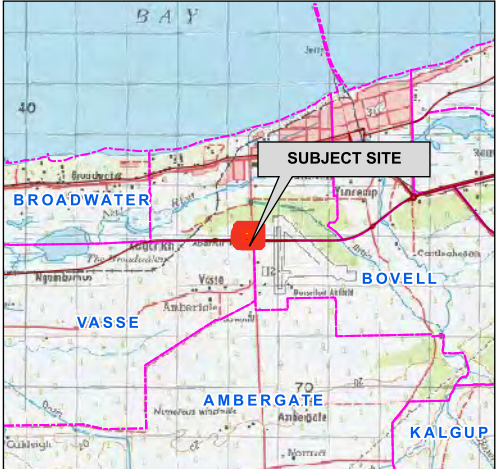
Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busselton 6280
CITY OF BUSSELTON

----- LEGEND -----

- Subject Site
- Cadastral
- Hydrant
- Buildings**
 - Proposed Upper Primary GLA
- Evacuation Locations**
 - SAFER Building Location
- Evacuation Routes**
 - Primary Evacuation Route
 - Secondary Evacuation Route



----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratiima 19-05-2026
SCALE (A3): 1 : 1500



Figure 2
Evacuation Routes and Destinations Map
Lot 600 on Plan 408685, Area :1.9881 ha
2 Grace Court
West Busseton 6280
CITY OF BUSSETON

----- **LEGEND** -----

 Subject Site

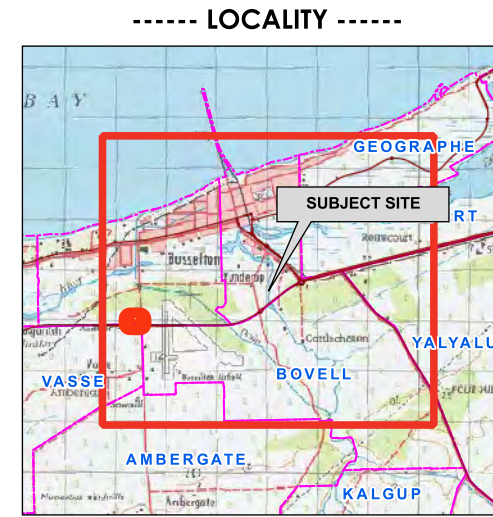
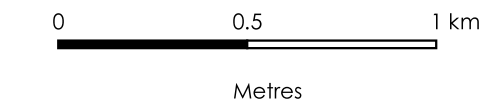
Evacuation Locations

 Evacuation Location

Evacuation Routes

 Primary Evacuation Route

 Secondary Evacuation Route



 AERIAL IMAGERY: Landgate/SLIP

 Coordinate System: GDA94 / MGA zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: Pratima 28-04-2026
SCALE (A3): 1 : 20000

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

	EVACUATION ROUTES
The safety and wellbeing of students, staff and visitors is at all times the college's main priority. Staff are not expected to fight bushfires. Principal is to be thoroughly familiar with current Stand-Alone Bushfire Plan & The Principal's Guide to Bushfire - additional 'situation' checklists.	

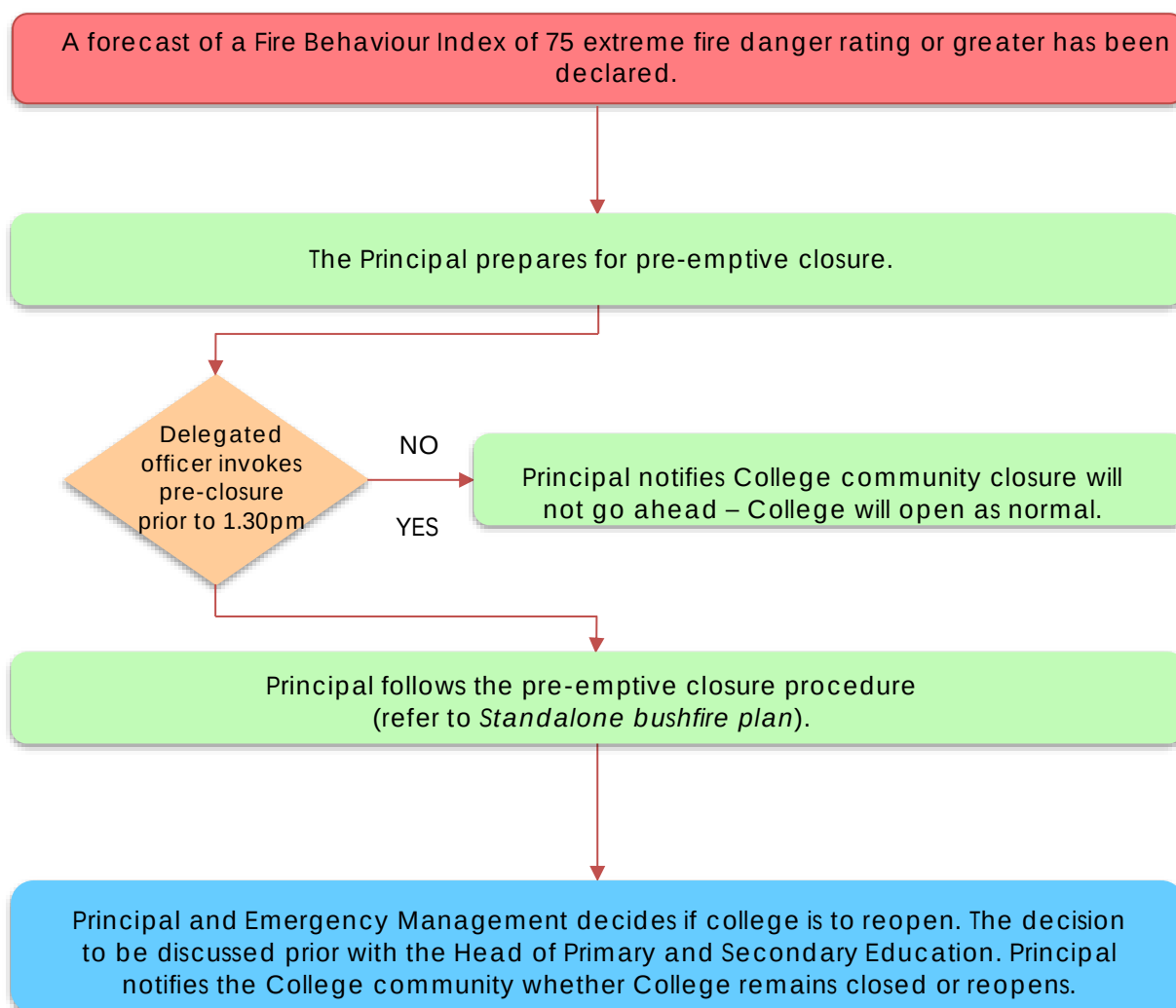
The College Evacuation Routes Map identifies: 1. Directions for the safe evacuation route. The suitability of evacuation routes for colleges/schools within communities will vary depending on lead time to facilitate and evacuation, availability of suitable transport and road conditions which might be normal or restricted and blocked. Therefore, it will be important to have information on road conditions where early evacuation is planned. The evacuation centres for a Local Government municipality are identified in their Local Emergency Management Arrangements. Should early evacuation be instigated by emergency services, the location of the evacuation (welfare) centre to be utilised in relation to incidents or for other welfare and recovery purposes will be determined by the Incident Controller or otherwise advised by the controlling agency/authority. The establishment of a welfare centre in the event of an emergency is a decision made by the Hazard Management Authority (HMA) in consultation with the Local Government. The selection of the location of a welfare centre will be based on a number of factors, including the nature of the emergency, the location of the incident, the numbers expected to access the centre, ingress and egress and the likely duration of the emergency necessitating the welfare centre. Follow these procedures:	
If you identify a bushfire before receiving official advice, call triple zero (000) to report the fire.	Tick when task completed
If the College is Likely to be Threatened by The Bushfire, Activate the Stand-Alone Bushfire Plan Immediately.	
The location of the Evacuation Centre has been determined and evacuation route identified	
Driver's/Operators of college/school buses/transport are briefed on evacuation routes and Evacuation Centre location, for off-site evacuation.	

8.1. DESIGNATED EVACUATION DESTINATIONS

As per Incident Controller Advice or Emergency WA Website
Contact: DFES State Emergency Service Unit (306 Queen Elizabeth Drive, Busselton, WA 6280 (+61 8 9753 7300) Contact: DFES 13 3337 (for emergency information) Contact: WA Police 131 444 (for life threatening emergency call 000)

The Controlling Agency, together with the Local Government, where applicable will determine when and where the opening of an evacuation centre may be required.

8.2. FLOW CHART – PRINCIPAL'S RESPONSE TO 'EXTREME <75' OR 'CATASTROPHIC' FIRE DANGER RATING



9. PRE-EMPTIVE (PLANNED) CLOSURE PROCEDURES



PRE-EMPTIVE (PLANNED) CLOSURE PROCEDURES

The safety and wellbeing of students, staff and visitors is at all times the college's main priority. Staff are not expected to fight bushfires. Principal is to be thoroughly familiar with current Stand-Alone Bushfire Plan & The Principal's Guide to Bushfire - additional 'situation' checklists.

Pre-emptive Closure may be required where an incident or bushfire may directly or indirectly impact the College, although not imminent, and a precautionary approach taken to ensure the safety of Students, Staff and visitors to the College. You may be instructed to pre-emptively close your College due to a predicted extreme or catastrophic fire danger rating.

The lead time for a planned closure varies depending on weather patterns, but every attempt is made to give principals as much notice as possible to prepare written documentation for parents. The College should have a 'Bushfire Response Telephone Tree' in place to provide this information at short notice or after hours.

The Department of Fire and Emergency Services is the final authority on advice about which Colleges/Schools are in danger and the level of risk at the time. The Principal makes the final decision as to whether or not a planned closure of Colleges/Schools is to proceed, based on DFES's advice.

The Principal/Communication coordinator will identify alternative accommodation of students and staff if required. The Administrative Team will utilise media outlets to make public announcements of College closures, temporary alternative accommodation and contact number(s) for further information.

Follow these procedures:

If you identify a bushfire before receiving official advice, call triple zero (000) to report the fire.

If the College is Likely to be Threatened by The Bushfire, Activate the Stand-Alone Bushfire Plan Immediately.

Tick when task completed

The Principal determines when a planned (pre-emptive) closure is to be invoked in a particular part of the State. The Principal must make final decision to close the School no later than 1:30 pm the day before the planned closure. If weather conditions become less severe after 1:30 pm, the closure goes ahead regardless, in order to provide a level of certainty to parents.

Activate the College incident response team. All staff members have been briefed and are ready to activate in accordance with their responsibilities in the plans.

Close roof/wall vents and doors/windows. Undertake checks of College grounds and buildings, paying special attention to evaporative air conditioners, where applicable. School bags, clothing & other flammable items should be removed from outside of classrooms & Safer Building Location.

Consider also:

- money is removed from the College premises
- expensive items of equipment secured.

Communication plans (including Communication Tree) are activated for College closure use.	
Emergency contact lists for parents, staff, other agencies etc. is used to notify of College closure.	
Class rolls checked to confirm absentees and visitor register checked for visitors to be notified of College closure.	
Place the notice of temporary closure on external College access points and on the College website and use social media channels to keep the College community updated.	
The Principal is to notify staff and parents of the closure using the emergency contact list.	
The Principal to manage appropriate interim staffing of College to ensure any students that have not been informed of the Temporary College Closure, can be re-located to an off-site safer building location and parents/guardians notified. (Provision for an endorsed method of student transport required and appropriate authorised supervision of students)	
The Principal will consult the incident controller or emergency services and notify you when it is safe for the College to reopen.	
Remove the notice of temporary closure from external college access points and website if pre-emptive closure is reversed.	
All parties that were advised of closure (e.g. bus contractors, out of hours users, P&F) should be advised of re-opening.	
Parents are to be informed as to when the college is to be re-opened.	
After hours or College holiday procedures	
The Principal takes the final decision to close the College.	
The Administrative Team will utilise media outlets to make public announcements of School closures and contact number(s) for further information.	
Communication plans (including Communication Tree) are activated for College closure use.	
Emergency contact lists for parents, staff, other agencies etc. is used to notify of College closure.	
The Principal will consult the incident controller or emergency services and notify all relevant persons when it is safe for the College to reopen. Advice will be received direct from the Principal.	
Remove the notice of temporary closure from external College access points and website if pre-emptive closure is reversed.	
All parties that were advised of closure (e.g. bus contractors, out of hours users, P&F) should be advised of re-opening.	
Parents are to be informed as to when the College is to be re-opened.	

	RECOVERY PROCEDURES
The safety and wellbeing of students, staff and visitors is at all times the college 's main priority. Staff are not expected to fight bushfires. Principal is to be thoroughly familiar with current Stand-Alone Bushfire Plan & The Principal's Guide to Bushfire - additional 'situation' checklists.	

The priorities for the College during recovery are Health and Safety of individuals, Social Recovery and Physical (Structural) Recovery. Follow these procedures:	
If you identify a bushfire before receiving official advice, call triple zero (000) to report the fire.	Tick when task completed
If the College is Likely to be Threatened by The Bushfire, Activate the Stand-Alone Bushfire Plan Immediately.	
1. General • When possible, return to normal routine as soon as possible; • Attend to staff and student welfare, considering counselling support; • Provide information for families and the community of any impact (including if there is none) on the College and College routine following the bushfire; • Undertake a check of any equipment or stock used and arrange for replacement/replenishment; • Address any physical damage to the College, isolating areas if required and if necessary, relocate to alternative accommodation; • Attend to security if necessary; and • Manage Administrative details including insurance.	
2. Debrief • What worked, what didn't? • Was anything overlooked? • What could you and your staff do better next time? • Should roles change? • If changes are made, incorporate them into the formal plan and advise the appropriate parties including staff and other authorities; • Share the knowledge with other Colleges/Schools; and • Test the revised bushfire plan and procedures.	

10. APPENDICES

Appendix 1 – Bushfire Warnings

Appendix 2 – Fire Danger Ratings

Appendix 3 – Bushfire Preparedness

Appendix 4 – Advice from DFES and other agencies

Appendix 5 – Bushfire mitigation and management register

Appendix 6 – Communication Templates

Note: Refer to 'The Principal's Guide to Bushfire' for information on additional checklist packages, letters, newsletter and College closure notice templates. Where templates are modified by the College for use locally, these should form an addendum to this stand-alone bushfire plan and reviewed/updated annually to suit local requirements.

APPENDIX 1: BUSHFIRE WARNINGS – WHEN A BUSHFIRE IS IDENTIFIED

A1.1 Bushfire – Warnings

During a bushfire, emergency services provide as much information as possible through a number of different channels. These change to reflect the increasing risk to life and the decreasing amount of time you have until the fire arrives. There are three levels of warning:

- ADVICE;
- WATCH AND ACT; and
- EMERGENCY WARNING.



APPENDIX 2: FIRE DANGER RATINGS - FORECAST BUSHFIRE RISK

A2.1 Daily actions during the bushfire risk season

Issued by the Bureau of Meteorology.

Emergency services communicate information in a number of ways to inform the community of pending weather conditions conducive to bushfire. Use these warnings to understand when you need to

In the event of a forecast of a Fire Behaviour Index of 75 extreme fire danger rating the Bushfire Plan will be invoked as per the flow chart (page 18), following the instruction of the Principal.



There are four levels of fire danger:

Moderate: Plan and prepare.

High: Be ready to act.

Extreme: Take action now to protect your life and property.

Catastrophic: For your survival, leave bushfire risk areas.

Fire Danger Ratings will be issued on days when there is a fire risk. Each rating has a clear set of messages, including the actions the community can take to reduce their risk. The system will indicate days where no proactive action is required by the community. This is represented by the white bar under 'Moderate' in the Fire Danger Rating design (pictured above).

This isn't to say that fires can't or won't start at this level but that the community don't need to actively anticipate a fire spreading in a fast or threatening way.

The Fire Danger Rating for an area will be determined using the new Fire Behaviour Index (FBI) as a key input. The FBI is a scale of fire danger (0-100+) that uses the latest in fire science to produce outputs across the eight vegetation types. It will support decisions about fire preparedness, planned burning and bushfire suppression.

You will be able to check the daily fire danger for your area at [Emergency WA](#) or by visiting the Bureau of Meteorology [website](#).

A2.2 DFES Total Fire Ban

In the event of a Total Fire Ban the Bushfire Plan will be invoked:

This means:

- No fires must be lit or used in the open air;
- All open fires for the purpose of cooking or camping are not allowed; and
- 'Hot works' such as metal work, grinding, welding, soldering, gas cutting or similar is not allowed unless there is an exemption.

The Department of Fire and Emergency Services advice is that chainsaws, plant or grass trimmers or lawn mowers can be used during a total fire ban in suburban or built up areas which are cleared of flammable material, but not in bushland or other areas where their use is likely to cause fire.

It is also necessary to ensure:

- The equipment or machinery is mechanically sound; and
- All reasonable precautions are taken to prevent a bushfire starting.

It is recommended postponing the activity altogether to minimise the risk of fire.

For information on activities that can or cannot be carried out during a Total Fire Ban visit:

<https://www.emergency.wa.gov.au/#totalfirebans>.

https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireFactsheets/DFES_Bushfire_Factsheet-Total_Fire_Bans.pdf

If the information required is not available from the website, telephone the Total Fire Ban Information Line 1800 709 355.

This information is also available by visiting:

www.dfes.wa.gov.au and Emergency WA website: www.emergency.wa.gov.au.

APPENDIX 3: BUSHFIRE SEASON PREPAREDNESS

A3.1 Preparing for Bushfire Season (overview)

- The Principal must ensure all students and staff are aware of the College's Bushfire Plan. It is also necessary to ensure that relief staff and parents have been made aware of the School's Bushfire Plan. A copy of the College's Bushfire Plan should be published on the College's website.
- The Principal should establish contact with the relevant local emergency services, including DFES, the local volunteer fire brigade, WA Police, the Local Emergency Management Committee (LEMC) and the Community Emergency Services Manager (CESM) or Chief Bushfire Control Officer (CBFCO);
- Colleges located in bushfire prone areas need to incorporate key bushfire messages in their curriculum. Research shows that if students develop and undertake drills as part of the emergency planning the message is more meaningful and transfers to the home environment. Additional benefits can be realised by taking activities home that need to be completed and returned. This can serve to increase families' level of awareness and preparedness in regard to bushfire survival plans or household preparedness assessments;
- Communication plans (including emergency contacts and a Communications Tree) need to be in place for sheltering in place, evacuation or planned closure;
- The College has an effectively working emergency warning or alert system and emergency communication equipment is available and working;
- The College has in place systems to account for students, staff and visitors in an emergency, such as class rolls (or equivalent) and visitor registers. Consideration should be in place for situations such as a loss of power affecting the ability to print from electronic sources (such as pre-prepared hard copies);
- Identify more than one suitable off-site location, in case one is in the area of the bushfire;
- Arrangements are in place in relation to student transport, if appropriate (notification of contractors where available), if pre-emptive closure is invoked, the availability of suitable transport if off-site evacuation is required; and
- A bushfire can be a traumatic event that may include loud sirens, fire alarms, intense heat and reduced visibility in the form of smoke. Where possible, staff should prepare students both physically and mentally for such an event focusing on the conditions they may be exposed to should a bushfire impact the College, through practice drills and information sessions.

	BUSHFIRE PREPARATION CHECKLIST (ANNUALLY)
Principals should be thoroughly familiar with their current plan for responding to bushfires. All staff members should be aware of their responsibilities in accordance with the plan.	

MANAGEMENT ACTIVITIES		
Tick when task has been completed, or write N/A if not applicable		Evidence/Yes
The College <i>Emergency Management Plan</i> provides a plan for dealing with bushfires.		
Principal is thoroughly familiar with the Colleges current <i>Emergency Management Plan</i> and the Stand-alone Bushfire Plan.		
Students, staff, relief staff and parents/carers have been made aware of the Colleges bushfire plan.		
The Bushfire Plan has been reviewed prior to the bushfire season (Term 3 each year) and a copy forwarded to the CCM head office and the document uploaded to the Colleges website.		
Colleges on the Bushfire Zone Register have appointed a School Emergency Liaison Officer. The appointed liaison officer may be required to relocate during an emergency, to the Incident Control Point to provide an information conduit between the School and the controlling agency.		
The Principal have established contact with local emergency services including DFES, the Department of Parks and Wildlife (if relevant), the local volunteer fire brigade, WA Police, Local Emergency Management Committee (LEMC), local government representative or Community Emergency Services Manager (CESM) (if there is one for the area) and incorporated their feedback into the plans (as required).		
Emergency Services, outlined above, are informed of your nominated pre-determined Safer Building Location as part of your Emergency Critical Incident Management Plan procedures.		

Colleges on the Bushfire Zone Register understand the bushfire warning system (refer Appendix 1) and the Emergency WA Website & the National Emergency Alert telephone warning system www.emergencyalert.gov.au		
Colleges on the Bushfire Zone Register need to incorporate key bushfire messages in the curriculum.		
College staff know how to turn off evaporative air conditioner units, including awareness of the location of the switches, and how to close roof vents (if applicable).		
Communication plans (including Communications Tree – refer Section 6) are in place for directed evacuation or planned closure.		
Evacuation drills practised prior to the start of the bushfire season and at least once per term during the bushfire season. The bushfire season typically runs from October to late April in and around the Perth Metropolitan Area. Note this is a minimum of three drills per year.		
College has a correctly functioning emergency warning or alert system.		
Evacuation Kit has been checked at least twice per term.		
Emergency communications equipment is available e.g. mobile telephones, hand-operated fire alarm (portable siren), portable radios and spare batteries (check throughout the season).		
Class rolls and visitor register (or equivalent) are readily accessible in an emergency to account for students, staff and visitors.		
First aid equipment is available, and staff members trained in first aid have been identified.		
Arrangements are in place in relation to College buses or other approved student transport method (notification of contractors if pre-emptive closure is invoked; availability of buses if off-site evacuation is required).		
Procedures are in place to restrict use of machinery (e.g. angle grinders, mowers, and machinery with internal combustion engines) in close proximity to bushfire fuels where they may start a fire on severe fire danger days.		
A Safer Building Location within the College buildings should be identified and prepared in the event that an off-site evacuation is not possible. (Section 8)		
Managed Fuel Area - Minimum 20 metre radius around all buildings in accordance the City of Busselton Bushfire Risk Reduction Notice.		
Mitigation works as detailed within the City of Busselton Bushfire Risk Reduction Notice or bushfire consultant recommendations, have been implemented.		
Two or more suitable offsite evacuation locations have been identified in case one of the offsite locations is under threat from the bushfire. In most cases the off-site evacuation location will be determined by the incident controller.		

APPENDIX 4: ADVICE FROM DFES AND OTHER AGENCIES

Date of advice	Agency name	Advice received	Name of officer (who provided advice)	Contact number or email address

APPENDIX 5: BUSHFIRE MITIGATION MANAGEMENT REGISTER

Attach your bushfire mitigation register for any treatment works or actions undertaken to reduce risk.

Note: If your school has not received a *bushfire risk assessment and treatment* plan and had the identified works undertaken, you are not required to complete this register.

APPENDIX 6: COMMUNICATION TEMPLATES

Emergency text message alert templates

You can use these sample text templates update parents, carers and staff about a response to a bushfire. These texts are also located on Ikon – refer to [Manage bushfire and emergency incident communications](#).

Public schools to close tomorrow due to catastrophic fire danger rating

[School name / all public schools in region/area] will be closed tomorrow [date] due to a catastrophic fire danger rating for the area. See emergency.wa.gov.au/#firedangerratings for more information. There will be no staff on site. Please ensure that you make arrangements for your child.

Students are safe and still on school site

Students from [school name] are safe and being supervised at school. We will follow the instructions of emergency services and update you if the situation changes. Monitor emergency.wa.gov.au or call your education regional office on [telephone number] for more information.

Students have been relocated

Students from [school name] have been relocated for their safety. Please collect your children from the relocation centre at [exact location]. Follow the instructions of emergency personnel and monitor emergency.wa.gov.au or call your education regional office on [telephone number] for more information.

Not safe to pick up children

Students from [school name] are safe and [are still on school site / have been relocated for their safety]. Please wait for further instructions before attempting to collect your child. We are working with emergency services and will advise when it is safe to do so. Monitor emergency.wa.gov.au or call your education regional office on [telephone number] for more information.

School to reopen on [day]

[School name] will reopen tomorrow/day [date].

School newsletter sample text

You can use this sample text below can be used to provide the school community with information about a pre-emptive closure.

Pre-emptive (planned) school closure during the bushfire season

[School name] has been place on the Department of Education bushfire zone register as it is located in a designated bushfire risk area.

If a forecast of an Extreme fire danger rating greater has been declared for the [City/Town/Shire] of [name of your school's local government area], a school MAY be required to invoke a pre-emptive (planned) closure. A fire danger rating more than 75 poses a significant threat to the school if a fire starts, it is likely to be uncontrollable, unpredictable and fast moving.

Parents will receive a text message to inform them of a possible Pre-emptive closure of the school.

The final decision to pre-emptively close the school will be confirmed with the principal no later than 1.30pm on the day before the pre-emptive closure. If the forecast changes after the 1.30pm deadline, the school remains closed to limit confusion within the school community.

Parents will receive a text message to either confirm or reverse a Pre-emptive closure of the school.

Typically, schools will only be required to close for a day at a time. However, this will depend on changing weather conditions. Parents will receive a text message to advise if the school will reopen the day after the pre-emptive closure, or whether it will remain closed.

Parents are encouraged to monitor official bushfire information sources for current information about fire danger ratings:

[Emergency WA website](#)

Department of Fire and Emergency Services

Information line – 13 33 37

Twitter - https://twitter.com/dfes_wa

Local radio

[ABC Emergency WA](#)

ABC local radio

6PR

Please contact the school on <school phone number> with any concerns relating to Pre-emptive closures during the bushfire season.

[Name]
Principal

Sample text for a notice of temporary school closure

The sample text below can be used in a notice to be placed on:

the school main notice board at front of the school
main administration entrance doors
other entry/exit doors throughout the buildings
kindergarten and pre-primary, where relevant.

BUSHFIRE ALERT

NOTICE OF TEMPORARY SCHOOL CLOSURE

As the result of an Extreme fire danger rating greater than 75, this school is temporarily closed.

The school will re-open on advice from the Department of Fire and Emergency Services (DFES).

For more information about the bushfire threat:

call 13 DFES (13 33 37)

visit [Emergency WA](#)

stay tuned to ABC local radio.

For more information about the school, contact the principal on [insert contact details] or the [insert region] regional education office on [insert contact number].

Thank you.

[Name]
Principal

APPENDIX 7: LANDSCAPING DESIGN & CONSTRUCTION PRINCIPLES TO APPLY

Where initial or renovation landscaping of grounds surrounding the facility/premises is being conducted, apply the directions and principles of the following measures to the greatest extent possible.

For additional guidance, refer to:

- The *Guidelines for Planning in Bushfire Prone Areas within the Explanatory Notes for Element 2 of the Bushfire Protection Criteria and Schedule 1: Standards for Asset Protection Zones (WAPC 2021)*; and
- The DFES 'Bushfire Preparation Toolkit' publication. Website: publications.dfes.wa.gov.au/?hazard=Bushfire

☐ Use of Non-Vegetated Areas and/or Public Open Space:

Reduce the exposure of the facility/premises to the direct and indirect threats of bushfire by incorporating low threat uses of land adjoining the facility/premises and/or the bushfire hazard. These uses create robust and easier managed asset protection zones and include:

- Non-vegetated areas e.g. footpaths, paved areas, roads, driveways, parking, drainage, swimming pools;
- Formally managed areas of vegetation (public open space and other recreation areas), including irrigated areas; and
- Services installed in a common section of non-vegetated land.

☐ Landscaping – Non-Combustible Construction: Ensure non-combustible materials are used for fencing and any other landscaping construction, including retaining walls.

☐ Landscaping – Tree and Plant Species Selection

Utilise trees and plants with characteristics that are more resistant to burning. Refer to *Guidelines for Planning in Bushfire Prone Areas, Appendix 4 'Explanatory Notes E2: Plant Flammability'* (WAPC 2021) for initial guidance.

Avoid planting trees with ribbon or stringy barks (ember/firebrand production). Preference for smooth bark.

☐ Landscaping – Tree and Plant Separation from the Facility/Premises (Location):

Trees (greater than 6 metres in height: Minimise the potential for tree strike damage (falling or blown) to the facility/premises (allowing flame, radiant heat and ember entry to internal spaces), and debris accumulation on, in and around the facility/premise. Principles to apply are:

- Ideally trees will be separated from buildings/structures by a distance of at least 1.5 times the height of the tallest tree;
- As a minimum, trunks at maturity should be at least 6 metres from all elevations of the building, branches at maturity should not touch or overhang a building or powerlines. Mature tree canopies should be separated at least 5m with total canopy cover not exceeding 15% and not connected to tree canopy outside the APZ;
- Species of trees that produce significant quantities of debris (fine fuels) during the bushfire season should be located a sufficient distance away from vulnerable exposed elements to ensure debris cannot drop

and accumulate within at least 4m of buildings/structures or be likely to be relocated by wind to closer than 4m to buildings / structures.

Shrubs and scrub (0.5 metres to 6 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 (unless they can be classified as low flammability plants); and
- Shrubs greater than 6 metres in height are to be treated as trees.

Ground covers (less than 0.5 metres in height):

- Can be planted under trees but and no closer than two metres from a structure but 3 metres from doors or windows if greater than 100 mm in height; and
- Ground covers greater than 0.5 metres in height are to be treated as shrubs.

Grass: Where possible utilise irrigated perennial species.

Mulches should be non-combustible e.g., stone, gravel and crushed rock. Where wood mulch is used it should be greater than 6mm in thickness.

- ☐ Separation Between the Facility/Premises and the Consequential Fire Fuels of Stored Flammable Products (Fuels / Other Hazardous Materials):

If applicable. establish sufficient separation distance between the consequential fire fuels and the facility/premises. The required separation distance will be dependent on the fuel and storage type and will need to be determined.

- ☐ Separation Between the Facility/Premises and the Consequential Fire Fuels of Stored and Constructed Combustible Items:

These consequential fire fuels include:

- Stored Combustible Items - Heavy Fuels (greater than 6mm diameter) e.g. building materials, packaging materials, firewood, branches, sporting/playground equipment, outdoor furniture, garbage bins etc:
- Stored Combustible Items – Large Heavy Fuels e.g. vehicles, caravans, boats, trailers and large quantities of dead vegetation materials stored as part of site use.
- Constructed Combustible Items – Heavy Fuels e.g. landscaping structures including fences, screens, walls, plastic water tanks.
- Constructed Combustible Items – Large Heavy Fuels e.g. adjacent buildings/structures including houses, sheds, garages, carports. (Note: If the adjacent structure is constructed to BAL-29 requirements or greater and can implement a significant number of additional bushfire protection measures associated with reducing exposure and vulnerability, these minimum separation distances could be reduced by 30%).

Apply the rule of thumb “assume flames produced from a consequential fire source will be twice as high as the object itself ... where the consequential fire source is a structure, then the maximum eave height is a reasonable measure of maximum height”.

Apply the following separation distances from the subject building/structure as a multiple of the height of the consequential fire source and dependent on the bushfire construction standard applied to the building/structure:

- At least six times the height when the facility/premises construction incorporates design and materials that is only intended to resist low levels of radiant heat up to 12.5 kW/m² and no flame contact (BAL-12.5);
- Between 4 and 6 six times the height when the facility/premises construction incorporates design and materials intended to resist radiant heat up to 29 kW/m² and no flame contact (BAL-29).
- Between 2 and 4 times the height when the facility/premises construction incorporates design and materials intended to resist up to 40kW/m² and potential flame contact (BAL-40).
- Less than 2 times the height when the facility/premises construction incorporates design and materials intended to resist extreme levels of radiant heat and flame contact (BAL-FZ).
- Zero separation distance is required if the facility/premises is separated by a non-combustible FRL 60/60/60 rated wall, or the potential consequential fire source is fully enclosed by the facility/premises.

☐ Planted Vegetation Barrier to Shield Facility/Premises: Use appropriate species (lower flammability) of hedges and trees strategically to reduce the facility/premises exposure to radiant heat, to filter/trap embers and firebrands, and to lower wind speeds (prevailing synoptic and/or fire driven).

☐ Shield Non-Structural Essential Elements: These are vulnerable elements essential to the continued operation of the facility/premises which are potentially exposed to the fire attack mechanisms of both bushfire and consequential fire. They include electricity cabling and water plumbing and also applies to any installed firefighting equipment / water storage.

When the use of fire rated materials to the degree necessary is not possible or practical, the application of non-combustible shielding can be applied to reduce exposure to the bushfire threats. Shielding includes underground installation.

☐ The Asset Protection Zone (APZ): Surrounding all buildings - To be maintained in perpetuity – On-going maintenance includes the buildings to be sufficiently free of combustible vegetation, structures or other fuels, such that it will provide a safe place for shelter building occupants to move to until after the fire front has passed, if required. Refer to the Site Emergency Information Map.



Arboricultural Impact Assessment



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1. Summary

Naturaliste Tree Care has been engaged to prepare a detailed Arboricultural Impact Assessment (AIA) for trees located at **2 Grace Court, West Busselton WA 6280**, under the direction of our client, **Andrew Lennox | Development Manager**.

The purpose of this assessment is to:

- Evaluate the **health, structure, and retention value** of trees across the subject site
- Identify and analyse the **potential impacts** of proposed development activities, specifically the construction of a new residential building
- Provide recommendations in accordance with **AS 4970-2009 – Protection of Trees on Development Sites** and relevant local authority guidelines

The findings and recommendations contained within this report are intended to support **informed decision-making** regarding:

- Tree protection measures
- Retention feasibility
- Removal requirements
- Pruning or canopy management strategies

This assessment ensures that arboricultural considerations are fully integrated into the subdivision planning and development process, balancing construction objectives with long-term environmental and amenity outcomes.



Figure 1 Tree Inspection location

2. Introduction

This Arboricultural Impact Assessment (AIA) has been prepared at the request of our client, **Andrew Lennox | Development Manager**, to provide a comprehensive evaluation of all arboricultural assets located at **2 Grace Court, West Busselton WA 6280**. The purpose of this assessment is to ensure that



trees within the subject site are reviewed in accordance with recognised retention standards, and that any required remediation works are clearly identified and supported by evidence-based recommendations.

The scope of this assessment includes:

- Evaluation of tree **health, structural integrity, retention value, and risk profile** in relation to proposed development activities
- Identification of arboricultural constraints that may influence **stakeholder engagement, site planning, and development outcomes**
- Inspection of each tree using **Visual Tree Assessment (VTA)** and **Tree Risk Assessment Qualification (TRAQ)** methodologies to determine suitability for retention or management

Recommendations are provided in accordance with **AS 4970-2009 – Protection of Trees on Development Sites** and relevant **local government guidelines**. These recommendations are intended to support the continued safe habitation and long-term viability of retained tree assets, ensuring that arboricultural values are fully integrated into the **design, construction, and operational phases** of the proposed development.

3. Project Scope

Stage 1: Arboricultural Impact Assessment

1. Site Visit
 - o Conduct a detailed site inspection to understand current conditions and tree–site interactions.
2. Tree Inspection
 - o Assess each remaining tree for health, size, and significance.
 - o Identify any signs of disease, decay, structural defects, or other health concerns.
3. Data Collection
 - o Record detailed information on species, dimensions, health status, and ecological value.
 - o Document findings with photographs, field notes, and mapped references for analysis.

Conclusion

This Arborist Report will provide clear recommendations for the trees inspected, including retention feasibility, protection measures, and any required remediation works. The findings will support informed decision-making for site planning, engineering design, and subdivision development, ensuring arboricultural values are integrated into the project outcomes.

4. Aim

The aim of an Arboricultural Impact Assessment (AIA) is to evaluate the potential effects of a proposed development or construction project on existing trees within and around the site. Specifically, the assessment seeks to:

1. **Identify and Document Trees:** Catalog and document the species, size, condition, and location of trees on the site.
2. **Assess Tree Health and Condition:** Evaluate the health, structural condition, and overall vitality of the trees.



3. **Determine Tree Retention Value:** Identify which trees are suitable for retention based on their health, condition, and significance to the local environment and landscape.
4. **Evaluate Impact of Development:** Analyse how the proposed development will impact the existing trees, including potential root damage, changes to soil conditions, and alterations to the trees' growing environment.
5. **Recommend Mitigation Measures:** Provide recommendations for the protection and management of trees during and after construction, including protective fencing, root protection zones, and other measures to minimize harm.
6. **Guide Decision-Making:** Inform developers, planners, and local authorities to make evidence-based decisions regarding tree preservation, removal, and replacement as part of the development process.

Overall, an AIA aims to balance development needs with environmental and ecological considerations, ensuring that significant trees are protected and preserved wherever possible.

5. Inspection and information gathering

Comprehensive tree data collection was undertaken on site at **2 Grace Court, West Busselton WA 6280** to assess the condition, positioning, and environmental context of the existing tree stock. As part of this process, detailed individual readings and observations were recorded for each tree.

All tree locations, physical descriptions, structural conditions, and associated management or retention recommendations are presented in detail within the **Tree Data Schedule** section of this report. This schedule serves as the primary reference point for:

- Species identification
- Size classifications (DBH, height, canopy spread)
- Health status and structural integrity
- Retention value and life expectancy
- Proposed arboricultural interventions

The combined use of tabulated data, descriptive narrative, and site photography (attached separately) provides a **comprehensive understanding of arboricultural features across the site**. This information is intended to inform:

- Future planning and design decisions
- Conservation and habitat management strategies
- Engineering solutions around Tree Protection Zones (TPZs) and Structural Root Zones (SRZs)
- Integration of tree protection measures into all phases of development

By consolidating technical data with visual evidence, this assessment ensures that arboricultural values are fully considered in the context of site development and long-term land management.

6. Impacts/Observations

Site Setting

The trees assessed are located within a semi-cleared rural landscape at **2 Grace Court, West Busselton WA 6280**, consistent with a paddock-style environment. The area is gently undulating with elevations ranging from approximately 62 to 70 metres above sea level. Soils are predominantly sandy loam over gravelly subsoils, offering good drainage and moderate erosion resistance.

Vegetation Composition

The site vegetation is dominated by **Agonis flexuosa (Peppermint)**, **Corymbia calophylla (Marri)**, and scattered **Melaleuca** and **Banksia** species. The assemblage reflects remnant native vegetation typical of Busselton's coastal plain, interspersed with juvenile and semi-mature specimens regenerating in open paddock conditions. Several mature trees provide high retention value due to their ecological role, canopy cover, and amenity contribution to the school environment.

Tree Health and Structure Tree health across the site is variable:

- **High-value mature specimens** (Peppermint, Marri, Banksia) generally present in good condition, though some show evidence of historic pruning, minor deadwood, or lean over infrastructure.
- **Juvenile and suppressed trees** exhibit fair to poor condition, often impacted by competition, canker, or previous mechanical damage.
- Structural concerns include included bark unions, lean over playgrounds and footpaths, and evidence of past failures in isolated specimens. Retention feasibility is high for well-structured mature trees, while low-value or poor-condition juveniles may warrant removal.

Access and Infrastructure

Access to the site is currently unobstructed, with no immediate proximity to powerlines or major roads noted in GPS data. However, future development activities must account for **Tree Protection Zones (TPZs)** and **Structural Root Zones (SRZs)** to avoid root damage during excavation and servicing. Proximity of several trees to playgrounds, classrooms, and footpaths requires careful management to balance safety, amenity, and retention objectives.

7. Conclusions & Recommendations

Tree Population Overview

- Total trees assessed: 54
- Dominant species: *Agonis flexuosa* (Peppermint) – majority of specimens
- Additional species: *Corymbia calophylla* (Marri), *Melaleuca* spp., *Banksia* spp., *Callistemon* spp., *Eucalyptus* sp., *Mort*
- SRZ/TPZ: Calculated and recorded for all trees

Health and Structure Overview

Summary of Key Findings

- **Species Represented:** Peppermint, Marri, Melaleuca, Banksia, Callistemon, Eucalyptus, Mort
- **Tree Count:** 54
- **Retention Values:**
 - Remove: 6 (low condition, poor structure, canker/termite activity)
 - Moderate: 12 (juvenile/suppressed, fair structure)
 - High: 36 (mature or semi-mature, good ecological/structural value)

General Observations

- Peppermints dominate, many with lean over playgrounds/paths but generally high retention value.
- Marris show canker and dieback in some specimens, requiring monitoring or removal.
- Banksias are generally healthy, with minor pruning needs.
- Callistemons are juvenile groupings requiring tidying of poor pruning stubs.
- Several trees show historic poor pruning, included unions, or bifurcation.

Health Ratings

Health Status	Count	Notes
Good	30	Majority of Peppermints, Banksias, Callistemons
Fair	18	Suppressed juveniles, bifurcations, sparse canopy
Poor	6	Cankered Marris, termite activity, cambium loss

Structural Condition Breakdown

Structure Rating	Count	Common Issues
Good	22	Stable, intact canopies, minor deadwood

Structure Rating	Count	Common Issues
Fair to Poor	26	Lean over playgrounds/paths, included unions, suppressed growth
Poor	6	Major cracks, canker, cambium loss, termite damage

Environmental Context

Soil and Hydrology

- Sandy loam over gravel, well-draining, moderate erosion resistance
- Supports native vegetation and school landscape use

Environmental Considerations

- TPZ/SRZ dimensions must be respected during excavation/construction
- Mulching recommended to reduce compaction and improve soil health
- Annual monitoring advised for trees with bifurcation, lean, or canopy dieback
- Removal limited to poor-condition specimens only

Retention Value Summary

Retention Value	Tree IDs (examples)	Count	Description
High	1, 11, 17, 20, 36, 42–54	36	Structurally/ecologically significant trees suitable for preservation
Moderate	2, 4, 15, 16, 19, 29, 30, 39	12	Juvenile/suppressed, fair condition
Remove	12, 14, 38, 46, 47, 54	6	Poor condition, canker, termite damage, structural failure

Recommendations

1. Pruning & Maintenance

- Dead-wooding and end-weight reduction for Peppermints and Marris over playgrounds/buildings
- Corrective pruning of poor past cuts (Callistemon group, Mort specimen)
- Canopy uplifting near classrooms, courts, and recreational spaces

2. Monitoring

- Annual monitoring of Marris with canker, Peppermints with lean, and suppressed juveniles
- Consider bracing for codominant stems or cavities where retention is desired

3. Priority Areas

- Playgrounds, classrooms, and entry zones require early pruning, deadwood removal, and ongoing monitoring
- Works scheduled prior to construction or occupancy phases

4. Project-Specific Actions

1. Retain all high-value trees with TPZ/SRZ fencing and protection
2. Remove only poor-condition specimens (IDs 12, 14, 38, 46, 47, 54)
3. Maintain through pruning rather than removal wherever feasible
4. Employ non-invasive construction methods (pier and beam, air-spade excavation) near root zones
5. Fence retained trees at full TPZ radius; no encroachment or machinery access permitted

Recommendations Summary

Action	# Trees	Notes
Mulch root plate	~20	Reduce compaction, improve soil health
Monitor	~15	Trees with bifurcation, lean, canker
Prune	~30	Deadwood removal, canopy uplift, corrective pruning
Retain	36	High retention value specimens
Remove	6	Poor condition, unsafe
TPZ fencing	48	All retained trees require full TPZ fencing

8. Tree Data Schedule

Tree Data Schedule – Cornerstone College Busselton

Tree ID	Google /Tag No	Species (Botanical/Comm on)	DB H (cm)	Height (m)	Canopy Spread (m)	Age Class	Health	Structure	Retention Value	Condition	Surrounding Environment	Recommendations
1	365	Agonis flexuosa (Peppermint)	68.6	9.2	10.4	Mature	Good	Lean over playground, previous failure	High	Good	Playground	Retain if possible
2	366	Melaleuca	25	6.3	6.2	Juvenile	Good	Good	Medium	Good	Playground	Minor uplift, deadwood, tidy stubs
3	367	Melaleuca	85.2	9.5	7.5	Mature	Poor	Lean, dieback, apical stem dead	High	Poor	Playground	Heavy re-education, remove deadwood, mulch
4	368	Melaleuca	18.2	4.1	3.7	Juvenile	Fair	Suppressed	Medium	Fair	Playground	Minor uplift, deadwood
5–10	369/370/371/372/372/374	Callistemon (group)	5–13.8	6	2	Juvenile	Good	Good	Medium	Good	Playground	Tidy poor pruning, minor uplift, prune off building
11	375	Agonis flexuosa	29–61	12.3	15.6	Mature	Fair	Multi-stemmed, lean	High	Fair	Playground	Remove major deadwood, minor uplift
12	376	Corymbia calophylla (Marri)	17	5.5	3.1	Juvenile	Poor	Scar, suppressed	Low	Poor	Playground	Remove
13	377	Agonis flexuosa	37.7	14.1	11.4	Semi-mature	Good	Good	High	Good	Playground	End-weight reduction, remove minor deadwood
14	378	Corymbia calophylla (Marri)	37.5	9	10.5	Semi-mature	Poor	Crack, termites, canker	Moderate	Poor	Playground	Remove
15	379	Melaleuca	12–21	4.8	6	Juvenile	Good	Multi-stemmed	Moderate	Good	Playground	Tidy poor pruning
16	380	Agonis flexuosa	34.4	6	7	Juvenile	Good	Suppressed	Moderate	Good	Playground	Prune off building, minor uplift
17	381	Agonis flexuosa	23	13	12	Mature	Good	Previous failure, included union	High	Fair	Playground/Classroom	Bracing, minor prune, monitor
18	382	Callistemon	14–18.7	7	4.2	Juvenile	Good	Good	High	Good	Classroom	Prune away from building, minor uplift

Tree ID	Google /Tag No	Species (Botanical/Common)	DBH (cm)	Height (m)	Canopy Spread (m)	Age Class	Health	Structure	Retention Value	Condition	Surrounding Environment	Recommendations
19	383	Agonis flexuosa	17.5	5	5	Juvenile	Good	Included union	Moderate	Good	Classroom	Minor uplift
20	384	Agonis flexuosa	59	10	9	Semi-mature	Good	Fair	High	Good	Classroom	Uplift, end-weight reduction, monitor
21	385	Agonis flexuosa	25-34	11	12	Semi-mature	Fair	Multi-stemmed	High	Good	Playground	No works required
22	386	Agonis flexuosa	20-29	8	7.5	Semi-mature	Fair	Lean over walkway	High	Good	Playground	End-weight reduction
23	387	Eucalyptus sp.	60	18.2	12	Mature	Good	Good	High	Good	Playground	Remove major deadwood
24-26	388/389/390/	Agonis flexuosa (group)	26-29	11.3	8	Juvenile	Fair	Previously lopped	High	Good	Playground	No works required
27	392	Agonis flexuosa	67+	15	15	Mature	Good	Deadwood, rubbing limbs	High	Good	Playground	Remove deadwood, end-weight reduction
28-30	391/393/394	Agonis flexuosa (group)	20-26	8-9	5-8	Juvenile	Good/Fair	Lean, suppressed	Moderate	Good	Playground	Minor uplift or no works
31	395	Agonis flexuosa	22-30	13	7	Semi-mature	Good	Multi-stemmed	High	Good	Playground	No works required
32	396	Corymbia sp.	14.6	6.7	1	Juvenile	Good	Suppressed	Moderate	Good	Playground	No works required
33	397	Agonis flexuosa	36.5	12	5	Juvenile	Good	Lean over footpath	High	Good	Playground	No works required
34	398	Corymbia calophylla (Marri)	31.5	12	6	Juvenile	Good	Deadwood, canker	High	Good	Sink well	Remove deadwood
35	399	Banksia	49.7	6.6	9	Mature	Good	Lean over fence/classroom	High	Good	Sink well	Minor uplift, clear off building
36	400	Banksia	37.7	9.5	5.8	Mature	Good	Lean towards classroom	High	Good	Sink well	Remove deadwood, uplift, tidy stubs
37	469	Agonis flexuosa	36	9.5	5	Semi-mature	Fair	Lean over fence/classroom	High	Fair	Sink well	Remove broken limbs
38	470	Melaleuca	17	5	1	Juvenile	Poor	Poor	Low	Poor	Sink well	Remove
39	471	Agonis flexuosa	10-18	11	4	Juvenile	Fair	Multi-stemmed	Moderate	Fair	Sink well	Remove stubs, prune low limb
40	472	Corymbia calophylla (Marri)	23.7	10.2	5.8	Juvenile	Good	Good	High	Good	Sink well	Remove deadwood
41	473	Corymbia calophylla (Marri)	21.5	10.8	6	Juvenile	Good	Good	High	Good	Sink well	Remove deadwood
42-45	474/475/476/477	Agonis flexuosa (group)	15-41	10-13.5	7-9	Juvenile	Good	Lean over path/classroom	Moderate/High	Good	LHS footpath	No works or prune off building
46	479	Corymbia calophylla (Marri)	42.2	10.9	8	Semi-mature	Poor	Dieback, canker	High	Poor	LHS	
47	480	Agonis flexuosa	20	10	8	Juvenile	Good	Good	High	Good	LHS footpath	No works required
48	481	Agonis flexuosa	20.2	10	8	Juvenile	Good	Good	High	Good	LHS footpath	No works required

49	482	Agonis flexuosa	56.4	14.5	14	Semi-mature	Good	Fair – slight included union, monitor	High	Good	Playing field/playground	Remove deadwood, building clearance, end-weight reduction
50	483	Banksia	24.5	6.5	6.5	Semi-mature	Good	Good – lean over footpath	High	Good	Playing field	No works required
51	484	Agonis flexuosa	73.7, 65.8, 13	15	10	Mature	Good – some deadwood present	Good – multi-stemmed	High	Good	Playing field	Remove deadwood
52	485	Mort	33, 32	8.0	6.0	Semi-mature	Fair	Fair – cambium loss, poor pruning, termite activity	High	Fair	Playing field	Tidy old pruning cuts
53	486	Agonis flexuosa	30.7, 33, 52.4	11	9	Semi-mature	Good	Good – deadwood present	High	Good	Playing fields	Remove deadwood, 1 snapped limb, 1 rubbing limb
54	487	Corymbia calophylla	32.3	9	7.8	Juvenile	Poor	Poor – dead limb, dieback, canker, cambium loss	Low	Poor	Playing fields	Option 1: remove; Option 2: reduce to live growth, nutrient plug, mulch

9. Tree Protection Information

Tree Protection Zones

The Tree Protection Zone (TPZ) for the park trees identified in this Tree Management Plan (the Plan) is defined as a circle centred on the trunk with the radius shown on the Tree Management Plan drawings. This area represents the root protection portion of the TPZ, as defined by **Australian Standard AS4970-2009 – Protection of Trees on Development Sites**, and is shown outlined in green on the drawings.

Allowable TPZ Encroachment (D10):

AS4970-2009 permits up to 10% encroachment into the TPZ, subject to specific conditions. The D10 is the measured distance from the trunk to the straight-line excavation that would remove 10% of the TPZ area. Where greater than a 10% incursion is required for construction, **additional tree protection measures** must be implemented.

Monitoring

The project manager must seek advice from an AQF Level 5 Arborist if any regulated trees:

- Show signs of decline (thinning canopy, dieback, or poor foliage density)
- Suffer branch failures, insect infestation, or accidental mechanical damage
- Are suspected of having compromised health or viability
-

Compliance

Once this Tree Management Plan is approved, failure to comply with its requirements may result in on-the-spot fines.

Any alterations or additions to this Plan must be developed and signed off by an **AQF Level 5 Arborist**.

Tree Protection Measures

Fencing

- Tree Protection Fences must be installed around park trees where indicated on the drawings.
- Verge protection fences shall consist of 1.8 m high chain mesh supported by steel posts driven securely into the ground.
- All fencing must be:
 - a. Installed prior to demolition or excavation works.
 - b. Maintained in good order throughout construction.
 - c. Substituted by boundary fencing where it aligns with the TPZ fence.
 - d. Removed only after construction works are complete and landscaping is ready to commence.
- Even after fence removal, **Prohibited Activities and Root Protection clauses** continue to apply.

Demolition

Demolition must not commence until all Tree Protection Fences and signage are installed and approved.

Signage

Tree Protection signage (as depicted on the drawings) must be installed in visible positions prior to works commencing.

Mulch

Where specified, apply mulch to a depth of 75 mm using wood chip and fines equivalent to forest litter prior to site works commencing.

Surface Protection

Where access within a TPZ is unavoidable, a **Load Sharing Surface** must be installed for the full duration of demolition and construction:

- **For loads < 3 tonnes:**
 - o Spread 75–100 mm wood chip across the area.
 - o Place load mats (e.g., Alturnamats, Trakmats) or 25 mm plywood sheets (for pedestrian traffic) over the mulch.
 - o Join mats securely and pin them to prevent movement.
- **For loads 3–6 tonnes:**
 - o Spread 75–100 mm wood chip across the area.
 - o Install hardwood rumble boards (120 × 65 mm) across the protected zone.
 - o



Ground protection (for up to 3 ton) includes 75mm of wood chip with mats over the top. Alternatively, where scaffold is used adjacent to a protected tree, the load sharing surface can be replaced by a floor inserted at the base of the scaffold, at up to 500mm above the ground to prevent pedestrians' construction for this project and loads directly on the grounds surface.

Note: No excavation, trenching, soil compaction, chemical storage, or washout is permitted within the TPZ unless approved by the supervising AQF Level 5 Arborist and in accordance with AS4970-2009.

Trunk Guard

If access is required within the TPZ or fenced section of any protected tree, a **Trunk Guard** must be installed prior to commencement of work on site.

Installation requirements:

- a. Install a proprietary Trunk Guard system (e.g., Arborist Network Trunk Guard) or equivalent, as depicted in the approved drawings.
 - b. Trunk guards must incorporate soft padding (e.g., polystyrene or equivalent) on the inner surface to prevent direct contact between plywood and tree bark.
 - c. Each trunk guard panel must be at least **1.5 m in length**.
 - d. The base of the guard must sit flush with natural ground level.
 - e. Gaps between guard strips must not exceed **20 mm**.
 - f. Guards must be secured in place using metal strapping.
 - g. The use of screws, nails, or hammering into the trunk is strictly prohibited.
- These measures ensure bark and cambium tissues remain intact and undamaged throughout construction activities.



Prohibited Activities

The following activities are strictly prohibited within the TPZ of protected trees during demolition, excavation, and construction:

- Entry onto or across unprotected surfaces.
- Excavation for any purpose, including service installation, except as permitted under this Tree Management Plan.
- Erection of site sheds, structures, or storage facilities.
- Alteration of ground levels, including scalping or fill, unless specifically detailed in this Plan.
- Movement, parking, or storage of vehicles, machinery, or equipment.
- Storage of building materials, waste, or soil fill.
- Cleaning or washing of equipment.
- Spillage, disposal, or discharge of materials, liquids, or waste products.

Root Protection

Where excavation within the TPZ may expose or require the removal of roots:

- Excavation must be conducted in a manner that avoids tearing, splitting, or displacement of remaining roots.
- Roots must be pruned with sharp hand tools to provide clean cuts.
- Final trimming of roots is to occur within **two hours** of their initial exposure.

Pruning

- No pruning or branch removal is permitted without prior consultation with an **AQF Level 5 Arborist**.
- All pruning of Park Trees or Street Trees requires approval from the relevant authority (e.g., NCA).

Canopy Protection

Where potential conflicts with tree canopies exist:

- Work procedures must be modified where possible to avoid damage.
- If modification is not possible, an **AQF Level 5 Arborist** must be consulted to determine the need for pruning.
- Pruning may require a **Tree Damaging Activity approval** prior to implementation.

Tree Removals

- No tree removals are permitted without formal approval from the NCA.
- Only trees identified for removal in the approved **Tree Removal Plan** may be removed.

Scaffold

When erecting scaffold adjacent to protected trees:

- No branches are to be cut, broken, or removed.
- Branches may be temporarily managed by:
 - o Tying back with soft ties under the supervision of an **AQF Level 3 Arborist**, or
 - o Gently pushing back and installing screening to exclude them from the scaffold space.

Special Design Conditions

Service Connections within the TPZ

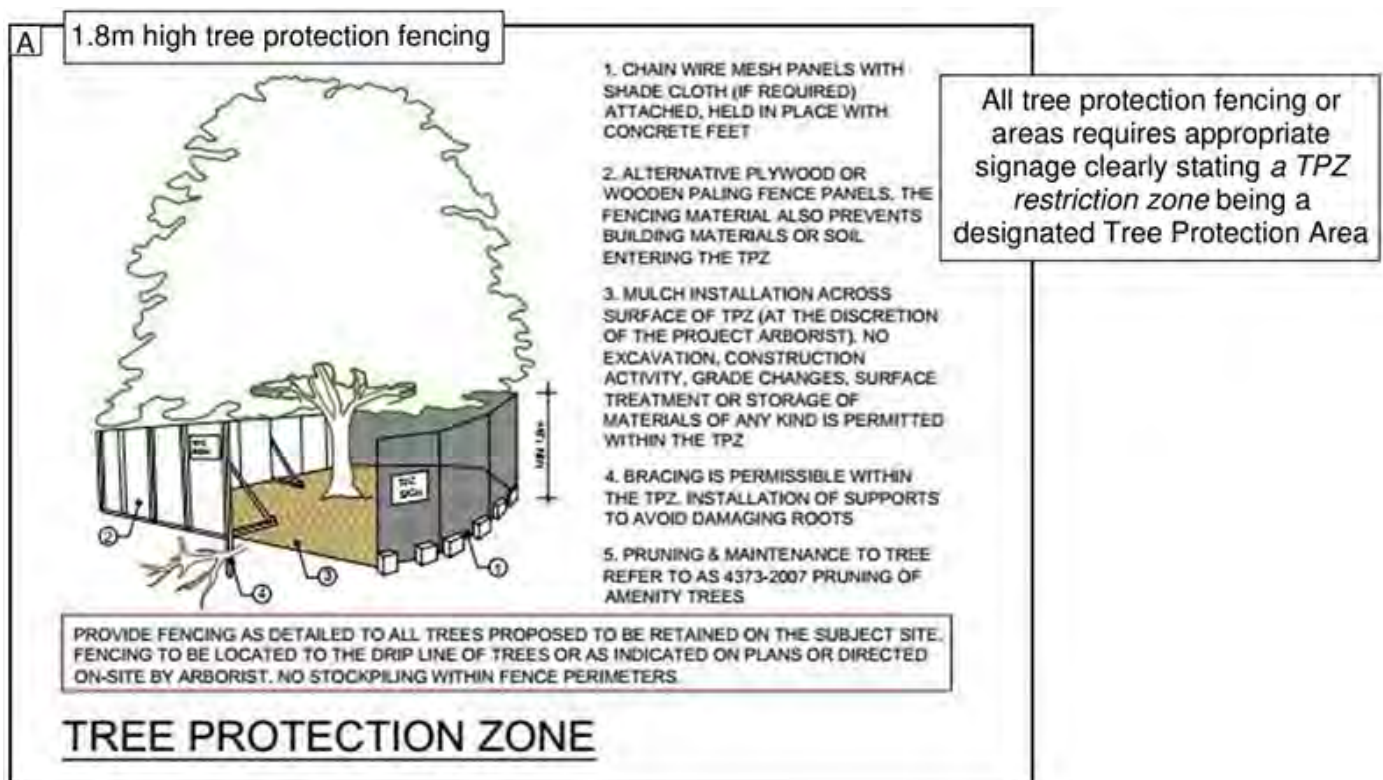
- No excavation for service connections (water, gas, electricity, sewer, stormwater) is permitted within the TPZ, except as follows:
 - a. **Target excavation** is permitted at the connection point to mains, using hand tools or modified low-pressure hydro-excavation.
 - b. Excavation is to be kept to the minimum practical cross-sectional area.
 - c. No roots >30 mm diameter may be cut or damaged.
 - d. Service installation must be completed by **directional boring**:
 - o Commence boring from outside the TPZ.
 - o Maintain a minimum depth of **600 mm** below ground level.
 - o

Landscaping within the TPZ

- Tree Protection Fences may be removed at the end of construction for landscaping. However, **Prohibited Activities** and **Root Protection** provisions remain in force.
- Excavation for new hard surfaces (paths) within the TPZ must not exceed **100 mm depth**.
- Hard surfaces must be designed to "float" above existing soil levels.
- Any fill required must consist of **single-grade gravel (no fines)**.
- Exposed roots >30 mm must be protected in accordance with Root Protection measures.
- Planting within the TPZ must be carried out carefully to avoid damage to structural roots.

Hoardings and Compounds within the TPZ

- Hoardings must not be installed within the TPZ of protected trees, except under arborist supervision.
 - Canopy conflicts must be managed as per Section 9 (Canopy Protection).
 - No branches may be removed without prior NCA approval.
 - If removal is approved, pruning must be carried out by an **AQF Level 3 Arborist**.
 - No excavation is permitted for hoarding installation.
 - No machine or pedestrian entry into the TPZ is permitted for hoarding works unless surface protection is installed under direction of the Project Arborist.
-



Mulch Installation in TPZ

Mulch must be applied within the Tree Protection Zone (TPZ), as specified or directed by the Project Arborist, to enhance soil health, conserve moisture, and protect the tree's root system from compaction and temperature extremes. The installation of mulch is a critical management tool that improves the growing environment for retained trees during construction and into the long-term landscape.

Purpose of Mulching:

- **Soil Health:** Mulch improves soil structure and promotes microbial activity, supporting the natural processes of nutrient cycling.
- **Moisture Conservation:** Organic mulch reduces evaporation from the soil surface, ensuring consistent water availability to tree roots.
- **Temperature Regulation:** Mulch insulates the soil, moderating temperature fluctuations around fine feeder roots.
- **Root Zone Protection:** A mulch layer creates a buffer that reduces the impact of pedestrian and machinery traffic, minimising soil compaction within the TPZ.

Specifications:

- **Material:** Coarse organic mulch, preferably chipped from local green waste or aged woodchip, free from weeds, pathogens, or contaminants.
- **Depth:** Apply to a depth of 75–100 mm across the TPZ. Excessive depths should be avoided as they may lead to anaerobic soil conditions.
- **Clearance from Trunk:** Maintain a clear space of at least 200 mm around the base of the trunk to prevent collar rot or fungal development.
- **Coverage:** Apply mulch evenly throughout the TPZ. Where full coverage is not possible (e.g., driveways, pathways), mulch should be maximised in accessible areas to provide partial benefit.
- **Maintenance:** Inspect mulch regularly during construction and after completion of works. Replenish as necessary to maintain depth and effectiveness.

Implementation & Compliance:

- Mulching must be installed prior to commencement of construction activities as part of TPZ establishment.

- Ongoing compliance will be overseen by the Project Arborist through periodic site inspections.
- Any disturbance or removal of mulch within the TPZ must be rectified immediately to maintain protection standards.

By implementing these measures, the retained Peppermint trees at 11 Peppermint Drive will have increased resilience to construction-related stressors and improved long-term stability within the redeveloped landscape.

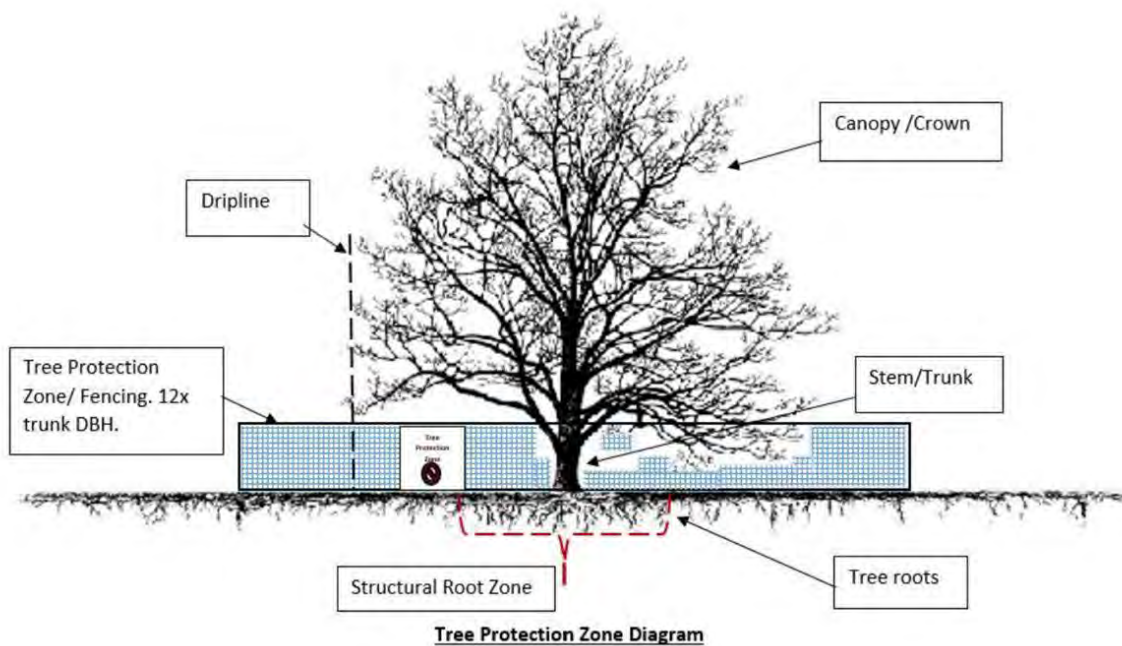


Figure 2 TPZ installation with mulch coverage

10. Method Site Assessment

From the ground, the following information was recorded and displayed in the Tree Data Schedule (Appendix 1).

- Tree genus and species.
- Approximate height spread if deemed applicable.
- Trunk diameter at breast height and above the buttress.
- Age class: young, semi mature, mature, over mature.
- Health.
- Condition.

Observations were recorded and photographed.

Research

The following legislation, documents or websites were reviewed:

- The Australian Standard for the Protection of Trees on Development Sites (AS 4970 – 2009).

11. Tree Data Schedule Method

The Health and Condition of all trees are shown in the Tree Data Schedule (**Appendix 1**) with the methods explained below:

Tree Health

Overall, Health (Vigor/Vitality)	Tree vigor is exhibited by crown density, crown cover, leaf color, leaf size, leaf texture, presence of epicormic growth, ability to withstand predation by pest and disease, resistance and degree of dieback.
Good (Excellent)	Good tree vigor exhibited by no decline in overall health and vigor, height and shape. The specimen is observed to be of excellent condition displaying characteristics that are known for that species (what would be the expected condition for that species of that age in that location), 0% dieback, full crown density, leaf health, no pest or disease present.
Fair	Fair tree vigor exhibited by moderate decline in overall health and vigor, height and shape. The specimen is observed to be of moderate condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), less than 10% dieback, 90% of crown foliage density, more than 90% leaf health, acceptable level of pest or disease is evident for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).
Fair/Poor	Fair to poor tree vigor exhibited by considerable decline in overall health and vigor, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 10-20% dieback, considerable foliage deficiencies, 70-90% foliage density, 70-90% leaf health, pest or disease infestation at acceptable thresholds for the assessing arborist (where it is considered the tree's overall health or condition will not be affected or lead to irreversible decline from pest or disease).

Poor	Poor vigor exhibited by substantial decline in overall health and vigor, height and shape. The specimen is observed to be of poor condition by not displaying characteristics adequately that are known for that species (what would be
	expected for that species of that age in that location), 20-30% dieback, considerable foliage deficiencies, 50-70% leaf health, pest or disease infestation at unacceptable infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Very Poor	Very poor vigor exhibited by irreversible decline in overall health and vigor, height and shape. The specimen is observed to be of less than acceptable condition by not displaying characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), 15-50% dieback; severe foliage deficiencies; 30-50% density; 30-50% leaf health; pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).
Dead	Dead tree vigor exhibited by complete decline in overall health and vigor, height and shape. The specimen is observed to be dead by not displaying any characteristics adequately that is known for that particular species (what would be expected for that particular species of that age in that location), tree holds less than 15% foliage; branching is dead throughout canopy, pest or disease infestation at severe infestation level that exceeds thresholds for the assessing arborist (where it is considered the tree's overall health or condition will be affected or lead to irreversible decline from pest or disease).

Tree Condition

Overall Condition (Structure/Stability)	The tree condition as identified by the arborist regarding defects in structure and stability.
Good (Exceptional specimen)	No damage or decay observed to the root plate, visible basal and /or root flare, stable in ground, well tapered branches with sound open unions. All characteristics within thresholds for the assessing arborist.
Fair (Standard tree – no observable major defects to suggest that there is an increased likelihood of tree or part of tree failure)	Minor damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch), well-formed branch unions, minor branch end weight or over-extensions within thresholds for the assessing arborist.
Fair/Poor	Moderate damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch); minimal basal/root flare; acute branch; past branch failure(s); moderate branch end-weight or over-extension approaching thresholds for the assessing arborist.
Poor	Major damage or decay observed to root plate, trunk or primary branches or branch unions (1 st or 2 nd branch order or scaffolding branch) no observable basal and /or root flare; acute branch unions starting to include bark; major branch end-weight or over-extension at or exceeds thresholds for the assessing arborist.
Very Poor	Excessive damage or decay observed to root plate, trunk, primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch), excessive decay or hollows compromising the structural integrity, unstable in ground, excessive branch end-weight, included-bark unions, exceeding thresholds for assessing arborist. Failure probable.
Failed	Failure of root plate or trunk or primary branch or branch unions (1 st or 2 nd branch order or scaffolding branch) or active split between branch unions or severe damage to primary tree structure.

12. Arboriculture Disclaimer

Arboriculture Disclaimer

The assessment, evaluation, and recommendations provided in this report are based on a visual inspection of the trees and surrounding environment at the time of the inspection. Arboriculture, by its nature, involves managing living, dynamic organisms that are subject to constant change due to environmental factors, weather conditions, pests, diseases, and other natural occurrences.

Limitations:

1. **No Guarantee of Future Conditions:** While every effort is made to accurately assess the current health and structural condition of the trees, there is no guarantee, expressed or implied, regarding the future performance, safety, or longevity of the trees. Changes in conditions that were not evident at the time of inspection may occur.
2. **Partial and Complete Failure:** Trees pose an inherent risk due to their size, structure, and exposure to natural elements. As such, there is always a risk of partial or complete tree failure, which could result in damage to property or injury to persons. The recommendations provided in this report are intended to mitigate risks; however, they cannot eliminate them.
3. **Scope of Assessment:** The inspection is limited to visible conditions and does not include internal or root assessments unless specifically stated. Hidden defects, such as decay, cavities, or structural weaknesses, may exist but are not always detectable during a visual inspection.
4. **No Liability for Damages:** No responsibility will be accepted for any damage or injury caused by any tree or part thereof referred to in this report. The client assumes all risks associated with the trees on their property, including any damage or injury that may occur because of tree failure.

Recommendations:

All recommendations are based on the current understanding of arboricultural practices and are made to promote the health and safety of the trees. It is strongly advised that all tree work be carried out by qualified professionals and that regular inspections and maintenance be conducted to ensure ongoing tree health and safety.

By accepting this report, the client acknowledges and agrees to the limitations and disclaimers outlined above.

13. References

Shigo, A., 1986, A New Tree Biology and Dictionary: facts, photos, and philosophies on trees and their problems and proper care, Snohomish, WA

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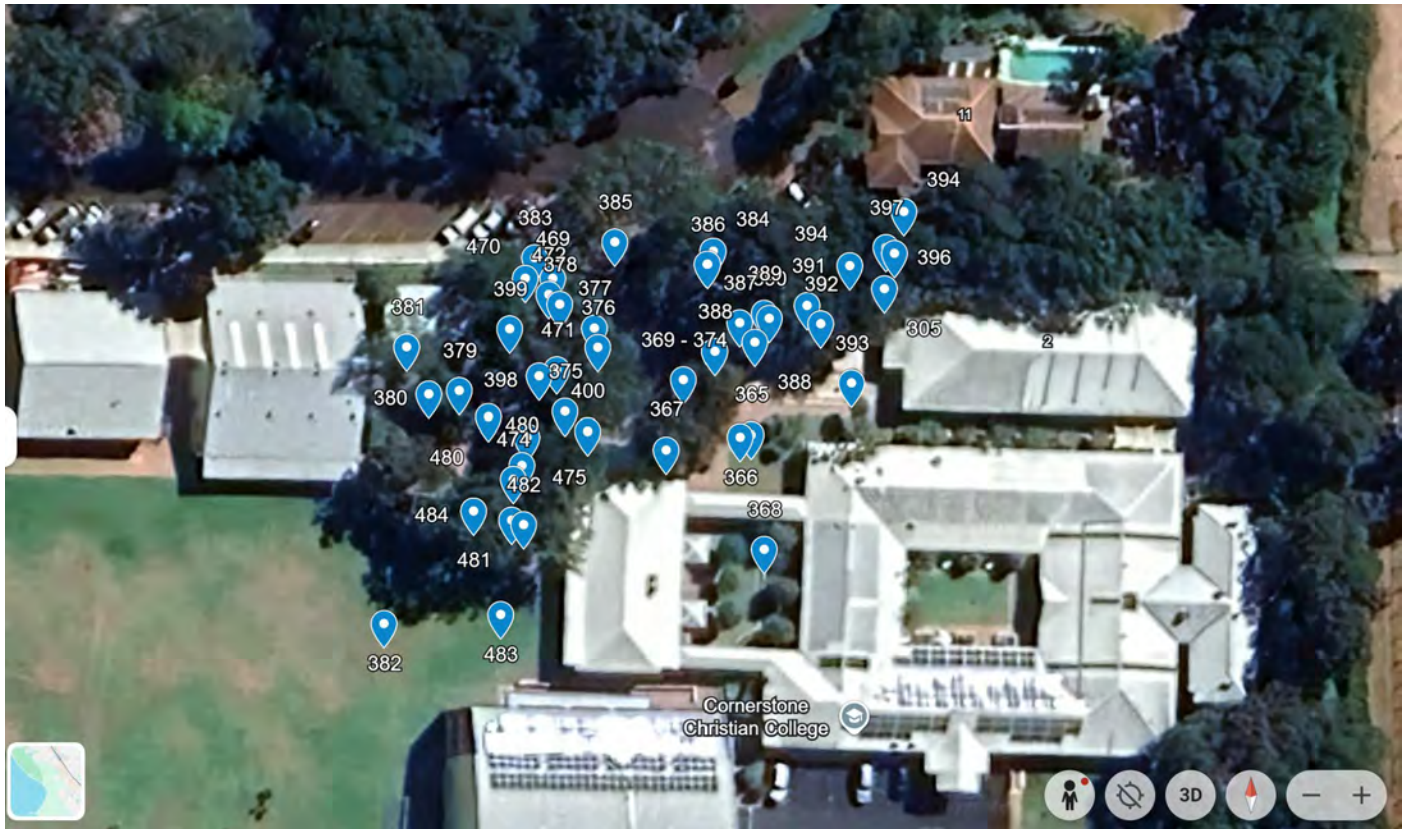
Mattheck, C and Breloer, H (1994) *The Body Language of Trees*. Research for Amenity Trees No.4, The Stationery Office, London.

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Abbreviation	Meaning
AIA	Arboricultural Impact Assessment
TPZ	Tree Protection Zone (as per AS 4970-2009)
SRZ	Structural Root Zone (as per AS 4970-2009)
DBH	Diameter at Breast Height (measured at 1.4 m above ground level)
VTA	Visual Tree Assessment
TRAQ	Tree Risk Assessment Qualification
DW	Deadwood
Spp.	Species (plural)
Canopy	The upper layer of a tree formed by its branches and leaves
Root Plate	The zone of structural roots supporting the tree's stability
Remnant Vegetation	Native vegetation remaining after land clearing
AS 4970	Australian Standard for Protection of Trees on Development Sites
AS 4373	Australian Standard for Pruning of Amenity Trees

14. Map and Data Link

<https://www.google.com/maps/d/u/0/edit?mid=1TIJJsSqffiSbzBNoE80ZBAm4fmFs6WM&usp=sharing>



https://earth.google.com/web/@-33.66985275,115.32279758,5.25362582a,305.25271516d,30y,0h,0t,0r/data=CgRCAggBMigKJgokCiAxVEIKSnNTZ2ZmaVNiekJOb0U4MFpCQW00Zm1GczZXTSACOGMKATBCAggASgclz8_6eRAB?authuser=0

20 August 2025

Andrew Lennox
Development Manager
Christian Community Ministries

Dear Andrew,

RE – Vegetation Clearing associated with Cornerstone Christian College Upgrades

Background

Accendo Australia (Accendo) understands that the Christian Community Ministries proposes to increase student capacity at Cornerstone Christian College which will entail the development of additional classrooms. The initial stage of development is associated with a double storey building located within an area comprised of the existing Year 1/2 playground, a fenced drainage area and an existing demountable. This area is approximately 1,210 m² in size (herein referred to as the subject site) and is depicted on **Plate 1**.

The subject site is comprised of native tree species consisting of *Agonis flexuosa*, *Corymbia calophylla* and *Melaleuca* spp. These species are known to provide habitat for the conservation significant Western Ringtail Possum (WRP). WRPs have a very restricted range with their main population occurring in the Geopraphe Bay region (Busselton, Dunsborough and Capel). Pursuant to the WA *Biodiversity Conservation Act 2016* and the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, they are listed as 'Critically Endangered'. Accordingly, when considering any Development Approval application, regulatory authorities require the retention of significant WRP habitat as far as practicable.

Site Inspection Results

To determine the onsite habitat values within the subject site, a site inspection was undertaken on the 8th August 2025. All trees within the subject site were inspected for dreys, in addition to determining the quality of onsite habitat.

During the daytime site inspection, no evidence of WRPs utilising the vegetation within the subject site was evident, with no evidence of dreys. Scats from the common brushtail possums were observed.

The subject site contains three old *Melaleuca* spp. adjacent to existing buildings which may provide hollows potentially suitable for possums (refer to **Plate 2** and **3**). However, given their age and form, it is recommended that these trees are inspected by a suitability qualified arborist to determine their health and estimated longevity, especially in the context of the proposed development.



Plate 1. Subject site and mature trees identified.

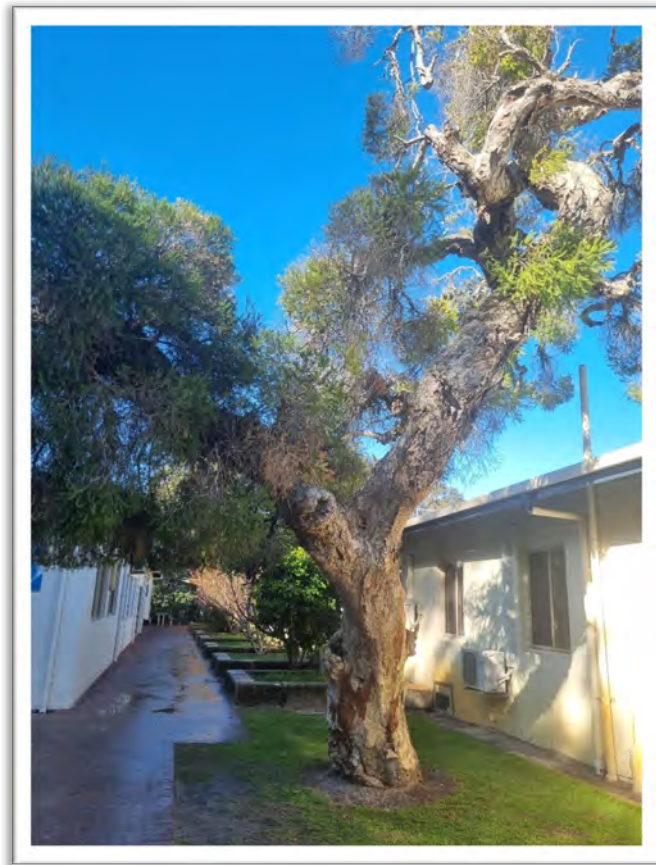


Plate 2. Old Melaleuca tree on the eastern extent of the subject site.



Plate 3. Old Melaleuca tree on the southern extent of the subject site, adjacent to the Year 1 classroom.

The eastern extent of the playground contains approximately eight mature *Agonis flexuosa* trees (refer to **Plate 4**). It is noted that several of the trees appear to be growing on an angle which may impact their future structural integrity. Of these trees, a large tree at the eastern extent of the playground is likely to provide the most significant fauna habitat value given its form and age (refer to **Plate 5**).



Plate 4. Peppermint trees within the eastern extent of the playground.

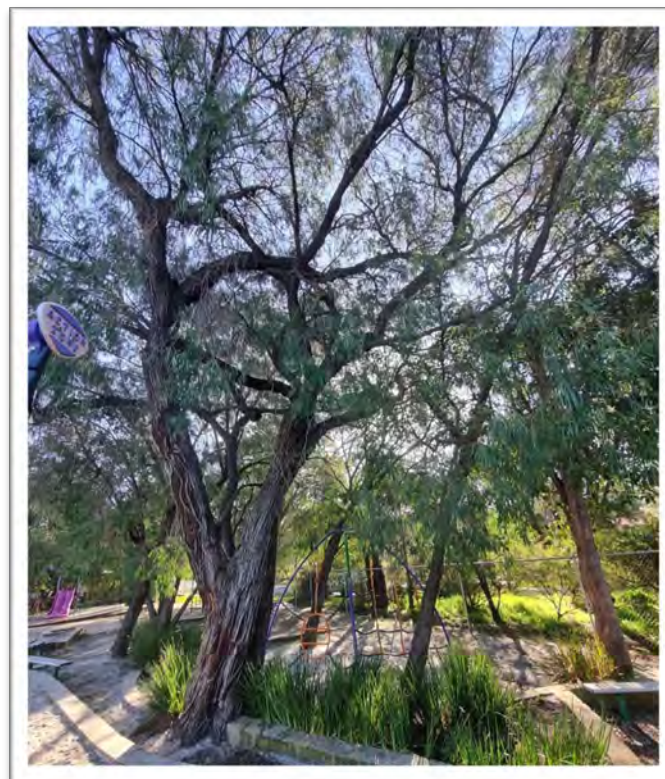


Plate 5. Mature peppermint within the eastern extent of the site.

Centrally, between the two playgrounds, a large *Agonis flexuosa* tree is growing on an angle (refer to **Plate 6**). Whilst this tree provides significant canopy coverage and is structurally a good candidate for drey construction, it is located centrally within the proposed development footprint and therefore retention is unlikely to be unfeasible. The angle of growth may also impede the longevity of this tree, which can be determined by a suitably qualified arborist.

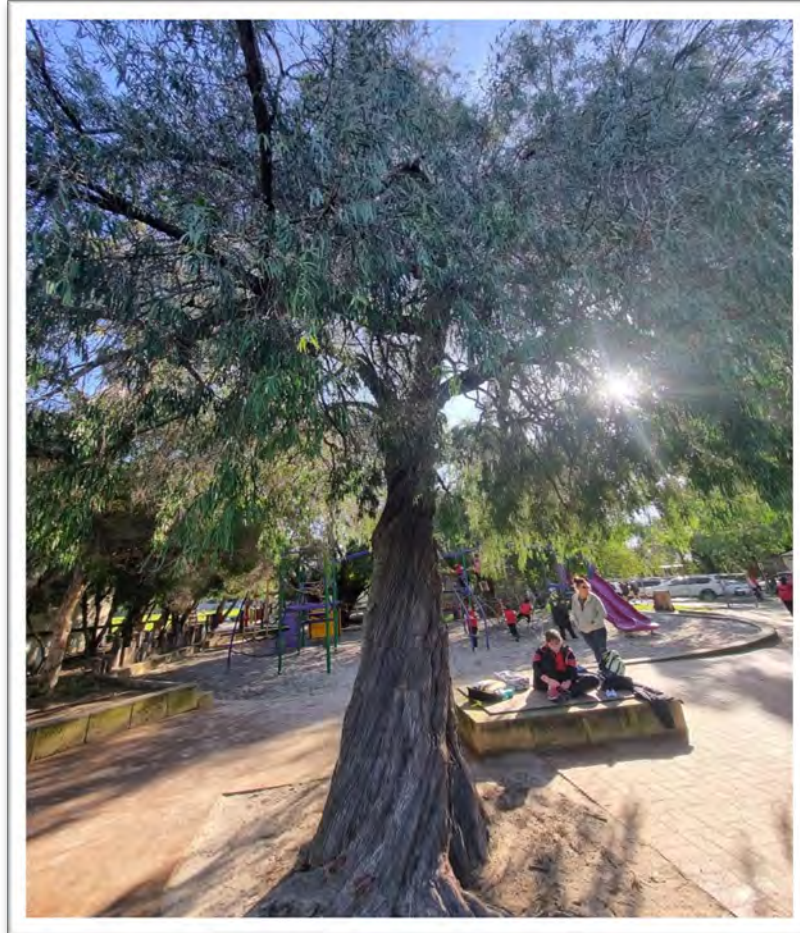


Plate 6. Peppermint tree located between the two playgrounds.

The fenced drainage area is generally comprised of juvenile *Agonis flexuosa* trees with occasional *Corymbia calophylla* and *Banksia* spp. (refer to **Plate 7**). A large *Agonis flexuosa* tree is located on the southern extent of the drainage area which provides significant canopy coverage and is structurally a good candidate for drey construction (refer to **Plate 8**). However, it is noted that retention of this tree is possibly unfeasible given its location within the proposed development footprint.

Vegetation on the southern side of the demountable predominately consists of *Melaleuca* spp. and occasional *Agonis flexuosa* trees (refer to **Plate 9**). The vegetation in this location does not provide continuous canopy connectivity.



Plate 7. Vegetation within the fenced drainage area.



Plate 8. Mature peppermint tree adjacent to drainage area.



Plate 9. Melaleuca spp. on the southern side of the demountable.

Summary

The subject site contains vegetation consistent with WRP habitat requirements however no evidence of the species utilising the vegetation was observed during the diurnal inspection. Three large *Agonis flexuosa* trees were identified within the subject site, however based on their location, their retention may not be feasible. Two large *Melaleuca* spp. were also identified, however it is recommended that their retention is considered in relation to an arborist's assessment given their age.

Apart from the mature trees identified, no other vegetation of higher value in the context of WRP habitat was identified. This is on the basis that the species do not appear to be present within the subject site, however this observation is based on a diurnal inspection only. A nocturnal survey will provide greater accuracy regarding the absence/presence of the species and is therefore recommended.

It is recommended that as far as practicable, ecological linkages are maintained or established, which can be achieved by retaining vegetation along the boundary fenceline and planting vegetation along footpaths within the school site. Prior to the commencement of clearing, vegetation to be retained should be clearly demarcated and the contractors briefed accordingly. Furthermore, vegetation subject to clearing should be inspected by a suitably qualified fauna spotter prior to commencement.

I trust this information is sufficient for your purposes. Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

Kirsten Muir-Thompson
Principal Consultant
Mobile 0418 950 852

SUMMARY OF SUBMISSIONS

PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

SUBMISSIONS CLOSE: 9 September 2026

OFFICER: Ally Teasdale

No.	NAME	SUMMARY OF SUBMISSION		
External Agencies				
1.	Department of Fire and Emergency Services (DFES)	General Comment - DFES acknowledges that the site currently accommodates a primary school, and the proposed development includes an additional two storey building which accommodates 8 classrooms. - DFES has reviewed the BMP, however cannot guarantee that the BMP is consistent with all other plans and information submitted as part of the proposal. The decision maker should be satisfied that all submitted documents have consistent details. - Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2. Recommendation: Compliance with acceptable solutions not demonstrated – modifications required DFES advises that the BMP has not demonstrated that the proposed development complies with the following requirements of SPP 3.7 and the Guidelines: - Element 2: Siting and Design; - Element 3: Vehicular Access; and - Element 4: Water Supply. DFES recommends the BMP be modified as per the Assessment advice provided in Tables 1-3 to ensure it is accurate and the bushfire risk management/mitigation measures are effective and can be implemented in perpetuity to manage/mitigate the bushfire risk to people, property and infrastructure to an acceptable level and appropriate to the land use and location. The required modifications are listed in the table(s) below. Should the modified BMP affect the design of the proposal, the proposal should be amended to reflect these modifications. Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a Bushfire Attack Level (BAL) Contour Map <table><tr><td> <u>Exclusion Area 2 and adjacent area – not demonstrated</u> Evidence to support the exclusion of treed areas within Excluded Area 2 as managed to low threat in accordance with AS 3959 is required. There is limited information and photographic evidence to support the vegetation exclusion within Area 2, specifically treed areas within the school site and adjacent to the school boundary site. Additionally, there is no photographic evidence within the residential area adjacent to the proposed building, which appears to have a foliage cover in excess of 30%. DFES notes that this vegetation is not consistent with Asset Protection Zone (APZ) standards, and no evidence of a landscape management plan (see below), or other enforceable mechanism has been provided to validate the exclusion of this area. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate. </td><td> BAL Rating cannot be validated. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed. </td></tr></table>	<u>Exclusion Area 2 and adjacent area – not demonstrated</u> Evidence to support the exclusion of treed areas within Excluded Area 2 as managed to low threat in accordance with AS 3959 is required. There is limited information and photographic evidence to support the vegetation exclusion within Area 2, specifically treed areas within the school site and adjacent to the school boundary site. Additionally, there is no photographic evidence within the residential area adjacent to the proposed building, which appears to have a foliage cover in excess of 30%. DFES notes that this vegetation is not consistent with Asset Protection Zone (APZ) standards, and no evidence of a landscape management plan (see below), or other enforceable mechanism has been provided to validate the exclusion of this area. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	BAL Rating cannot be validated. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.
<u>Exclusion Area 2 and adjacent area – not demonstrated</u> Evidence to support the exclusion of treed areas within Excluded Area 2 as managed to low threat in accordance with AS 3959 is required. There is limited information and photographic evidence to support the vegetation exclusion within Area 2, specifically treed areas within the school site and adjacent to the school boundary site. Additionally, there is no photographic evidence within the residential area adjacent to the proposed building, which appears to have a foliage cover in excess of 30%. DFES notes that this vegetation is not consistent with Asset Protection Zone (APZ) standards, and no evidence of a landscape management plan (see below), or other enforceable mechanism has been provided to validate the exclusion of this area. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	BAL Rating cannot be validated. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.			

SUMMARY OF SUBMISSIONS

PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

SUBMISSIONS CLOSE: 9 September 2026

OFFICER: Ally Teasdale

No.	NAME	SUMMARY OF SUBMISSION									
		<u>Landscape Management Plan</u> The BMP has identified that a significant amount of treed vegetation will need to be modified to achieve an APZ compliant with Table 9: Asset Protection Zone (APZ) technical requirements contained in the Guidelines. It is noted that a 42 metre wide APZ is required by implementation table 6.1 requirement 1 in the BMP. A Landscape Management Plan should be provided to remove ambiguity for the landowner and to provide an enforcement mechanism for the decision maker. Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 8: Development – Vulnerable Class 9 Buildings <table> <tr> <td>Siting and Design – Siting and Design</td><td> A2.1a – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in Table 1. DFES notes that if a 42 metre wide APZ is required (as per comments in Table 1), a large number of trees will require modification to comply with the APZ standards (no greater than 15% canopy cover, and requirements for canopy separation). </td><td> BAL Rating cannot be validated. A Landscape Management Plan should be provided. </td></tr> <tr> <td>Siting and Design – Clearing of vegetation and Landscape Management Plan</td><td> A2.3 and A2.4 – not demonstrated The BAL ratings rely on substantial clearing of native vegetation to enable the APZ discussed in the implementation table. The playground adjoining the proposed development site contains dense vegetation with foliage cover exceeding 30%. The Arboricultural Impact Assessment and Accendo Australia letter submitted with the application also identify trees requiring removal or pruning due to poor health, disease, decay, structural defects or other health-related concerns. A Landscape Management Plan should be prepared to remove ambiguity for the landowner and to provide a compliance mechanism for the decision maker. </td><td> BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1 BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1. </td></tr> <tr> <td>Siting and Design – Safer Building for Schools</td><td> A2.5 – comment only DFES notes that this is a requirement of the Department of Education. On this basis, DFES has not assessed this requirement. The decision maker should be satisfied that compliance with this requirement has been satisfied. </td><td> Comment only. Decision maker to be satisfied that compliance has been achieved. </td></tr> </table>	Siting and Design – Siting and Design	A2.1a – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in Table 1. DFES notes that if a 42 metre wide APZ is required (as per comments in Table 1), a large number of trees will require modification to comply with the APZ standards (no greater than 15% canopy cover, and requirements for canopy separation).	BAL Rating cannot be validated. A Landscape Management Plan should be provided.	Siting and Design – Clearing of vegetation and Landscape Management Plan	A2.3 and A2.4 – not demonstrated The BAL ratings rely on substantial clearing of native vegetation to enable the APZ discussed in the implementation table. The playground adjoining the proposed development site contains dense vegetation with foliage cover exceeding 30%. The Arboricultural Impact Assessment and Accendo Australia letter submitted with the application also identify trees requiring removal or pruning due to poor health, disease, decay, structural defects or other health-related concerns. A Landscape Management Plan should be prepared to remove ambiguity for the landowner and to provide a compliance mechanism for the decision maker.	BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1 BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1.	Siting and Design – Safer Building for Schools	A2.5 – comment only DFES notes that this is a requirement of the Department of Education. On this basis, DFES has not assessed this requirement. The decision maker should be satisfied that compliance with this requirement has been satisfied.	Comment only. Decision maker to be satisfied that compliance has been achieved.
Siting and Design – Siting and Design	A2.1a – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in Table 1. DFES notes that if a 42 metre wide APZ is required (as per comments in Table 1), a large number of trees will require modification to comply with the APZ standards (no greater than 15% canopy cover, and requirements for canopy separation).	BAL Rating cannot be validated. A Landscape Management Plan should be provided.									
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SUMMARY OF SUBMISSIONS

PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

SUBMISSIONS CLOSE: 9 September 2026

OFFICER: Ally Teasdale

No.	NAME	SUMMARY OF SUBMISSION
		Siting and Design – Storage of Hazardous, Flammable and/or Combustible Materials A2.6 – not demonstrated The BMP should confirm that hazardous/flammable materials will not be stored in areas within BAL-40 or BAL-FZ. The BMP does not provide an assessment of this requirement and there is no enforceable mechanism provided in the BMP to ensure that compliance will be provided in perpetuity. Water Supply A4.1 – not demonstrated It has not been demonstrated that the current reticulation system would meet the Busselton Water Supply requirements. The hydrant on Grace Court is 180 metres away from the proposed Class 9b building. Compliance with A2.6 not demonstrated. Modification to the BMP is required to address the Assessment advice. Compliance with Water Supply for firefighting not demonstrated. Modification to the BMP is required to address the Assessment advice. Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA) DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia. AS 3959 construction standards, including clause 3.2.3 adjacent structures Action Building Construction Standards and Adjacent Structures Comment only. The proposed Class 9b classroom is located less than 6 metres from the adjacent existing building. It is unknown what class the adjacent building is and whether AS 3959 construction requirements are required. It is suggested given the vulnerable persons on the site (children) the decision maker gives consideration to the bushfire construction and fire separation standards. Although BAL construction standards do not guarantee the survival of the occupants or building, DFES does advocate the improved bushfire resilience provided by AS 3959 construction standards. Building Construction Standards Comment only. It is acknowledged that the transition period for Class 9b primary and secondary schools and class 9b early childhood centres (and any Class 10a building or deck immediately adjacent or connected to buildings of these types) to comply with the amended National Construction Code Specification 43 has been extended until 30 April 2028. However, DFES as the hazard Management Agency, is of the opinion that all Class 9 buildings should be afforded significant protection from the impacts of a bushfire due to being occupied by people who may need assistance, or be unable, to evacuate the building in the event of a bushfire. The changes include but are not limited to; minimum separation between buildings, and separation from allotment boundaries, carparking areas and

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PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

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No.	NAME	SUMMARY OF SUBMISSION
		hazards. It is suggested the decision maker consider applying the higher construction and design standards to the proposed development. Further information regarding the changes can be found here: Specification 43 Bushfire protection for certain Class 9 buildings NCC Bushfire Emergency Plan (BEP) The referral has included a 'Bushfire Emergency Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Bushfire Emergency Plan (BEP) Manual (as published by the Western Australian Planning Commission). This contains details of information that should be included in a BEP and will ensure the appropriate content is detailed when finalising the BEP to the satisfaction of the decision maker. DFES Other Technical Advice DFES Built Environment Branch As the proposed building is classified as Class 9b, plans and specifications are to be submitted to the DFES Built Environment Branch for assessment, in accordance with <i>Regulation 18B of the Building Regulations 2012 (as amended)</i>. Additionally, given that the total floor area of the proposed building appears to exceed 500m², fire hydrant coverage will be required. If compliant hydrant coverage cannot be achieved from street hydrants, an on-site hydrant system that meets the FES Commissioner's Operational Requirements and AS 2419 will be necessary. DFES Land Use Planning It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws. Action Comment only. Action To be addressed at the building permit application stage. Comment only.
2.	Department of Biodiversity, Conservation and Attractions (DBCA)	Western ringtail possums (WRP) have been identified as occurring on Lot 600 within the proposed development area. Vegetation within the area of Lot 600 is mapped as being high suitability habitat for WRP (Shedley, Williams 2014). <u>Advice Note</u> The vegetation and buildings within the development area are likely to provide shelter for the western ringtail possum (WRP), which is listed as a threatened species under the Biodiversity Conservation Act 2016 (BC Act). Given the extent of tree removal and pruning required, a fauna spotter holding authorisation under the Biodiversity Conservation Act 2016 will be required to manage any displaced threatened fauna during clearing works

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PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

SUBMISSIONS CLOSE: 9 September 2026

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No.	NAME	SUMMARY OF SUBMISSION
		occurring, with a report submitted to swlanduseplanning@dbca.wa.gov.au once clearing has been completed. The fauna spotter is to liaise with the Wildlife Officer in DBCA's Bunbury office during clearing operations regarding any translocation requirements for displaced WRP. The taking (including capturing or killing) of threatened fauna is regulated under the BC Act. For further information regarding responsibilities relating to threatened fauna please email speciesandcommunities@dbca.wa.gov.au.
Public Submissions		
1.	West Busselton	The impact of taking 17 trees down will increase the traffic noise from the bypass, please address this when you take them down. Thanks.
2.	West Busselton	We live directly opposite the proposed development and the aesthetic of the proposed development from our perspective would change dramatically from the existing shaded playground area to the back of a large building somewhat disguised by vegetation some established some new plantings. We observed daily families dropping off their children who at present enter the school grounds to a shaded playground area. We also noticed the development of friendships in this play area with the associated laughter and the like, I strongly believe that this in particular although not a part of any formal education is vital for early childhood experience and it's value should not be underestimated. Looking through the proposal I agree that classroom sizes should be adequate to facilitate the proper instruction and that this and the size of the proposed development reflects the desire of the College to provide the environment for classroom instruction. Living across the road from the school we observe considerable road noise coming from the Busselton bypass, it must come through the school's grounds over the oval to our home. This observation is not a complaint it is just a reality I would humbly suggest that this noise environment be given greater consideration when deciding on a final approved plan . I understand that the building on the site of the development is ageing and recognise that nothing last forever, however having some life experience would propose that it would be more economical to refurbish this structure rather than incurring the cost of demolition to then replace with an expanded example of the same concept . Everyone understands the importance of having a peaceful place to reflect on what is happening and has happened during their life's experience and I would suggest that there may be more value in moving the proposes development across to the other side of the sports oval backing onto Busselton bypass. Although the proposal identifies open space playing fields as a high priority for retention I would counter that this priority seems to carry greater weight than my observations at the beginning of this correspondence. Should the development proceed across the oval the building would provide a sound barrier from the Bypass into the school grounds in addition this would give greater flexibility for the school to separate (noisy activities: ie music) from other areas of the school Placement of building in this location would also mitigate the increasing traffic noise from the bypass as the population increases Looking forward as the school further develops as the population grows the next natural progression would be the redevelopment of the existing transportable buildings on the northern boundary into (bricks and mortar) In regards to traffic I acknowledge the numbers don't indicate the need for any measures to be taken however a couple of observations . 1. The end of Waratah crt where traffic turns around the centre of the road needs repair

SUMMARY OF SUBMISSIONS

PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

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No.	NAME	SUMMARY OF SUBMISSION
		2. During peak times traffic onto Queen Elisabeth Avenue is quite congested with no obvious remedy due to lollipop people busses and the like however the intersection of Melaleuca and Fairway Drive should be considered for a dedicated turning left lane for traffic heading towards the bypass. We have had circumstances where pickup parents have used our private driveway for parking whilst waiting by for school to end which is annoying . In closing we are not opposed to the school developing however looking outward towards the rear of a large multi storey building somewhat disguised would have a detrimental impact and effect on the street aesthetic as opposed to open space playgrounds which is now the case.
3.	West Busselton	As a resident of Waratah Court since 1995 I have seen the increase of traffic in our little street that is ill equipped to manage the volume of traffic it already has to. Drop off and pick up times are at times chaotic, with cars occasionally blocking access to our driveway. My partner is a tradesman who would prefer to reverse his work trailer into our driveway, which cannot be done in the afternoons due to cars parked everywhere. We have placed rocks on our verge to stop people parking there. There has been occasions when parents doing pick up have parked in our driveway. The driveway to number 2 Waratah Court frequently has cars parked in their driveway. The congestion is already at a dangerous level, so I have serious concerns what an additional 8 classrooms would mean, and what impact that has on what SHOULD be a quiet, residential street. An additional 8 classrooms potentially means another 100-150 students attending, a fair estimate could mean another 50-60 cars possibly dropping off and collecting children from Waratah Court. Not only that, we may initially have to deal with large trucks and cranes in the street during construction. I have sighted the traffic report and it's attached photos, I can only assume these were taken during school holidays or in the middle of the day. They are extremely inaccurate and deceptive. In regards to student safety for those who walk/cycle/scooter to school, there are no pedestrian footpaths in Kalgaritch, except for Melaleuca Drive. The traffic throughout Kalgaritch is already busy enough. In the last few weeks, a large bus dropping off students had to reverse into our driveway as it wasn't able to turn around in the cul de sac due to cars parked there. I strongly oppose any more classrooms being built at Cornerstone. A recent sports carnival was another occasion with cars parked everywhere, music blasting all day, rubbish blown in to our garden. The school needs to look elsewhere for its growing school, not in this quiet street. My husband had met with school staff several years ago to voice his concerns about the traffic then, school staff told him at that time that access from Waratah Court would be for school staff only. At no stage has the school adhered to this.
4.	West Busselton	I support the proposal subject to the following conditions in recognition of the detrimental impact the development has in relation to users of the Waratah Court shared path during peak teams. My children, many other students in the neighbourhood, as well as other local residents, utilise the Waratah Court shared path and drain crossing, to walk, cycle and scoot to local schools, the recreation centre and the bus-stop on Grace Court during peak teams. At this time of day, the path can be very congested with students entering the Cornerstone school from the Grace Court bus stop and car bays on Waratah Court. With parts of the path narrow (the bridge over the drain and where trees are growing right beside the path) it can be difficult to utilise as is, (often requiring extremer care, getting off of bikes when students not paying attention and using the entire path) let alone with an additional student population resulting from the development. The following conditions would assist in addressing this issue: • Shared path solid line markings on the length of the Waratah Court shared path to remind users to keep left • Signage around parking bays (and access points in and out of the school) reminding users to look for oncoming traffic already on the pathway, before entering.

SUMMARY OF SUBMISSIONS

PROPOSAL: 2 Grace Court, Busselton - Educational Establishment (Additional Classrooms)

SUBMISSIONS CLOSE: 9 September 2026

OFFICER: Ally Teasdale

No.	NAME	SUMMARY OF SUBMISSION
		• Shared path to connect Cornerstone students arriving via the bus stop on Grace Court to the school access point on Grace Court (entry to parking lot with pedestrian path). • Additional school messaging put in place to encourage entry to the school via this pathway for students entering the school from Grace Court. This would ease the congestion on the narrow Waratah shared path. • Extending of shared path on Waratah Court onto Kalgaritch Avenue which currently finishes on a blind bend in the road. This is unsafe for students utilising this crossing onto Kalgaritch. Extending the footpath to a crossing away from the Waratah Court intersection (around Kalgaritch towards bypass) as well as onto the other side of Kalgaritch for the section near the intersection will ensure safety of users given increased traffic with increased school population.

Our Ref: 2026/1697
Your Ref: DA26/0395

Ms Ally Teasdale
City of Busselton
planning@bussetlon.wa.gov.au

Dear Ms Teasdale

**LOT 600 (2) GRACE COURT BUSSELTON – PROPOSED TWO STOREY UPPER
PRIMARY SCHOOL BUILDING - DEVELOPMENT APPLICATION**

I refer to your email dated 4 August 2026 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.2), prepared by Bushfire Prone Planning and dated 18 May 2026, for the above proposed development.

This advice relates to the *State Planning Policy 3.7 Bushfire* (SPP 3.7) and supporting *Planning for Bushfire Guidelines* (Guidelines), as well as DFES' role and responsibilities as Hazard Management Agency for Fire in Western Australia.

General Comment

- DFES acknowledges that the site currently accommodates a primary school, and the proposed development includes an additional two storey building which accommodates 8 classrooms.
- DFES has reviewed the BMP, however cannot guarantee that the BMP is consistent with all other plans and information submitted as part of the proposal. The decision maker should be satisfied that all submitted documents have consistent details.
- Specific requirements of SPP 3.7 and the Guidelines are to be further addressed in the BMP as outlined in the below assessment Tables 1 and 2.

**Recommendation: Compliance with acceptable solutions not demonstrated –
modifications required**

DFES advises that the BMP has not demonstrated that the proposed development complies with the following requirements of SPP 3.7 and the Guidelines:

1. Element 2: Siting and Design;
2. Element 3: Vehicular Access; and
3. Element 4: Water Supply.

DFES recommends the BMP be modified as per the Assessment advice provided in Tables 1-3 to ensure it is accurate and the bushfire risk management/mitigation measures are effective and can be implemented in perpetuity to manage/mitigate the

bushfire risk to people, property and infrastructure to an acceptable level and appropriate to the land use and location. The required modifications are listed in the table(s) below. Should the modified BMP affect the design of the proposal, the proposal should be amended to reflect these modifications.

Could you please forward notification of the application determination to DFES for our records.

If you require any clarification or further information regarding the below assessment, please do not hesitate to contact Land Use Planning Officer – Linda Savage on telephone number 9395 9706.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Desmond Abel', with a long horizontal stroke extending to the right.

Desmond Abel
DIRECTOR LAND USE PLANNING

15 September 2026

Table 1: Assessment – Policy Measure 7.1 ii. c. Compliant Preparation of a Bushfire Attack Level (BAL) Contour Map

Vegetation Classification or Exclusions	BMP Modification Required
<u>Exclusion Area 2 and adjacent area– not demonstrated</u> Evidence to support the exclusion of treed areas within Excluded Area 2 as managed to low threat in accordance with AS 3959 is required. There is limited information and photographic evidence to support the vegetation exclusion within Area 2, specifically treed areas within the school site and adjacent to the school boundary site. Additionally, there is no photographic evidence within the residential area adjacent to the proposed building, which appears to have a foliage cover in excess of 30%. DFES notes that this vegetation is not consistent with Asset Protection Zone (APZ) standards, and no evidence of a landscape management plan (see below), or other enforceable mechanism has been provided to validate the exclusion of this area. If unsubstantiated, the vegetation should be classified as per AS 3959, or the resultant BAL ratings may be inaccurate.	BAL Rating cannot be validated. The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.
<u>Landscape Management Plan</u> The BMP has identified that a significant amount of treed vegetation will need to be modified to achieve an APZ compliant with Table 9: Asset Protection Zone (APZ) technical requirements contained in the Guidelines. It is noted that a 42 metre wide APZ is required by implementation table 6.1 requirement 1 in the BMP. A Landscape Management Plan should be provided to remove ambiguity for the landowner and to provide an enforcement mechanism for the decision maker	BAL Rating cannot be validated. A Landscape Management Plan should be provided.

Table 2: Policy Measure 7.1 ii. e. Compliance with the Bushfire Protection Criteria 8: Development – Vulnerable Class 9 Buildings

Element	Assessment	Action
Siting and Design – Siting and Design	A2.1a – not demonstrated The BAL ratings cannot be validated for the reason(s) outlined in Table 1. DFES notes that if a 42 metre wide APZ is required (as per comments in Table 1), a large number of trees will require modification to comply with the APZ standards (no greater than 15% canopy cover, and requirements for canopy separation).	BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1.

Siting and Design – Clearing of vegetation and Landscape Management Plan	A2.3 and A2.4 – not demonstrated The BAL ratings rely on substantial clearing of native vegetation to enable the APZ discussed in the implementation table. The playground adjoining the proposed development site contains dense vegetation with foliage cover exceeding 30%. The Arboricultural Impact Assessment and Accendo Australia letter submitted with the application also identify trees requiring removal or pruning due to poor health, disease, decay, structural defects or other health-related concerns. A Landscape Management Plan should be prepared to remove ambiguity for the landowner and to provide a compliance mechanism for the decision maker.	BAL Rating cannot be validated. Modification to the BMP is required to address the Assessment advice in Table 1.
Siting and Design – Safer Building for Schools	A2.5 – comment only DFES notes that this is a requirement of the Department of Education. On this basis, DFES has not assessed this requirement. The decision maker should be satisfied that compliance with this requirement has been satisfied.	Comment only. Decision maker to be satisfied that compliance has been achieved.
Siting and Design – Storage of Hazardous, Flammable and/or Combustible Materials	A2.6 – not demonstrated The BMP should confirm that hazardous/flammable materials will not be stored in areas within BAL-40 or BAL-FZ. The BMP does not provide an assessment of this requirement and there is no enforceable mechanism provided in the BMP to ensure that compliance will be provided in perpetuity.	Compliance with A2.6 not demonstrated. Modification to the BMP is required to address the Assessment advice.
Water Supply	A4.1 – not demonstrated It has not been demonstrated that the current reticulation system would meet the Busselton Water Supply requirements. The hydrant on Grace Court is 180 metres away from the proposed Class 9b building.	Compliance with Water Supply for firefighting not demonstrated. Modification to the BMP is required to address the Assessment advice.

Table 3: Policy Measure 7.1 iv. and Section 9.4.2 of the Guidelines: DFES Role as Hazard Management Agency (HMA)

DFES wishes to provide the below additional advice in its role and responsibilities of HMA for Fire in Western Australia.

AS 3959 construction standards, including clause 3.2.3 adjacent structures		Action
Building Construction Standards and Adjacent Structures	The proposed Class 9b classroom is located less than 6 metres from the adjacent existing building. It is unknown what class the adjacent building is and whether AS 3959 construction requirements are required. It is suggested given the vulnerable persons on the site (children) the decision maker gives consideration to the bushfire construction and fire separation standards. Although BAL construction standards do not guarantee the survival of the occupants or building, DFES does advocate the improved bushfire resilience provided by AS 3959 construction standards.	Comment only.
Building Construction Standards	It is acknowledged that the transition period for Class 9b primary and secondary schools and class 9b early childhood centres (and any Class 10a building or deck immediately adjacent or connected to buildings of these types) to comply with the amended National Construction Code Specification 43 has been extended until 30 April 2028. However, DFES as the hazard Management Agency, is of the opinion that all Class 9 buildings should be afforded significant protection from the impacts of a bushfire due to being occupied by people who may need assistance, or be unable, to evacuate the building in the event of a bushfire. The changes include but are not limited to; minimum separation between buildings, and separation from allotment boundaries, carparking areas and hazards. It is suggested the decision maker consider applying the higher construction and design standards to the proposed development. Further information regarding the changes can be found here: Specification 43 Bushfire protection for certain Class 9 buildings NCC	Comment only.
Bushfire Emergency Plan (BEP)		Action
Bushfire Emergency Plan (BEP)	The referral has included a '<i>Bushfire Emergency Plan</i>' for the purposes of addressing the policy requirements. Consideration should be given to the Bushfire Emergency Plan (BEP) Manual (as published by the Western Australian Planning Commission). This contains details of information that should be included in a BEP and will ensure the appropriate content is detailed when finalising the BEP to the satisfaction of the decision maker.	Comment only.

DFES Other Technical Advice		Action
DFES Built Environment Branch	As the proposed building is classified as Class 9b, plans and specifications are to be submitted to the DFES Built Environment Branch for assessment, in accordance with <i>Regulation 18B of the Building Regulations 2012 (as amended)</i> . Additionally, given that the total floor area of the proposed building appears to exceed 500m ² , fire hydrant coverage will be required. If compliant hydrant coverage cannot be achieved from street hydrants, an on-site hydrant system that meets the FES Commissioner's Operational Requirements and AS 2419 will be necessary.	To be addressed at the building permit application stage.
DFES Land Use Planning	It is the responsibility of the proponent to ensure the proposal complies with relevant planning and building requirements. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, environmental health or any other approvals required by a relevant authority under written laws.	Comment only.