



PLANNING IN  
**BUSHFIRE  
PRONE AREAS**



Department of  
Planning



Western  
Australian  
Planning  
Commission

POLICY  
FRAMEWORK  
**POLICY  
FRAMEWORK**  
POLICY  
FRAMEWORK

**BEN HARVEY**

**DIRECTOR POLICY  
DEPARTMENT OF PLANNING**



## Intent of bushfire reform

- Strengthen planning and building requirements in bushfire prone areas.
- Consistent application of bushfire mitigation measures across the state
  - Ensures future development is in appropriate locations
  - Construction standards to increase resilience to the impacts of bushfire
- Establish a professional self-regulated bushfire consulting industry



## Where we are now?

- Policy reform (SPP 3.7)
- Legislation
  - LPS Amendment Regulations 2015
  - FES Commissioner designated areas of the State as bushfire prone - *Map of Bush Fire Prone Areas*
    - triggers the application of the BCA
- Accreditation and training





## Current issues

1. BAL Basic assessments not being accepted by both planning and building
2. Defining when a BAL is required e.g. lot boundary Vs. development location
3. Legacy lots and “temporary” risk requiring AS3959 construction
4. Application of SPP 3.7
5. Managed/unmanaged grassland
6. Availability of level 2 & 3 accredited practitioners



## Resolving current issues

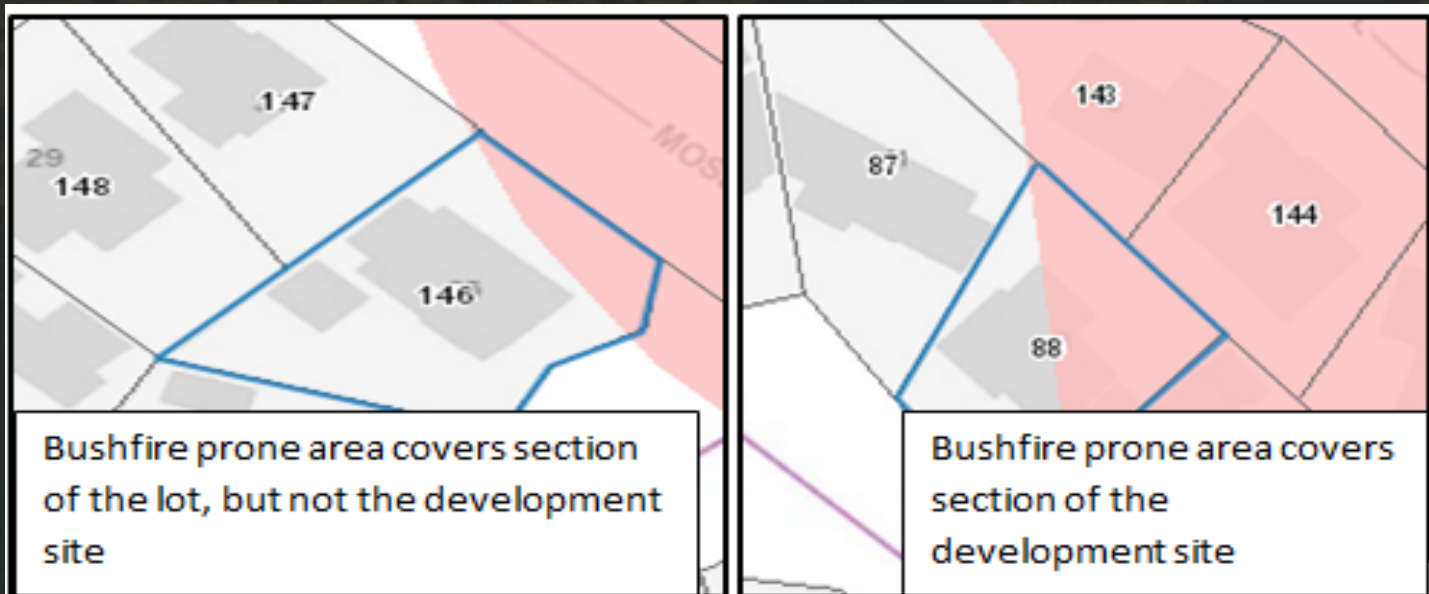
1. BAL basic assessments not being accepted across both the planning and building systems
  - The Department of Planning and Building Commission are co-Badging the BAL Basic form



## Resolving current issues

### 2. Defining when a BAL is required

- Joint agency statement clarifying when a BAL assessment is required will soon be released.



Bushfire prone area covers section of the lot, but not the development site

Bushfire prone area covers section of the development site





## Resolving current issues

3. Legacy lots and “temporary” risk requiring AS3959 construction
  - Class 1, 2, 3 and associated 10a buildings to be constructed to a BAL construction standard appropriate to the level of risk.
  - Site specific assessments
    - Narrow fire fronts



## Resolving current issues

### 4. Application of SPP 3.7

- Revision of Planning Bulletin 111/115
  - Clarity on application of SPP 3.7
  - Exclusion of the SPP from applying to Development Applications for the following:
    - extensions onto Class 1a, 2 and 10a buildings.
    - incidental structures such as outbuildings, verandas, unenclosed swimming pools, carports, patios, storage sheds, and structures of a specialised nature that are predominately unoccupied.





## Resolving current issues

### 5. Managed/unmanaged grassland

- AS3959 states that grassland not managed in a low fuel state (e.g. be under 100mm in length) to be considered managed.
  - Inconsistent application of managed Vs. unmanaged grassland.
  - Impacts the BAL rating of the development.



## Resolving current issues

### 5. Number of level 2 and 3 accredited practitioners available

- guidance on when a BAL assessment and BMP is required to reduce overall demand
- Investigating interstate consultants
- Investigating the role of Level 1 BAL Assessors
- BAL assessors and Level 2 & 3 practitioners working collaboratively



## Where to from here

- More training
  - To industry and local government.
- Additional accredited practitioners
- Upcoming review of the Guidelines
  - Consultation with the development industry, bushfire industry and local government.





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POLICY FRAMEWORK

**QUESTIONS?  
COMMENTS?**

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**THANK YOU**

