



**AMENDMENT NO. 2**

**TO**

**WOODVALE LOCAL STRUCTURE PLAN**

**AGREED STRUCTURE PLAN NO. 64**

**This Amendment to the Agreed Structure Plan is prepared under the provisions of  
Part 9 of the City of Wanneroo District Planning Scheme No. 2**

**RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 64**

**WOODVALE LOCAL STRUCTURE PLAN**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
	Endorsement of Structure Plan	4.3.11	8.2.11
2	<p>Deleting the residential coding R25 and R30 from within Lot 35 Wanneroo Road, Woodvale and the substitution of a density coding of R40.</p> <p>Deleting the residential coding R25 and R30 from within a portion of Lot 36 Wanneroo Road, Woodvale and the substitution of a density coding of R40.</p> <p>Modifying the road pattern within Lots 35 and 36 Wanneroo Road, Woodvale.</p>		

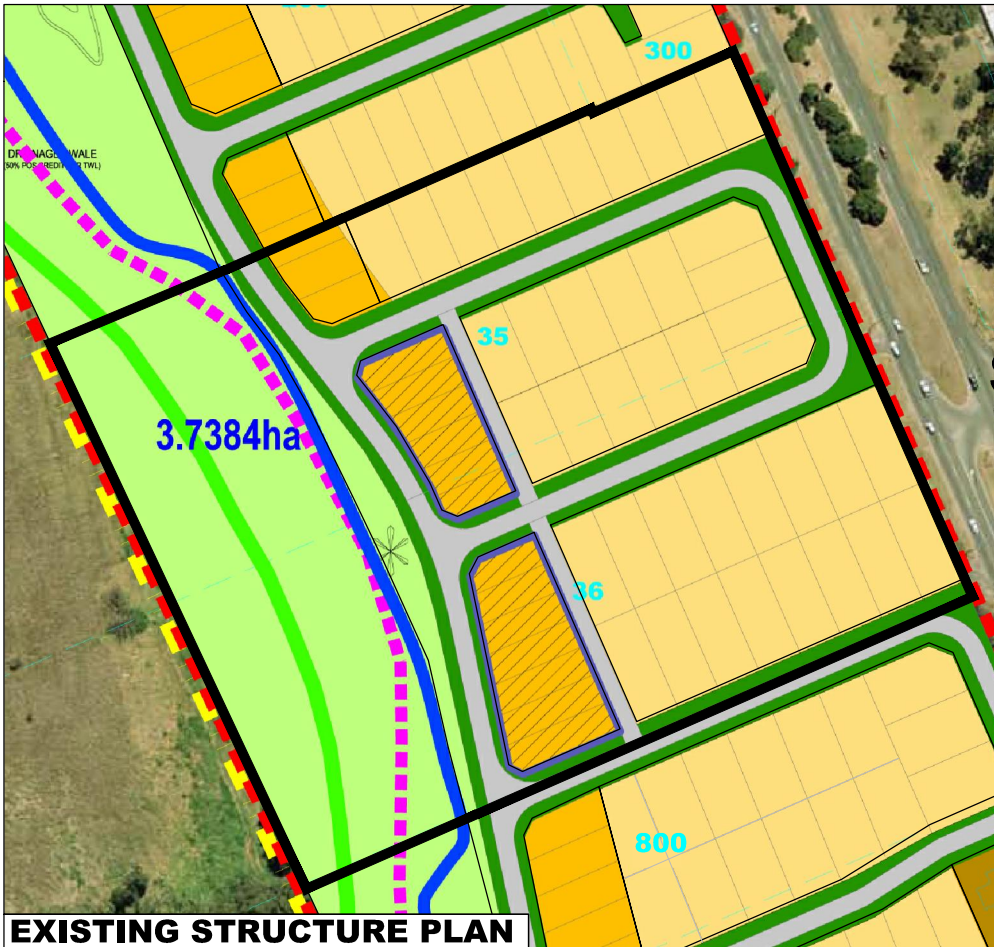
**AMENDMENT NO. 2**  
**TO**  
**WOODVALE AGREED STRUCTURE PLAN No. 64**

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Deleting the residential coding R25 and R30 from within Lot 35 Wanneroo Road, Woodvale and the substitution of a density coding of R40.
2. Deleting the residential coding R25 and R30 from within a portion of Lot 36 Wanneroo Road, Woodvale and the substitution of a density coding of R40.
3. Modifying the road pattern within Lots 35 and 36 Wanneroo Road, Woodvale.

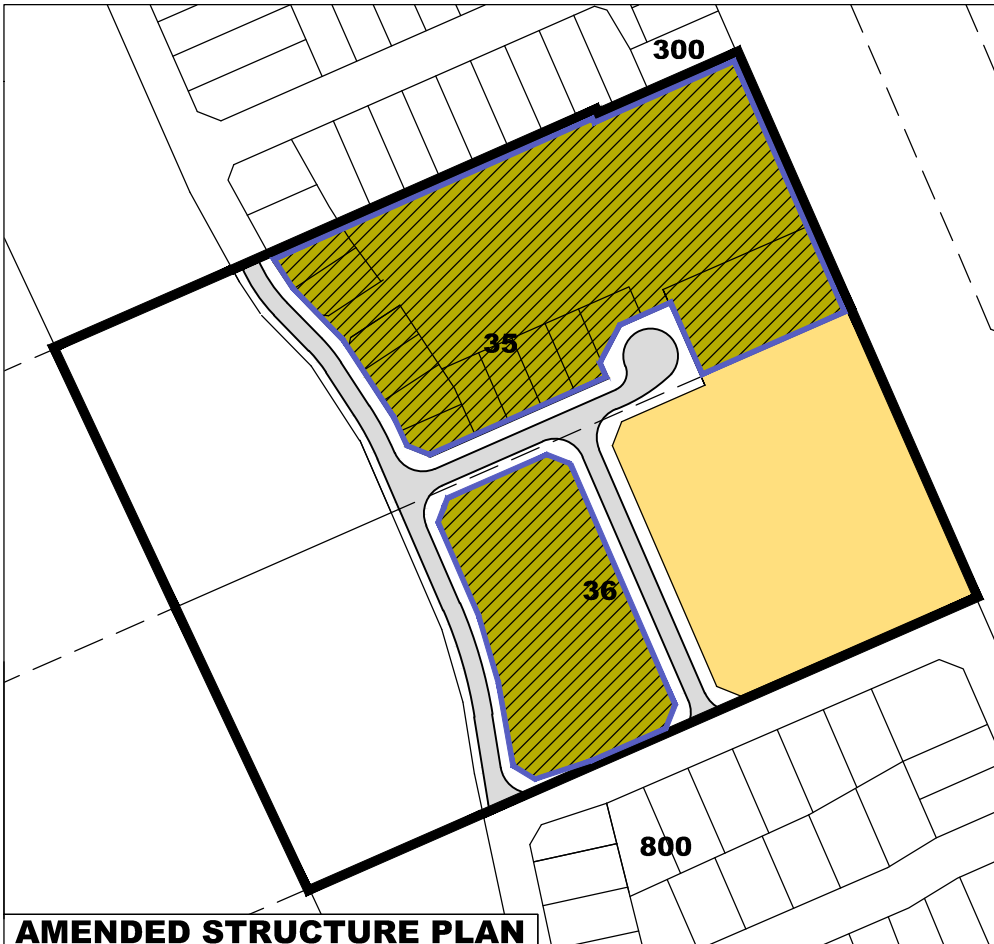
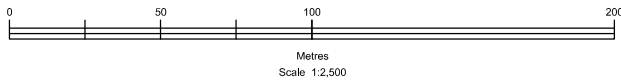
# WOODVALE LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN 64 - AMENDMENT No. 2

Lot 35 & 36 Wanneroo Rd,  
Woodvale - Central Ward



### LEGEND

- R25 Zone
- R30 Zone
- Public Open Space
- Detailed Area Plan Required
- Conservation Category Wetland
- Wetland Buffer (average width 42m)
- Dual Use Path
- Indicative Gngangara Main Sewer
- Structure Plan Boundary
- Possible Kick and Play Area
- Amendment Area



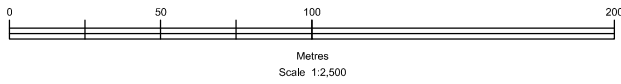
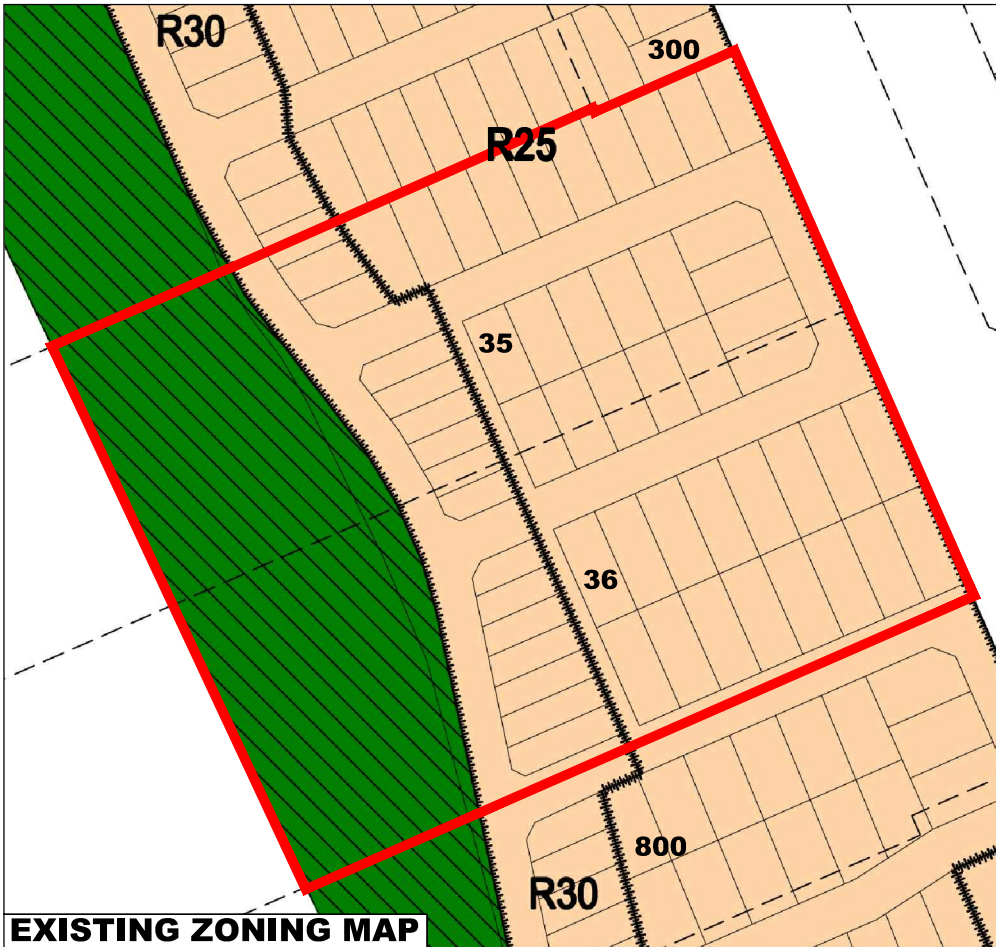
### LEGEND

- R25 Zone
- R40 Zone
- Public Open Space
- Detailed Area Plan Required
- Amendment Area



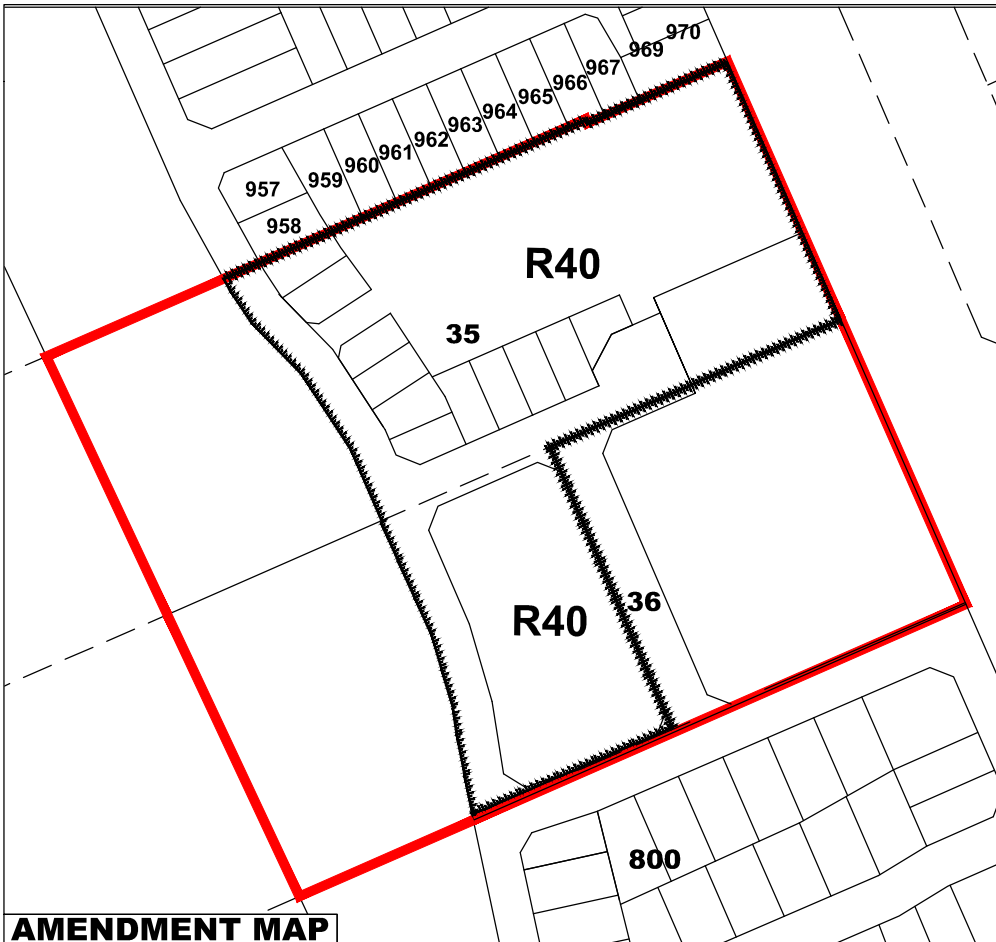
# WOODVALE LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN 64 - AMENDMENT No. 2

Lot 35 & 36 Wanneroo Rd,  
Woodvale - Central Ward



### LEGEND

- Reserves**
- Parks & Recreation
- Zones**
- Residential
- Other**
- R Codes
  - Amendment Area



### LEGEND

- Other**
- R Codes
  - Amendment Area

CERTIFIED THAT AMENDMENT NO. 2 TO THE CITY OF WANNEROO  
AGREED STRUCTURE PLAN NO. 64

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING  
COMMISSION ON .....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the  
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness  
..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO  
(or as otherwise delegated under section 9.1 of its Delegated Authority Register)

ON .....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT  
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE  
PRESENCE OF:

.....  
Mayor, City of Wanneroo

.....  
Chief Executive Officer, City of Wanneroo  
..... Date

## PART 2 – EXPLANATORY SECTION

WOODVALE LOCAL STRUCTURE PLAN-  
AGREED STRUCTURE PLAN No. 64  
AMENDMENT No. 2

Prepared for:

Endeavour Properties Pty Ltd  
And Mr Paul Conti

By

John Chapman Town Planning Consultant  
PO Box 1130, Subiaco WA 6904  
Tel: 0409 757 787  
Email: [jnake@bigpond.net.au](mailto:jnake@bigpond.net.au)

August 2014

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## Project details

Job number	3720 (PSA Ref)	
Client	Endeavor Properties and Mr Paul Conti	
Prepared by	John Chapman Town Planning Consultant	
Consultant Team	Bushfire consultant	FirePlan WA

## Document control

Revision number	File name	Document date
Rev 00	ASP 64-Amd No. 2 .cwk	October 2013
Rev 01	140731 3720 LSP Report Part 2 (Rev 01)	31.07.2014
Rev 02	140813 3720 LSP Report Part 2 (Rev 02)	13.08.2014

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Appendix 2:	Fire Management Plan

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# 1 Introduction and Background

This report has been prepared in support of a request to amend the Agreed Structure Plan (ASP) for Woodvale (ASP 64), with respect to Lots 35 and 36 Wanneroo Road, Woodvale (Subject Site).

John Chapman Town Planning Consultant acts for Endeavour Properties Pty Ltd, purchaser under contract in respect to Lots 35, and for the owner of the abutting Lot 36.

The Local Structure Plan, (ASP 64) was prepared for a developer who developed adjoining land, without adequate regard to the aspirations or intentions of our clients. The consultant team made no effort to accommodate our client's needs and scant liaison occurred at the time. The Amendment is intended to correct these original oversights.

Lot 35 is a vacant rural lot, which has an existing dwelling in the south-eastern corner. The higher portions of the lot were used as a market garden but that use has now ceased. Lot 36 is occupied by the Paul Conti Winery and Restaurant and the historic family vineyard, which together with two dwellings occupy much of the lot.

The Conti family has no desire to change the uses of their landholding, even in the medium to long term, and in its present form the Structure Plan does not provide adequately for the continuation of these existing uses. All of the land situated between Lot 35 and Woodvale Drive has been subdivided, leaving Lot 35 as an isolated pocket of subdivisible land, for the foreseeable future.

This Amendment is required to a) enable the viable subdivision of Lot 35 & 36 having regard to now established market preference for smaller lots in the locality, and b) have regard to the long-term intentions the owner of Lot 36, recognising the existence of the historically listed buildings on that part of the site.

The report addresses the following matters:

- Site details,
- Detailed explanation of the Agreed Structure Plan Amendment request,
- Statutory and policy considerations,
- Reasons for the proposal.

## 2 Site details

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### 2.1 Legal description

Lot 35 (533) Wanneroo Road, Woodvale is legally described as Lot 35 on Diagram 30525, being the whole of the land contained in Certificate of Title Volume 1644, Folio 698. Lot 35 has an area of 2.2950 ha.

Lot 36 (529) Wanneroo Road, Woodvale is legally described as Lot 36 on Diagram 30525, being the whole of the land contained in Certificate of Title Volume 1563, Folio 988. Lot 36 has an area of 2.4862 ha.

### 2.2 Ownership

The registered proprietor of Lot 35 is Maria Catena Whatman, of 12 Mile Peg Wanneroo Road, Woodvale. Refer to Certificate of title in **Appendix 1**.

The registered proprietor of Lot 36 is Paul Anthony Conti, of 529 Wanneroo Road, Woodvale.

Copies of the Certificates of Title are attached in **Appendix 1**.

### 2.3 Regional Context

The subject site is located within the municipal boundaries of the City of Wanneroo in the locality of Woodvale. The subject site is located approximately 19km north of the Perth Central Business District and 4km south of the Wanneroo District Centre.

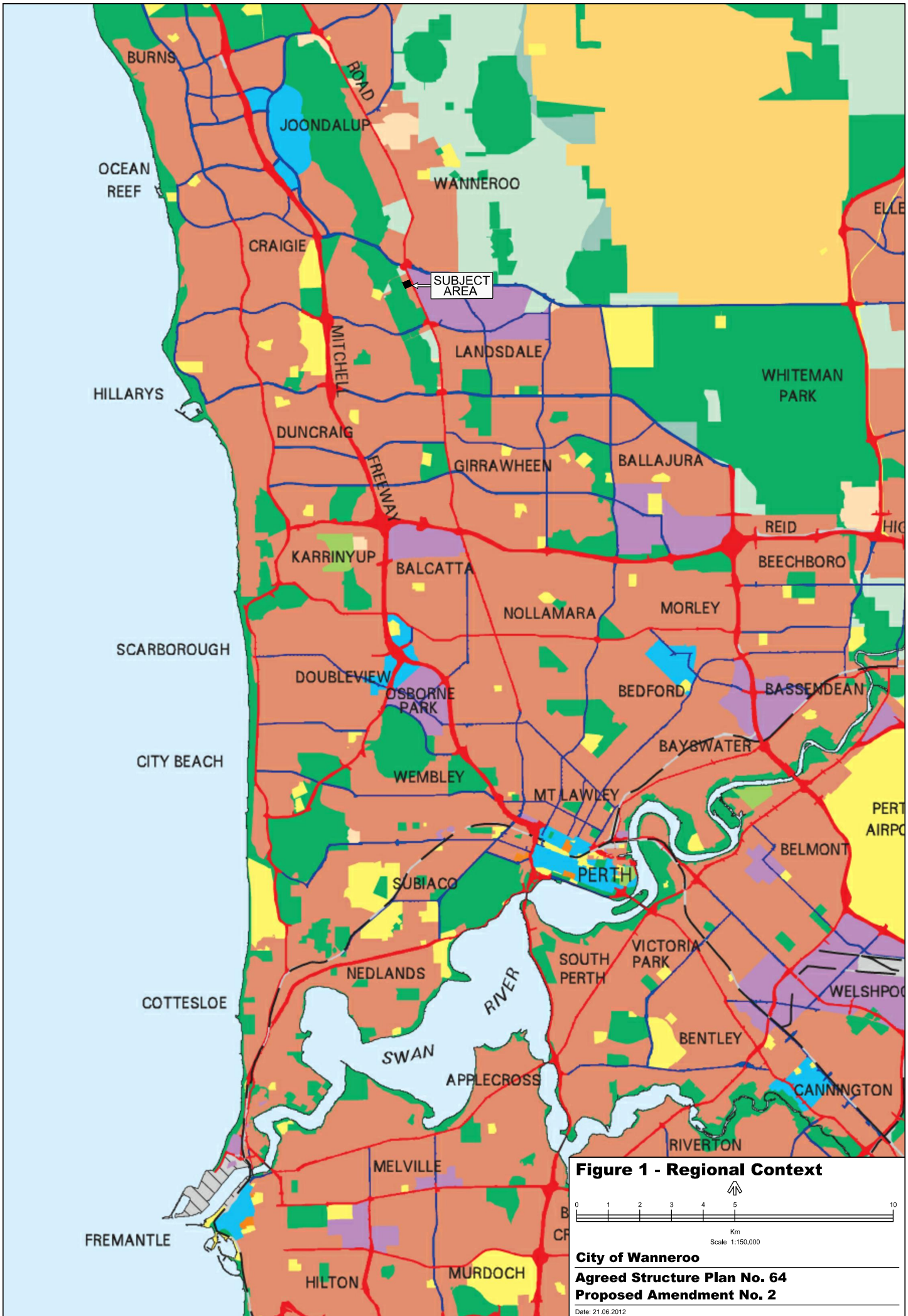
**Figure 1** depicts the subject site in its regional context.

### 2.4 Local Context

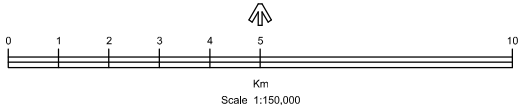
The subject site is located on the western side of Wanneroo Road, 0.5km south of the Ocean Reef Road intersection and opposite the Wangarra commercial area and Buckingham Drive intersection.

The subject site overlooks an extensive area of Regional Open Space, which extends from Yellagonga Regional Park to the north, and to Lake Goollelal in the south. The land to both the north and south of the subject site has recently been subdivided into residential lots, however the lots to the south although developed a couple of years ago, still do not have any houses constructed on them, it is understood, owing to difficulties experienced by the developer.

**Figure 2** depicts the subject site in its local context.

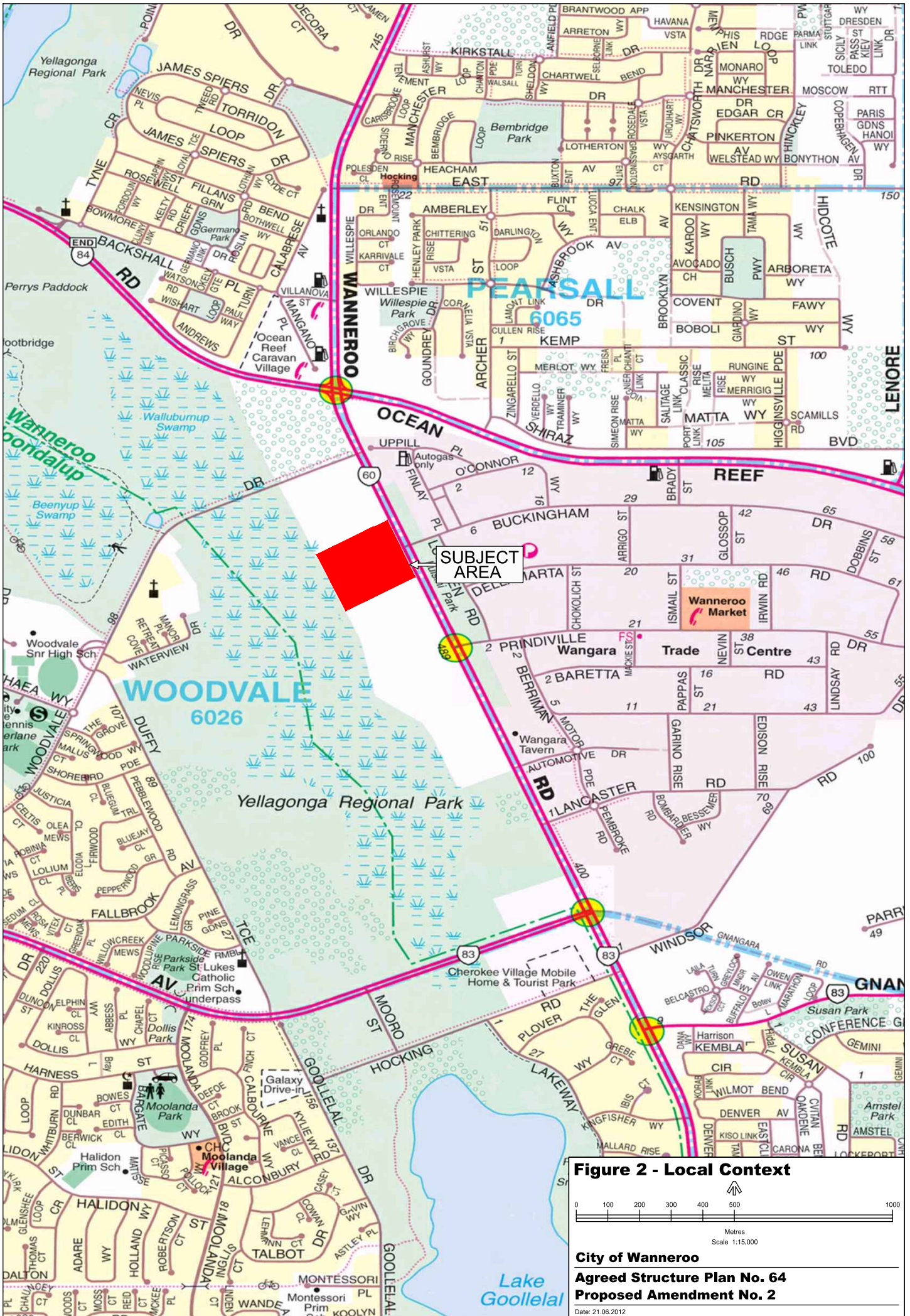


**Figure 1 - Regional Context**

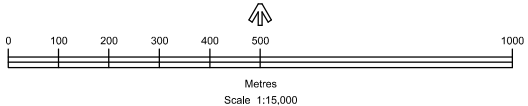


**City of Wanneroo**  
**Agreed Structure Plan No. 64**  
**Proposed Amendment No. 2**

Date: 21.06.2012



**Figure 2 - Local Context**



**City of Wanneroo**  
**Agreed Structure Plan No. 64**  
**Proposed Amendment No. 2**

Date: 21.06.2012

## 2.5 Land Use and Topography

The front portion of Lot 35 was in use until a few years ago as a market garden and has a dwelling in the south eastern corner of the lot.

Lot 36 is occupied by the Conti Restaurant and Paul Conti wine cellar, together with two dwellings and several outbuildings. The remainder of the site is occupied by an historic vineyard and associated infrastructure, including a small dam.

The subject site falls from the east, at the Wanneroo Road frontage, where levels are generally at 33/34m AHD to the western boundary where levels are generally at 21/22m AHD. The 12m fall is deceptive as the site appears to be generally flatish. There are few trees on the subject site and most of those have been planted by the residents.

## 3 Statutory planning framework

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### 3.1 Metropolitan Region Scheme

The whole of the subject site is zoned Urban under the provisions of the Metropolitan Region Scheme (MRS). Land once comprised within the two lots which is reserved as Parks and Recreation was acquired by the WAPC several years ago.

The proposed Amendment is consistent with the provisions of the MRS and may be approved accordingly.

### 3.2 City of Wanneroo District Planning Scheme No. 2

Under the provisions of the City of Wanneroo District Planning Scheme No.2 (DPS2) the subject site is zoned Urban Development. DPS2 outlines objectives for the Urban Development zone of which the following is relevant:

*Provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process.*

Clause 3.13.3 of DPS2 generally requires that an Agreed Structure Plan be prepared and adopted by the Council and the Western Australian Planning Commission (WAPC) for land within an Urban Development zone. In conformity with this requirement an Agreed Structure Plan has been prepared and adopted for the Woodvale area, which includes the subject site.

The proposed Amendment is generally consistent with the provisions of DPS2, and may be approved accordingly.

### 3.3 Woodvale – ASP 64 and Zoning Plan

Under the provisions of the Woodvale Local Structure Plan, Agreed Structure Plan No.64 (Woodvale), the subject site is zoned 'Residential' with a variety of residential density codes ('R25 zone' and 'R30 zone'). The R30 zoned lots are subject to a 'Detail Area Plan Required' overlay. The western portion of the subject site is designated for the purpose of Public Open Space.

A 'Dual Use Path' is shown as running across the rear portion of both lots and also a 'Wetland Buffer' is indicated. A 'Possible Kick and Play Area' is also indicated within the rear portion of Lot 36.

The Zoning Map Woodvale Local Structure Plan, Agreed Structure Plan No.64 (Zoning Map) indicates that the subject site is zoned 'Residential' with a density coding of R25 and R30. The zoning map also Reserves the western portion of the subject site for 'Parks and Recreation'.

The proposed Amendment is consistent with the intent of ASP 64 and may be approved accordingly.

## 4 Planning Policy Framework

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### 4.1 Directions 2031 and Beyond

The Directions 2031 and beyond document (Directions 2031) provides a vision for Perth, such that it will become a more liveable city:

*Directions 2031 reflects the principles and supports the ongoing implementation of the WAPC Liveable Neighbourhoods policy (see below) that promotes walkable neighbourhoods, compatible mixed use development, promotion of a sense of place and support for a variety of housing types.*

Directions 2031 expands on this vision statement, explaining the need to facilitate a variety and affordability of dwelling types and need for housing choice. Directions 2031 provides the following explanation of the benefits of providing diverse housing types:

- *Higher densities and innovative dwelling designs will improve access to a variety of housing types, and potentially improve housing affordability.*

Only a small area of R40 density housing is currently proposed in the Structure Plan area and the proposal will assist in providing increased variety of housing types and will improve affordability;

- *Increased residential populations and business activities will promote employment self-containment, which will reduce journey-to-work trip generation.*

The subject site is located in close proximity to a major employment generator;

- *Increased local catchment populations close to activity centres will increase expenditure available to support businesses, which will in turn increase the level of amenity available to attract knowledge intensive and producer service businesses.*

The subject site is located in close proximity to existing businesses and the increase in residential density proposed will support these businesses;

- *Increased public transport patronage will moderate growth in individual car use, while improving the viability of the public system and promoting network extensions and improvements in service frequency.*

The subject site abuts an existing bus route and a bus stop is located in close proximity.

Directions 2031 further stresses the importance of higher densities in Greenfield development:

*Density is a critical element of the metropolitan urban form and has a significant impact on the overall sustainability of the city. Higher densities increase the cost effectiveness of essential service infrastructure provision and improve the efficiency of the public transport system.*

Throughout, Directions 2031 supports and promotes the provision of higher densities in Greenfield development and the need to accommodate a variety of housing types.



The proposed Amendment promotes a modest increase in density and complies with the intent of Directions 2031 and may be approved accordingly.

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## 4.2 Outer Metropolitan Perth & Peel Sub-Regional Strategy

The Outer Metropolitan Perth and Peel Sub-Regional Strategy (Sub-Regional Strategy) forms an integral part of the Directions 2031 vision for Perth and it provides information regarding the levels and locations of expected population growth in local government areas and highlights development opportunities and need for increased densities in Greenfield areas. The north-west sub-region applies to the subject site.

The Sub-Regional Strategy indicates that the outer sub-regions have a higher percentage of single houses (89%) than the metropolitan average (77%). The Sub-Regional Strategy states:

*In the northwest sub-region, ninety percent of households live in separate houses. The remaining ten per cent live in grouped, multiple semi-detached, row or terrace housing and town houses.*

Figure 26 within the Sub-Regional Strategy details an estimated dwelling supply for Greenfields development in the north-west sub-region. It provides estimates for two differing scenarios, one being Business as usual/low density and the other being termed connected city/medium density.

Within the area of the City of Wanneroo estimates vary for Greenfields development population increases from a low of 110,100 under the business as usual low density scenario, to a high of 141,700 under the Connected City medium density scenario, requiring a net increase in overall residential densities of some 29%.

The subject Amendment to increase the density coding of the subject site from a mix of R25 and R30, to R40 is consistent with characteristics of a Connected City which are an increase above the business as usual scenario, and are likely to result in an increased residential yield of in the order of some 20-25%.

The proposed Amendment complies with the intent of the Sub-Regional Strategy and may be approved accordingly.

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## 4.3 Liveable Neighbourhoods

Liveable Neighbourhoods Community Design Code (Liveable Neighbourhoods) guides the sustainable development of Western Australia to 2029. Liveable Neighbourhoods addresses both strategic and detailed aspects of structure planning, together with subdivision and urban design.

ASP 64 fully accords with the provisions of Liveable Neighbourhoods and this proposed Amendment optimises the existing design, retrofitting a higher density form of subdivision with a design sensibility consistent with the provisions of Liveable Neighbourhoods.

Furthermore the Amendment recognises the existing mixed use development on Lot 36 and will ensure that the subject area can be developed in a sustainable manner. It is noted the continued operation of Conti Restaurant is protected by the non-conforming use right provisions of Part VII - Non-conforming uses of DPS 2.

The amendment complies with and is consistent with the policy objectives of Liveable Neighbourhoods and may be approved accordingly.

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#### 4.4 State Planning Policies

The proposed Amendment to ASP 64 is consistent with all relevant State Planning Policies. Specifically the amendment to the location of proposed road and residential density does not have any additional impact on any of the relevant state planning policies that the current structure plan was deemed to comply with.

- **SPP 2.8- Bushland Policy for the Perth Metropolitan Region**, the road relocation does not affect any bushland/wetland areas to that of the original plan.
- **SPP 3.1- Residential design codes**, the marginal increase in residential density is entirely consistent with the R-codes and intent of ASP 64.
- **SPP 3.4- Natural Hazards and Disasters**, the amendment requires further consideration of potential hazard and risk. In response a Fire Management Plan has been prepared in support of the amendment (Refer **Appendix 2**)

All other State planning policies are not applicable to this amendment.

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#### 4.5 City of Wanneroo Local Housing Strategy

The City of Wanneroo Local Housing Strategy 2005 (LHS) guides future housing development in new residential areas. One of the key objectives is to ensure that adequate housing choice is available to meet the changing social and economic needs of the Wanneroo community. The five key principal objectives of the LHS are to:

- (a) *Ensure that a wide range and choice of housing is provided to meet the changing social and economic needs of the community, and to understand the community's attitude to housing choice.*

The Amendment will encourage the creation of an increased range of lot sizes actively sought by the local community and which are not permitted under the present predominant R25 and R30 and limited R40 coding.

- (b) *Ensure that an adequate supply of affordable housing is provided particularly for first home buyers.*

The Amendment will encourage the creation of a range of smaller lots and more affordable housing.

- (c) *Promote innovative, cost-effective and well-designed forms of housing which incorporate environmentally beneficial features.*

The creation of a range of smaller lots and more affordable housing will drive innovative and cost-effective housing design solutions which will incorporate environmentally beneficial solutions.

- (d) *Promote appropriate forms of housing close to existing and proposed community facilities and services (eg. Employment centres, transport hubs) to enable more efficient and effective use of those facilities and services.*

The Amendment will promote appropriate forms of housing in a location situated in close proximity to a major employment centre, and abutting an existing public transport network, which will enable the more efficient and effective use of those facilities.

(e) *Ensure an overall density, which will improve the viability and range of transport alternatives.*

The subject site abuts an existing bus route and is located in close proximity to a bus stop.

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## 4.6 City Local Housing Strategy Implementation

In 2010 the City of Wanneroo adopted Local Planning Policy 3.1: Local Housing Strategy Implementation (LPP 3.1). This principally identified the extent of six Local Housing Strategy Precincts identified as suitable for enhanced residential densities and determined the applicable densities within the six Precincts.

The six precincts are generally within older suburbs which were created in the 1950s, 1960s and 1970s and which now have a significant proportion of outdated housing stock. The subject area is not situated within one of these six Precincts.

Clause 9 of LPP 3.1 sets out provisions to be followed where it is considered that a suitable area is located outside of any of the six Precincts.

Where the subject land is situated within an area subject to a Structure Plan approved under DPS 2, Section 9.1.(b) sets out criteria for assessing how the proposal is i) appropriate within the broader planning framework provided by the Structure Plan; ii) satisfies the criteria of LPP 3.1; and iii) more generally supports the objectives and recommendations of the Local Housing Strategy and Smart Growth Strategy.

It is evident that when ASP 64 was prepared in 2005 neither the Local Housing Strategy or Smart Growth Strategy had not been adopted, nor had the WAPC adopted its more recent proposals to significantly increase overall Metropolitan wide urban densities.

It is apparent in examining the Local Structure Plan that while opportunities for more increased density were not pursued at the time, with the benefit of hindsight, and having regard to the subsequent policies and the eminently suitable location of the subject area, being situated on close proximity to a major employment generator and a major Regional Open Space resource, opportunity was not adequately realised.

This Amendment sets out to rectify this earlier oversight.

## 5 Proposed Amendment

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### 5.1 Site Conditions and Constraints

Since ASP 64 was prepared and approved there have been no unresolved matters or new issues which have impacted the development potential of the subject area.

### 5.2 Wanneroo Road and Accessibility

Wanneroo Road is designated as a Primary Regional Road in the MRS. As will be observed from the attached ASP 64 (**Figure 3**) the Structure Plan provides for a looped road to service future residential lots within the subject area, extending from Cosimo Drive in the west, through to abut with Wanneroo Road as a service road. No direct connection is permitted from the service road with Wanneroo Road and similarly no lots are permitted to have frontage access with Wanneroo Road.

Cosimo Drive is proposed as a connecting link through most of ASP 64, providing frontage to the Regional Open Space, to which the public have limited access, and as a hard edge to the ASP 64 development.

As already noted however, owing to the fact that the owner of Lot 36 will not be undertaking any subdivision, or residential development of his property in the foreseeable future, and the fact that there are historic listed buildings which would be impacted by the proposed loop road, it will not be possible for the proposed loop road to be created in its designated form.

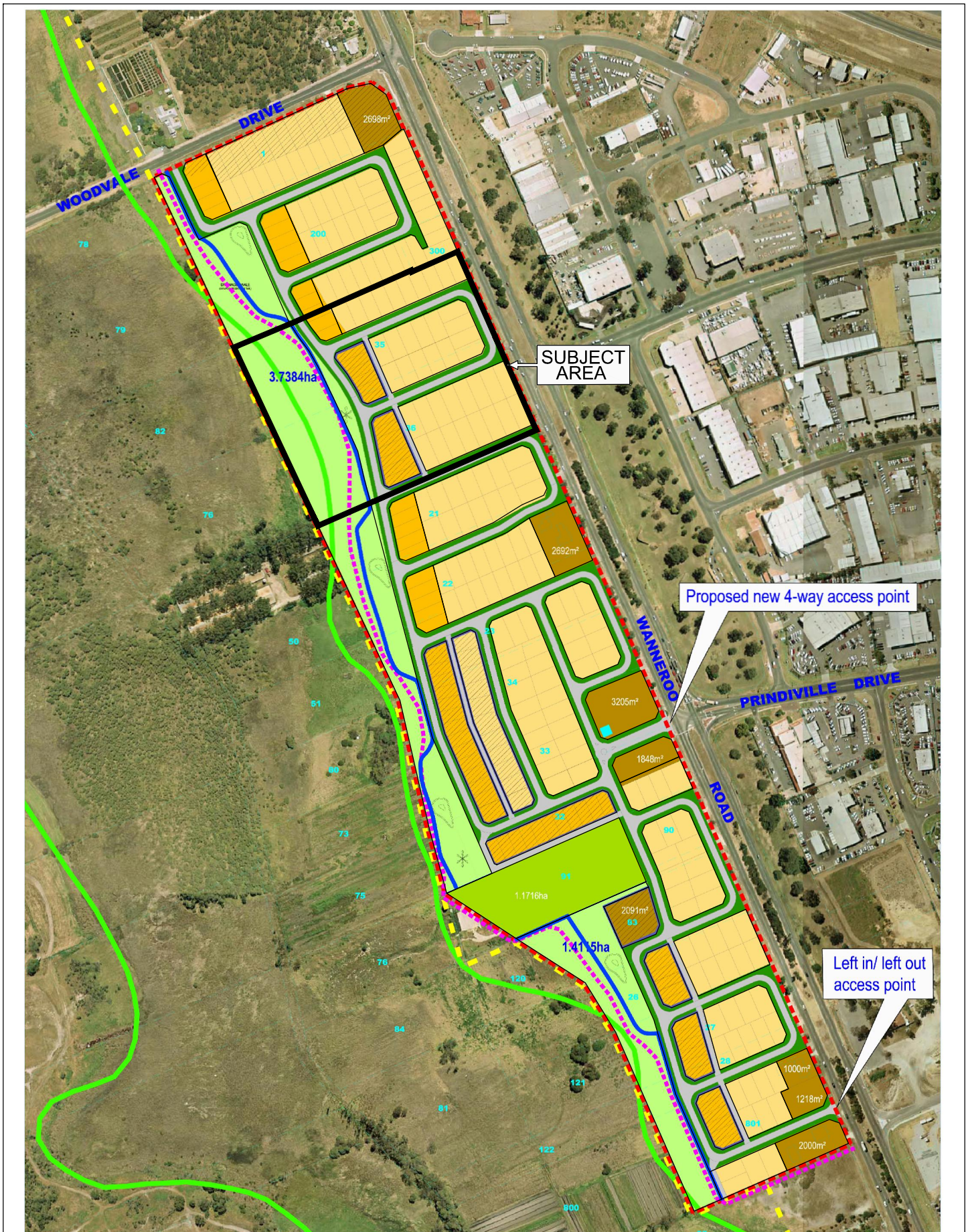
A revised road pattern over the subject area is therefore required. Owing to constraints imposed by the existing subdivision to the north and the fact that Lot 35 will now need to be subdivided independently, there is an insufficient width provided within Lot 35 to create a looped road, which would meet the design standards required by established WAPC policy or by Liveable Neighbourhoods.

The design solution is seen however, as being found in the creation of a cul-de-sac, which would remain as such pending the eventual subdivision of Lot 36. This will only serve 10 lots and the balance of the lots, which are to comprise 22 strata lots within a singular parent lot, can enjoy what will effectively be a looped road system. The existing dwelling situated in the eastern corner of Lot 35 is proposed to be retained in the short term, within what will become a 1676m<sup>2</sup> R40 unit site.

### 5.3 Bushfire Hazard

The subject area is situated on the eastern side of a large expanse of open bushland which poses a potential bush fire hazard.

The City has expressed concern that the retention of the existing vineyard and restaurant curtilage will exacerbate the potential bush fire hazard in that local residents and visitors to the Regional Open Space will be precluded from escaping to the south of the subject area in an emergency situation, owing to the discontinuation of Cosimo Drive to the south, for the foreseeable future.



**Figure 3 - ASP No. 64**



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Date: 21.06.2012

To this end it is proposed that the 10m internal access road which will be built within the proposed parent strata lot on Lot 35, will be accessible to the public and abutting residents in an emergency situation, enabling anyone caught in the area to escape directly through to Wanneroo Road from within Lot 35, in the event that this becomes necessary.

A standard form of lockable barrier will be constructed to prevent everyday traffic from exiting directly onto Wanneroo Road, and the local emergency services will have the key to this barrier, in accordance with standard FESA procedure.

The proponent will ensure that the public right of access in an emergency situation is properly provided for in the provisions of the parent strata title to be created for the proposed individual 22 vacant strata lots.

The City has requested that a Fire Management Plan be prepared in support of this proposal and this can be found as **Appendix 2**.

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## 5.4 Conti Winery and Restaurant

Under the provisions of Clause 5.2.2 of the Heritage places local planning policy, the Conti Winery and Restaurant are listed on the City of Wanneroo Municipal Inventory of heritage buildings and places as a Category 2 Heritage Place.

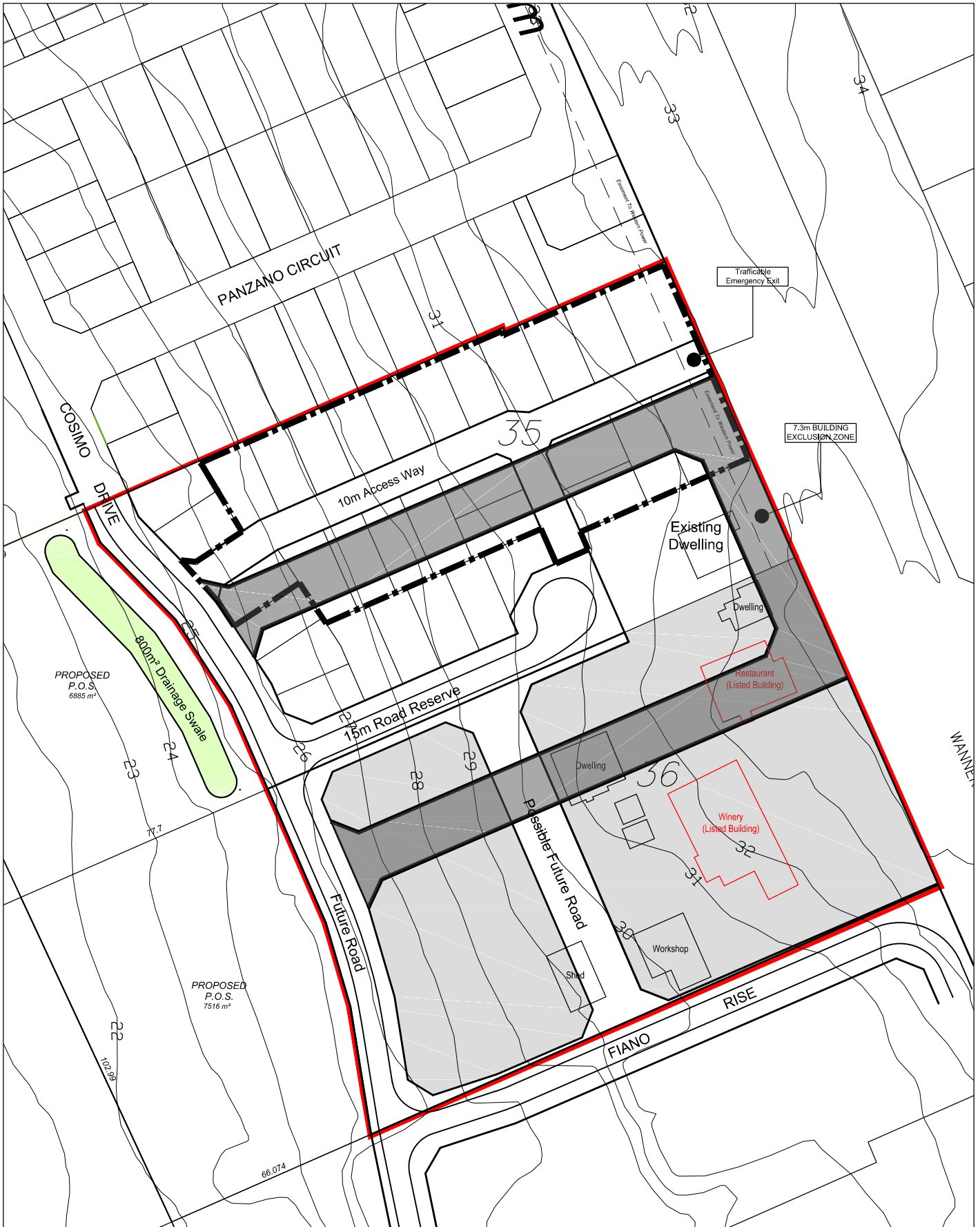
The Heritage places local planning policy describes Category 2 as requiring a:

*High Level of protection through the town planning scheme, ie. inclusion in a Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo DPS2; provide maximum encouragement to the owner to conserve the significance of the place.*

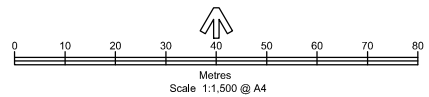
The owner of Lot 36 is keen to conserve the buildings and sense of place currently existing within the curtilage of the Conti Winery and Restaurant and his desire to do so is severely disadvantaged by the design of the Structure Plan which shows a future road running in a SW-NE direction through the core of the historic buildings precinct and therefore does not encourage the conservation of the precinct. This insensitive road proposal also runs through three dwellings, one of which is a listed building.

The lack of sensitivity shown by the road pattern within the existing Structure Plan in regard to the historic winery and restaurant precinct is shown graphically on the attached **Figure 4**. It is apparent that the current looped road pattern within the Structure Plan is wholly inappropriate in terms of the heritage issues associated within Lot 36, as well as the development intentions in respect of Lot 35.

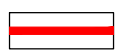


Furthermore the road pattern depicted on the Structure Plan makes it impossible for the owner of Lot 35 to subdivide that lot in an acceptable manner.



**Figure 4**



**Legend**

-  Extent of proposed LSP Amendment
-  Unattainable LSP Road Pattern
-  Proposed Strata Lot

**John Chapman Town Planning Consultant**  
**Lot 35 & 36 Wanneroo Rd, Woodvale**  
**ASP 64 - Existing Structure Plan Road Issue**  
**Endeavour Properties Pty Ltd & Mr Paul Conti**

## 5.5 Detailed Proposal

It is considered that the existing R25 and R30 residential densities shown on Lot 35 do not represent an optimum form of development which is presented by the location enjoyed and that a higher density of R40 would be preferable. The introduction of this marginally higher density coding will allow a varied form of subdivision and development which can be accommodated in a workable road pattern having regard to the current issues.

The overarching objectives of the City's Housing Strategy is to provide for housing choice in appropriate locations. The subject site immediately abuts a high frequency bus route, which directly services two major train stations and Town Centres. The nearest bus stops are located 185 meters for northbound travel and 152 for southbound travel. It is considered these locational attributes provide the site with a high level of access to a wide range of services and facilities and is therefore considered to be well located. The modest increase to the residential density to R40 will also provide for a variety of housing choice and diversity within the Structure Plan area given only 5 sites have been designated for R40.

The present road pattern shown in the ASP is untenable as it provides for a loop road which would run through dwellings on both Lots 35 and 36 compelling their demolition.

A revised road pattern is proposed which is more appropriate to serve the smaller lots while at the same time this will enable the preservation of the integrity of the Winery and Restaurant curtilage and provide for satisfactory emergency access and egress.

A small lot form of development is proposed.. An outcome of 32 single residential lots, comprising 10 freehold and 22 survey strata lots is envisaged. It is also envisaged that the excision of the existing dwelling into a separate lot would enable the development of a further 6 units at some future date.

The form of subdivision envisaged will provide for a modest increment in lot yield of only 9 dwellings on Lot 35 and this will clearly have a minimal impact on traffic volumes throughout the ASP area.

The Amendment provides for the following:-

- The modification of the road pattern within Lots 35 and 36 Wanneroo Road, Woodvale, to facilitate the stand alone subdivision of Lot 35 and the ongoing integrity of the historic precinct on Lot 36;
- The modification of the extent of areas coded R25 to reflect the modified road pattern;
- The deletion of the residential coding of R25 and R30 from within Lot 35 Wanneroo Road, Woodvale, and the substitution of R40 coding;
- The deletion of the area coded R30 and part of the area coded R25 within Lot 36 Wanneroo Road, Woodvale and the substitution of an R40 coding; and

A plan depicting the short term development intentions is contained in **Figure 5**.





POS  
7071m<sup>2</sup>

COSIMO  
DRIVE

800m<sup>2</sup> Drainage Swale

PROPOSED  
P.O.S.  
6885m<sup>2</sup>

PROPOSED  
P.O.S.  
7516m<sup>2</sup>

10m Access Way

15m Road Reserve

Future Road

Possible Future Road

FIANO  
RISE

WANNEROO  
ROAD

Trafficable  
Emergency Exit

7.3m BUILDING  
EXCLUSION ZONE

Existing  
Dwelling  
101  
1676m<sup>2</sup>

Restaurant  
(Listed Building)

7811m<sup>2</sup>

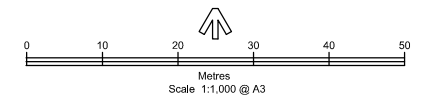
Winery  
(Listed Building)

Dwelling

Workshop

Shed

- Legend**
- Extent of proposed LSP Amendment
  - Ultimate Road Pattern
  - Proposed Strata Lot



**John Chapman Town Planning Consultant**  
**Figure 5 - Lot 35 & 36 Wanneroo Rd, Woodvale**  
**Overall Development Proposals**  
 Endeavour Properties Pty Ltd & Mr Paul Conti

Date: 05.08.2014 File: 140805 JC-13 P760-SK15A-Fig.dwg

## 6 Consultation

Consultation with officers of the City has been underway for a number of years while the proposal has been refined. Owing to the modest scale of the proposal and the negligible impact on the local area, prior consultation with any government agencies has not been considered necessary.

There will be no material impact on the abutting residents to the north as the proposal will result in a similar built form to that development abutting the common boundary. There are presently no residents immediately to the south owing to that development having stalled after the lots were substantially completed a number of years ago.

Consequently no prior consultation has been considered warranted with nearby residents.

## 7 Conclusion

The Amendment will provide more surety in regard to encouraging the owner of Lot 36 to conserve the Conti Winery and Restaurant which are listed on the City of Wanneroo Municipal Inventory of heritage buildings and places as a Category 2 Heritage Place, for the foreseeable future.

The proposal will give the owner of Lot 35 surety that he can subdivide and develop the whole of that lot in such a way that it will provide for a further variety of available dwelling options and will add further diversity to dwelling types in the area.

The proposal is entirely consistent with statutory and all State planning and City planning policy requirements and good urban design principles and should be supported.

# Appendix 1 Certificates of Title

WESTERN



AUSTRALIA

REGISTER NUMBER <b>35/D30525</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1644**      FOLIO **698**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 35 ON DIAGRAM 30525

**REGISTERED PROPRIETOR:  
(FIRST SCHEDULE)**

MARIA CATENA WHATMAN OF 12 MILE PEG, WANNEROO

(A C559035 ) REGISTERED 31 MAY 1983

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1644 FOL 698.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:                   1644-698 (35/D30525).  
PREVIOUS TITLE:                   1635-261.  
PROPERTY STREET ADDRESS:    533 WANNEROO RD, WOODVALE.  
LOCAL GOVERNMENT AREA:      CITY OF WANNEROO.

WESTERN



AUSTRALIA

REGISTER NUMBER <b>36/D30525</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1563** FOLIO **988**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 36 ON DIAGRAM 30525

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

PAUL ANTHONY CONTI OF 529 WANNEROO ROAD, WANNEROO  
(A B928495 ) REGISTERED 30 MAY 1980

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1563 FOL 988.
2. E931734 MORTGAGE TO R&I BANK OF WESTERN AUSTRALIA LTD REGISTERED 10.7.1992.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1563-988 (36/D30525).  
PREVIOUS TITLE: 1303-136.  
PROPERTY STREET ADDRESS: 529 WANNEROO RD, WOODVALE.  
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

# Appendix 2 Fire Management Plan

# FIRE MANAGEMENT PLAN

Lots 35 & 36 Wanneroo Road  
Woodvale  
Proposed R40 Coding of Lot 35

City of Wanneroo



*FirePlan WA*

August 2013



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## Fire Management Plan Lots 35 &amp; 36 Wanneroo Rd Woodvale

## Prepared For

Arthur Lee  
C/- John Chapman Town Planning

Prepared By  
FirePlan WA  
10 Bracken Road  
Thornlie WA 6108

T: 94931692 F: 94930330 E: [firepla@bigpond.net.au](mailto:firepla@bigpond.net.au)

## Document Status

Version	Comment	Reviewer	Review Date
Version 1		BWH	29.08.13

Disclaimer: The measures contained in this fire management plan are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bush fire. All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available to FirePlan WA at the time; and achievement of the level of implementation of fire precautions will depend among other things on the actions of the landowners or occupiers over which FirePlan WA has no control. Notwithstanding anything contained therein, FirePlan WA will not, except as the law may require, be liable for any loss or other consequences (whether or not due to the negligence of the consultants, their servants or agents) arising out of the services rendered by the consultants.

## 1.0 INTRODUCTION

The purpose of this Fire Management Plan is to detail the fire management methods and requirements that will be implemented for the subdivision of part of Lots 35 & 36 Wanneroo Rd Woodvale. The Site is approximately 300 metres SW of the junction of Woodvale Road and Wanneroo Rd. Refer Figure 1: Location Plan.

This Fire Management Plan satisfies the requirements of the City of Wanneroo and the Western Australian Planning Commission (WAPC) via Planning for Bush Fire Protection Guidelines Edition 2 (WAPC and Department of Fire and Emergency Services 2010). In this document referred to as the “Guidelines”.

This Fire Management Plan will likewise outline the responsibility and timing for implementing and maintaining the fire protection measures and strategies contained within, allocating these responsibilities between individual land owners, the developers and the City of Wanneroo.

As fire management strategies may require altering to meet changing weather, environment and land use needs, it must be advised that the provisions of the Bush Fires Act 1954 and Regulations may still be enforced, in addition to this Fire Management Plan.

The City of Wanneroo will be responsible for initiating a review of this Fire Management Plan as it may deem necessary to do so.

In the event of large bushfires it is essential that landowners understand that fire appliances may not be available to protect each dwelling/building so it is in the Landowners best interest to provide adequate fire protection to their assets, the minimum requirements are detailed in this Fire Management Plan.

The recommendations made within this Fire Management Plan (FMP) relating to the clearing or modification of vegetation to meet setback requirements does not constitute approval or authority to modify or remove vegetation. All such approvals must be undertaken in consultation with the relevant authorities.

In the Foreword of AS 3959- 2009 Construction of Buildings in a Bush Fire Prone Area it states that “It should be borne in mind that the measures contained in this standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behavior of fire and extreme weather conditions.” This Fire Management Plan has been prepared in accordance with the acceptable solutions detailed in the Guidelines.

Figure 1 Development Locality- Not to Scale

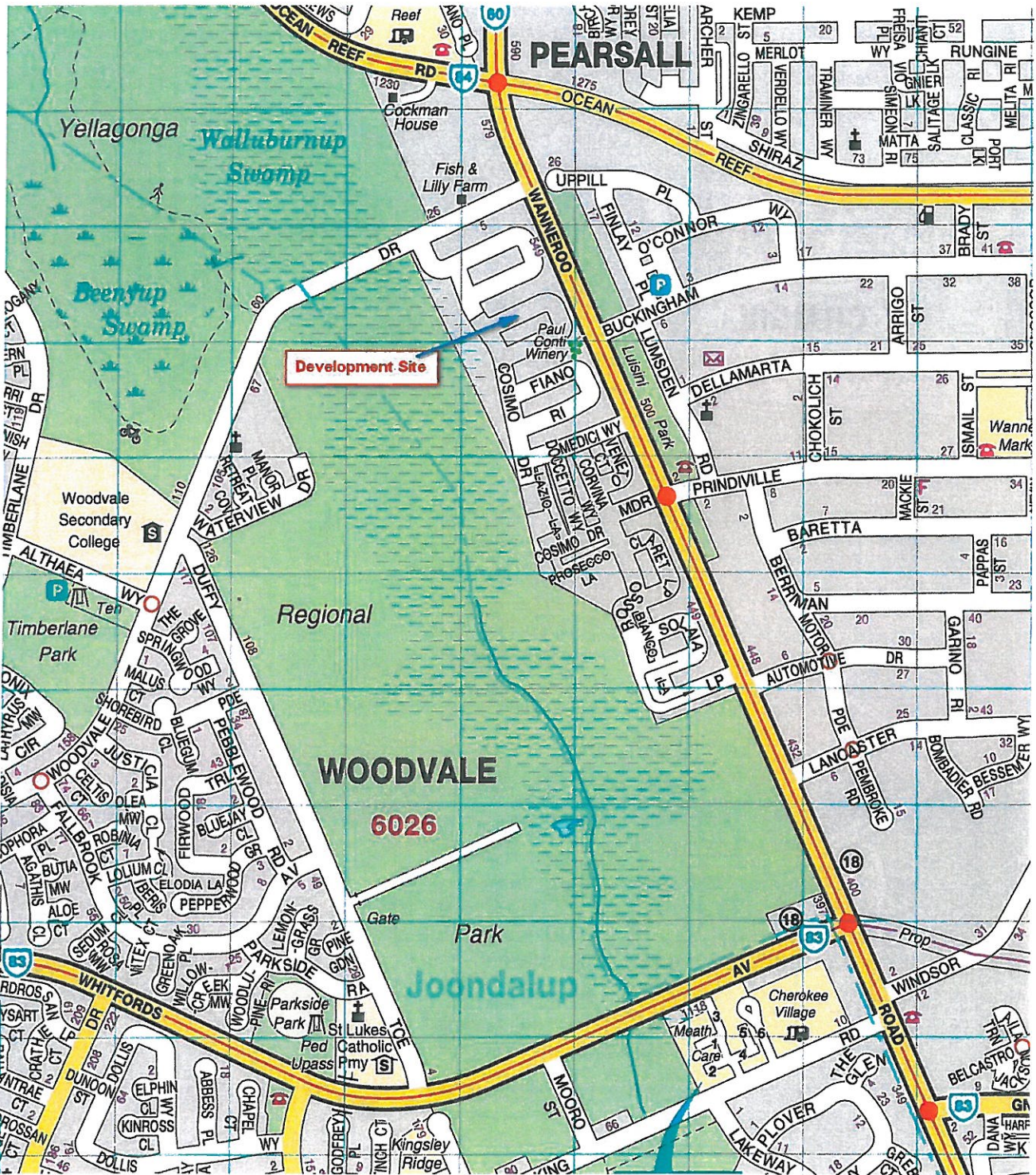


Figure 2 Development Layout



## 2.0 AIM

The aim of the Fire Management Plan is to reduce the occurrence of and minimise the impact of bush fires thereby reducing the threat to life, property and the environment.

The Fire Management Plan sets out to reduce this threat by:

- Identifying the objectives of this Fire Management Plan (Section 3)
- Providing a description as to, topography, cultural features and land use (Section 4);
- Identifying the potential bush fire issues within the Site (Section 5); and
- Outlining the fire mitigation strategies for the Site that will reduce the risk of bush fires impacting on the proposed subdivision including the potential threat and impact of bushfire to residents, fire fighters and environmental values, including identifying the parties responsible for undertaking these fire mitigation strategies (Section 6).
- Allow easy access and egress of fire fighters and residents if a fire does occur.

The City of Wanneroo has the responsibility and powers under the Town Planning Scheme and the Bush Fires Act 1954 to ensure that this Fire Management Plan, City of Wanneroo Fire Control Notice and any Special orders issued under the Bush Fires Act 1954 are complied with.

## 3.0 OBJECTIVES

The objectives of this Fire Management Plan are to:-

- Identify bushfire hazards and propose bush fire prevention measures for the Site;
- Identify access and egress for firefighting operations and residents;
- Identify and respond to bushfire hazards to special residential land use of the Site.
- Define the building construction standards where lots interface with vegetation within the Site;
- Identify current and future landowner, developer and City of Wanneroo responsibilities for various components of this fire management plan; and
- Document in the Appendices section of this Fire Management Plan, the acceptable solutions adopted for the subdivision of Lots 35 Wanneroo Rd Woodvale.

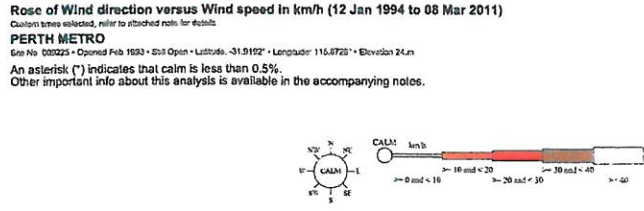
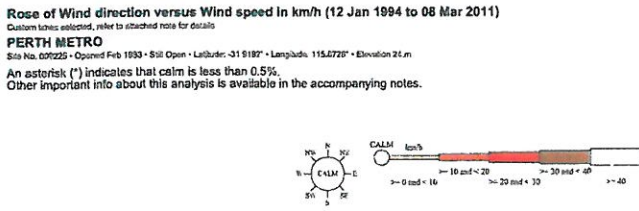
## 4.0 DESCRIPTION OF THE AREA

### 4.1 GENERAL

A Fire Management Plan was prepared and approved for this area in 2004. This fire management Plan is a This Fire Management Plan applies to Lots 35 Wanneroo Rd Woodvale which is to be subdivided into 10lots of approximately 245 m<sup>2</sup>, 1 Lot (Lot 101) 1676m<sup>2</sup> with an existing Dwelling located on the Site and the proposed Group Housing Site Proposed R40 Strata Lot taking up the remainder of the Site.

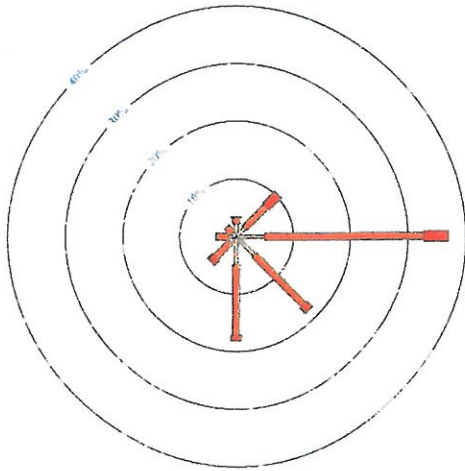
Lot 36 will remain as an operational Vineyard which includes a dwelling, Restaurant, Winery, Workshop, Shed and vineyard. It is not proposed to develop Lot 36 for some years however a proposed Road system is shown in Figure 2 as an example of future development of Lot 36.

Figure 3 Sample Wind Roses showing Wind direction and Strength for January (1994-2013) Perth Metro. 3am & 3pm.



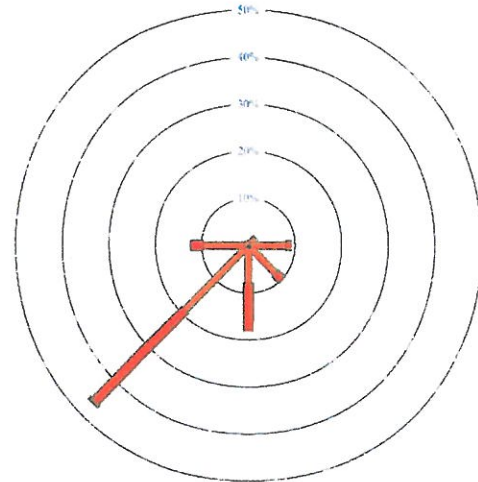
9 am Jan  
 514 Total Observations

Calm \*



3 pm Jan  
 516 Total Observations

Calm \*



4.3 TOPOGRAPHY

The topography of the “Site” slopes 3° to the SW and 0°-5° of slope will be used as a factor in determining the AS 3959 BAL rating for the construction of dwellings to be constructed within the site. See Section 7.2 Table 3 for BAL ratings..

4.4 BUSH FIRE FUELS

Currently the Site is cleared and is covered with annual grass which will be removed once construction commences. The area of POS is currently grass/low shrubland with fuel loads of 8-12 tones/ha. To the west of the POS vegetation is Scrub/Shrubland and has fuel loads of 15-25tonnes/ha. As part of the mitigation the POS and the area landscaped as part of the 22 metre setback required from the lot boundaries.

4.5 LAND USE

The lots in this “Site” subject of this Fire Management Plan will be used as Urban Residential Lots. The POS adjoining the “Site” to the west will be partly landscaped to comply with the Building Protection Zone standard.

The area to the west of the POS is part of the Yellagonga Regional Park.

Lot 36 (adjoining to the south will continue to be managed as an operational vineyard.

The adjoining area to the north is urban residential.

4.6 LOCAL ASSETS

The local urban residential area is improved with assets comprising dwellings, fences, lawn and gardens. The Regional Park, Public Open Space and its facilities, Public Roads and Power Lines are also infrastructure that can be affected by bush fire.

## 4.7 ACCESS

Cosimo Drive will be extended along the western boundary of the sit with a central access through the Group Housing site with an Emergency Gate providing access to Wanneroo Road A cul de sac is to be constructed along the southern boundary. The road system and emergency access comply with the acceptable solutions detailed in the "Guidelines." All roads are to be bitumised and will provide two way access suitable for 2wheel drive vehicles. See Section 6.4 for further details and standards are detailed in Section 7.2.

## 4.8 WATER SUPPLIES

Water Corporation has advised that reticulated water supply can be provided to all Lots.

### 4.8.1 Water for Fire Fighting

This subdivision is going to have reticulated water and fire hydrants are to be installed to the Water Corporation No 63 Water Reticulation Standard. The developer is to mark the position of fire hydrants with standard pole and road markings. See Section 7.2 for fire hydrant marking standards

### 4.8.2 Domestic Water Supply

Each Lot will be supplied with reticulated water.



**5.0 BUSH FIRE ASSESSMENT**

**5.1 BUSH FIRE HISTORY**

There was no recorded bush fire history available for the site.

**5.2 BUSH FIRE RISK**

As most bushfires are caused by human activity either by deliberate actions or carelessness, risk can be aligned with human activity and available fuel sources. The combination of people, property and infrastructure systems (transport, communications etc.) is components of the “risk” for the site. As people cause the majority of wildfires in this area and have the assets in some way, shape or form, the table below rates the risk for the site based on the Department of Fire & Emergency Services (DFES) Rural Urban Bush Fire Threat Analysis tool.

**Table 2 Bush Fire Risk Assessment**

**Hazard Assessment**

**Scoring:** High or Yes = 1 Low or No = 0  
**Ratings:** Extreme = 6 High = 4 – 5 Medium = 2 – 3 Low = 0 – 1

Hazard Component	High or Yes	Low or No
<i>Likelihood of occurrence (risk of ignition)</i>		0
<i>Fuel load (vegetation) &gt; standard (intensity)</i>		0
<i>Vegetation assessment area with fire hazard (manageability)</i>	1	
<i>Hazard reduction &lt;80% of assessment zone</i>		0
<i>High visitor usage in area – Regional Park</i>	1	
<i>Recent or proposed residential and industrial developments</i>	1	

**Total 3 = medium bush fire risk**

**Management Assessment**

**Scoring:** High or Yes = 1 Low or No = 0  
**Ratings:** Extreme = 4 High = 3 Medium = 2 Low = 1

Management Component	High or Yes	Low or No
<i>Easily accessible (access roads and trails)</i>		0
<i>Fire agency response time &lt; 30 minutes</i>		0
<i>Limited to Inadequate water supply</i>		0
<i>Inadequate resources</i>	1	

**Total 1 = Low management risk**

Although the site indicates a medium bush fire risk, the Fire Management Plan in conjunction with agency and Local Government requirements, aims at reducing this risk through mitigation works and sound response protocols. The management of the site has one entrances/egress onto Woodvale Drive and an emergency access onto Wanneroo Road (gated or removable bollards), the Fire & Rescue Service is located in the Joondalup Drive, Neerabup and supported by Local Bush Fire Brigades. Fire hydrants will be available for fire fighting along internal roads and new dwellings will be constructed to AS 3959.

The majority of the area adjoining the site to the west in the regional Park is scrub/shrubland. In Section 6 fire mitigation strategies will be detailed to lower the vegetation interfacing proposed dwelling to comply with AS 3959. In a bush fire in this general area (including adjoining land) ember attack may cause damage to dwellings and out buildings, power poles may be burnt down cutting power supplies to some areas, trees/vegetation may fall across roads causing temporary road closures. During a bushfire, fighting operations may restrict access to roads.

Although the “Site” adjoins a Vineyard, Public Open Space and Regional Parkland, the Development through the mitigation strategies detailed in this Fire Management Plan is not reliant on fire mitigation being under taken in these areas.

There is a risk that buildings that have evaporative air conditioners installed without effective screening around the roof mounted unit have an increased risk of a building catching on fire due to embers starting a fire in the air conditioning unit.

### 5.3 BUSH FIRE HAZARD

In the WA Planning Commission’s publication Planning for Bush Fire Protection Edition 2 (2010) (the “Guidelines”) at Appendix 1 the methodology for classifying bush fire levels is detailed. The methodology rates bush fire hazard using vegetation type. The methodology is also based on the underlying assumption that land in Western Australia is predominantly undulating. The methodology specifies three bush fire hazard levels “Low”, “Moderate” and “Extreme”.

This methodology has been used in this Fire Management Plan.

The assessment of fire risk takes into account existing site conditions which include:

- Topography with particular reference to ground slopes and accessibility;
- Vegetation cover – both remnant and likely revegetation; and
- Relationship to surrounding development.

The Bush Fire Hazard for the site is based on the vegetation types for the site. (Refer to Figure 4)

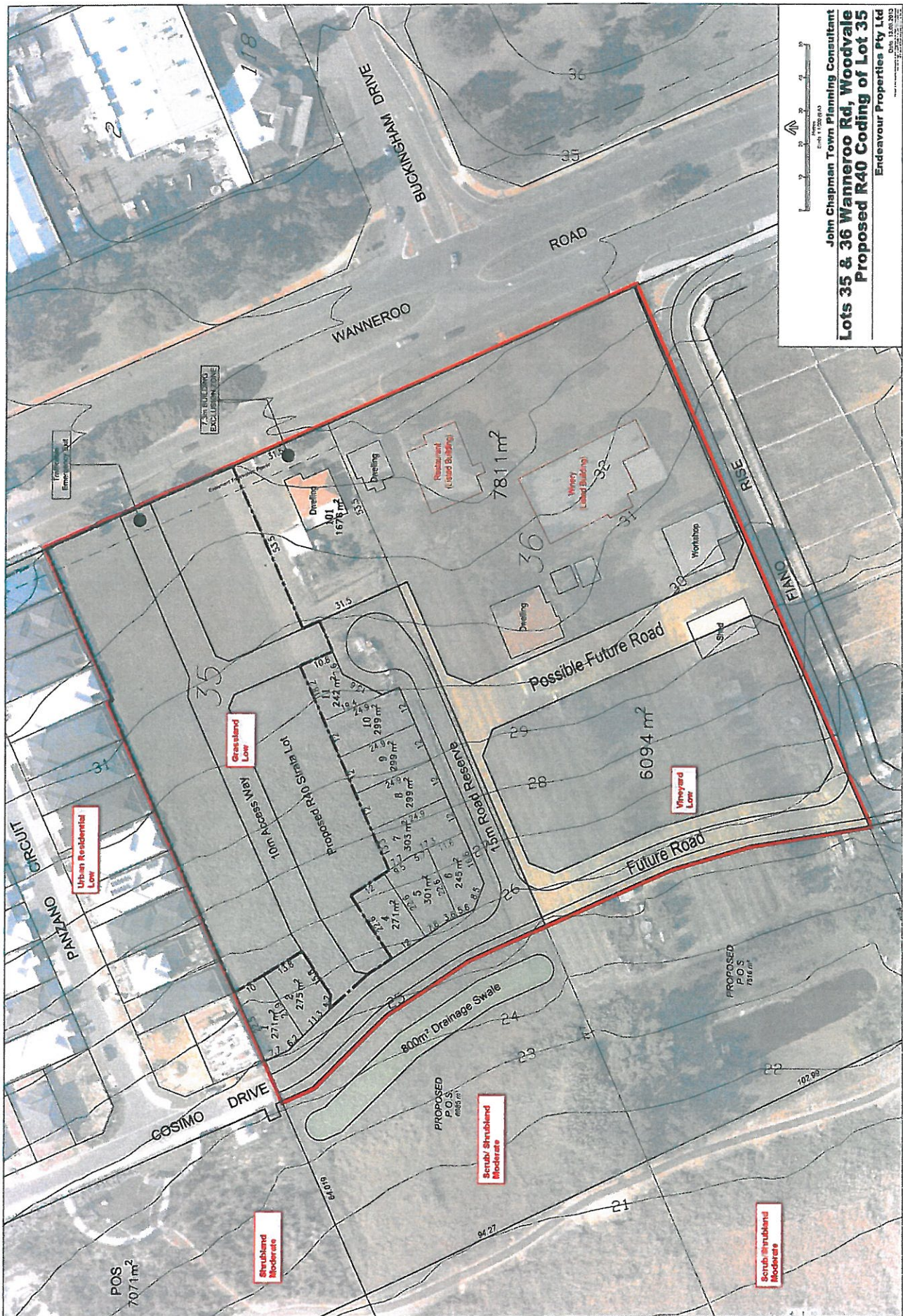
Grassland - Low - Grassland Class G

#### Adjoining Lots

Regional Park & POS - Moderate - Class C Shrubland and D Scrub  
 Vineyard - Low - Class G Grassland.

Due to the “Low” bush fire hazard of the “Site” and a moderate hazard of adjoining lands this development is located in a Bush Fire Prone Area and the current version of AS 3959 will apply.

Figure 4 Bush Fire Hazard



## 5.4 BUSH FIRE THREAT

The bush fire threat to the proposed development is from a fire starting in the Yellagonga Regional Park and with a wind in the NW-SW then a bush fire may burn towards the development. This fire could be started by lightning, accidentally or deliberately lit by people.

A low intensity fire may start in the Vineyard as a result of machinery use within the vineyard

The Fire Management Plan is structured to reduce threats to residents and fire fighters in the event of a bushfire within or near the site. It has been developed to incorporate fire management mitigation strategies including:-

- Adhering to the City of Wanneroo annual Protect your Home and Property from Bush Fires Notice;
- Setbacks from retained vegetation adjoining the site being managed to the Building Protection Zone standard;
- Dwelling construction standards;

## 5.5 SUMMARY OF BUSH FIRE POTENTIAL ISSUES

The potential bush fire issues that have been identified for the Site are:-

- Linkages required between internal roads and Wanneroo Road via an Emergency Access Gate/Bollard ;
- Requirement for setbacks from retained vegetation to proposed buildings along the western boundary of the site;
- Implementation and maintenance of Building Protection Zones and compliance with current AS 3959.

The protection of future buildings will be enhanced by maintaining the Building Protection Zones and new dwellings will be constructed to AS 3959-2009 which will reduce the chance of a dwelling catching on fire due to ember attack.

Notices issued by the City of Wanneroo under the Bush Fire Act and this Fire Management Plan are to be enforced in areas both within and outside the development site.

## 6.0 FIRE MITIGATION

### 6.1 HAZARD MANAGEMENT

Hazard Management on the lots will be controlled by:-

- A Setback of 22 metres from POS to the front the Lot to be managed as Building Protection Zone (BPZ) to the BPZ standard and maintained in perpetuity by the City of Wanneroo. The setback to consist of road reserve and landscaped area along the eastern edge of the POS. See standards in Section 7.2;
- The landscaping of the fuel reduced eastern edge of the POS is to be installed by the Developer as part of the landscaping of the swale and the POS;
- The landowner is to maintain the fuel loadings on their Lot irrespective of whether they are going to build on the Lot or not and maintained the Building Protection Zone standard in perpetuity;
- All new dwellings will be constructed to increased standard as detailed in Table 3 Section 7.2; and
- Compliance with the annual Notice issued by the City of Wanneroo under the Act. Under the Act, compliance with a Notice is a landowner/occupier responsibility

### 6.2 BUSH FIRE RISK MANAGEMENT

#### 6.2.1 Total Fire Ban Days

A Total Fire Ban is declared because of the extreme weather conditions or when fires are seriously stretching fire fighting resources. A Total Fire Ban is declared by DFES following consultation with Local Governments.

When a Total Fire Ban is declared it prohibits the lighting of any fires in the open air and any activities that might start a fire. The ban includes all open fires for the purpose of cooking or camping. It also includes the use of incinerators, welding, grinding soldering and gas cutting equipment.

The Department of Fire and Emergency Services and the City of Wanneroo are to continue to educate the public on what a Total Fire Ban means and what actions the public need to take.

#### 6.2.2 Public Education Program

The City of Wanneroo is to continue to provide the community with advice on bush fire prevention and preparedness through brochures, newspaper articles, the Firebreak Notice & Hazard Reduction Notice issued to rate payers and on their web site.

The developer is to provide a copy of the current City of Wanneroo Protect your Home and Property from Bush Fires Notice, The Homeowners Survival Manual and Prepare Act Survive brochure and this Fire Management Plan at the time of sale of a Lot. It is essential that the Real Estate agent handling the sale of Lots on behalf of the Developer advises potential landowners that a Fire Management Plan exist and the modification of vegetation and ongoing fuel reduction will be required within this development.

The City of Wanneroo Protect your Home and Property from Bush Fires Notice requires landowners to install firebreaks around all buildings, Sheds, fuel storage including drums and flammable chemicals.

The use of machinery such as tractors and vehicles can be controlled by the City of Wanneroo as detailed in the Bush Fires Act and Regulations. Landowners within this development will need to comply with these directions.

The use of open fires for the purpose of cooking or camping, the use of incinerators, welding, grinding soldering and gas cutting equipment are controlled by the City of Wanneroo through its powers in the Bush Fires Act and Regulations during the Restricted and Prohibited Burning Times.

Other Public Safety and Community information on Bush Fires is available on the Department of Fire and Emergency Services web site [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au) and the City of Wanneroo website [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au).

### 6.3 FUTURE DEVELOPMENT

This Fire Management Plan has been prepared on the basis of the site being subdivided in accordance with the plan layout detailed in Figure 2. Any future proposed subdivision or development that results in a variation to this subdivision plan and would impact on the Bush Fire Risk Management will require approval from Western Australian Planning Commission and/or Local Government and may result in the need to review the provisions of this Fire Management Plan.

This “Site” is in a Bush Fire Prone area.

The details of Building Protection Zone and the BAL ratings for construction of dwellings is discussed in Section 6.1 and standards are detailed in Section 7.2

### 6.4 ACCESS AND FIREBREAKS

#### 6.4.1 Road System

The internal road system is an extension of Cosimo Drive creating a cul de sac and a strata road system which ends at the eastern boundary of the Lot. The internal road that ends at the eastern boundary is to have an Emergency Access gate/ removable Bollard to provide Emergency Access onto Wanneroo Road, A public Road access onto Wanneroo Rd is not permitted. The developer is to install a crossover onto Wanneroo Road to the requirement of MRDWA and the City of Wanneroo. See location of gate/bollards Figure 5.

Access from the cul de sac to the private internal road via a Gate /removable Bollards is to be provided by the developer so as to complete an internal loop road and thus providing emergency access to Wanneroo Road. See location of gate/bollards Figure 5.

The extension of Cosimo Drive and the private road in the strata Lot is to comply with the acceptable solution A 2.2 detailed in the “Guidelines”, the cul de sac is to comply with A2.3

The emergency access is to have gates or removable Bollards erected as detailed above so as to restrict day to day use. Gates or Bollards are as a minimum comply with A2.8. See specification in Section 7.2.

Signs are to be erected on the Gates or Bollards with the Wording “Emergency Access Only” or wording agreed to by the City of Wanneroo, Signage is as a minimum will comply with Acceptable solution A2.10. See specification in Section 7.2

#### 6.4.2 Internal Firebreaks - Protect your Home and Property from Bush Fires- Notice.

Notwithstanding the provisions of this Fire Management Plan, all lots within the site must comply with the City of Wanneroo Protect your Home and Property from Bush Fires Notice as amended from time to time that is issued to landowners annually.

#### 6.4.4 Cul de sacs

There are 6 cul de sacs in this proposal and as a minimum they will comply with acceptable solution A2.3. Cul de sacs will be installed by the Developer and maintained by the City of Wanneroo. See specifications in Section 7.2

### 6.5 FIRE SAFER AREAS

In the event of a bush fire, the Incident Controller of Fire Fighting Operations will advise if an evacuation is necessary and, in conjunction with the City of Wanneroo Emergency Services, direct residents to Safer Refuge Areas.

#### 6.6 ASSESSMENT OF FIRE MANAGEMENT STRATEGIES

All the actions and requirements in this Fire Management Plan meet the requirements of the Bush Fires Act and Regulations and the "Guidelines" and are sound, measurable and practical having been used and proven over time. These requirements take into account the various costs, alternatives available, benefits for protection of residents and the wider community, the environment and biodiversity protection.

This Fire Management Plan will be implemented as condition of subdivision for the site and complies with the acceptable solutions detailed in the "Guidelines".

It will be the responsibility of the Developer/subdivider to implement the provisions of this Fire Management Plan (detailed in Section 6.7.2) in order to seek clearance of those conditions of subdivision.

Likewise it is the responsibility of the City of Wanneroo to ensure that all standards required in this Fire Management Plan are met by the Developer/subdivider prior to the City recommending to the WA Planning Commission clearing any conditions of subdivision relating to this Fire Management Plan.

After any major fires that may occur during or once the subdivision of the "Site" has been completed, the City of Wanneroo may conduct a Post Incident Analysis of the fire, which may include identifying and implementing any changes that may be needed to improve the performance of fire prevention strategies.

### 6.7 IMPLEMENTATION OF THE FIRE MANAGEMENT PLAN.

This Fire Management Plan becomes operational as a condition of subdivision.

In implementing this Fire Management Plan, the following responsibilities have been determined.

#### 6.7.1 Property Owner's Responsibilities

To maintain the reduced level of risk and threat of fire, the owners/occupiers of all lots created by this proposal will be responsible for undertaking, complying and implementing measures protecting their own assets from the threat and risk of bush fire:

- Maintaining the property in good order to minimize potential bushfire fuels to mitigate the risk of fire on the property as detailed in Section 6.1;
- Ensuring that the lot complies with any Protect your Home and Property from Bush Fires Notice issued by the City of Wanneroo as detailed in Section 6.4. To be carried out annually;

- The landowner is to maintain the fuel loadings on their Lot irrespective of whether they are going to build on the Lot or not to the Building Protection Zone standard in perpetuity. Refer to standards in Section 7.2;
- Carrying out hazard management works as detailed in Section 6.1 of this Fire Management Plan;
- Ensuring that new dwellings are constructed to AS 3959 Table 3 Section 7.2 in those Lots that are identified as requiring an increase in construction standard. Lots have been identified in Figure 5.
- Complying with the Section 70A notification placed on the Certificate of Title for each Lot advising that a Fire Management Plan has been prepared for each lot. Refer to Section 7.2;
- Complying with the instructions of DFES Fire Services, the City of Wanneroo and/or volunteer fire services as may be issued under the Bush Fires Act for the purposes of maintaining the property or during the event of a bushfire;
- Landowners are to familiarize themselves with the City of Wanneroo Protect Your Home and Property from Bush Fires notice and the use of machinery such as tractors and vehicles, use of open fires for the purpose of cooking or camping, incinerators, the use of welding, grinding soldering and gas cutting equipment.
- Ensuring that in the event an evaporative air conditioner is installed at the property, suitable external ember screens are installed to roof mounted units and that they comply with AS 3959, and that the screens are checked annually

### 6.7.2 Developers Responsibilities

As a condition of subdivision the subdivider shall be required to carry out works described in Section 6 of this Fire Management Plan to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission:

- Install gates /Bollards and signage as detailed in Section 6.4. and 7.2 to restrict day to day access;
- Install internal roads, private roads (Strata Lot) and cul de sac as detailed in Section 6.4 to the standards detailed in Section 7.2;
- Prior to the issue of Land Titles on any lot, carry out landscaping along the eastern boundary of the POS as part of the management of the setback to the front of the Lots to the limits of the Building Protection Zone standard and maintain until Lot is sold as detailed in Section 7.2;
- Each lot is to comply with Protect your Home and Property from Bush Fires Notice issued by the City of Wanneroo under the Bush Fires Act and as gazetted/issued annually. The developer is to ensure that each Lot complies and is maintained until each lot is sold;
- Install Fire Hydrants as detailed in Section 4.8 and fire hydrant markings in detailed in Section 7.2;



- Supply a copy of this Fire Management Plan and The Homeowners Bush Fire Survival Manual, Prepare Act Survive (or similar suitable documentation) and the Protect your Home and Property from Bush Fires Notice issued by the City of Wanneroo to each affected property purchaser upon sale of the lot;
- Place a Section 70A notification on the Certificate of Title to each lot, advising landowners of the existence of this Fire Management Plan.

### 6.7.3 City of Wanneroo

The responsibility for compliance with the law rests with individual property owners and occupiers and the following conditions are not intended to unnecessarily transfer these responsibilities to the City of Wanneroo.

The City of Wanneroo shall be responsible for:

- Assess building plans at the Building Permit Application stage to ensure compliance with the current adopted AS3959 for any dwellings on proposed lots that is required to have an increased construction standard and is undertaken following issue by the City of a Building Permit;
- Enforcing any Notice issued by the City of Wanneroo under the Bush Fires Act;
- Maintain internal roads, cul de sacs, emergency access Gates/Bollards;
- Providing fire prevention and preparedness advice to landowners upon request; and
- Ensuring compliance with this Fire Management Plan prior to clearance of conditions of subdivision.

## 7.0 APPENDICES

### 7.1 WORKS PROGRAM

The works detailed in Section 6.7.2 in this Fire Management Plan must be implemented by the subdivider as a condition of subdivision approval.

Landowners will be responsible for the annual maintenance required in any Notice issued by the City of Wanneroo under the Act, the carrying out of any annual works associated with maintaining private driveways, Gates and BPZ's as detailed in this Fire Management Plan.

Activity	Responsibility	Maintenance	Responsibility
Installation of internal roads, cul de sacs and emergency access	Developer	Checking of quality of Roads	City of Wanneroo to maintain internal roads, cul de sacs, emergency Access. Strata Manager to maintain roads with strata Lot and emergency access onto Wanneroo Rd
Implement fire protection measures as detailed in Sections 6.1	Developer	Developer Annually maintenance required until Lots sold.	City of Wanneroo and Landowner in perpetuity
Compliance with Protect your Home and Property from Bush Fires Notice. Details Section 6.4.	Developer	Compliance with Firebreak Notice annually	Landowner
Maintain fuels in BPZ in perpetuity Section 7.2	Landowner	Annual maintenance	Landowner in perpetuity
Installation of and marking of fire hydrants Section 4.8	Developer	Water Corporation Standard	Water Corporation
Section 70 A notification on Title of each Lot advising FMP applies to each Lot	Developer	Maintain Lot in accordance with Landowners responsibilities detailed in S 6.7.1	Landowner
Provide a copy of following a sale of Lot:- Fire Management Plan Home Owners Survival Manual Prepare Act Survive Fire Control Notice	Developer	Landowners to familiarise themselves and annually update actions in the event of fire and annual maintenance of the above	Landowner

#### Prior to Building Permit

Activity	Responsibility	Maintenance	Responsibility
A Fire Consultant may re-assess AS 3959 BAL as part of Building Permit Application	Landowner	Landowner to ensure Building design complies with relevant AS 3959 BAL rating	City of Wanneroo to approve Building Permit application

## 7.2 GUIDELINES SPECIFICATIONS AND MINIMUM STANDARDS

The following section outlines the required specifications and minimum development standards that are required under this Fire Management Plan.

### 7.2.1 Public Roads & Private Roads within Strata LotA2.2

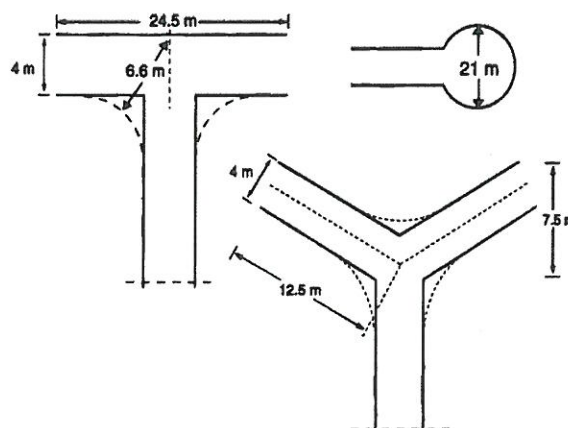
Public roads meet the following requirements:

- minimum trafficable surface: 6 metres
- horizontal clearance: 6 metres
- vertical clearance: 4 metres
- maximum grades: 1 in 8
- maximum grade over <50 metres: 1 in 5
- maximum average grade: 1 in 7
- minimum weight capacity: 15 tonnes
- maximum crossfall: 1 in 33
- curves minimum inner radius: 12 metres

### 7.2.2 Cul de sac A2.3

Cul-de-sacs (including dead end roads) are generally not encouraged in bush fire prone areas. Where used, however, cul-de-sac standards are to be as follows:

- maximum length: 200 metres (if emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than 8 lots are serviced)
- minimum trafficable surface: 6 metres
- horizontal clearance: 6 metres
- maximum grades: 1 in 8
- maximum grade over <50 metres: 1 in 5
- maximum average grade: 1 in 7
- minimum weight capacity: 15 tonnes
- maximum crossfall: 1 in 33
- curves minimum inner radius: 12 metres
- as per turn around area requirements – including 21 metres head see below



*Turn around area measurements.*

### 7.2.3 Gates on Emergency access Minimum standards A2.8

All gates used to restrict traffic on Emergency Access meet the following requirements:

- minimum width 3.6 metres: required width 4.1 metres
- design and construction: to be approved by relevant local government
- emergency access way gates: must be locked to restrict day to day traffic
- signposted: See 7.2.5.

### 7.2.4 Firebreaks A2.9

Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum 3 metres width, 4 metre in height, no obstructions to be placed in the firebreak area with access via main entrance to all properties.

### 7.2.5 Signage for Emergency Access Way A2.10

Signs are erected where emergency access ways and fire services access routes adjoin public roads, and meet the following requirements:

- minimum height above ground: 0.9 metres
- design and construction: to be approved by relevant local government
- lettering height: 100 millimetres
- to display the following wording (as appropriate): 'Emergency Access Only'.

### 7.2.6 Building Protection Zone A4.3

The aim of the Building Protection Zones (BPZ) is to reduce bush fire intensity close to buildings, and to minimise the likelihood of flame contact with buildings.

The Building Protection Zone is a low fuel area immediately surrounding a building complying with Acceptable Solution A4.3 of the Guidelines.

The setback on the western boundary and Lots to comply with the following Building Protection Zone conditions:

- Loose flammable material within the BPZ should be removed to reduce the fuel load to less than 2 tonnes per hectare and this is to be maintained to this level.
- All grasses within the BPZ are to be maintained to a height of a maximum 50mm.
- The crowns of trees within the BPZ must be separated where practical such that there is a clear separation distance between adjoining tree crowns.
- Prune lower branches of trees within the BPZ (up to 2 metres off the ground) to stop a surface fire spreading to the canopy of the trees.
- There are to be no tree crowns or branches overhanging the building or asset and a minimum horizontal clearance of 2 metres is required between tree branches and buildings or assets.
- Do not clump shrubs close to building. Ensure that there is a gap of at least 3 times the height (at maturity) of the shrub away from the building.
- Trees or shrubs in the BPZ are to be cleared of any dead material.
- Fences, sheds and structures within the BPZ should be constructed of non-flammable material and be clear of trees and shrubs as per building requirements.
- Gas Cylinders should be isolated from the Flame Zone and should be stored in an area that is clear of all flammable material. Gas vent valves should face away from

the building and anything flammable. Gas cylinders should be securely tethered with non-flammable fastenings to prevent toppling over.

- Fire wood storage should be at least 20 metres from the building unless contained in sealed non-flammable container.
- Driveways and access ways must allow for the safe passage of a large fire appliance 2.4 to all buildings and assets on the land.
- Roof gutters should be free of leaves and other combustible material.
- Roof mounted evaporative air coolers must be fitted with ember proof screens to the filter media to reduce the possibility of bushfire embers igniting the air cooler.

It is further recommended that property owners, where possible and practical, further extend the width of the defendable space around assets by reducing fuel loads and fire hazards.

**NOTE:**

- The purpose of the BPZ is to reduce flammable fuel in the immediate vicinity of structures and other assets to reduce the bushfire attack level in accordance with Australian Standard AS3959 Section 2.
- The requirements for BPZ within Western Australia for new buildings are specified in the “Guidelines” and on the DEFES website.
- Maintained gardens are not classed as flammable for the defendable space.
- Areas such as pathways, drives, lawn, vegetable gardens, pools etc. all serve to reduce fire intensity and will form an integral part of any BPZ. The effectiveness of these in reducing the risk of fire damage to a building is enhanced if these areas are close to the building.

The Building Protection Zone is to be installed by the Landowner and maintained by the landowner in perpetuity.

The above Building Protection Zone Standard was copied from the DFES website.

### 7.2.7 Building Construction

Individual dwellings on all lots shall be designed and built to conform with:

- The Building Code of Australia; and
- AS 3959 Construction of Buildings in a Bushfire Prone Area;

The minimum distance of 100 metres (from vegetation rated ‘Moderate’ or ‘Extreme’) may be reduced in compliance with AS 3959. Under AS 3959 as the distance from the vegetation is reduced, the construction standard must be increased. Table 2.4.3 AS 3959 sets out this relationship and Section 2 of AS 3959 details the methodology of determining the Bushfire Attack Level (BAL).

BAL (Bushfire Attack Level) Determination Using Methodology from Section 2.2.1 of current adopted AS 3959- 2009 and Table 2.4.3 which applies to all as depicted in Figure 5:

Table 3 Summary of Determination of BAL using Fire Danger Index 80

Vegetation Class	Setback from Vegetation (meters)	Slope	BAL	Construction Standard AS 3959-2009	BPZ (metres)
D Scrub	22-31	0°-5°	19	S 3 & 6	22
D Scrub	31-100	0°-5°	12.5	S 3 & 6	31 metres setback from vegetation
D Scrub	100+	0°-5°	Low	No increase in construction	100+

New dwellings on the proposed Lots will comply with an indicative AS 3959-2009 BAL 19 (Table 3) compliant with the 22 metre setback from vegetation in the POS.

Proposed dwellings that are located greater than 31 metres but less than 100 metres from landscape vegetation in the POS with comply with construction standard AS 3959-2009BAL 12.5.

Proposed dwellings that are located greater than 100 metres from the landscaped vegetation in the POS will comply with the AS 3959-2009 BAL – Low- no increase in construction required.

Se Figure 5 for the location of the Above BAL RATINGS.

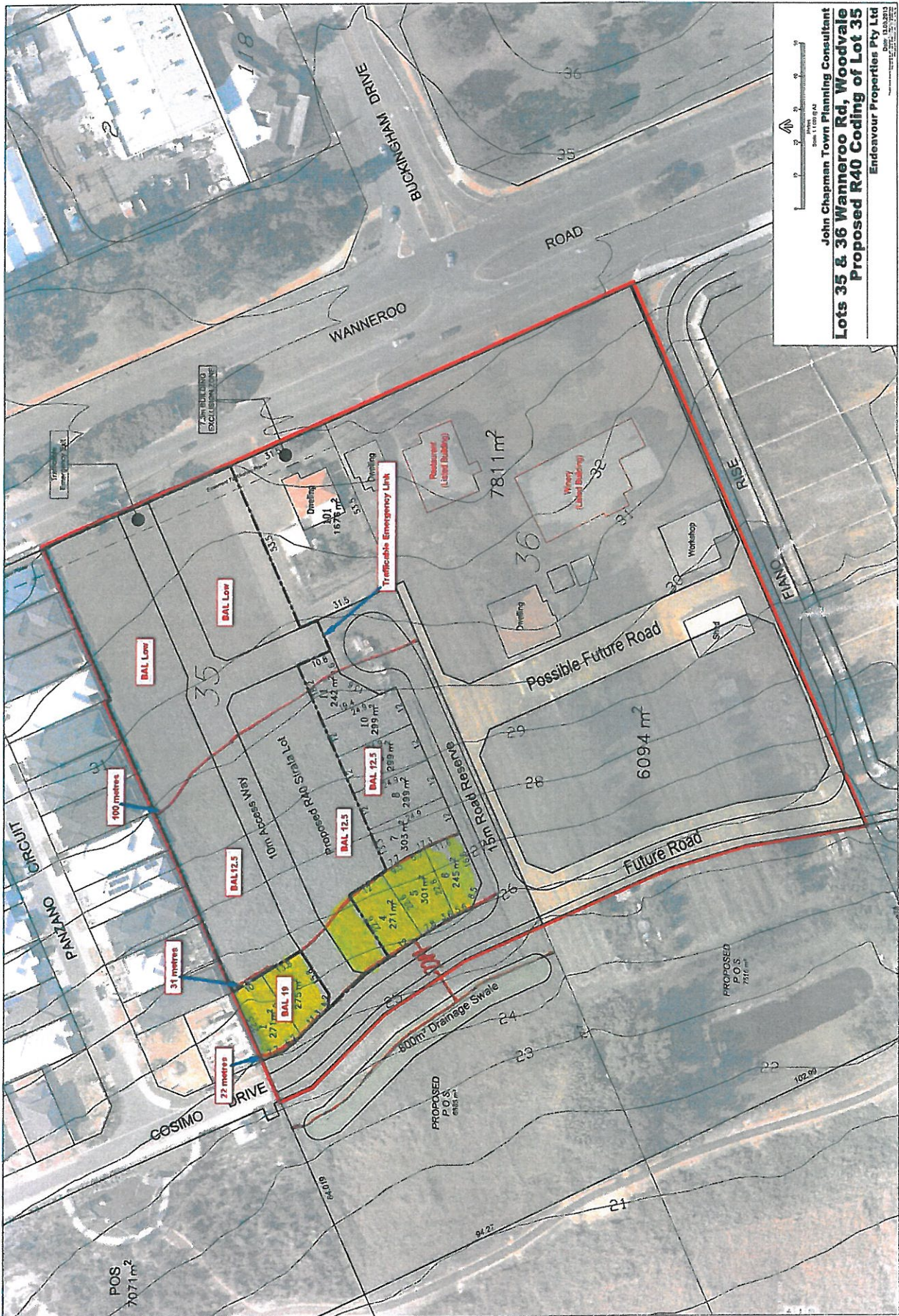
The Building Protection Zone standards are detailed in Section 7.2.9

A BAL assessment may be carried out (on behalf of the landowner) at the time of Building Permit Application that will confirm the above BAL rating or determine a new rating. A Fire Consultant will carry out the BAL assessment and provide documentation identifying the AS 3959 BAL construction standard which will accompany the Building Permit Application.

With increased dwelling construction the protection of dwellings within the lots will not be dependent on fuel modification/ reduction being carried out in vegetation located in the Yellagonga Regional Park.

As a result of ember attack evaporative air conditioners can be the cause of a fire starting in a building. It is a requirement that the roof unit of an evaporative air conditioner is enclosed in a suitable external ember protection screen. More information is available at [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au) and in AS 3959.

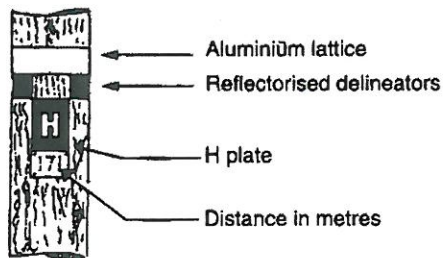
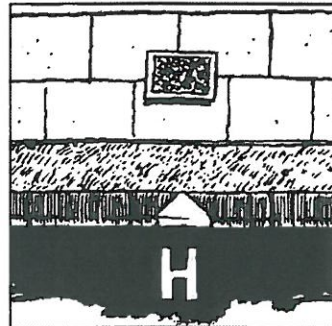
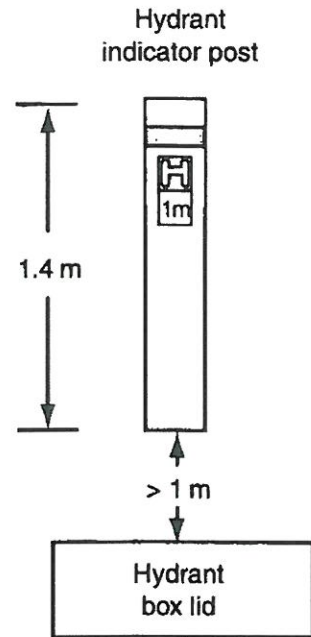
Figure 5 AS 3959-2009 BAL Ratings and Setback from Vegetation



### 7.2.8 Fire Hydrant Markings



Hydrant indicators post.



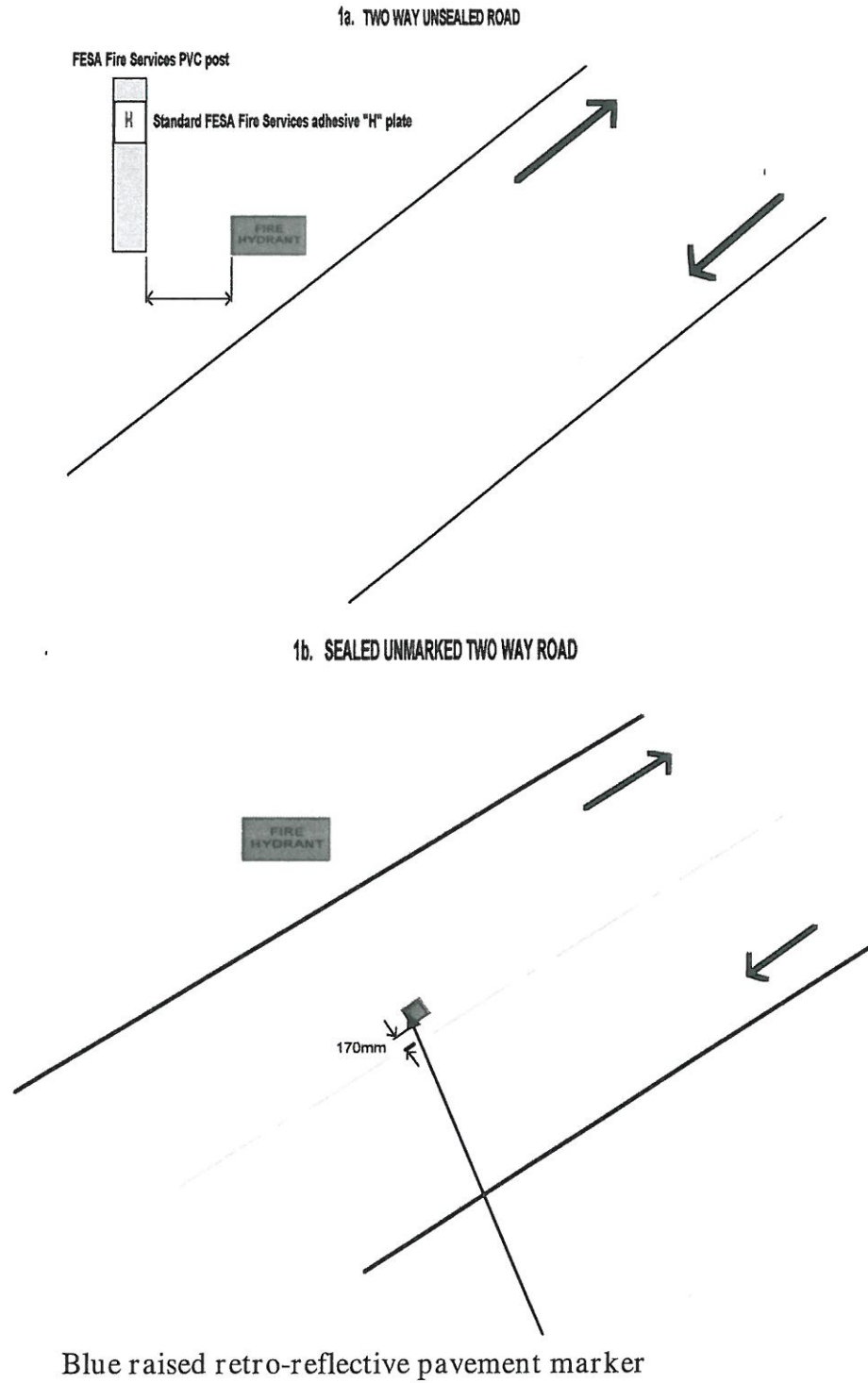
Indicates that the hydrant is on the same side of the street as the pole



Indicates that the hydrant is on the opposite side of the street as the pole



The implementation of the blue raised retro reflective pavement marker (RRPM's) and new hydrant indicating regime is designed to provide greater ability for fire fighters to readily identify fire hydrant locations, particularly at night or where smoke affects visibility.



### 7.3 GLOSSARY

#### Acceptable Solution

A statement describing an acceptable means of complying with the requirements of corresponding performance criteria.

#### Appliance or Fire Appliance

A fire fighting appliance (vehicle) with structural, grass and bush fire fighting capabilities, with either a 2000 litres water capacity (2.4 appliance) or a 3000 litre water capacity (3.4 appliance) and four (4) wheel drive.

#### BAL – (abb) Bushfire Attack Level.

Bushfire Attack Level – an assessed rating of a site's risk to a bushfire, based on vegetation type, slope of the land and its proximity to buildings.

Building Construction Standard Buffer - An area 100 metres wide including a Building Protection Zone in which an increase in building construction standard in accordance with AS3959 will apply.

#### Building Protection Zone (BPZ)

Low fuel area immediately surrounding buildings as described in Section 7.2.9. Minimum width 20 metres, increasing with slope. Created as part of the development of any habitable building on a lot and where necessary, extending to the lot boundary. Maintained by the landowner in perpetuity.

#### Bush

Under the Bush Fires Act 1954 the term bush is defined to include trees, bushes, plants, stubble, scrub and undergrowth of a kind whatsoever whether dead or alive and whether standing or not standing.

#### Bush Fire or Wildfire

A general term used to describe fire in vegetation that is not under control.

#### Bush Fire Hazard.

The flammability, arrangement and quantity of vegetation, dead or alive, that can be burnt in a bush fire. Development is to be avoided in extreme bush fire hazard designated areas, unless that hazard is reduced.

Bush fire prone area - for the purposes of this Fire Management Plan, a bush fire prone area is an area that has been declared as such by the relevant local government responsible for an area. Once an area is declared bush fire prone, then AS 3959 applies to new residential development within it.

#### Bush Fire Risk

The chance of a bush fire starting that will have harmful consequences on life and property. It is measured in terms of consequences and likelihood and arises from the interaction of hazards, communities and the environment.

#### DFES

Department of Fire and Emergency Service formally FESA

#### Development Application

An application for approval to carry out a development under either a local planning scheme or regional planning scheme.

Dwelling setback – the horizontal distance between a wall of the dwelling at any point, and an adjacent lot boundary, measured at right angles (90 degrees) to the boundary.

### Emergency Access Way

Road not normally open but available to the public (using two wheel drive vehicles) for evacuation during a bush fire emergency.

### Fire Break or Firebreak

Any natural or constructed discontinuity in a fuel bed not less than 3m wide and surrounding a lot or section of land used to segregate, stop and control the spread of a bush fire or to provide a fire line from which to suppress a bush fire and cleared to reduce the risk of bush fire damage.

### FDI- Fire Danger Index

The chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short- term drought effects.

### Fire Protection

A generic term used to describe the range of services and systems used to mitigate the impact of fire on the community. It encompasses both fire prevention and emergency response.

### Fire Management Plan

Ongoing, dynamic document that sets out the medium to long term mitigation strategies for fire hazards and risks in particular developments within local government areas.

### Fire Services Access Route

Accessible by heavy four wheel drive fire fighting vehicles.

### Fuel Reduction also Hazard Reduction

Removal and modification of bush fire fuel, or increase in building construction standards or a combination of the two.

### Hazard Separation Zone (HSZ)

The fuel reduction area between an area bush fire hazard and the buildings (and associated building protection zones) of a development.

### Low Fuel Area

An area 100 metres wide of reduced bush fire fuels that is required to surround a Stage of land release and negates the need to increase the standard of dwelling construction on the edge of the Stage of land release. It complies with the Building Protection Zone standards is temporary until the next stage of land is cleared for release.

### Performance Criteria.

Statement which specifies the outcomes required for the protection of life and property from bush fires.

### Structural Fire

A fire in a building.

**8.0 FIRE MANAGEMENT PLAN COMPLIANCE CHECKLIST FOR PERFORMANCE CRITERIA AND ACCEPTABLE SOLUTIONS**

**PROPERTY DETAILS: Lots 35 Wanneroo Rd Woodvale  
Local Government: City of Wanneroo**

**Element 1: Location**

Does the proposal comply with the performance criteria by applying acceptable solution A1.1?  
Increased building construction and appropriate BPZ & HSZ

Yes  No

**Element 2: Vehicular Access**

Does the proposal comply with the performance criteria by applying acceptable solution A2.1?  
Emergency Access onto Wanneroo Rd

Yes  No

Does the proposal comply with performance criteria by applying acceptable solution A2.2?  
Private and Public Roads comply

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.3?

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.4?  
Not Applicable

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.5?

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.6?  
Not Applicable

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.7?  
Not Applicable

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.8?  
Restrict day to day traffic along emergency access.

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.9?  
Complying with City of Wanneroo  
Protect your Home and Property from Bush Fires Notice.

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A2.10?

Yes  No

Element 3: Water

Does the proposal comply with the performance criteria by applying acceptable solution A3.1?

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A3.2?  
Not Applicable

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A3.3?  
Not Applicable

Yes  No

Element 4: Siting of Development

Does the proposal comply with the performance criteria by applying acceptable solution A4.1?  
BPZ and increased dwelling construction

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A4.2?

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A4.3?

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A4.4?  
Not Applicable

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A4.5?  
Not Applicable

Yes  No

Element 5: Design of Development

Does the proposal comply with the performance criteria by applying acceptable solution A5.1?  
The development uses acceptable solutions as appropriate to meet the requirements under performance criterion P5.

Yes  No

Does the proposal comply with the performance criteria by applying acceptable solution A5.2?  
Not Applicable

Yes  No

Applicant Declaration:

I declare that the information provided is true and correct to the best of my knowledge.

Name of Person Preparing the Fire Management Plan:

Full Name: *B.W. Harris* for FirePlan WA

Date: 30/08/2013

Developer:

Full Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: