Bushfire Emergency Plan

The Acreage
Minninup Road and Acreage Boulevard, Dalyellup

Geographe Properties Pty Ltd

JBS&G 71288 | 172,704

24 February 2026

BPAD Bushfire Planning & Design Accredited Practitioner Level 3



We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.



Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

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1. Introduction

1.1 Planning context

This Bushfire Emergency Plan (BEP) has been prepared to guide the bushfire emergency response for occupants of The Acreage residential estate whilst the bridge on Minninup Road, which provides public access to the south, is closed by Main Roads WA prior to being replaced with new two-lane bridge at a later stage.

The previous version of this BEP (Rev 0) was originally prepared at the request of the Shire of Capel (the Shire) due to the recognised need to consider the safety of people visiting and working within the site during construction of new dwellings within the 41 lot rural-residential estate.

This revised version of the BEP (Rev 1) has been prepared at the request of the subdivision developer, Cedar Woods Properties, to include an alternative evacuation route to the south, which has recently been provided due to occupation of the site by residents and the extended time for the bridge replacement works to occur.

1.2 Purpose of this plan

This BEP primarily guides the bushfire emergency response during the interim period where the Minninup Road bridge is closed, and primary access is via an emergency access way (EAW) which leads north to Harewoods Road. However, the principles adopted will be relevant to landowners once the bridge has been replaced and homes are occupied.

The BEP is to be distributed to all landowners and site occupants to ensure all persons visiting or working within the site are aware of the bushfire procedures. A copy of this BEP is also to be provided to the DFES South West regional office to ensure local emergency services are aware of the access arrangements for the site and the proposed emergency management response. Several copies of the emergency procedures diagram should also be displayed within the site while the bridge remains closed.

This BEP is divided into the following sections:

1. Introduction
2. Site details and analysis of bushfire risk context
3. Primary and secondary emergency actions
4. Bushfire emergency warnings and alert systems
5. Bushfire Emergency Plan.

Sections 1 – 4 contain the background information and analysis of bushfire risk context to develop the bushfire emergency procedures. Section 5 contains the actual Bushfire Emergency Plan.

1.3 WA bushfire policy requirements

This BEP has been prepared in consideration of the following documents and standards:

- *SPP 3.7 Bushfire (*WAPC 2024a)
- *Planning for Bushfire Guidelines* (the Guidelines, WAPC 2024b)
- Bushfire Emergency Plan (BEP) Manual (WAPC 2024c)
- *Australian Standard 3745-2010 Planning for emergencies in facilities* (AS 3745).

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2. Site details and analysis of bushfire risk context

2.1 Location

The Acreage is located within a semi-rural area of Dalyellup, approximately 16 km south of the Bunbury CBD. The site is bordered to the north, east and west by Regional Open Space (ROS), which is vegetated with a combination of remnant Tuart woodland, Jarrah-Marri forest, and grassland and scrub. Rural-residential development supporting bushfire prone vegetation also exists to the south. Due to the fringing bushfire hazards, the perimeter of the site is identified as being bushfire prone on the OBRM Map of Bush Fire Prone Areas (see Plate 2-1). A large proportion of the subdivision interior is not classified as being prone to bushfire impact.



Plate 2-1: Map of Bush Fire Prone Areas (OBRM 2024)

2.2 Site and occupant characteristics

2.2.1 Type of site

The site is a rural-residential development comprising 41 lots.

2.2.2 Occupants

During the bridge closure period, site occupants are primarily anticipated to be residents of newly constructed homes, as well construction workers contracted to construct new buildings and landscaping. The site is not a thoroughfare due to the temporary single access route; however, the general public may visit on occasion.

2.3 Vulnerability to bushfire

2.3.1 Accessibility

Temporary emergency access way to the north

While the bridge to the south is closed, primary access to the site will be via the approximately 1.6 km long EAW which has been constructed from the turnaround area at the northern end of the constructed portion of Minninup Road, and along the unconstructed Minninup Road reserve, north to Harewoods Road (see Appendix A).

The EAW has been provided with enhanced construction specifications that will facilitate simultaneous:

- evacuation of the public,
- access/egress by emergency service vehicles, and
- fire suppression operations along the alignment.

The proposed construction specifications are outlined below:

1. A 6 m wide constructed all-weather surface to provide for two-way traffic flow.
2. Unlocked gates at either end of the EAW which will open the full 6 m wide trafficable surface and enable two-way traffic flow in and out of the access route.
3. Two 18 m wide turning circles situated approximately 500 m apart, to enable vehicles to turn around easily and safely along the course of the EAW if required.
4. Three 4 m wide, 20 m long passing/pull-over bays (total 10 m road width) situated at approximately 250 m intervals between the turn-around areas to enable vehicles to pull over whilst providing for simultaneous two-way traffic flow.
5. These bays will provide firefighting appliances with space to pull-over and carry out a fire suppression response or allow for vehicles to pass each other at intervals along the EAW.
6. Signage at either end advising users of:
    a. the fact that the road is an Emergency Access Way and is available for use in an emergency situation
    b. the travel destination and distance to the destination (e.g. Harewoods Road 1.6 km, Minninup Road 1.6 km)
    c. the gravel road surface
    d. the recommended maximum speed of travel (40 km/hr)
    e. potential presence of emergency service vehicles.

7. Compliance with all other construction specifications for EAWs under A3.6 of the Guidelines (e.g. 6 m wide horizontal clearance, 10 % maximum grade).

A network of fire service access routes (FSARs) has been constructed adjacent to vegetation hazards along the north and east perimeter of the site. Minninup Road provides a fire fighting interface along the eastern boundary.

Temporary bridge crossing to the south (for emergency use only)

Construction of the bridge along the southern access route was initially anticipated to be completed prior to the first landowners occupying the site, providing for two publicly available access routes on formal occupation of the site. However, prompt development of many lots and delays with the bridge replacement has resulted in some residents occupying the site prior to opening of the new bridge.

An interim emergency access route to the south, utilising Water Corporation Bridge 613, has been provided until the Minninup Road bridge (Bridge 614) is replaced. The track is approximately 240 m long and is accessed by turning right (west) just before the Minninup Road bridge, travelling west, then south over Bridge 613, before turning left (east) and heading back to Minninup Road (see Plate 2-2).

Track specifications are as follows:

- Designed for one-way access only (north to south egress from the site).
- Designed for vehicles up to a gross limit of 4.5 t and up to 5.5 m length.
- The track will be accessible for both 2WD and 4WD vehicles, including DFES light tankers.
- The route is not suitable for other types of vehicles, including DFES urban fire pumpers and 3.4 urban fire tankers.
- Width of 4 m with widening on curves.
- Unsealed 150 mm gravel base.
- The track, bridge sides, and any obstacles are delineated with markers and posts.
- The bridge is fitted with a barrier system to the sides.
- Gates on the access route will be closed during normal times and opened during an emergency situation.

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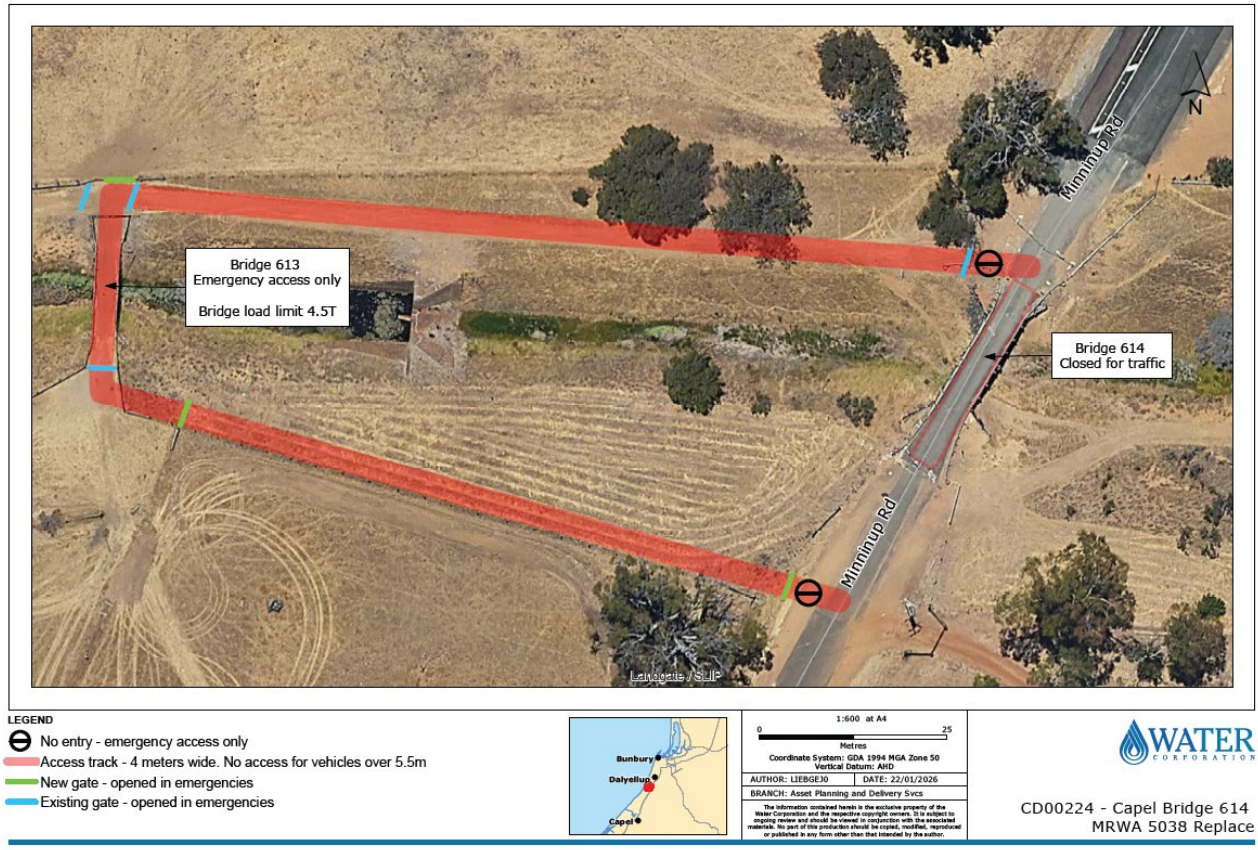


Plate 2-2: Temporary emergency access option to the south (WaterCorporation 2026)

2.3.2 Vegetation hazards

The site has been fully established in a low threat state in accordance with provisions of the Bushfire Management Plan (BMP) prepared to support the subdivision application for the site (JBS&G 2022, Rev 2). Individual landowners are responsible for maintaining the lots in a low threat state in accordance with the BMP and the Shire of Capel Bushfire Mitigation Notice (as amended annually; see Appendix B for requirements).

Surrounding vegetation hazards which have potential to exhibit radiant heat, ember attack and smoke impacts on the site and affect trafficability of the access routes are outlined below.

- Bushland areas within Shire Crown Reserve 23000 and Five Mile Brook Diversion Drain (FMBDD) to the east and southeast, which extend to Bussell Highway and have connectivity to vegetated corridors within the wider locality of Gelorup and potential fire runs of up to 3 km.
- Degraded Tuart woodland with a predominantly grassy understorey to the north, which extends over approximately 1 km. A bushfire occurring within this vegetation has potential to impact trafficability of the EAW north to Harewoods Road
- A strip of degraded predominantly Tuart woodland with a grassy understorey to the west, which is fringed by wider areas of grassland (in association with a Conservation Category Wetland) and coastal scrub, further to the west, extending approximately 1.3 km to meet Stratham Beach. This vegetation was impacted by a significant bushfire in March 2024 and has experienced long-terms underground peat burning. A bushfire occurring within this vegetation has potential to impact the portion of Minninup Road that extends internally along the western site boundary and the EAW north to Harewoods Road.
- Grassland with fragmented stands of trees within the FMBDD and agricultural land to the south.

2.3.3 Transportation

Residents will have private vehicles transport available within the site. Contractors and visitors are also anticipated to travel to the site via private vehicles.

2.3.4 Building construction and condition, maintenance of grounds

There are three pre-existing buildings within lots 26 and 28. These will either be retained by new landowners, or demolished and new homes built in their place. These existing buildings are not identified as being located within a bushfire prone area and are not constructed in accordance with bushfire construction standards of AS 3959.

New dwellings throughout the site will be at different stages of construction as building works progress over time. At the time of preparation, at least seven dwellings were completed and are now occupied. All dwellings within a bushfire prone area will be required to comply with AS 3959 on construction.

Remnant vegetation within lots 26 – 28 has been established in a low threat state as a requirement of the subdivision stage BMP and is to be maintained on an ongoing basis. All grassland within each lot is required to be maintained in a low threat state (<10 cm height) as a condition of the BMP and the Shire's firebreak notice. Maintenance of the low threat state within private lots is the responsibility of individual lot owners. Management of the on-site ROS is the responsibility of the Developer until handover to the Shire. Private landowner ongoing vegetation management responsibilities are detailed in Appendix B.

2.3.5 Potential radiant heat impacts

A Bushfire Attack Level (BAL) contour assessment prepared as part of the BMP to support the subdivision (JBS&G 2022, Rev 2), indicates that building envelopes are subject to worst-case BAL-29 impacts, with the majority of the site being within an area of BAL-12.5 or BAL-Low. In respect of buildings, BAL-12.5 corresponds with a risk of ember attack and BAL-Low with insufficient risk to warrant specific construction requirements.

Further BAL modelling has been carried out to demonstrate that there are areas within the site subject to reduced levels of radiant heat exposure (i.e. less than 2 kW/m^2) that would be suitable for people to shelter outdoors, as a last resort, should egress from the site not be possible. These areas make up a large portion of the centre of the site, as shown in Figure 1.

2.4 Bushfire protection strategies

2.4.1 DFES response

The site is located approximately 10 km southeast of the Bunbury DFES Career Fire and Rescue fire station, which is situated on Bussell Highway, in south Bunbury. The expected course of travel from the fire station would be south on Bussell Highway, west on Harewoods Road, and south along the EAW. It is estimated that fire crews would arrive on-site within 12-15 minutes of being alerted to a bushfire in the local area.

2.4.2 Fire water supply

The site and surrounding area is not serviced by reticulated water hydrants. A condition of the BMP is that landowners will install a minimum 10 kL capacity fire water tank with appropriate couplings and hardstand within each lot. This will be available on-site within all properties that have constructed homes on them.

A supplementary 26 kL fire water tank has been installed by the developer within No. 98 Acreage Boulevard (Lot 29) to ensure a dedicated fire water supply is available at the last resort open-air refuge site.

2.4.3 Communications equipment

All occupants are expected to carry a mobile phone to maintain situational awareness of bushfire weather conditions and to communicate with emergency services and other personnel during a bushfire emergency.

The site has Telstra, Optus and Vodafone coverage during normal conditions. However, it should be noted that mobile signal can be impacted during emergency conditions.

2.4.4 Management of the site in a low threat state

The entirety of the site will be maintained in a low threat state by the developer/individual lot owners/the Shire as per provisions of the BMP and Shire's firebreak notice.

2.4.5 Evacuation locations

The primary emergency action is to evacuate early to an off-site location so that people can be moved away from the impacts of a bushfire. Site occupants will be responsible for their own transport. Occupants may travel to a local government or DFES nominated welfare centre, or to their private residences (for non-residents) or the house of friends/family if the access routes are clear.

2.4.6 Contingency on-site refuge areas

Private homes

As a last resort option, any residents unable to evacuate the site should shelter inside their homes. If compromised by fire, residents may consider utilising the open-air refuge instead (see below)

Open-air refuge

For any site occupants unable to shelter inside a home, an open-air refuge area (to be used as a last resort only) has been nominated within the southern portion of No. 98 Acreage Boulevard (Lot 29), which is situated in the south of the project area (see the Bushfire Emergency Procedures Diagram in Appendix A). This location has been chosen as the lot is within an area subject to <2kW/m^2 radiant heat exposure and does not contain any standing vegetation that could be impacted by flying embers. A fire water supply is provided adjacent to the assembly point to ensure there is an immediate supply of water to protect sheltering occupants, if required.

Lots 21 and 22 in the north of the site were also considered as they are closer to the EAW, however, were not selected due to the presence of the treed shelter belts, which could potentially be impacted by a fire, increasing the risk of bushfire exposure and at the refuge site.

Figure 1: BAL contour map

3. Primary and secondary emergency actions

Review of the facility details and bushfire risk context has determined the following primary and secondary bushfire emergency actions:

1. **Primary Action** – Evacuate
2. **Secondary Action** – Shelter in place

3.1 Primary Action – Evacuate

3.1.1 Justification

In the event of a bushfire occurring within the local area, early evacuation to an off-site location is deemed to be the primary action given the possibility that the primary access route (the EAW to Harewoods Road) could be impacted by a bushfire and inhibit site access/egress for a period of time.

Evacuation using the EAW north to Harewoods Road should be used to evacuate in the first instance, since it provides for two-wheel drive access and is constructed to a higher standard. The alternative bridge crossing to the south is only to be used if the EAW is not available for evacuation.

3.1.2 Early evacuation

Trigger

- When advised by emergency services or a DFES 'Watch and Act' alert that an approaching bushfire threatens to impact the site or evacuation routes and evacuation is necessary.

The EAW north to Harewoods Road should be used during early evacuation since there should be ample time for all occupants to leave the site safely via this route during and early response. Only use the southern access route if the northern route is compromised or under threat (considered to be unlikely).

3.1.3 Emergency evacuation

Trigger

- When a bushfire threatens to impact the site imminently and either the northern EAW and access roads to Dalyellup and/or Bussell Highway; or the southern alternative bridge crossing and access roads to Bussell Highway remain clear, and/or are suitable to facilitate an evacuation response.
- When advised by DFES that immediate evacuation is required.

The southern alternative bridge crossing is only to be used during emergency evacuation when the northern EAW to Harewoods Road is impacted or threatened to be impacted by bushfire.

3.1.4 Procedure

The procedure for evacuation will be for occupants to exit the site by private vehicles then travel to an off-site evacuation location which is away from the area of bushfire impact.

3.1.5 Off-site evacuation locations

Private residences

Occupants should evacuate to the private residence of family or friends, or their own residence (for contractors or visitors) in a direction away from the bushfire threat, if able to do so.

Evacuation centre

The Shire of Capel, City of Bunbury or DFES may nominate an evacuation centre for people who cannot return to their private residence for some reason (e.g. access is inhibited by the bushfire).

3.1.6 Transportation

Occupants will travel to the nominated off-site location/s by the vehicles in which they arrived at the site.

3.2 Secondary Action – Shelter in place

3.2.1 Justification

Sheltering in place within resident's completed homes or at the nominated outdoor refuge/safer place is deemed to be the secondary/last resort action.

Sheltering inside a home may require an active suppression response if the home is impacted by bushfire (e.g. embers). There is no guarantee that people will be safe from the impacts of bushfire and environmental exposure (including smoke) within an open-air situation.

If shelter in place at the outdoor refuge is required, the following will act to enhance the safety of people at the shelter area:

- The radiant heat impact is expected to be tenable for people during the passage of the fire (<2kw/m^2).
- A dedicated water tank within No. 98 Acreage Boulevard, and individual water tanks within each lot (including Lot 29) will provide an immediate supply of water so that any attending fire services can carry out a fire suppression/protection response, if required. People at the refuge can also use the water supply to put out spot fires and keep themselves damp and cool.

3.2.2 Triggers

- When a bushfire threatens to impact the site imminently and both the northern EAW and southern alternative bridge crossing access routes are impacted or threatened by bushfire.
- When advised by emergency services or a DFES 'Emergency Warning' that sheltering in place is necessary.

3.2.3 Procedure

The procedure for sheltering in place will be for occupants to shelter inside their completed homes or move to the nominated open-air refuge, and remain there until the bushfire front has passed, unless there is a need to move to a safer location due to fire behaviour/impact.

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4. Bushfire emergency warnings and alert systems

4.1 Australia Fire Danger Rating System

Fire danger ratings (FDRs) are issued by the Department of Fire and Emergency Services (DFES) and provide advice about the potential severity of a bushfire based on predicted weather conditions. The FDR for an area is available on the DFES and Bureau of Meteorology (BOM) websites, with the following days predicted FDR typically being released around 4 pm daily.

Fire danger ratings describe the potential level of danger should a bushfire start, and provide people with information to take pre-emptive action to protect themselves and others from the potential impacts of a bushfire.

Fire danger ratings do not indicate the chance that a fire may occur.

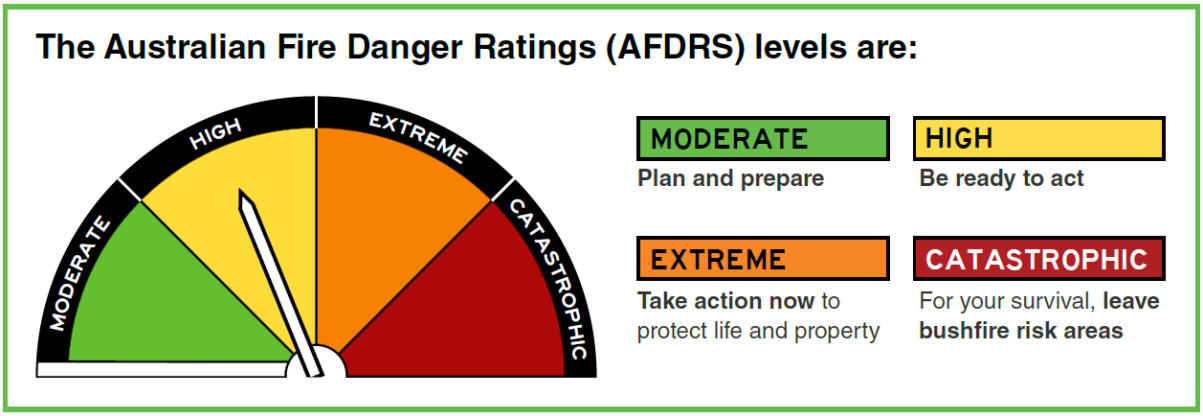


Plate 4-1: Australian Fire Danger Ratings (AFAC 2022)

4.2 DFES Emergency warnings

During a bushfire, DFES will issue community alerts and warnings for actively occurring bushfires that threaten lives and property.

DFES Emergency warning	
Advice	A fire has started but there is no known danger, this is general information to keep you informed and up to date with developments.
Watch and Act	There is a possible threat to lives and homes. Conditions are changing, you need to leave the area or prepare to actively defend your home to protect you and your family.
Emergency Warning	You are in danger as your area will be impacted by fire. You need to take immediate action to survive. Listen carefully as you will be advised whether you can leave the area or if you must shelter where you are as the fire burns through your area. An emergency warning may be supported with a siren sound called the Standard Emergency Warning Signal (SEWS). These factors should be reviewed on a regular basis as they may change at any time and without notice.
All Clear	The danger has passed and the fire is under control, but you need to remain vigilant in case the situation changes. It may still not be safe to return home.

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5. Bushfire Emergency Plan

5.1 Site and occupant details

This plan is for **The Acreage, Dalyellup** and has been designed to protect life and property in the event of a bushfire.

This plan outlines procedures for both **Evacuation** and **Shelter-in-place** to enhance the protection of occupants from the threat of a bushfire.

The Primary Action to follow in a bushfire emergency is to:

EVACUATE ☑ **SHELTER IN PLACE** ☐

Facility details	
Address	Minninup Road and Acreage Boulevard, Dalyellup
Site access	• Via Harewoods Road (north) and a 1.6 km long emergency access way (EAW), or • Via Minninup Road (south) and a temporary bridge crossing (as a contingency option).
Type of site	Rural-residential development
Estimated occupancy	Up to 164 residents (based on 41 x 4 person households) Up to 50 contractors on site at any one time (during construction) Various number of visitors to resident's homes
Potential for occupants to have support needs	Occupants are expected to be generally able-bodied. People with specific support needs, such as children, the elderly and infirm, are expected to be accompanied by an able adult.

5.2 Roles and responsibilities

The following outlines who has responsibility for implementing the emergency procedures in the event of a bushfire.

Person responsible	Name of person	Responsibilities	Phone number
Cedar Woods Development Manager	As appropriate	Provide a copy of this BEP to all land purchasers and the DFES regional office.	0414 069 530
Individual land owners	Various	• Provide a copy of this BEP to construction company. • Enact procedures within this BEP if required.	
Manager of individual construction company	Various	• Provide a copy of this BEP to building contractors. • Ensure contractors are briefed and aware how to respond during a bushfire emergency. • Maintain situational awareness of bushfire/weather conditions and advise contractors accordingly.	
Individual building contractor	Various	• Maintain situational awareness of bushfire/weather conditions and respond accordingly. • Enact procedures within this BEP if required.	
Shire of Capel	Various	Ensure property owners are aware of the requirement to provide a copy of this BEP to their construction company (at building permit stage).	9727 0222
DFES	Various	Co-ordinate and carry out an emergency management response if required during a bushfire emergency.	13 DFES (133 337)

5.3 Emergency contact details

5.3.1 Emergency contact details/information

Organisation	Information/service	Phone number/website
Fire brigade	Report a fire/receive assistance	000
Ambulance	Report a medical emergency/receive assistance	000
Police	Report other emergencies/receive assistance	000
DFES	Emergency warnings and incidents in local area	13 DFES (133 337) www.facebook.com/dfeswa X (Twitter): @dfes_wa
Emergency WA	Emergency warnings and incidents in local area	www.emergency.wa.gov.au
ABC Radio South West	Emergency alerts, updates and information	Radio frequency 684 AM www.abc.net.au/southwestwa

5.3.2 Secondary contact details

Organisation	Information/service	Phone number/website
Shire of Capel	Local emergency services information, evacuation centre information	9727 0222 www.capel.wa.gov.au
DFES Total Fire Ban Enquiry Line	Total Fire Ban information	1800 709 355
Bunbury Hospital	Emergency medical services	9722 1000
Main Roads WA	Road closures	13 81 38 www.mainroads.wa.gov.au/travel-information/driving-in-wa/roadworks-closures
DFES SES	SES services	13 DFES (133 337)

5.4 Preparations prior to bushfire season

Preparation prior to and during the declared bushfire season is paramount to increasing the chance of occupants surviving a bushfire event. The following table provides a list of bushfire preparations that should be carried within the site prior to and during the bushfire season.

Shire of Capel bushfire season: 1 December to 26 April

Preparedness action	Responsibility
To be completed immediately before the fire season and ongoing	
Ensure all management actions documented within the endorsed Bushfire Management Plan (supporting the subdivision application) are undertaken, and in particular, the ongoing management of vegetation within lots 26-28 and slashing of grassland across the entirety of the site to <10 cm height.	Developer until handover of lots and thereafter individual landowners (lots) and Shire of Capel (on-site ROS)
Ensure all provisions of Shire of Capel Bush Fire Mitigation Notice have been met.	Individual landowners. Developer for any land under their control, until handover.
Ensure all internal roads, the EAW to Harewoods Road, and fire service access routes have clear access, with appropriate vertical and horizontal clearances, and are in a trafficable condition.	Developer until handover and thereafter Shire of Capel
Ensure the alternative bridge crossing route to the south has clear access, with appropriate vertical and horizontal clearances, and are in a trafficable condition.	WaterCorporation, until decommissioned after the Minninup Road bridge replacement is completed
To be completed during the bushfire season	
Carry out a compliance audit to ensure provisions of the BMP and Bush Fire Mitigation Notice have been implemented by the responsible parties.	Shire of Capel

Preparedness action	Responsibility
Maintain situational awareness of Fire Danger Ratings, bushfire weather conditions, Total Fire Bans and any active bushfires within the local area.	Developer Individual landowners Construction companies Individual building contractors
Ensure compliance with 'Total Fire Ban' day requirements.	Developer Individual landowners Construction companies Individual building contractors

5.5 Awareness and pre-emptive procedures

The following table outlines actions to be undertaken to ensure situational awareness of bushfire weather conditions is maintained to trigger pre-emptive procedures and ensure notice of a possible bushfire approaching.

Trigger	Actions	Person responsible
All days during the bushfire season	1. Consult Emergency WA website, DFES, local ABC radio etc daily for: • FDR forecast for the following day (usually issued after 4pm). • Any DFES bushfire emergency warnings. • Total Fire Ban being declared (issued after 6pm the evening before and prior to 8.15 am on the day).	Individual landowners Construction companies Individual building contractors
On days where a 'Total Fire Ban' has been declared by DFES	1. Ensure all relevant contractors are notified of the Total Fire Ban to ensure all relevant actions are undertaken. 2. Ensure the following actions are to be avoided if a Total Fire Ban is declared: • No fire or flames allowed in the open air. • No 'hot work' such as metal work, grinding, welding, soldering, gas cutting or similar is allowed unless a formal exemption has been obtained. • No use of chainsaws, plant or grass trimmers or lawn mowers in bushland areas. • No other activities that may start a fire. • Ensure any equipment or machinery is mechanically sound. • Ensure all reasonable precautions are taken to prevent a bushfire starting, including postponing any activity that could result in a bushfire ignition.	Individual landowners Construction companies Individual building contractors
Days with forecast FDR of HIGH	1. Maintain situational awareness of bushfire and weather conditions. 2. Prepare to enact BEP procedures if required.	Individual landowners Construction companies Individual building contractors
Days with forecast FDR of EXTREME or CATASTROPHIC	1. Notify relevant parties of the elevated fire danger and conduct daily preparations for potential evacuation/shelter in place procedures. 2. Prepare to enact BEP procedures if required. 3. Consider postponing construction activities on days with Catastrophic FDR, if practicable.	Individual landowners Construction companies Individual building contractors

5.6 Emergency procedure location and transport details

5.6.1 Evacuation (primary action)

Assembly point and evacuation location		
Assembly point		N/A
Evacuation venue		• Evacuation centre nominated by Local Government/DFES • Private residence or that of family and friends (if able to)
Possible local welfare centre	Facility	South West Sports Centre
	Address	1 Rotary Drive, Withers
	Phone number	(08) 9795 2222
	Primary access route	North via the EAW, east on Harewoods Road, north on Bussell Highway, west on Washington Avenue, north on Rotary Drive.
	Secondary access route	North via the EAW, then Maidment Parade, northeast on Dalyellup Boulevard, east on Norton Promenade, north on Parade Road, east on Wimbledon Way.

Transportation	
Number of vehicles required	One per group of people (e.g. construction crew, landowners)
Type of transportation	Private vehicle in which person arrived at the site
Time required for transportation to arrive	Immediate
Estimated travel time to destination	• Distance to South West Sports Centre = 8.6 km – 9.2 km (12-15 mins) • Varies to private residences

5.6.2 Shelter in place (last resort action)

- Inside private residences, or
- Designated open-air refuge outside No. 98 (Lot 29) Acreage Boulevard, (or within the property if landowner permission granted).

5.7 Emergency response procedures

5.7.1 Procedures for detection or notification of a bushfire

The procedure for communicating and actioning a response to a bushfire threat is as follows:

Residents

1. Residents to regularly monitor Emergency WA website in periods of elevated fire danger.
2. Residents aware of a bushfire to communicate with their immediate family, and neighbours as required.

Building contractors

1. Office staff (building company) to notify on-site construction workers on becoming aware of a bushfire within the local area.
2. On-site personnel to notify other site occupants on becoming aware of a bushfire themselves, or as alerted by others (e.g. office staff), if safe to do so.

5.7.2 Procedures for evacuation

Evacuation triggers

- Early/controlled evacuation:
  - When advised by emergency services or a DFES 'Watch and Act' alert that an approaching bushfire threatens to impact the local area and evacuation is necessary.
- Emergency evacuation:
  - When a bushfire threatens to impact the site immediately, however one (or both) of the alternative access routes is not under threat.

Bushfire evacuation actions

Evacuation action	Person responsible
Alert any other site occupants to the bushfire danger, if safe to do so.	All site occupants
Determine whether the EAW north two Harewoods Road and the evacuation routes thereafter are safe to use by: • Reviewing the Emergency WA website • Contacting DFES for direct confirmation	All site occupants
If the EAW north to Harewoods Road is not suitable for evacuation, utilise the alternative bridge access to the south as a contingency measure. Note that this route is only suitable for use by 4WD vehicles. Carpooling with neighbours may be required.	All site occupants
Travel by vehicle to a destination that is away from the bushfire threat.	All site occupants
Notify DFES (000) if any buildings or structures are being impacted by fire.	All site occupants

5.7.3 Procedures for shelter in place

Shelter in place triggers

- When a bushfire threatens to impact the site or access routes imminently and there is no time to perform a safe evacuation.
- When advised by emergency services or a DFES 'Emergency Warning' that sheltering in place is necessary.

Shelter in place actions

Shelter In Place action		Person responsible
Alert any other site occupants of the need to shelter on site, if safe to do so.		All site occupants
Sheltering inside a house	Assemble family/friends/neighbours and provide brief on bushfire situation and proposed shelter in place response.	Person who becomes aware of the bushfire emergency
	• Close all doors and windows. • Be ready to extinguish any internal fires by filling containers with water and/or using hoses and fire extinguishers. • Soak any available fabric (e.g. towels, clothes, blankets) in water and lay along doors or other gaps to prevent ember and smoke ingress. • Continue to run air conditioners to maintain a tenable environment unless there are signs of smoke ingress. • Remain vigilant for any signs of fire or smoke impact to the building. Notify DFES if any fire impacts detected and move people to a safer part of the building if required. • Ensure occupants get down low to limit exposure to smoke, and to drink water. • Adult to regularly inspect building exterior and roof cavity through the internal manhole (wearing suitable protective clothing - at a minimum long sleeves, trousers and leather boots) to identify embers and extinguish where possible. • If the building becomes impacted by fire, evacuate the building away from the threat of fire to an unaffected part of the building or to an outdoor safer location.	All building occupants
	Stay inside the building until the bushfire threat has passed and DFES declares it safe to leave (see recovery actions below).	All building occupants
Sheltering at the nominated outdoor refuge site	Travel to the nominated open-air shelter by vehicle or foot. Park vehicles away from the refuge area so as not to increase radiant heat exposure if they become ignited by embers. Close vehicle windows and doors to prevent ember ingress.	Anyone unable to shelter indoors
	Shelter outside Lot 29 (or inside the property if landowners' permission is granted).	All refuge occupants
	Stay low to limit exposure to smoke and drink plenty of water to avoid becoming dehydrated.	All refuge occupants
	If available, have a hose on hand to dowse any embers. May also be used to spray occupants to protect from heat exposure.	All refuge occupants

Shelter In Place action	Person responsible
Advise DFES (000) that occupants are sheltering-in-place outdoors, the number of occupants and where they are sheltering	Nominated site representative
Maintain situational awareness through local ABC radio, Emergency WA website, DFES Facebook or Twitter, 13 DFES information line (13 3337), and direct communication with any attending local emergency services/DFES to determine whether any changing conditions may require the evacuation response to be altered or abandoned.	Nominated home/refuge site representative
Stay at the refuge site while the fire front is passing.	All site occupants
If the refuge site is threatened by bushfire, move to an area that has already been burnt.	All site occupants

5.8 Recovery actions following the bushfire

Trigger for recovery actions

When informed by emergency services or a DFES 'All Clear' alert that the bushfire threat has passed and it is safe to return to or remain within the hospital building.

5.8.2 Procedures following the bushfire if EVACUATED

Evacuation recovery action	Person responsible
Evacuees may travel back to the site once DFES has issued the 'All Clear' Alert.	All occupants
If the buildings have been impacted by fire, ensure no persons re-enter the affected areas until emergency services have declared them as being safe.	All occupants

5.8.3 Procedures following the bushfire if SHELTERED-IN-PLACE

Shelter-in-place recovery action	Person responsible
Inform emergency services that all occupants are safe and accounted for.	Nominated house/site representative
If the buildings have been impacted by fire or smoke, ensure no persons re-enter the affected areas until emergency services have declared them as being safe.	All occupants
Decision made whether to continue contractor work operations for the day.	Construction companies Individual building contractors

6. References

Department of Planning, Lands and Heritage (DPLH) 2022, *Emergency Evacuation Plan Template for WA*, DPLH, Perth.

JBS&G 2022, *Bushfire Management Plan: Lots 120 & 121 Minninup Road, Dalyellup (Rev 2)*, JBS&G Bunbury/Perth.

Standards Australia (SA) 2018, *Australian Standard AS 3959–2018 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.

Standards Australia (SA) 2010, *Australian Standard AS 3745–2010 Planning for emergencies in facilities*, Standards Australia, Sydney.

Western Australian Planning Commission (WAPC) 2024a, *State Planning Policy 3.7 Bushfire*, Western Australian Planning Commission, Perth.

Western Australian Planning Commission (WAPC) 2024b, *Planning for Bushfire Guidelines*, November 2024, Western Australian Planning Commission, Perth.

Western Australian Planning Commission (WAPC) 2024c, *Bushfire Emergency Plan (BEP) Manual*, Western Australian Planning Commission, Perth.

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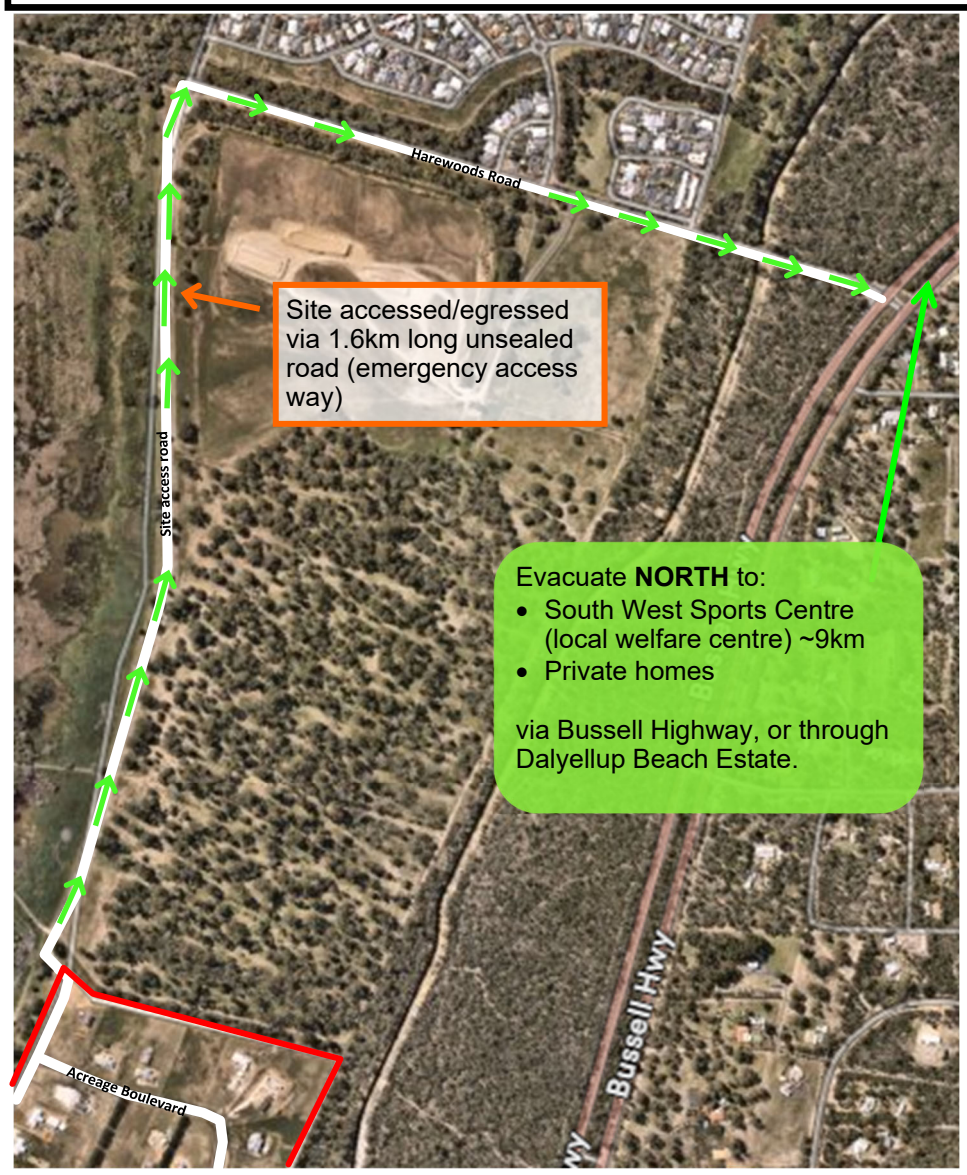
Appendix A Bushfire emergency procedures diagram

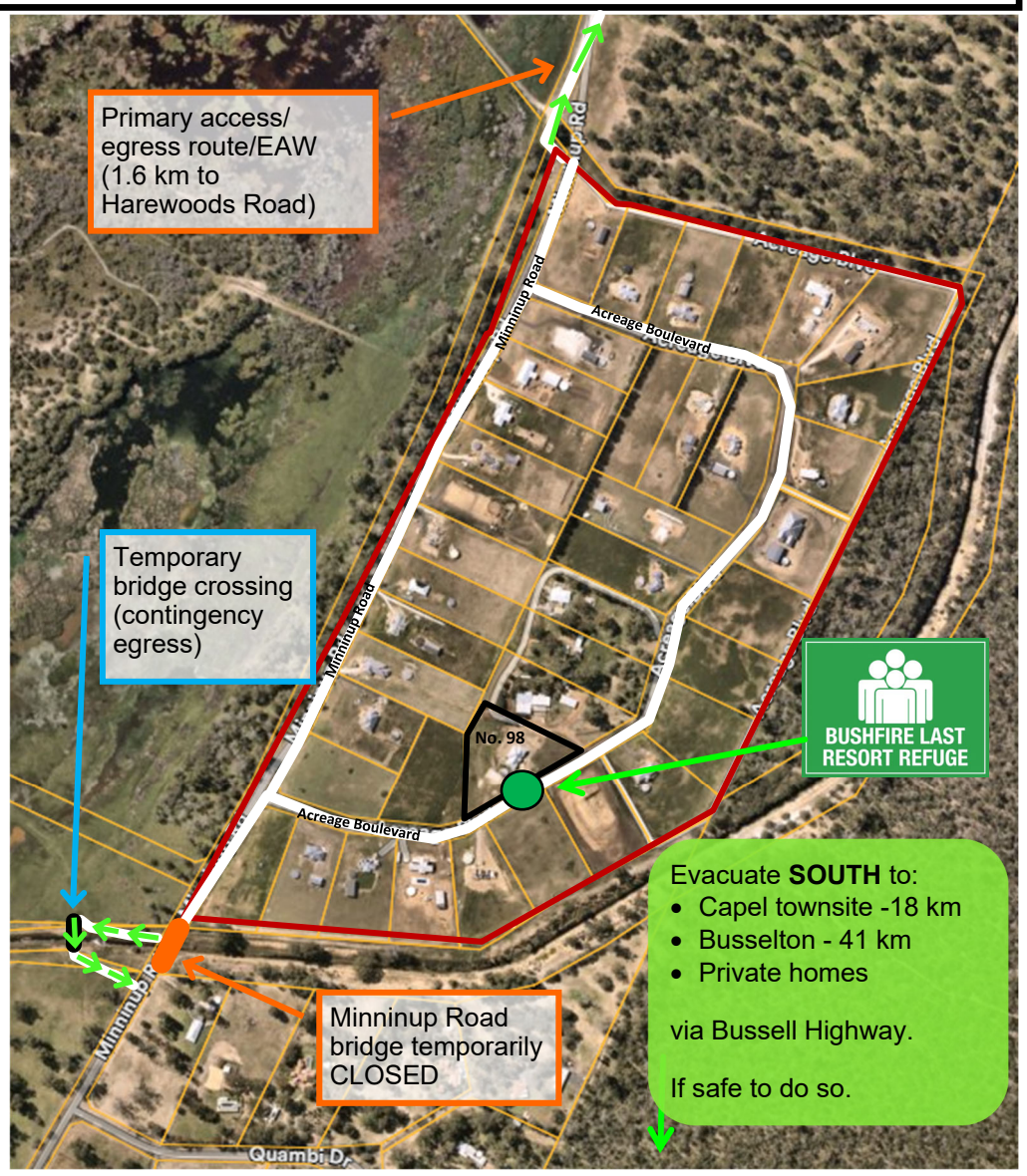
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BUSHFIRE EMERGENCY DIAGRAM

PREMISES: THE ACREAGE rural-residential development
ADDRESS: Minninup Road and Acreage Boulevard, Dalyellup
ACCESS: 1. Primary access is from HAREWOODS ROAD in the north
2. Contingency only emergency access via bridge to MINNINUP ROAD in the south

EVACUATION ROUTES





000 EMERGENCY
In a life threatening emergency dial 000

LEGEND

- EVACUATION ROUTES (PRIMARY ACTION)
- ON SITE OPEN-AIR REFUGE (LAST RESORT OPTION)
- FIRE WATER TANK

DFES: 13 3337
Emergency WA: www.emergency.wa.gov.au
ABC Radio South West: 684 AM

IN A BUSHFIRE EMERGENCY

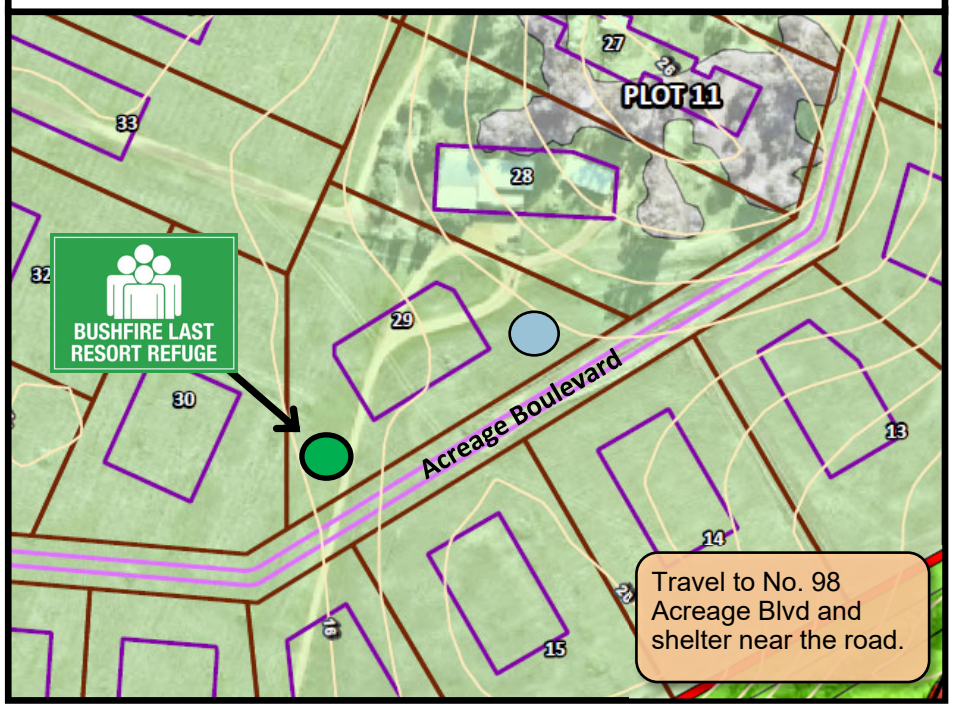
Call **000** (Fire)

1. **EARLY EVACUATION (Primary Action)**
   - Evacuate early when there is a 'Watch and Act' Alert or as advised by DFES.
   - Use the northern emergency access way to Harewoods Road, unless threatened by bushfire (considered unlikely during early evacuation).
   - Evacuate by private vehicles to a safe location.
2. **EMERGENCY EVACUATION (Primary Action)**
   - Evacuate immediately when:
     * a bushfire threatens the site or one of the two access routes; and
     * at least one of the evacuation routes is clear.
   - Use the northern EAW to Harewoods Road as a priority, if available.
   - Only use the southern alternative bridge crossing if the northern route is not available.
   - Evacuate by private vehicles to a safe location.
2. **SHELTER ON SITE (Last Resort Action)**
   - Shelter on site if unable to evacuate, or direct advice from DFES.
   - Shelter inside private residence, if possible. Patrol the home for signs of fire impact.
   - If unable to shelter in a house, travel to No. 98 Acreage Blvd by vehicle or foot.
     * Park cars away from the refuge and close windows and doors.
     * Shelter outdoors within the southern corner of the property, next to the road.

Use of vehicles during evacuation

- The southern access route across the bridge is one-way only (north to south) and only suitable for light vehicles up to 4.5 t (e.g. SUVs).
- Drive to the gravel road conditions, do not rush, look out for emergency service vehicles.
- Conditions may be smoky.

LAST RESORT ON-SITE OPEN AIR REFUGE



Appendix B Private landowner vegetation management requirements

Bushfire Management Plan requirements

Private landowner ongoing bushfire management commitments are listed in Table 7 of the approved Bushfire Management Plan (BMP) for Acreage Estate (JBS&G 2022). These commitments are listed below:

1. Maintain any low threat areas (e.g. entire extent of each lot [low fuel zone], APZs) to the standards stated in the BMP to achieve the intended BAL outcomes.

   Section 5.3.2 of the BMP states that the entire extent of all proposed lots is to be managed in a low threat state to ensure no vegetation hazards are introduced post completion of subdivision approval.

   This is in accordance with Bush Fire Mitigation Notice requirements which require residential properties >2,024m^2 to be fully managed as a 'low fuel zone'.

   It is a requirement of this BMP that future lots are provided as a low fuel zone in addition to, but not instead of, 3m wide perimeter firebreaks.

   The 'low fuel zone' requirements are listed under the Bush Fire Mitigation Notice requirements below.

2. Maintain Fire Service Access Route (FSAR) portions within appliable private landholdings to the standards stated in the BMP.

3. Lots located in a designated 'Bush Fire Prone Area' are to prepare a site-specific BMP to support the development application that addresses:

   a. The required siting of habitable buildings in BAL-29 or below.

   b. Construction requirements for private driveways longer than 70 m, including turnaround areas.

   c. Provision of a water tank, as detailed below.

4. Provide and maintain a dedicated firefighting water tank with minimum 10 kL capacity within each lot to the standards stated in the BMP.

5. Comply with the Shire of Capel Bush Fire Mitigation Notice

Shire of Capel Bush Fire Mitigation Notice requirements

Requirements of the **2025/26 Bushfire Mitigation Notice** are listed below. The notice is released and potentially revised annually. Private landowners need to be aware of any annual changes to their compliance requirements.

All properties

- Clean gutters on all buildings. Remove debris from around buildings.
- Maintain a 20 metre low fuel zone around all habitable buildings.

Residential properties larger than 2,024m^2

- Maintain a 3 metre wide firebreak on all external boundaries.
- Manage the entire property as a 'low fuel zone'.

NOTE – in accordance with the approved BMP, the option to manage the entire property as a low fuel zone *instead* of installing firebreaks does not apply to this residential estate. Firebreaks are to be installed *in addition* to the low fuel zone.

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Specifications

Compliance period

- 1 December to 30 April

Low fuel zone

Low fuel zone must be maintained as follows:

- Reduce and maintain fuel loads at 2 tonnes per hectare
- Skirt trees up to a height of 2m
- No trees/shrubs over 2 metres high within 2 metres of a habitable building
- No tree crowns/branches over habitable buildings clear/prune scrub to reduce to a sparse density - you must be able to walk through with relative ease and minimal deviation
- No grass higher than 10cm.

Firebreak

Firebreaks must:

- Be as close as practical to the property boundary
- Have a vertical clearance height of 4 metres (excludes rural zoned properties)
- Be continuous and trafficable for a 4WD vehicle with no obstructions
- Mineral/bare earth - clear of all vegetation
- Not terminate in a dead-end.

Maintained green lawns are acceptable in conjunction with or instead of mineral earth firebreaks. They must meet the firebreak clearance and width requirements.

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Document Status

Rev No.	Purpose	Author	Approved for Issue		
			Name	Signature	Date
Rev A	Draft for client review	Louisa Robertson (BPAD 36748, Level 3)	Louisa Robertson (BPAD 36748, Level 3)	LMRobertson	17 January 2024
Rev 0	Final report	Louisa Robertson (BPAD 36748, Level 3)	Louisa Robertson (BPAD 36748, Level 3)	LMRobertson	26 March 2024
Rev B	Draft for client review	Louisa Robertson (BPAD 36748, Level 3)	Louisa Robertson (BPAD 36748, Level 3)	LMRobertson	18 December 2025
Rev 1	**Final report**	**Louisa Robertson (BPAD 36748, Level 3)**	**Louisa Robertson (BPAD 36748, Level 3)**	LMRobertson	**24 February 2026**

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