

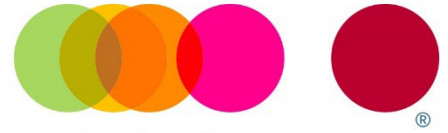
Council

INITIATION OF SCHEME AMENDMENT – RESERVE
27184 – 2 MARMION STREEET, MOUNT BARKER

Scheme Amendment Report – Reserve 27184 – 2
Marmion Street, Mount Barker

Meeting Date: 23 June 2026

Number of Pages: 49



Harley Dykstra[®]

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

SCHEME AMENDMENT REPORT

Reserve 27184 - 2 Marmion Street, Mount Barker





DOCUMENT CONTROL

| Control Version | Date | Status | Distribution | Comment |
|-----------------|------------|--------|--------------|---------------|
| A | 15/09/2025 | Draft | HD | For QA |
| B | 16/09/2025 | Draft | Client | For Comment |
| C | 16/12/2025 | Final | WAPC | For Lodgement |

Prepared for: Shire of Plantagenet
Prepared by: SJ
Reviewed by: KS

Date: 16 December 2025
Job No: 24536
Ref: C

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Planning and Development Act 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Plantagenet

Local Planning Scheme No. 5

Amendment No. X

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. *Amend the northeastern portion of Lot 577 (No. 2) Marmion Street, Mount Barker from "Rural" to "Public Purposes (Emergency Services)".*
2. *Amend the balance of Lot 577 (No. 2) Marmion Street, Mount Barker from "Rural" to "Public Open Space".*
3. *Amend the scheme map accordingly.*

The Amendment is **standard** under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

1. an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

Dated this ____ day of _____, 2025.

(Chief Executive Officer)



1 INTRODUCTION

This Scheme Amendment (amendment) request has been prepared by Harley Dykstra on behalf of the Shire of Plantagenet acting under Management Order (N533949) over Lot 577 (No.2) Marmion Street, Mount Barker.

This amendment requests that the Minister for Planning approve an amendment to the Shire of Plantagenet Local Planning Scheme No. 5 (LPS 5) to rezone a portion of Lot 577 (No. 2) Marmion Street, Mount Barker (the 'subject site') from the "Rural" zone to "Public Purposes (Emergency Services)" zone and "Public Open Space" zone.

A modification to the zoning table and land use schedule to "Public Purposes (Emergency Services)" is intended to permit the future development of an emergency services hub in the northeastern part of the lot and the modification to "Public Open Space" is intended to accommodate the existing archery club.

The amendment is considered to fall under the "Standard" Amendment requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is therefore requested to be considered and assessed under clause 34 as a "Standard" Amendment.

It is respectfully requested that the Shire of Plantagenet favourably consider and support this amendment request to rezone a portion of the subject site from the "Rural" zone to the "Public Purpose (Emergency Services)" zone and "Public Open Space" zone to enable the development of an emergency services hub in the northeastern part of the lot and to retain the recreational use in the southeastern part of the lot.

2 BACKGROUND

2.1 Location

The subject site is described as Lot 577 (No. 2) Marmion Street, Mount Barker with an approximate site area of 7.85ha.

The site is located approximately 1.2km northeast of the Mount Barker townsite (refer **Figure 1** below).

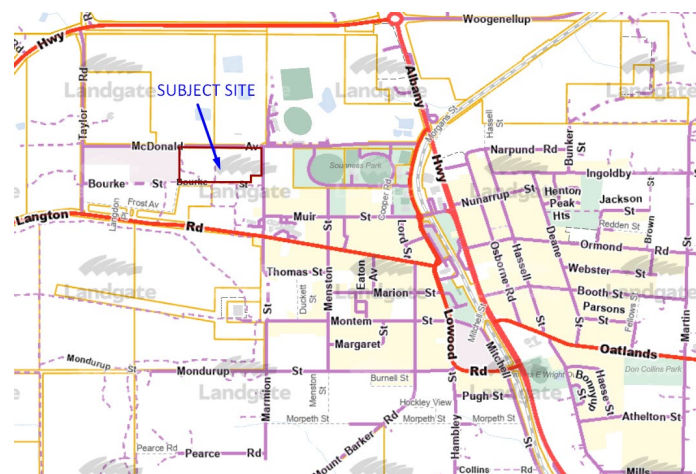


Figure 1 Location Plan



2.2 Ownership

The property details for the Subject Site are as follows:

| LOT NUMBER | PLAN | VOLUME/FOLIO | LOT AREA (ha) | REGISTERED PROPRIETORS |
|------------|----------|--------------|---------------|----------------------------|
| 577 | DP210652 | LR3041/8 | 7.8528 | State of Western Australia |

Table 1 Land Ownership

2.3 Current & Surrounding Land Uses

The subject site is bounded to the west by industrial uses with land designated for public purposes to the south and rural uses to the north and east. Surrounding rural land is cleared pasture and the industrial zoned land to the northwest of the subject site, is largely undeveloped.

2.4 Physical Characteristics

The subject land is gently sloping from a height of 274m AHD in the southwest corner, reducing to 253m AHD in the northeast corner.

The property is predominantly cleared in the eastern half with bushland vegetation on the western half of the property. The amendment request does not propose any clearing of vegetation on the property.

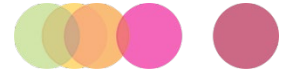
The property is also improved by a shed that is used by the *Plantagenet Company of Archers*. The Subject Site is demonstrated with aerial photography showing features is shown in **Figure 2** below.

2.5 Infrastructure and Access

Water and power are available to the Subject Site with overhead power available along the eastern boundary. Access to the property is provided from McDonald Avenue running east-west and from Marmion Street running north-south. Both roads provide adequate travel to the townsite to the southeast of the Subject Site.



Figure 2 Aerial Site Plan



3 PLANNING FRAMEWORK

3.1 WAPC State Planning Policy 2.5 Rural Planning

State Planning Policy 2.5 - Rural Planning (SPP2.5) and the associated guidelines have been established to protect and preserve rural land assets within Western Australia. The Policy identifies that ensuring broad compatibility between land uses is essential delivering this outcome.

There are several objectives identified within this Policy which support the rationalisation of the zoning of the property, of relevance to the proposed subject site include:

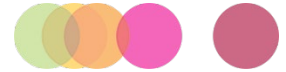
- (b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses; and
- (e) avoid and minimise land use conflicts.

SPP 2.5 identifies that Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The Policy intends to:

1. Continue to promote rural zones in schemes as flexible zones that cater for a wide range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits;
2. Recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.

Section 6.4 *“Zoning proposals affecting rural land”* discusses the main points that should be considered by decision-makers when contemplating zoning proposals or amendments to region or local planning schemes:

1. The suitability of the site to be developed for the proposed use;
2. The siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);
3. The capacity of the site to accommodate the proposed zone/land use and associated impacts and:
4. Only support proposals which are consistent with endorsed planning strategies, or in exceptional circumstances, where the proposal meets the objectives and intent of WAPC policy;
5. Only support the introduction of sensitive zones that may affect the existing and future operation of primary production where the management of impacts and/or mitigation approaches have been substantively resolved and are not wholly deferred to later stages of planning;
6. That the continuation of existing rural land uses are taken into account;
7. Ensure that lifting of urban deferred land in a region scheme is in accordance with clause 6.4(b);
8. Ensure that the sensitive zone does not overlap with any buffer determined to be necessary as a result of introducing the new zone, and the area within the buffer should retain its rural zoning until such time as the buffer is no longer required; and
9. Ensure that adequate land is identified to contain impacts from existing primary production, before introducing sensitive or industrial zones on rural land.



The proposed amendment to the zoning of the subject site is considered consistent with SPP2.5 being:

- Provides a zoning which is reflective of the existing mix of uses and consistent with the adjoining landholdings.
- Consistent with the rural intentions of the Strategy and LPS 4 and does not introduce a sensitive zone that may affect the existing and future operations of the surrounding landholdings.
- Will ensure the landowner can introduce development under an appropriate zone, removing the potential for land use conflict within the property.

The proposed scheme amendment request is considered consistent with the objectives of SPP2.5, in that it is proposing to align the proposed land use of the subject site while not conflicting with the zoning of neighbouring properties.

3.2 WAPC State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The objective of *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* (SPP 3.7), is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

Figure 2 demonstrates that the subject land is located within a bushfire prone area, as designated by the Department of Fire and Emergency Commissioner and as such, a Bushfire Management Plan (BMP) has been prepared to support this application.

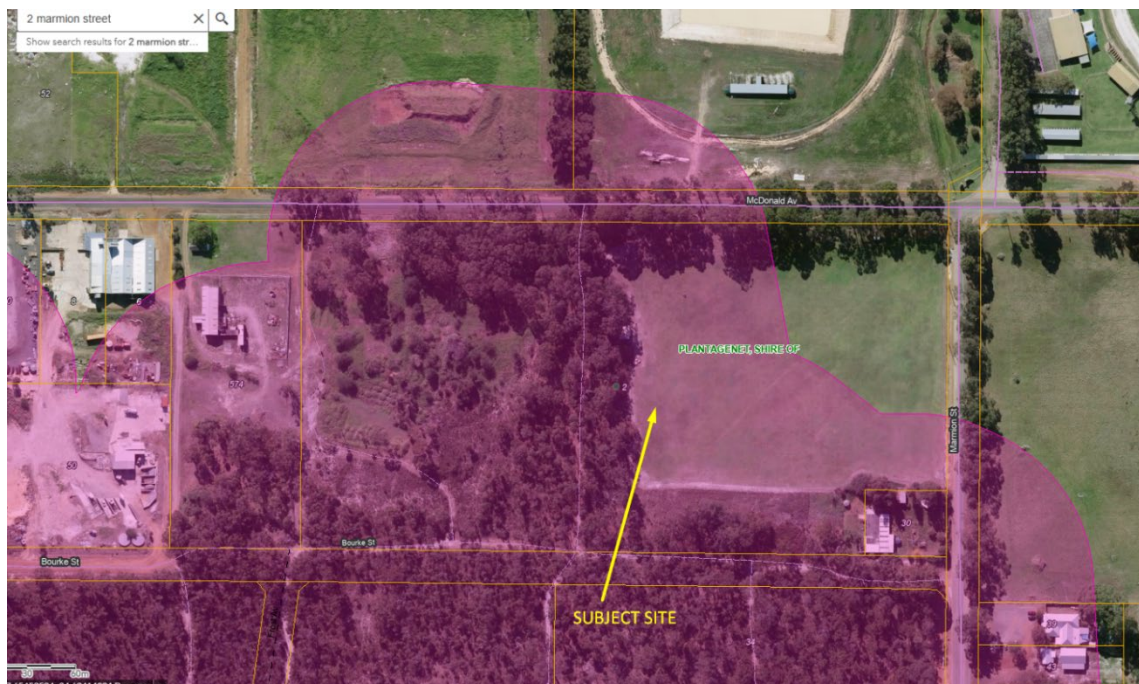


FIGURE 2: DFES BUSHFIRE PRONE MAPPING

The Bushfire Management Plan demonstrates support for the proposed subdivision, addressing the following key criteria to ensure compliance and safety:

1. Where buildings are proposed, ensure buildings comply with AS 3959, as per applicable BAL rating, determined as part of a BAL assessment.



2. Design, implement and maintain the landscaped areas within the site to achieve a low threat standard (in accordance with Section 2.2.3.2 of AS 3959). Ongoing management should include (but is not limited to) mowing of existing grass lawns to maintain <100mm height.
3. Consider removal of declared weed species and refuse from site.
4. Ensure that the site complies with the annual Shire of Plantagenet Bush Fire Mitigation Notice and/or directions given by the Shire of Plantagenet in accordance with the Bush Fires Act 1954.
5. Promote education and awareness of bushfire prevention and preparation measures.

Therefore, the subdivision as proposed, meets the objectives of SPP 3.7.

3.3 Shire of Plantagenet Local Planning Strategy

The Shire of Plantagenet Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission in August 2013 and aims to set out the long-term planning direction for the Shire over a 10–15-year timeframe. The Strategy provides the rationale for land use zones and other provisions of the Local Planning Scheme and provides an opportunity for an integrated approach to planning across all areas driven by concepts such as sustainability, liveability and economic prosperity.

The subject site is not specifically identified in the Strategy, however the properties to the northwest of the subject site have been identified for rezoning from special industrial to rural residential however this is yet to take place.

With the land surrounding the site identified for development, the proposed scheme amendment provides an opportunity for an appropriate location for the intended landuse, which is located on the edge of the Mount Barker township.

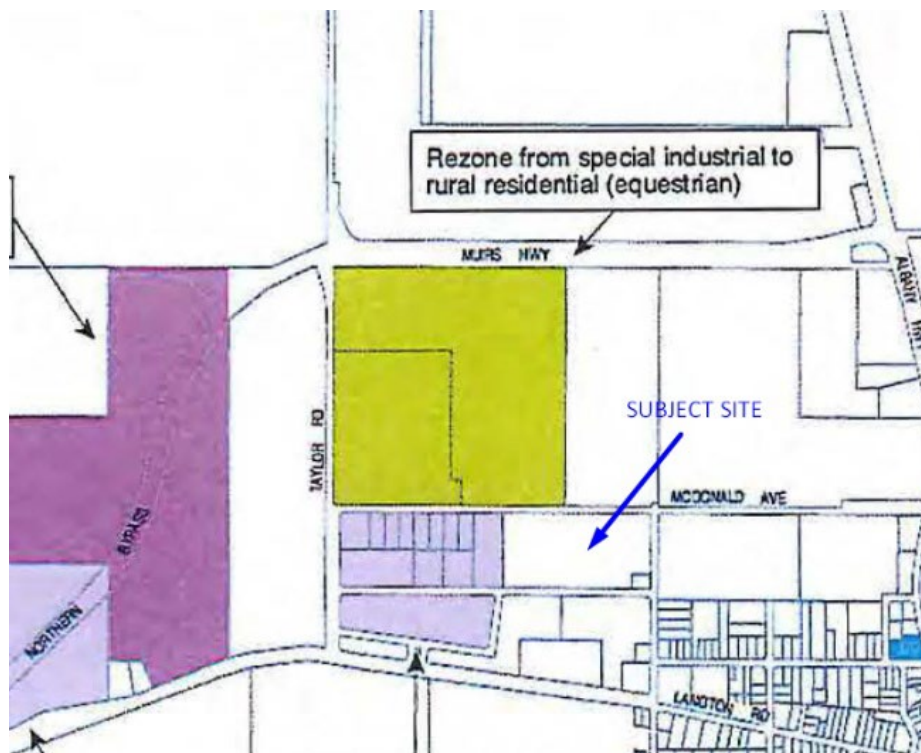


Figure 3 Local Planning Strategy



3.4 Shire of Plantagenet’s Local Planning Scheme No.5

The subject site is zoned “Rural” under the Shire of Plantagenet’s Local Planning Scheme No.5 (LPS 5) refer **Figure 4** below.

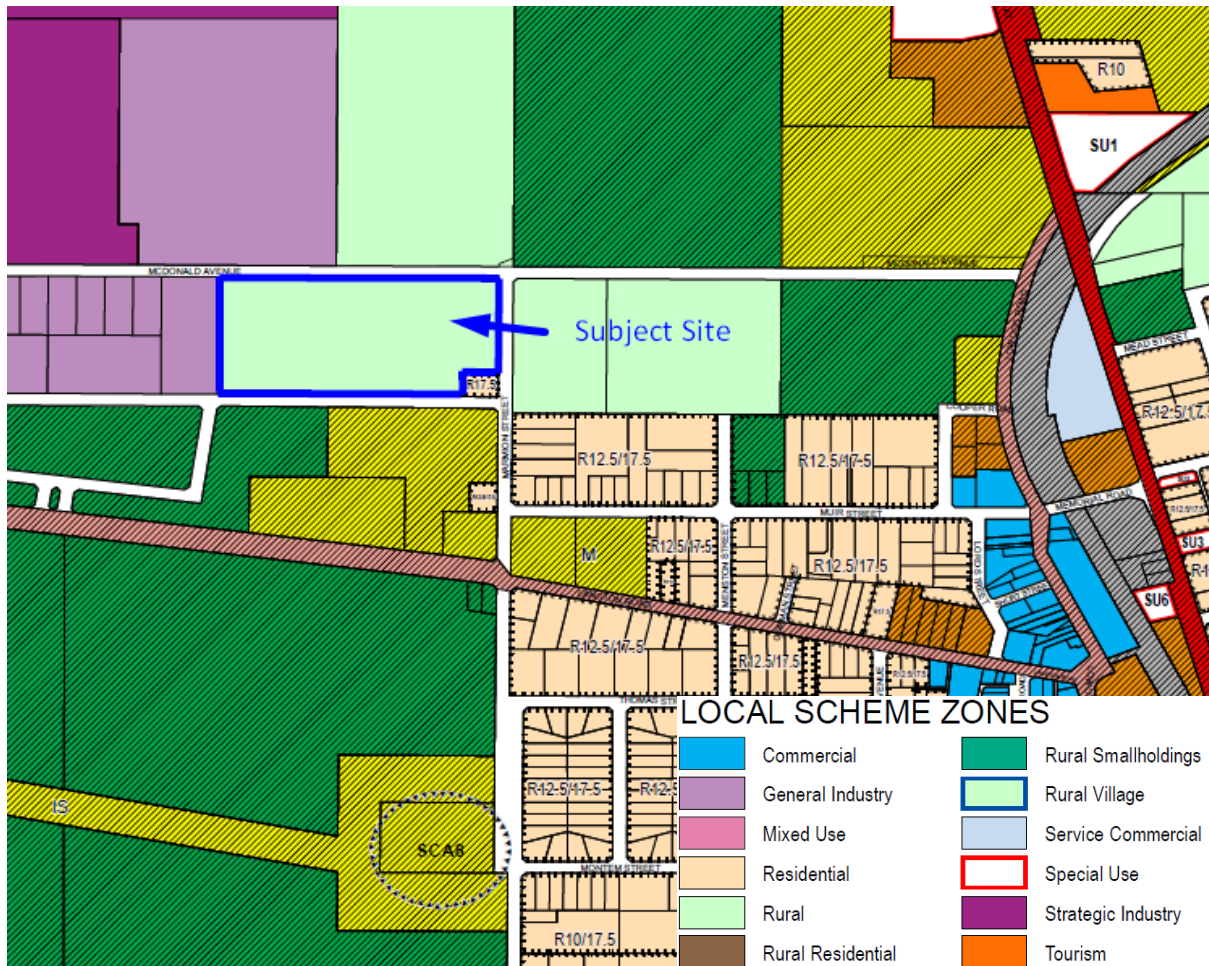


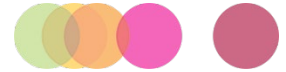
Figure 4 Local Planning Scheme No.4

Land surrounding the subject site is zoned a mixture of “Public Purpose”, “Public Open Space”, “Rural” and “Mixed Use”.

The amendment request proposes to rezone the northeastern portion of the subject site from the “Rural” zone to “Public Purposes (Emergency Services)” and the remainder of the site from “Rural” to “Public Open Space”.

The objective of “Public Purpose” land within LPS 5 is “to provide for a range of essential physical and community infrastructure”. While the objectives of “Public Open Space” land are:

- To set aside areas for public open space, particularly those established under the Planning and Development Act 2005 s.152.
- To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.



The inclusion of the northern portion of the subject site within the Public Purposes zone (Emergency Services) from the Rural zone is considered to have no impact to the potential agricultural productivity of the site and will not cause any inconsistency to adjoining landowners through the introduction of sensitive land uses. The land is currently utilised for recreational purposes and is not considered suitable for intensive agriculture and/or horticulture.

4 JUSTIFICATION

4.1 Overview of Proposal and Supporting Rationale

The subject site is presently utilised by an archery club for recreational purposes. The eastern portion of the land has been cleared and is maintained as a sporting field, while the western portion remains in an uncleared state. Notwithstanding its bushland appearance, this area is of limited environmental significance, as the vegetation is predominantly comprised of weed species. No agricultural activities are undertaken on the land.

The landowners seek to rationalise the zoning of the subject land to enable the establishment of an emergency services hub within the north-eastern portion of the site. The balance of the cleared land is proposed to be retained for recreational purposes, with continued use anticipated by the existing sporting club.

4.2 Land Use Planning

The subject land, being Crown Reserve 27184, is currently zoned Rural under LPS 5 and reserved for Recreation under the Land Administration Act 1997. The Department of Planning, Lands and Heritage (DPLH) – Land Use Planning has indicated no objection to the proposed amendment to reserve the site for Emergency Services purposes under LPS 5.

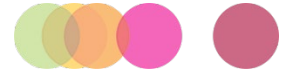
From a Crown land management perspective, DPLH – Land Use Management confirmed that the purpose of the reserve was amended from ‘Vehicle Parking’ to ‘Recreation’ on 18 January 2017, and they have no objection to a further amendment of the reserve purpose to facilitate the establishment of an Emergency Services Hub, subject to the requirements of the Land Administration Act 1997.

4.3 Type of Amendment

Pursuant to regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), the proposed Scheme Amendment represents a ‘standard amendment’. The relevant clauses defining a standard amendment are as follows:

standard amendment means any of the following amendments to a local planning scheme:

- (a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;
- (d) an amendment to the scheme to –
 - a. include a provision in the scheme that a specified planning code is to be read as part of the scheme; or



- b. provide for the modification of a planning code that is to be read as part of the scheme;
- (e) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the
- (f) amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;
- (g) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (h) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
- (i) any other amendment that is not a complex or basic amendment.

The relevant definition of a 'Standard Amendment', considered relevant to the proposal, is:

- a) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

The requested change of zoning from "Rural" to "Public Purposes (Emergency Services)" and "Public Open Space" is considered consistent with the intent and objectives of the Shire of Plantagenet's Local Planning Strategy and Local Planning Scheme.

5 CONCLUSION

In conclusion, this Amendment request seeks support to enable the rezoning of a portion of Lot 577 (No. 2) Marmion Street, Mount Barker (the 'subject site') from the "Rural" zone to "Public Purposes (Emergency Services)" zone and "Public Open Space" zone.

The proposal seeks to rezone the subject site to enable the development of an emergency services hub. The rezoning is supported by the Shire of Plantagenet and the Department of Planning, Lands and Heritage. The proposed zoning to "Public Purposes (Emergency Services)" and "Public Open Space" will be in keeping with the mixed use of the surrounding landholdings.

It is therefore respectfully requested on the basis of the above justified rationale, that the Minister for Planning approve the amendment to the Shire of Plantagenet's Local Planning Scheme No. 5 to rezone the subject site from the "Rural" zone to "Public Purposes (Emergency Services)" and "Public Open Space".

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Plantagenet

Local Planning Scheme No. 5

Amendment No. X

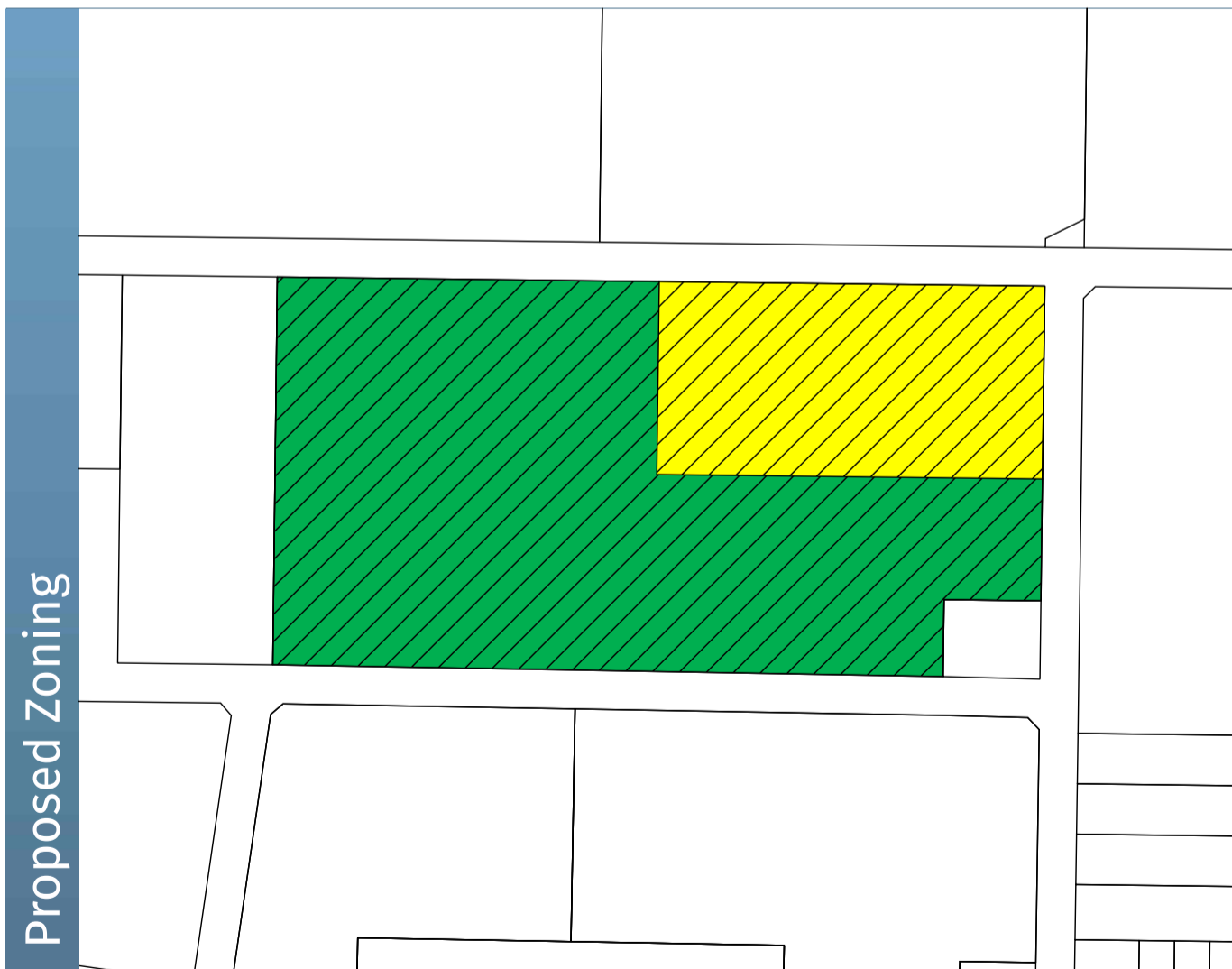
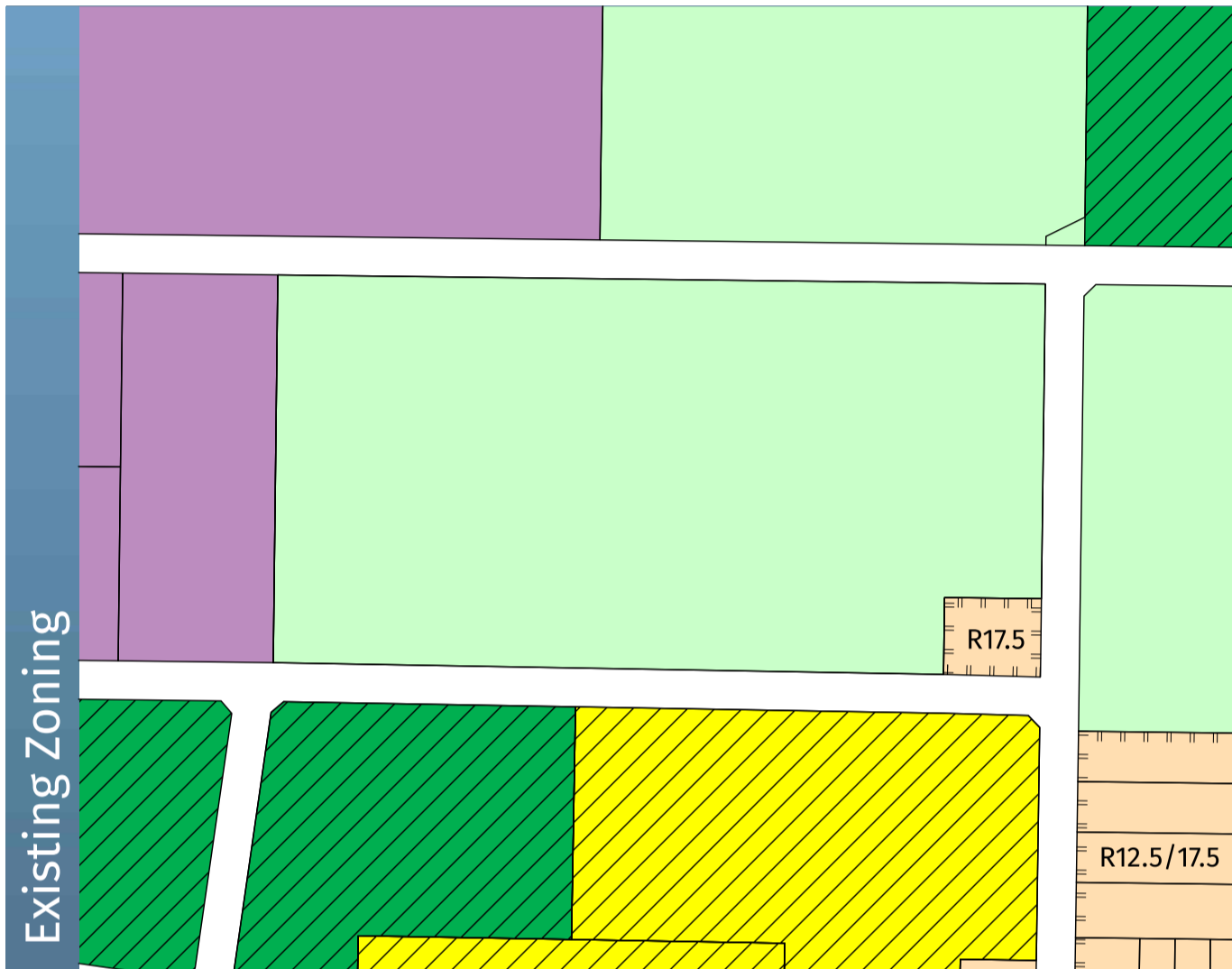
RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. *Amend the northeastern portion of Lot 577 (No. 2) Marmion Street, Mount Barker from "Rural" to "Public Purposes (Emergency Services)".*
2. *Amend the balance of Lot 577 (No. 2) Marmion Street, Mount Barker from "Rural" to "Public Open Space".*
3. *Amend the scheme map accordingly.*




CITY OF PLANTAGENET

Town Planning Scheme No. 5



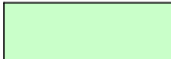
Amendment No. XX



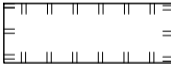
LOCAL SCHEME RESERVES

-  Local Roads
-  Public Purposes (Emergency Services)
-  Public Open Space

LOCAL SCHEME ZONES

-  General Industry
-  Residential
-  Rural

OTHER CATEGORIES

-  R Codes

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 20 ____.

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 20 ____, proceed to advertise this Amendment.

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for _____ by resolution of the Shire of Plantagenet at the Ordinary Meeting of the Council held on the ____ day of _____, 20____ and the Common Seal of the Shire of Plantagenet was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16
OF THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....



APPENDIX A | BUSHFIRE MANAGEMENT PLAN



BushFire Works



BUSHFIRE MANAGEMENT PLAN #2 Marmion Street, Mount Barker

CLIENT: Harley Dykstra
SITE LOCATION: Lot 557 #2 Marmion Street, Mount Barker
DATE: 08/09/2025
SHIRE/CITY: Shire of Plantagenet
FIRE CONSULTANT: Craig Hughes, David Deeley
BFW FILE #: 20250707
VERSION #: 1.0



BushFire Works

ABN 945 23123 843

PO Box 1249, Bibra Lake DC, WA 6965

enquire@bushfireworks.com.au

www.bushfireworks.com.au

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Bushfire Management Plan Coversheet



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

Bushfire Management Plan and Site Details

| | | | |
|---------------------------------------|------------------------------------|----------------|----------|
| Site address / Plan reference: | Lot 557 #2 Marmion Street | | |
| Suburb: | Mount Barker | State: | WA |
| Local government area: | Shire of Plantagenet | | |
| Description of the planning proposal: | Amendment to Local Planning Scheme | | |
| BMP / Reference number: | 20250806 | Version: | 1.0 |
| Client / Business name: | Harley Dykstra | | |
| | | Date of issue: | 06/09/25 |

| Reason for referral to DFES ¹ | Yes | No |
|---|-----|----|
| Has the BAL been calculated by a method other than Method 1 as outlined in AS3959? (Tick No if AS3959 Method 1 has been used to calculate the BAL) | | ✓ |
| Have any of the bushfire protection criteria elements been addressed through the use of an outcomes-based approach? | | ✓ |
| Strategic planning proposal (including rezoning applications) | | ✓ |
| Local planning scheme amendment containing supplementary provisions, additional to the deemed provisions for bushfire risk management | ✓ | |
| Where a bushfire local planning policy, or variation to the acceptable solutions or the APZ is proposed | | ✓ |
| Where there is a conflict of opinion between the decision maker and proponent | | ✓ |
| Expert technical advice on bushfire behaviour, emergency management, or other occasions where bushfire technical advice is required to support planning decision-making | | ✓ |
| Expert technical advice on bushfire matters referred to State Administrative Tribunal (SAT) or Development Assessment Panel (DAP) | | ✓ |
| Comments on future buildings' compliance with FES Commissioner's operational requirement guidelines | | ✓ |
| Decision maker discretionary referral, (e.g. renewable energy, hazardous materials, vulnerable land use) | | ✓ |

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

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

BPAD Accredited Practitioner Details and Declaration

| | | | |
|----------------------------|-------------------------------------|----------------------------|--|
| Name David Deeley | Accreditation Level BPAD Level 2 | Accreditation No. 37575 | Accreditation Expiry September 2025 |
| Company Bush Fire Works | Contact No. 0438 527 446 | | |

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

Signature of Practitioner  Date 08/09/2025

¹ For more information please refer to DFES [Referral to DFES Checklist](#)

Property address: #2 Marmion Street, Mount Barker

Lot size: 7.8527 ha



Development Application ref: TBC


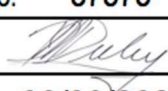
Prepared by: Craig Hughes / David Deeley

Document control

Client: Harley Dykstra

| Report version | Purpose | Author/reviewer and accreditation details | Date submitted |
|----------------|-------------------------|---|----------------|
| 1.0 | BMP – Draft | Craig Hughes L1 46483 | 06/09/2025 |
| 1.0 | BMP – Review & sign off | Dr David Deeley L2 37575 | 08/09/2025 |
| | | | |
| | | | |
| | | | |

| | |
|---|--|
| I hereby declare that I am a BPAD Accredited bushfire practitioner. |  |
| Accreditation No. 46483 | |
| Signature  | |
| Date 06/09/2025 | |

| | |
|---|--|
| I hereby declare that I am a BPAD Accredited bushfire practitioner. |  |
| Accreditation No. 37575 | |
| Signature  | |
| Date 08/09/2025 | |

Disclaimer

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire prone Areas, WAPC / DFES Guidelines for Building in Bushfire Prone areas (State Planning Policy 3.7) and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

Section 1: Proposal Details

This Bushfire Management Plan is for Lot 557 #2 Marmion Street, Mount Barker.

The proposal is to amend the existing local town planning scheme for the 7.8527 ha lot 557, from Rural to 5.8309 ha Public Open Space and 2.0194 ha Public Purposes (Emergency Services) utilising the existing maintained grassland area and fencing infrastructure for boundary delineation (Figure 1).

#2 Marmion Street, is located within the Mount Barker townsite in the Shire of Plantagenet in the general industry and rural area. The site of the parent lot 557 is situated with direct frontage to Marmion Street, Bourke and McDonald Avenue with privately owned land containing established dwelling located in the south east corner. The site is currently zoned 'Rural' under the Shire of Plantagenet's Planning Scheme (LPS #5).

The proposed site contains no existing dwellings and has previously been cleared of vegetation on the eastern portion with the western portion a mix of native vegetation and highly disturbed vegetation with many weed species present.

A site visit established photo points and classified all vegetation across lot 557 and within a 150 m survey area surrounding it. Plots of Class A Forest and Class D Scrub were observed across the subject lot with a mix of Class A Forest, Class G Grassland and Excluded 2.2.3.2(f) on adjacent properties. The land slopes downwards towards the south-west at up to 4.4° (Figure 2) and has been classified as Bushfire Prone (Figure 3).

No native vegetation needs to be removed to create the scheme amendment, and for any future development or maintenance of the asset protection zones within the 'Public Purposes' area.

The 'Acceptable Solutions' (based upon WAPC Guidelines V2024 Oct 2024), described in this BMP will ensure bushfire risks are appropriately managed and that the development conforms to all relevant policies and standards, as required by SPP 3.7.

This BMP document and the recommendations contained within it are aligned to the following:

- Consistency with WAPC SPP 3.7 (Nov 2024) and the WAPC Planning for Bushfire Guidelines requirements for local government;
- Identification of bushfire risks using vegetation types and slopes as in AS3959:2018;
- Identification of assets at risk including: life, property, infrastructure and the environment;
- Identification of bushfire risk mitigation measures as acceptable solutions within SPP 3.7 (Nov 2024);
- Allocation of responsibilities to persons / entities for the implementation of recommendations and management measures;
- Compliance with the Shire of Plantagenet Bush Fire Mitigation Notice.

CITY OF PLANTAGENET Town Planning Scheme No. 5 Amendment No. XX



Mapping prepared by Harley Dykstra
31 Albany Highway, ALBANY WA 6330
T: 08 9844 5100
Plan No. | 24536-01A Drawn | TJ 29/07/25



Figure 1: Proposed development plan

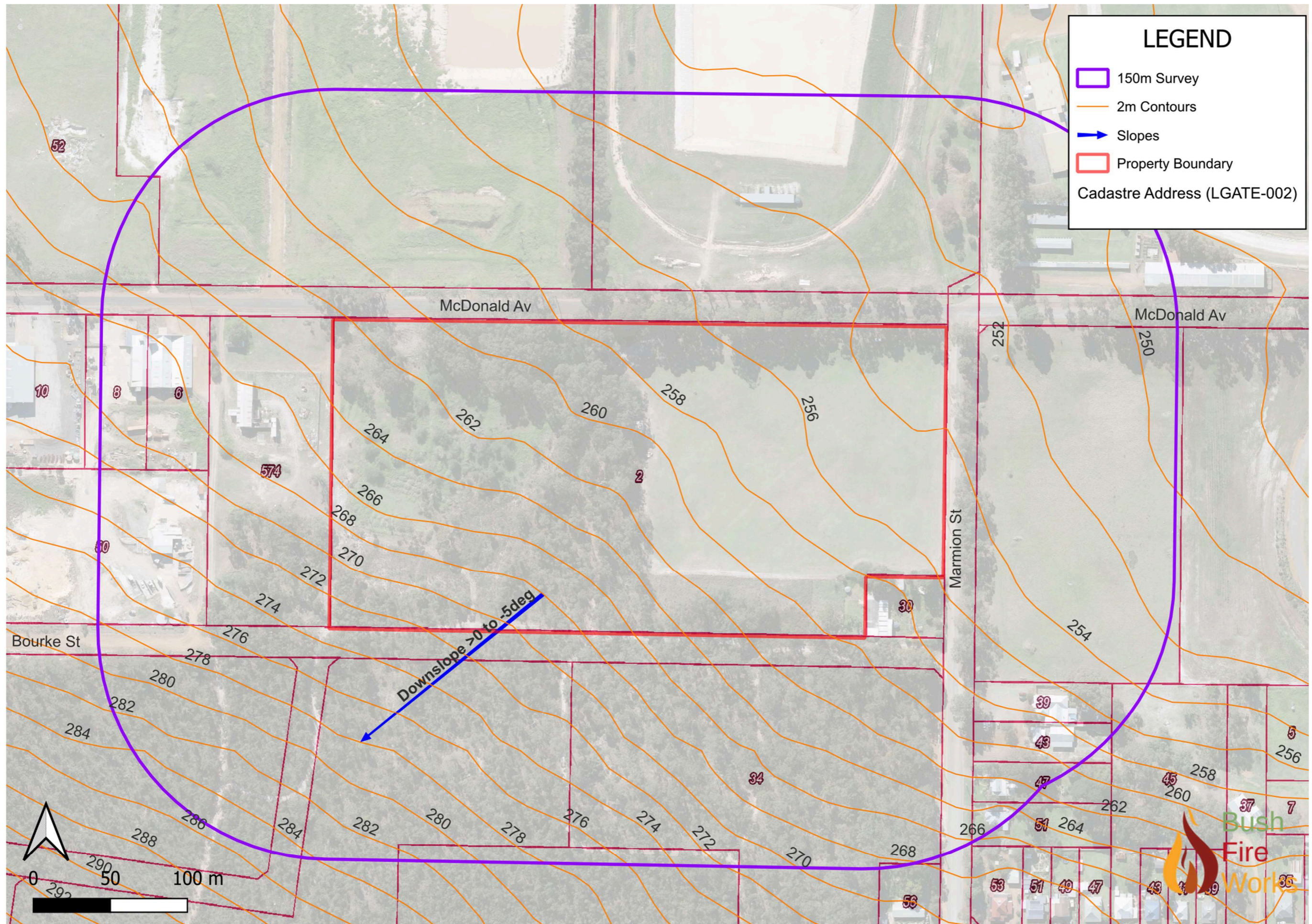


Figure 2: Location and ground contours (DPIRD 2m)

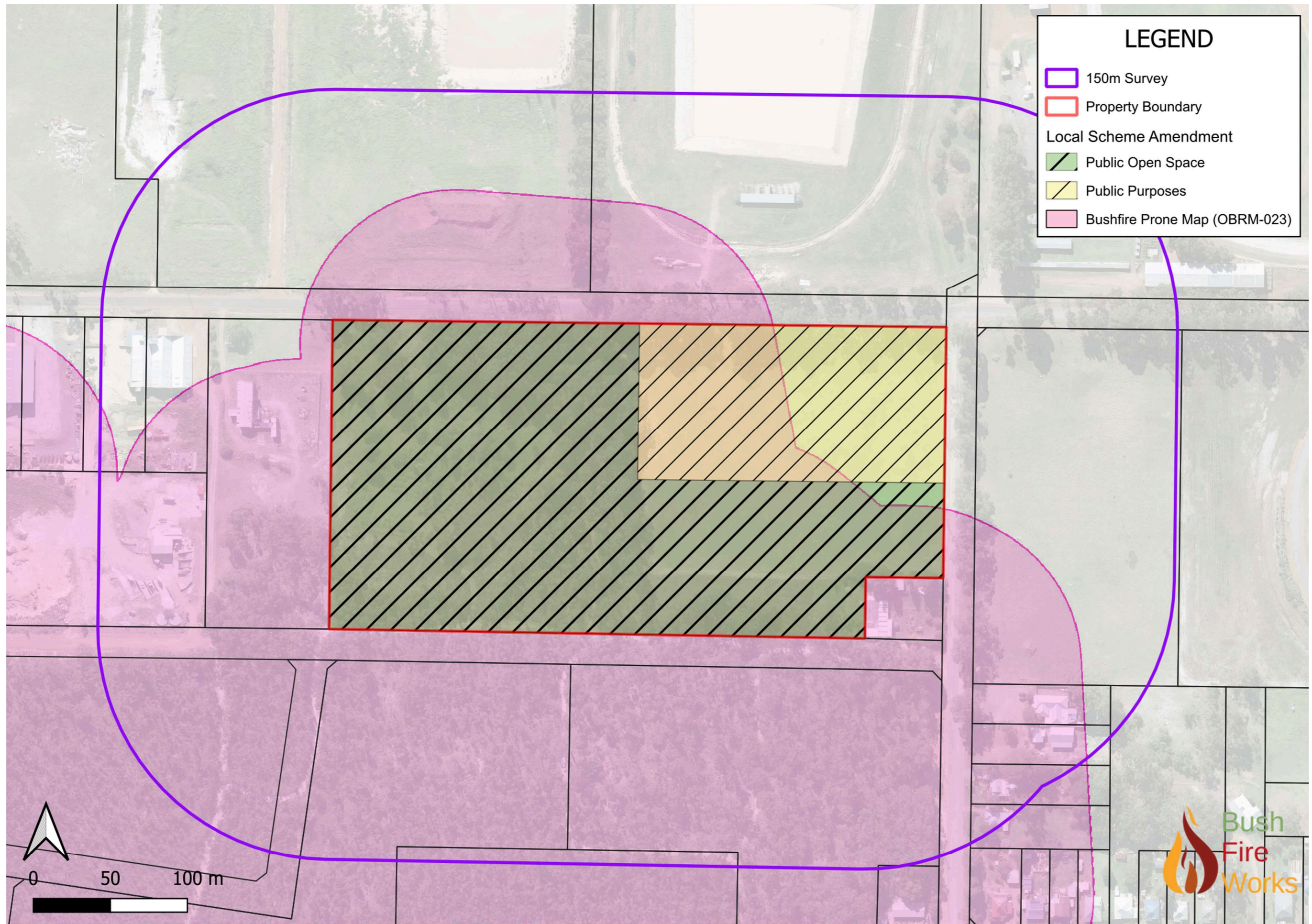


Figure 3: Bushfire prone mapping

Section 2: Environmental Considerations

Some bushfire prone areas also have high biodiversity values. State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

There are no known environmental considerations at this site shows evidence of disturbance from previous farming practices as the lot has been previously cleared and is being extensively used for public recreation. The proposed public open space has been highly disturbed with many weed species present along with discarded refuse.

A search of DPLH and DBCA on-line mapping resources found no priority fauna or flora within the lot including Threatened and Priority Flora (DBCA-036), Threatened and Priority Fauna (DBCA-037), Threatened Ecological Communities (DBCA-038).

Sub-section 2.1: Native vegetation – modification and clearing

No remnant native vegetation on the site will require modification / clearing on the proposed lot to establish and maintain the APZ's around any habitable building within the planned Public Purposes Reserve as described under Element A2.1.

As subject lot has been previously zoned 'rural', the clearing of the vegetation will be managed and consistent with government policies and regulations.

Sub-section 2.2: Revegetation/Landscape plans

There is no revegetation required / planned at this site.

Within the proposed public open space, many weed species are present along with discarded refuse. It is recommended that the area be future managed with removal of weeds and waste.

Any future landscaping / planting on the site will be consistent with Table 9 of the WAPC guidelines (Appendix 1) for APZs surrounding any habitable building within the planned Public Purposes Reserve within the development area.

Section 3: Bushfire Assessment Results

Sub-section 3.1: Broader Landscape Assessment

All vegetation within 2 km of the project site has been identified and classified or excluded in accordance to AS 3959 Construction of Buildings in bushfire-prone areas Table 2.3 and the WA Department of Planning Visual guide for bushfire risk assessment in Western Australia.

| CRITERIA | 5 POINTS | 2 POINTS | 1 POINT | POINTS |
|--|---|--|---|---------------|
| Proximity of the planning proposal to a suitable destination is: | >10km | 1-10km | <1km | 1 |
| The road pattern from the planning proposal to a suitable destination is: | Complex and indirect (cul-de-sacs, and/or multiple intersections) | Mixed road patterns | Simple and/or direct (limited intersections) | 1 |
| The predominant vegetation pattern is: | Large tracts of vegetation (contiguous vegetation) | A mosaic pattern of vegetation (e.g. vegetation within rural living precincts) | Cleared vegetation (e.g. clearing for residential zoned urban lots) | 5 |
| Exposure of the planning proposal to an identified external bushfire hazard (excluding Class G Grassland) is from: | Three or four aspects | Two aspects | From nil or one aspect only | 1 |
| TOTAL POINTS | | | | |
| Total points | Broader landscape type | | | 8 |
| 0 - 11 points | Broader landscape type A (BLT A) | | | |
| 12 - 20 points | Broader landscape type B (BLT B) | | | |
| BROADER LANDSCAPE TYPE DETERMINED | | | | TYPE A |

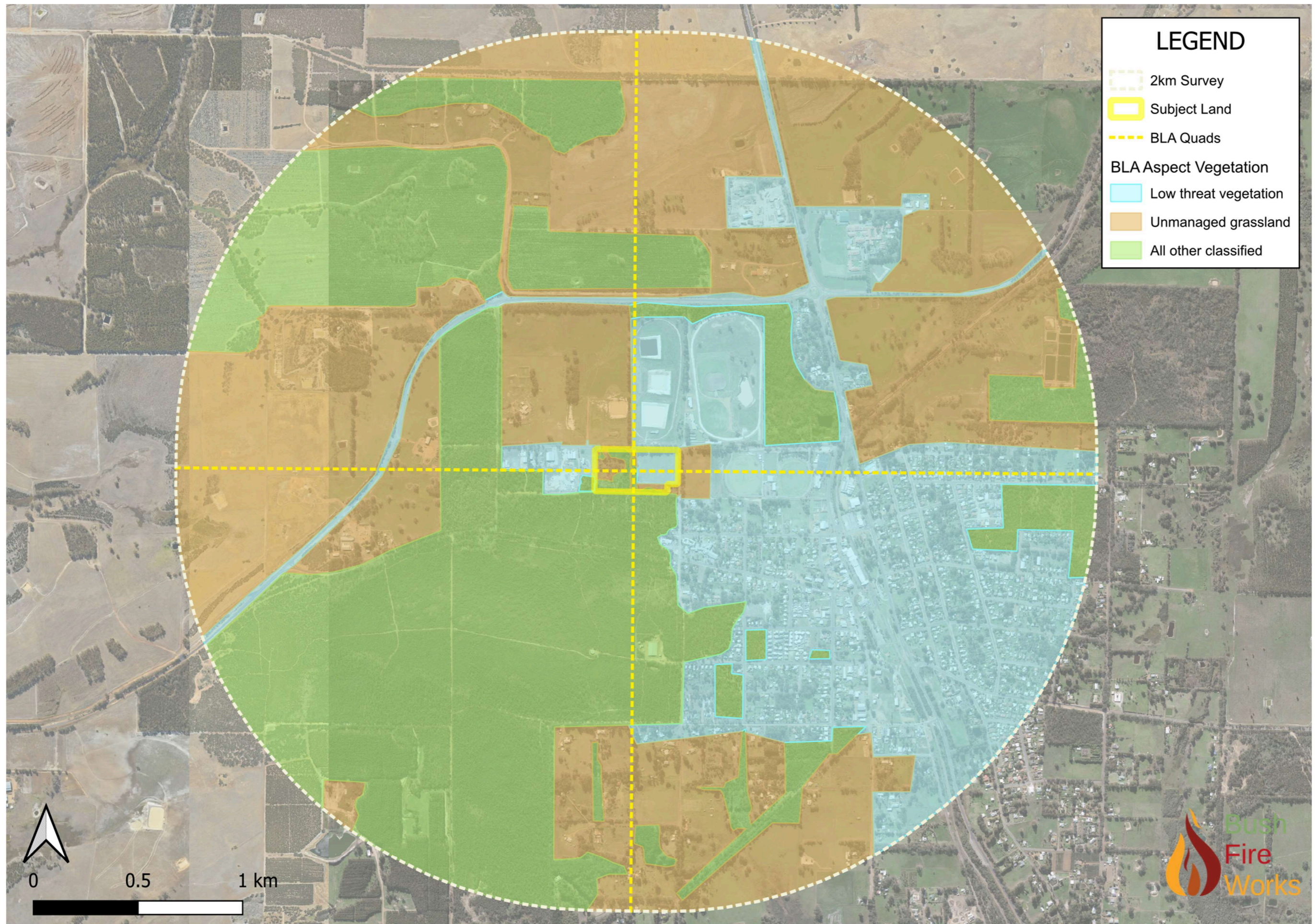
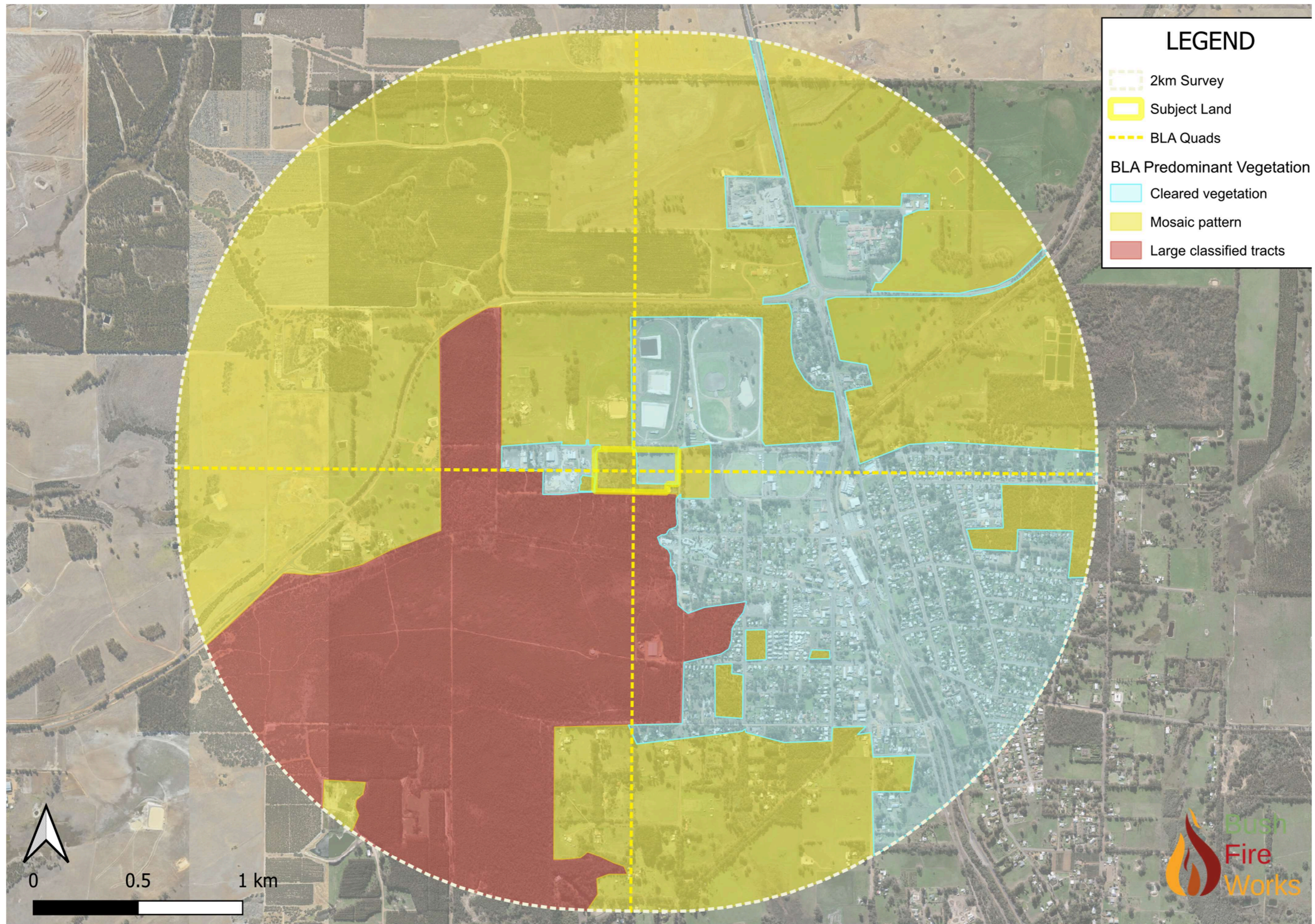


Figure 4: BLA Aspect Assessment



LEGEND

- 2km Survey
- Subject Land
- BLA Quads

BLA Predominant Vegetation

- Cleared vegetation
- Mosaic pattern
- Large classified tracts

Figure 5: BLA Predominant Vegetation

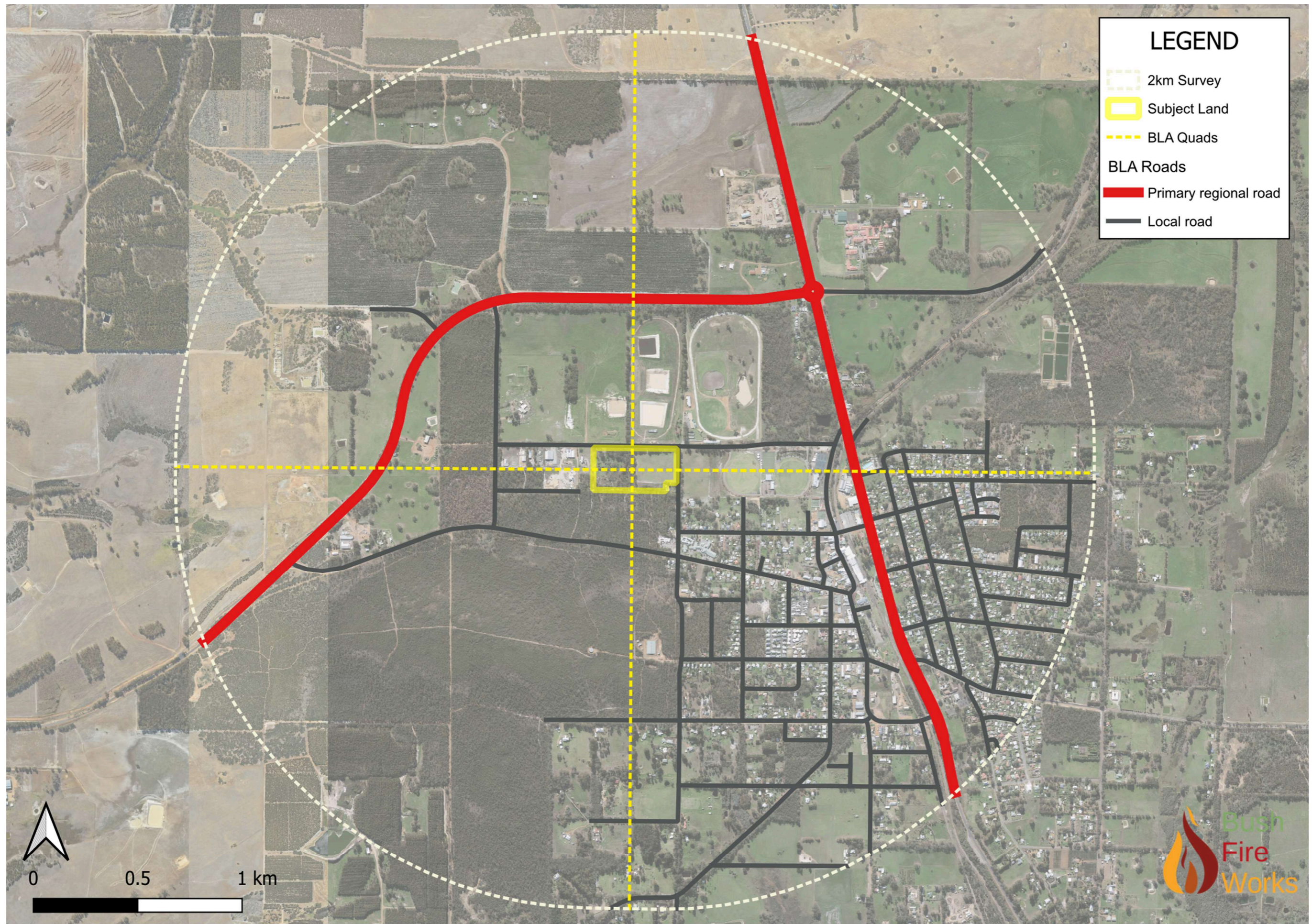


Figure 6: BLA Access Routes

Sub-section 3.2: BHL Assessment Inputs

All vegetation within 150 m of the project site has been classified (Figure 7) by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959:2018, Construction of Buildings in bushfire-prone areas Table 2.3 and the WA Department of Planning Visual guide for bushfire risk assessment in Western Australia.

Five types of classified vegetation were recorded, these being;

1. Class A Forest 03 (Open Forest) Trees dominated by Eucalyptus and Melaleuca up to 30 m high with a 30%-70% foliage cover and an understorey of low trees, shrubs and grasses were observed across the parent lot and on adjacent properties.
2. Class D Scrub 13 (Closed Scrub) Across the western portion of the site, shrubs to >2 m high and up to 6 m in height was observed. Some areas of current grassland has been classified as Scrub due to juvenile shrub species present.
3. Class G Grassland 23 (Sown Pasture) Low mixed species grassland vegetation with open sparse trees was observed on adjacent rural properties. The grassland is currently being actively grazed with livestock.
4. Excluded 2.2.3.2(e) Excluded Non-vegetated areas permanently cleared of vegetation was observed including dams, buildings and sheds, roads and driveways.
5. Excluded 2.2.3.2(f) Excluded Low-threat vegetated areas was observed surrounding the established dwelling and outbuildings on the subject lot with well-maintained lawns and managed gardens.

Photo points were established across the site (Figure 8).

Table 1: Vegetation BAL Analysis

| Plot | Vegetation Classification | Effective Slope ° |
|------|--------------------------------|--------------------|
| 1 | Class G – Grassland | Upslope/Flat |
| 2 | Class A - Forest | Upslope/Flat |
| 3 | Excludable – Clause 2.2.3.2(f) | Slope N/A |
| 4 | Class G – Grassland | Upslope/Flat |
| 5 | Class G – Grassland | Downslope >0 to -5 |
| 6 | Class A - Forest | Downslope >0 to -5 |
| 7 | Class D Scrub | Downslope >0 to -5 |
| 8 | Excludable – Clause 2.2.3.2(e) | Slope N/A |

A predevelopment rating of \leq BAL-29 was determined for parts of the proposed scheme amendment to 'Public Purposes (Emergency Services)' as maintained low threat vegetation for entirety of the open space.

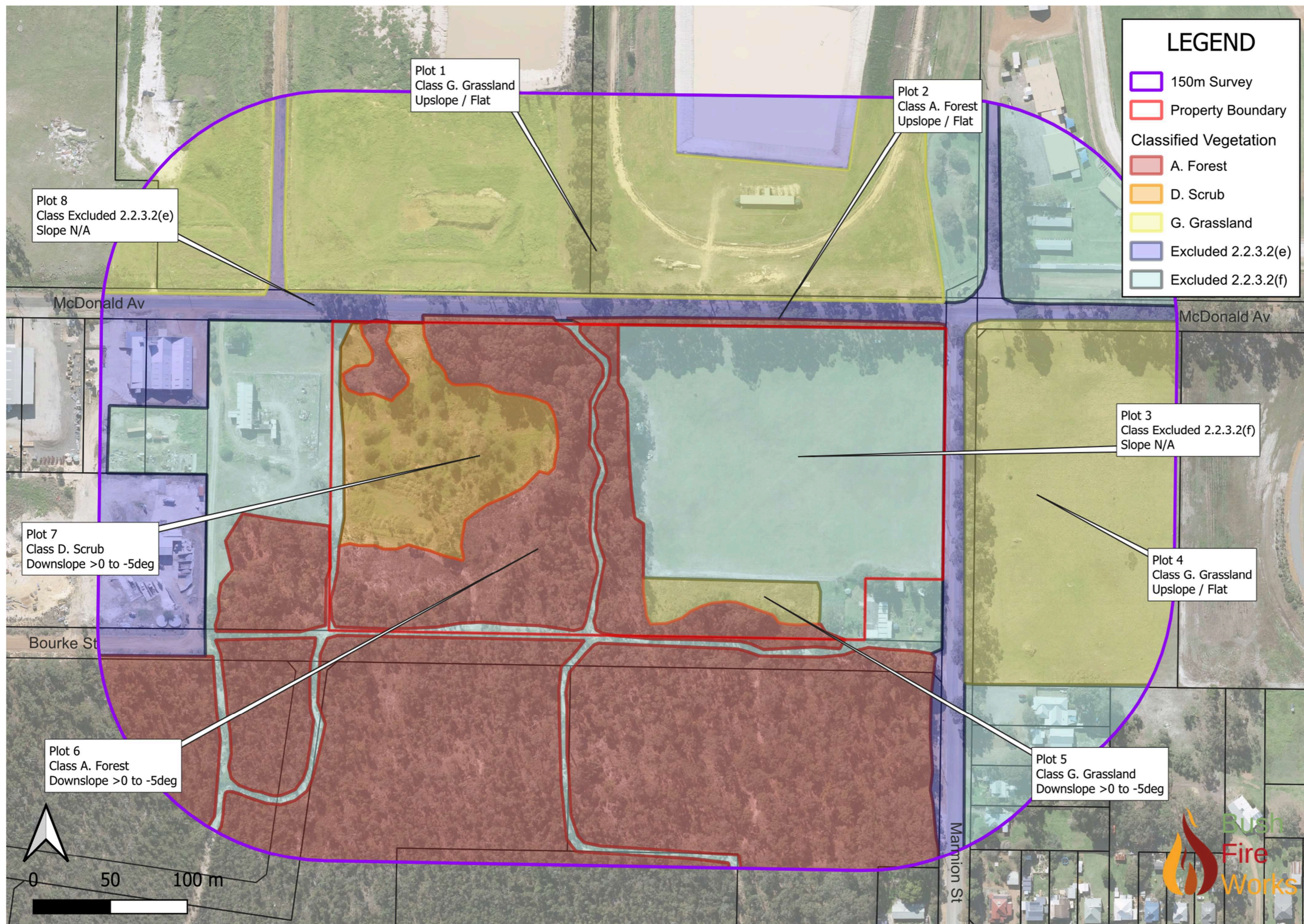


Figure 7: Classified vegetation existing

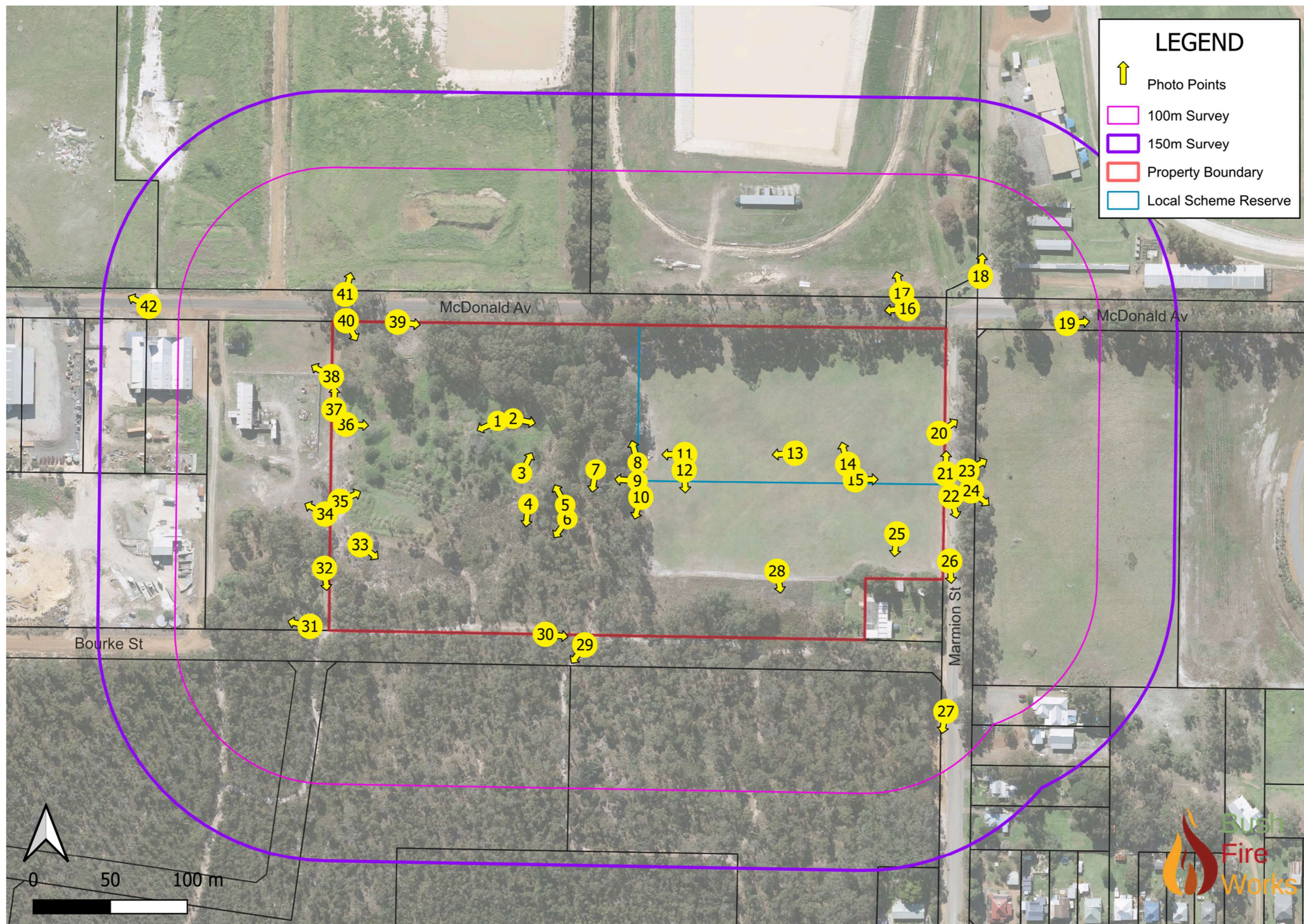


Figure 8: Photo Points

Photographs



Photo: 1 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m.
Areas of grassland with shrub seedlings present.



Photo: 2 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m.
Areas of grassland with shrub seedlings present.



Photo: 3 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m.



Photo: 4 Plot No: 6 Vegetation Type: Class A Forest (03)
Mixed shrub vegetation including weed species with heights >2m.



Photo: 5 Plot No: 6 Vegetation Type: Class A Forest (03)
Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 6 Plot No: 6 Vegetation Type: Class A Forest (03)
Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 7 Plot No: 6 Vegetation Type: Class A Forest (03)
 Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 8 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
 Maintained lawns across site.
 Note: Plot 6 Class A Forest shown on left.



Photo: 9 Plot No: 6 Vegetation Type: Class A Forest (03)
 Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 10 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
 Maintained lawns across site.
 Note: Plot 6 Class A Forest shown on right.



Photo: 11 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
 Maintained lawns across site.
 Note: Plot 6 Class A Forest shown in background.



Photo: 12 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
 Maintained lawns across site.



Photo: 13 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Maintained lawns across site.



Photo: 14 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Maintained lawns across site.



Photo: 15 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Maintained lawns across site.



Photo: 16 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View east along McDonald Avenue with un-maintained verges
with mixed forest ladder vegetation.



Photo: 17 Plot No: 1 Vegetation Type: Class G Grassland (26)
Grazed pasture.



Photo: 18 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Adjacent Frost Park – Horse riding fields with maintained lawns and
parkland cleared trees throughout.



Photo: 19 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View east along McDonald Avenue with maintained verges of understory cleared tree line.



Photo: 20 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View north along Marmion Street with maintained verges of understory cleared tree line.



Photo: 21 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View north along Marmion Street with maintained verges of understory cleared tree line.



Photo: 22 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View south along Marmion Street with maintained verges of understory cleared tree line.



Photo: 23 Plot No: 4 Vegetation Type: Class G Grassland (26)
Grazed pasture.



Photo: 24 Plot No: 4 Vegetation Type: Class G Grassland (26)
Grazed pasture.



Photo: 25 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
 Maintained lawns across site.
 Note: Adjacent residential lot with dwelling and APZ of trees and gardens.



Photo: 26 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
 View south along Marmion Street with maintained verges of understory cleared tree line.



Photo: 27 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
 View south along Marmion Street into residential areas.
 Note: Plot 6 Class A Forest shown on right.



Photo: 28 Plot No: 5 Vegetation Type: Class G Grassland (22)
 View of subject site with area of tussock grasses and sedges.



Photo: 29 Plot No: 6 Vegetation Type: Class A Forest (03)
 View south along internal tracks of adjacent reserve with trees dominated by *Eucalypts* >6 m high and 30%-70% foliage cover.



Photo: 30 Plot No: 6 Vegetation Type: Class A Forest (03)
 View east along Bourke Street road reserve surrounded by trees dominated by *Eucalypts* >6 m high and 30%-70% foliage cover.



Photo: 31 Plot No: 6 Vegetation Type: Class A Forest (03)
View west along Bourke Street road reserve surrounded by trees dominated by *Eucalypts* >6 m high and 30%-70% foliage cover.



Photo: 32 Plot No: 6 Vegetation Type: Class A Forest (03)
View south along site boundary fire break with surrounding vegetation of trees dominated by *Eucalypts* >6 m high and 30%-70% foliage cover.



Photo: 33 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m. Areas of grassland with shrub seedings present.



Photo: 34 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Adjacent Maintained lawns across site.



Photo: 35 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m. Areas of grassland with shrub seedings present.



Photo: 36 Plot No: 7 Vegetation Type: Class D Scrub (13)
Mixed shrub vegetation including weed species with heights >2m. Areas of grassland with shrub seedings present.



Photo: 37 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
View north along site boundary fire break with surrounding vegetation of trees dominated by *Eucalypts* >6 m high and 30%-70% foliage cover.



Photo: 38 Plot No: 3 Vegetation Type: Excluded 2.2.3.2(f)
Adjacent industrial lots with mixed business operating. Surrounding area of maintained lawns.



Photo: 39 Plot No: 6 Vegetation Type: Class A Forest (03)
Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 40 Plot No: 6 Vegetation Type: Class A Forest (03)
Subject lot mixed vegetation with trees dominated by *Eucalypts* >6 m high, 30%-70% foliage cover and shrub understory.



Photo: 41 Plot No: 1 Vegetation Type: Class G Grassland (26)
Grazed pasture.



Photo: 42 Plot No: 8 Vegetation Type: Excluded 2.2.3.2(e)
View east along McDonald Avenue towards industrial area. Grazed pasture to right.

Sub-section 3.3: BHL Assessment Outputs

All vegetation within 150 m of the project site has been classified (Figure 7) by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959:2018, Construction of Buildings in bushfire-prone areas Table 2.3 and the WA Department of Planning Visual guide for bushfire risk assessment in Western Australia and represented as a Bushfire Hazard Level BHA as per WAPC Planning for Bushfire Guidelines (November 2024) Table 4.

Table 4: Bushfires Hazard Level (BHL) and vegetation classification (as per AS 3959)

| HAZARD LEVEL | CLASSIFICATION/CHARACTERISTICS |
|---------------------|---|
| Extreme | <ul style="list-style-type: none"> • Class A: Forest • Class B: Woodland • Class D: Scrub • Any classified vegetation with a greater than 10-degree slope |
| Moderate | <ul style="list-style-type: none"> • Class C: Shrubland • Class E: Mallee/Mulga • Class G: Grassland, including sown pasture and crops • Vegetation that has a low hazard level, but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level |
| Low | <ul style="list-style-type: none"> • Low threat vegetation, which may include mangroves and other saline wetlands, areas of 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. • Managed grassland in a minimal fuel condition, meaning there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example, short-cropped grass to a nominal height of 100 millimetres. • Non-vegetated areas, waterways, exposed beaches, roads, footpaths, buildings or rock outcrops. |

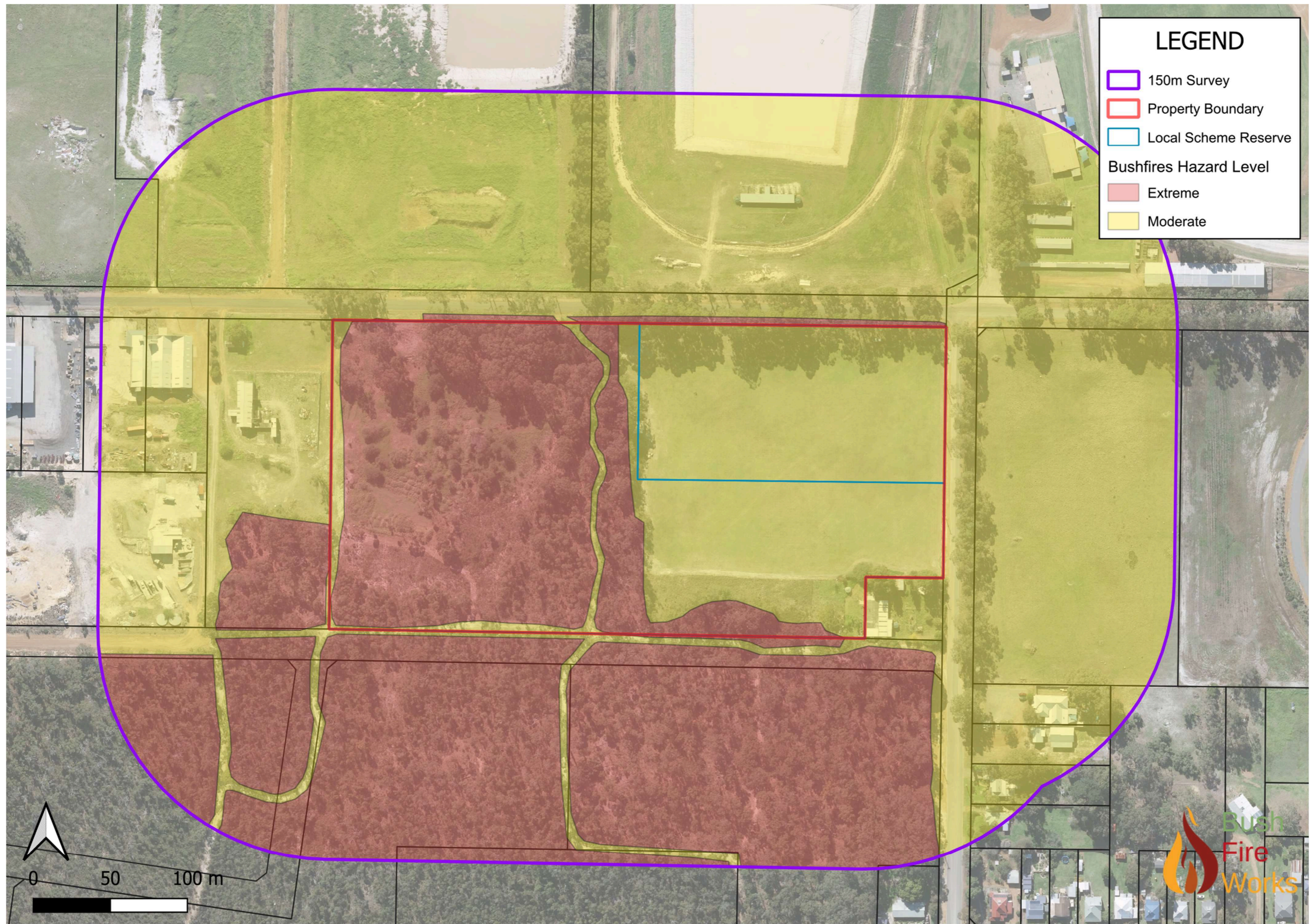


Figure 9: BHL Assessment Map

Section 4: Identification of bushfire hazard issues

Within the broader landscape, a bushfire threat to the site could result from the classified mixed native vegetation Class A Forest that runs through existing properties to the south-west of proposed development site, and this could pose a hazard through ember attack under the influence of south westerly aspect winds. With managed APZs surrounding any future habitable buildings within the lot, this risk is considerably reduced. The egress route is directed away from the Class A Forest to the west to the residential area of the Mount Barker Townsite.

Section 5: Assessment against the Bushfire Protection Criteria 4

Subsection 5.1: Compliance Table

Table 2: Compliance Table

| Bushfire protection criteria | Method of compliance | Proposed bushfire management strategies |
|-------------------------------------|--|--|
| | Acceptable solutions | |
| Element 1: Location | <p>A1.1a Broader Landscape Type A The proposed local planning scheme amendment to the subject lot is located within the mixed zoned commercial and rural area with predominately grazed pasture and low threat areas, <1 km west of the Mount Barker townsite CBD via the direct road network.</p> <p>This meets the intent of A1.1</p> | The broader landscape assessment (BLA) described herein, determined a score of 8 with the development <1 km to a 'BAL-Low-suitable' destination, with a direct road network and a large tract of forest vegetation in the south-west quadrant. |
| Element 2: Siting and design | <p>A2.1 Siting and Design The proposed subject site identified for a future emergency services development is located within a moderate bushfire hazard area.</p> <p>This meets the intent of A2.1</p> | Any future habitable building will require a surrounding APZ to be maintained to low threat vegetation to Table 9 specifications (Appendix 1). |
| | <p>A2.2 Clearing of native vegetation N/A No native vegetation is required to be removed for amendment of the local planning scheme</p> | The proposed lot has been cleared previously as part of previous public site uses. Any proposed habitable development can be built within the ≤BAL-29 area. |
| Element 3: Vehicular access | <p>A3.1 Public roads N/A</p> | There are no public roads proposed within the development boundary. |
| | <p>A3.2 Access routes All local roads to the site are bitumen providing all-weather access/egress to two separate destinations.</p> <p>This meets the intent of A3.2</p> | Egress from the lot is via connection to Marion Street and/or McDonald Avenue which can be traversed to 2 different locations including the low threat area of Mount Barker Townsite. |
| | <p>A3.3a No-through roads N/A</p> | There are no no-through roads proposed. |
| Element 4: Water | <p>A4.1 Water supply This meets the intent of A4.1</p> | The lot will be connected to reticulated water with fire hydrants located adjacent as per Water Corporation's Design Standard 63 – Water reticulation. |

Sub-section 5.2: Bushfire Mitigation Measures

A summary of the bushfire management measures is presented in Figure 10 including egress routes.

Fuel management within APZ:

An APZ surrounding any proposed habitable building on lot A will need to be managed to Low-threat status (Appendix 1), on an ongoing basis to ensure APZ standards within the site will be maintained. This includes mowing / slashing of any grassland surrounding.

Driveway / Egress:

The maintenance of the existing gates and access points will allow egress for users to leave the area for a safer place within the Mount Barker Townsite and to allow firefighting appliances unobstructed access as required.

Fire Fighting Water:

The subject lot is connected to reticulated water with fire hydrants located adjacent along Marmion Street as per Water Corporation's Design Standard 63 – Water reticulation. Regular maintenance to hydrant connection and housing is recommended and carried out in accordance with the relevant Australian Standard.

Compliance with annual firebreak notice:

Developers, land managers, prospective land purchasers and occupiers are to comply with the Shire of Plantagenet Bush Fire Mitigation Notice. (refer to Appendix 3)

Development Advice:

All prospective developers must be made aware of the fire management issues, measures and responsibilities associated with the subdivision including BAL regulations and AS3959 – Construction of buildings in bushfire prone area requirements.

There are no additional management strategies required to protect the development from a bushfire attack.

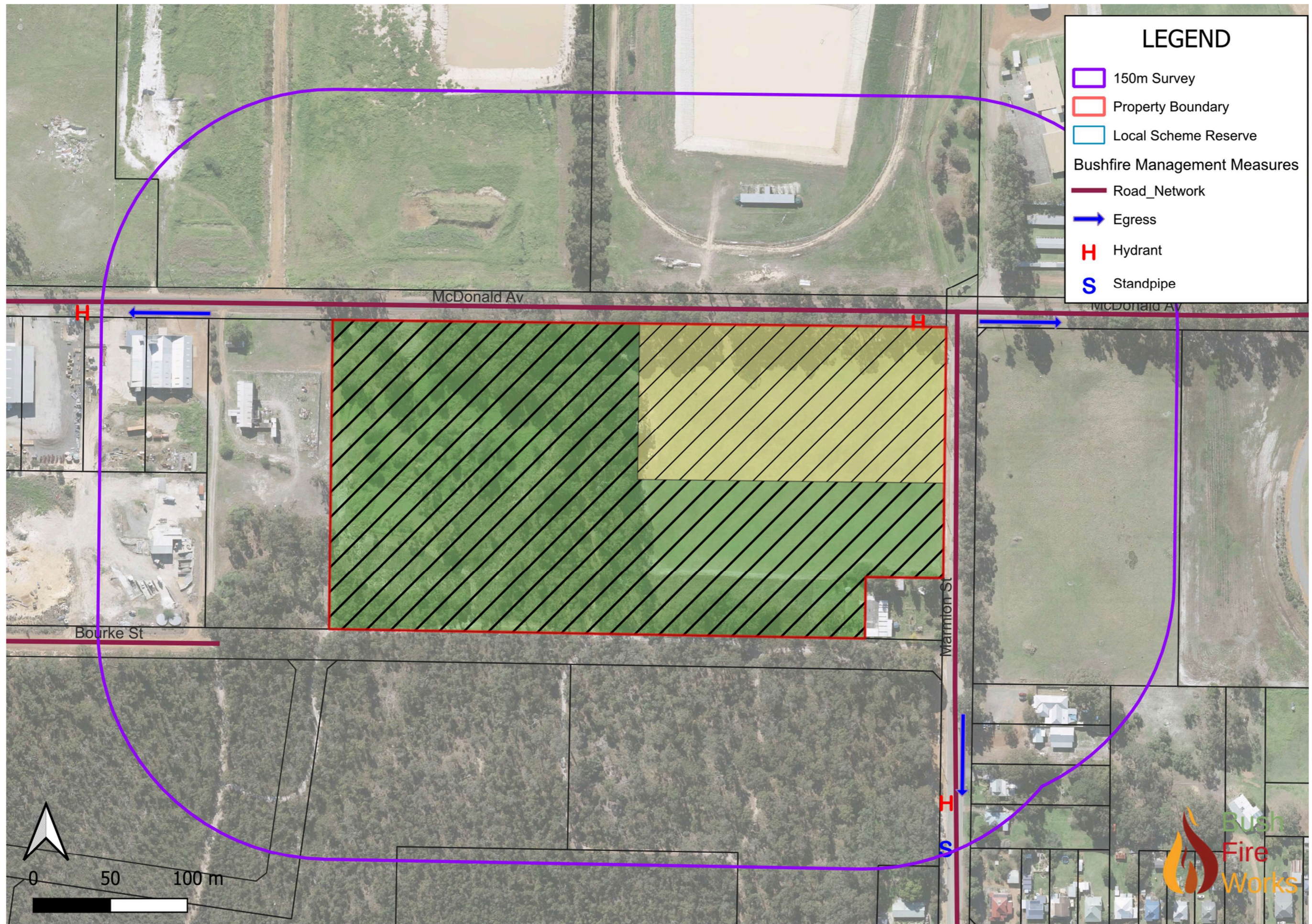


Figure 10: Bushfire management measures

Section 6: Responsibilities for Implementation and Management of the Bushfire Measures

Table 3 outlines the responsibilities of the Shire of Plantagenet associated with implementing this BMP with reference to ongoing bushfire risk mitigation measures for proposed land uses (through compliance with the Shire of Plantagenet Bush Fire Mitigation Notice). These responsibilities will need to be considered as part of the subsequent development and implementation process.

Table 3: Management of the Bushfire Measures

| LOCAL GOVERNMENT | |
|------------------|---|
| No. | Management action |
| 1 | Where buildings are proposed, ensure buildings comply with AS 3959, as per applicable BAL rating, determined as part of a BAL assessment. |
| 2 | Design, implement and maintain the landscaped areas within the site to achieve a low threat standard (in accordance with Section 2.2.3.2 of AS 3959). Ongoing management should include (but is not limited to) mowing of existing grass lawns to maintain <100mm height. |
| 3 | Consider removal of declared weed species and refuse from site. |
| 4 | Ensure that the site complies with the annual Shire of Plantagenet Bush Fire Mitigation Notice and/or directions given by the Shire of Plantagenet in accordance with the Bush Fires Act 1954. |
| 5 | Promote education and awareness of bushfire prevention and preparation measures. |

Appendices:

Appendix 1: Specifications for APZs

Table 9: Asset Protection Zone (APZ) technical requirements

| OBJECT | REQUIREMENT |
|---|--|
| Fences within the APZ | Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959). |
| Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness) | <ul style="list-style-type: none"> • Should be managed and removed on a regular basis to be maintained as low threat vegetation • Should be maintained at less than two tonnes per hectare (on average) • Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness. |
| Trees* (more than 6 m in height) | <ul style="list-style-type: none"> • 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 or powerline • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be less than 15 per cent of the total APZ area • Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. <p data-bbox="587 907 1241 936" style="text-align: center;">Tree canopy cover – ranging from 15 to 70 per cent at maturity</p> <div data-bbox="587 954 1305 1261" style="text-align: center;"> <p style="text-align: center;">15% 30% 70%</p> </div> |
| Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees. | <ul style="list-style-type: none"> • Should not be located under trees or within three metres of buildings • Should not be planted in clumps more than five square metres in area • Clumps should be separated from each other and any exposed window or door by at least 10 metres. |
| Ground cover*(less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub) | <ul style="list-style-type: none"> • Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above • Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height. |
| Grass | <ul style="list-style-type: none"> • Grass should be maintained at a height of 100 mm or less, at all times • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation. |
| Defendable space | Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above. |
| Liquid petroleum gas cylinders | <ul style="list-style-type: none"> • Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building • The pressure relief valve should point away from the house • No flammable material within six metres from the front of the valve • Must sit on a firm, level and non-combustible base and be secured to a solid structure. |

Appendix 2: Specifications for vehicle access

Table 10: Vehicular access technical requirements

| TECHNICAL REQUIREMENTS | 1 | | 2 | | 3 | | 4 | | 5 | |
|--|-----------------|--------|--------------|--------|-----------------------------------|--------|--|--------|---|--------|
| | 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 | 6 |
| Minimum vertical clearance (metres) | 4.5 | | | | | | | | | |
| Minimum weight capacity (tonnes) | 15 | | | | | | | | | |
| Maximum grade unsealed road ² | See note 5 | | See note 5 | | See note 5 | | 1:10 (10% or 6°) | | See note 5 | |
| Maximum grade sealed road ^{2,4} | See note 5 | | See note 5 | | See note 5 | | 1:7 (14.3% or 8°) | | See note 5 | |
| Maximum average grade sealed road | See note 5 | | See note 5 | | See note 5 | | 1:10 (10% or 6°) | | See note 5 | |
| Minimum inner radius of road curves (metres) | See note 5 | | See note 5 | | See note 5 | | 8.5 | | See note 5 | |

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.

Appendix 3: Shire of Plantagenet Bush Fire Mitigation Notice (Link)

The full current version of the Shire of Plantagenet Bush Fire Mitigation Notice can be found online at <https://www.plantagenet.wa.gov.au/services/fire-and-ranger-services/firebreaks-fire-prevention.aspx>



Shire of
Plantagenet

**BUSH FIRE MITIGATION
NOTICE 2025/2026**



**PLAY YOUR PART IN KEEPING OUR
COMMUNITY SAFE FROM BUSH FIRES**

**PLEASE READ THIS NOTICE CAREFULLY AND STORE IT
FOR FUTURE REFERENCE.**