

Appendix

E

Lot 1158
Proposed Bushfire
Management Plan

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes No

Date of site visit (if applicable): Day Month Year

Report author:

WA BPAD accreditation level (please circle):

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

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

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

Signature of report author



Date



Bushfire Management Plan Residential Subdivision

No. 341 Landsdale Road & No. 10
Cavolfiore Grove, Landsdale, WA 6065

16th April 2020

Table of Contents

1.0	Proposal Details.....	4
2.0	Environmental Considerations	6
3.0	Bushfire Assessment Results.....	7
3.1	Assessment Inputs.....	7
3.2	Assessment Outputs.....	12
4.0	Assessment against bushfire protection criteria	14
5.0	Responsibilities for Implementation and Management of Bushfire Measures	17
5.1	Landowner’s Responsibilities	17
5.2	Developer’s Responsibilities.....	17
5.3	City of Wanneroo Responsibilities.....	18
6.0	Appendices	19
6.1	Schedule 1: Standards for Asset Protection Zones, Appendix 4 of the Guidelines	19
6.2	Vehicular Access Technical Requirements.....	20
6.3	City of Wanneroo Fire Hazard Reduction Notice.....	21

Executive Summary

Bushfires present a significant risk to people, property and the environment. Each year, thousands of bushfires destroy or damage houses, sheds and garages, commercial and industrial buildings, vehicles and vast hectares of bushland across Western Australia. People have also been killed or seriously injured during bushfires. Therefore, reducing the likelihood and impact of bushfires is crucial for maintaining safer communities, mitigating the potential loss of life, property and infrastructure and the associated financial and emotional impact.

This Bushfire Management Plan has been commissioned by Elizabeth and Domenico Gallizzi and Goss Developments Pty Ltd (c/o Prime Projects) to detail the bushfire management methods and requirements that will need to be implemented for the development of No. 341 Landsdale Road, Landsdale and a portion of No. 10 Cavolfiore Grove, Landsdale 6065 (the application area). The proposed development includes subdivision of the application area into thirteen (13) residential lots. The Bushfire Management Plan has been prepared in accordance with the bushfire protection criteria and acceptable solutions as outlined in Guidelines for Planning in Bushfire Prone Areas version 1.3 (December 2017). The major recommendations made within the plan include the implementation of applicable bushfire protection measures, to satisfy the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas (WAPC 2015).

Approved by:



John Greenwood
MSc(Curtin) BAppSc (Building Surveying) MAIBS, MAIB
Director

Document Control

Client: Elizabeth and Domenico Gallizzi and Goss Developments Pty Ltd (c/o Weston Property Group)

Report Version	Purpose	Issue Date	Report Author
Rev 1	Bushfire Management Plan (BMP) for proposed subdivision	16/04/2020	John Greenwood BPAD Level 2

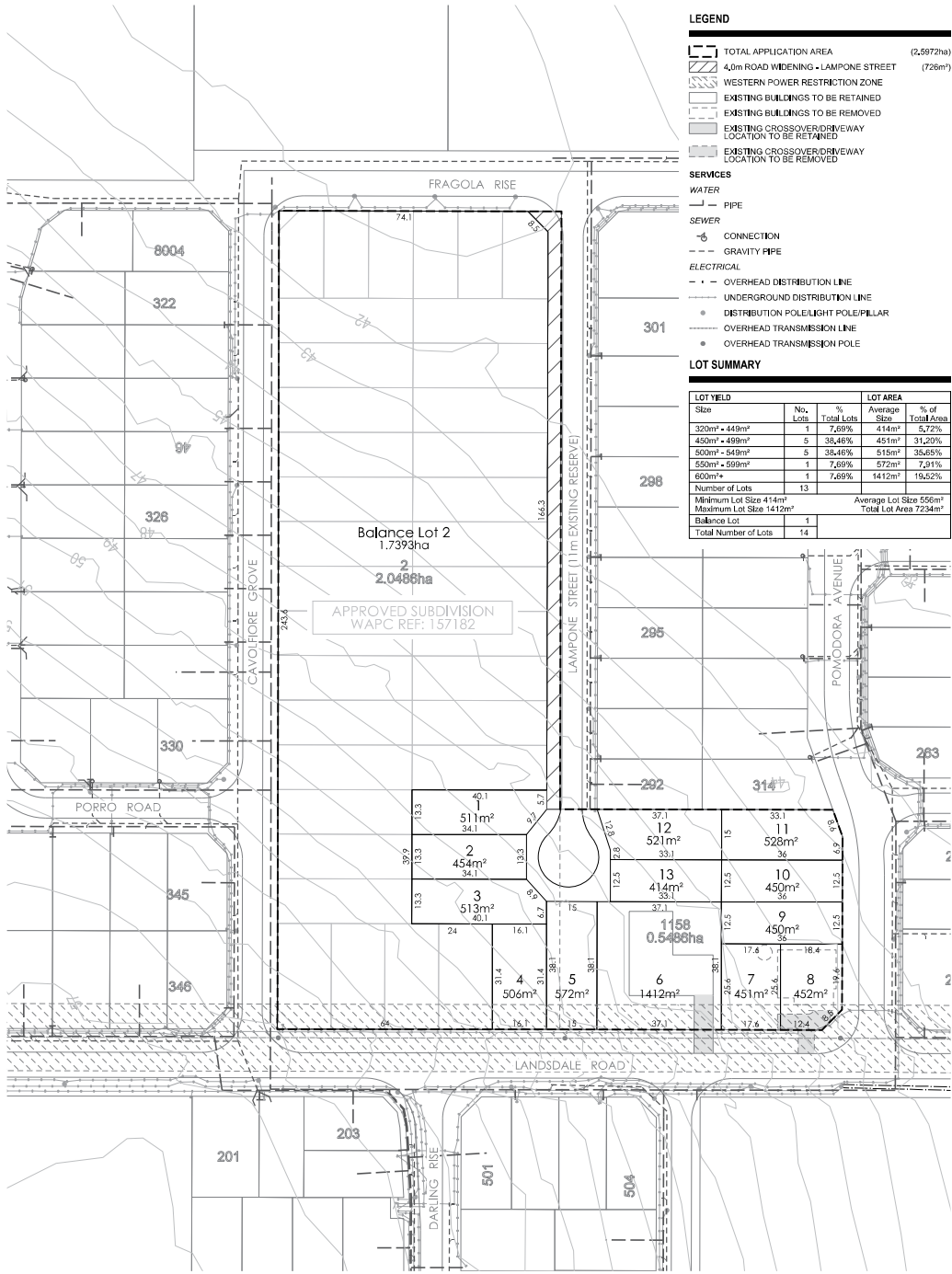
Disclaimer: The measures contained in this bushfire management plan are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bushfire. All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available to WABAL 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 WABAL has no control. Notwithstanding anything contained therein, WABAL 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.

Any recommendations made within this Plan 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.

1.0 Proposal Details

This Bushfire Management Plan has been commissioned by Elizabeth and Domenico Gallizzi and Goss Developments Pty Ltd (c/o Prime Projects) to detail the bushfire management methods and requirements that will need to be implemented for the development of the application area which extends across two adjacent properties No. 341 Landsdale Road, Landsdale and a portion of No. 10 Cavolfiore Grove, Landsdale 6065. The proposed development includes the subdivision of the application area into thirteen (13) residential lots (proposed Lots 1 through to 13) ranging in size from 414m² to 572m² as well as a 1412m² lot with an existing building to be retained (Figure 1). The proposed development within the application area also includes four (4) metre road widening on the west side of Lampone Street and a turn-around area at the end of Lampone Street (Figure 1). An assessment of the bushfire protection criteria for Balance Lot 2 Approved Subdivision WAPC Ref: 157182 as shown on the site plan (Figure 1) has been previously completed in the form of a Bushfire Management Plan that has been provided under separate cover. For the purpose of this assessment, it is assumed that the proposed development will comply with the City's local planning scheme. The site is located in the City of Wanneroo.

The application of State Planning Policy 3.7 is triggered by the site being located within an area that is designated as being prone to bushfires as per Figure 2. The proposal consists of a development application where a Bushfire Attack Level (BAL) rating above BAL-LOW applies.



Plan of Subdivision - Freehold
 LOT 2 & 1158 LAMPONE STREET, LANDSDALE

scale: 1:1000 (A3) 1:1500 (A4)
 date: 17/03/2020
 designed: Taylor Barrall Barnett Town Planning & Design
 checked: DR
 drawn: DR



Figure 1: Proposed Site Plan

3.0 Bushfire Assessment Results

A BAL Assessment is required in accordance with clause 6.5 of SPP 3.7. a Bushfire Attack Level (BAL) assessment conducted in accordance with AS3959-2018 for the proposed subdivision was completed on 31st March 2020.

3.1 Assessment Inputs

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below. Please refer to the Bushfire Attack Level (BAL) Contour Map in Section 3.2 of this BMP for the BAL ratings that apply for the proposed lots.

Photo ID: 1	Plot: 1	
Vegetation Classification or Exclusion Clause		
Excludable – Clause 2.2.3.2(f)		
Description / Justification for Classification		
Plot 1 refers to the surrounding urban vegetation, which has been excluded as being managed and low threat.		
Photo ID: 2	Plot: 1	
Vegetation Classification or Exclusion Clause		
Excludable – Clause 2.2.3.2(f)		
Description / Justification for Classification		
An alternative view of Plot 1.		

Photo ID:	3	Plot:	1
Vegetation Classification or Exclusion Clause			
Excludable – Clause 2.2.3.2(f)			
Description / Justification for Classification			
An alternative view of Plot 1.			



Photo ID:	4	Plot:	1
Vegetation Classification or Exclusion Clause			
Excludable – Clause 2.2.3.2(f)			
Description / Justification for Classification			
An alternative view of Plot 1.			



Photo ID:	5	Plot:	2
Vegetation Classification or Exclusion Clause			
Class D Scrub			
Description / Justification for Classification			
Plot 2 is an area of Class D vegetation located within the assessment area on >0-5 degrees downsloping land.			



Photo ID:	6	Plot:	2
Vegetation Classification or Exclusion Clause			
Class D Scrub			
Description / Justification for Classification			
An alternative view of Plot 2.			



Photo ID: 7 Plot: 3

Vegetation Classification or Exclusion Clause

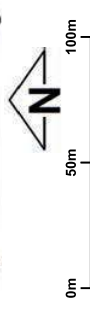
Excludable – Clause 2.2.3.2(f)

Description / Justification for Classification



Plot 3 refers to the surrounding vegetation, which has been excluded as being low threat.



**Figure 3: BAL
Vegetation
Classification Map**



Scale 1:2000 at A3
Date of Aerial Photo: 2 March 2020

LEGEND	
.....	Assessment area
.....	150m radius
.....	Subject land
.....	Proposed cadastral
- - - - -	Vegetation/plot boundary
■	Class A
■	Class B
■	Class C
■	Class D
■	Class E
■	Class F
■	Class G
■	Class H
■	Area to be modified to low threat state
■	Excluded as per 2.2.3.2
	Photo point
	Proposed building

ADDRESS:
No. 341 Landsdale Road & No. 10
Cavolfiore Grove, Landsdale 6065

INSPECTION:	31/03/2020	REPORT:	16/04/2020	REV:	1
1	Issued to Client	1		1	

John Greenwood
BPAD Level 2



3.2 Assessment Outputs

BAL (Bushfire Attack Level) Determination Using Methodology from Section 2.2.1 of current adopted AS3959-2018 and Table 2.5 for Fire Danger Index (FDI) 80. Please refer to Table 1 and the BAL Contour Map provided below for the Bushfire Attack Level (BAL) ratings that apply to the proposed lots.

The BAL ratings for dwellings on certain lots will depend on the housing design and the orientation within the proposed lots. Once the building design has been finalised, a separate BAL assessment may need to be conducted and a certificate from a qualified Bushfire Consultant submitted at the building permit application stage.

The following indicative BAL ratings have been determined for each proposed lot.

Proposed Lot	Highest indicative applicable Bushfire Attack Level (BAL) Rating to Lot
1	BAL-12.5*
2	BAL-12.5
3	BAL-12.5
4	BAL-12.5
5	BAL-12.5
6	BAL-29
7	BAL-29*
8	BAL-29*
9	BAL-12.5
10	BAL-12.5
11	BAL-12.5
12	BAL-12.5
13	BAL-12.5

Table 1: Indicative BAL Ratings for Proposed Lots

*Potential to achieve lower BAL rating subject to dwelling design and location on lot. A rating of BAL-19 is likely to be achievable for future dwellings on lots 7 and 8 with R-code set-back requirements.

Note: Lot 6 is located within multiple BAL Contours and has an existing dwelling on the lot that will be retained as shown on the site plan (Figure 1). This dwelling was constructed prior to this development application.

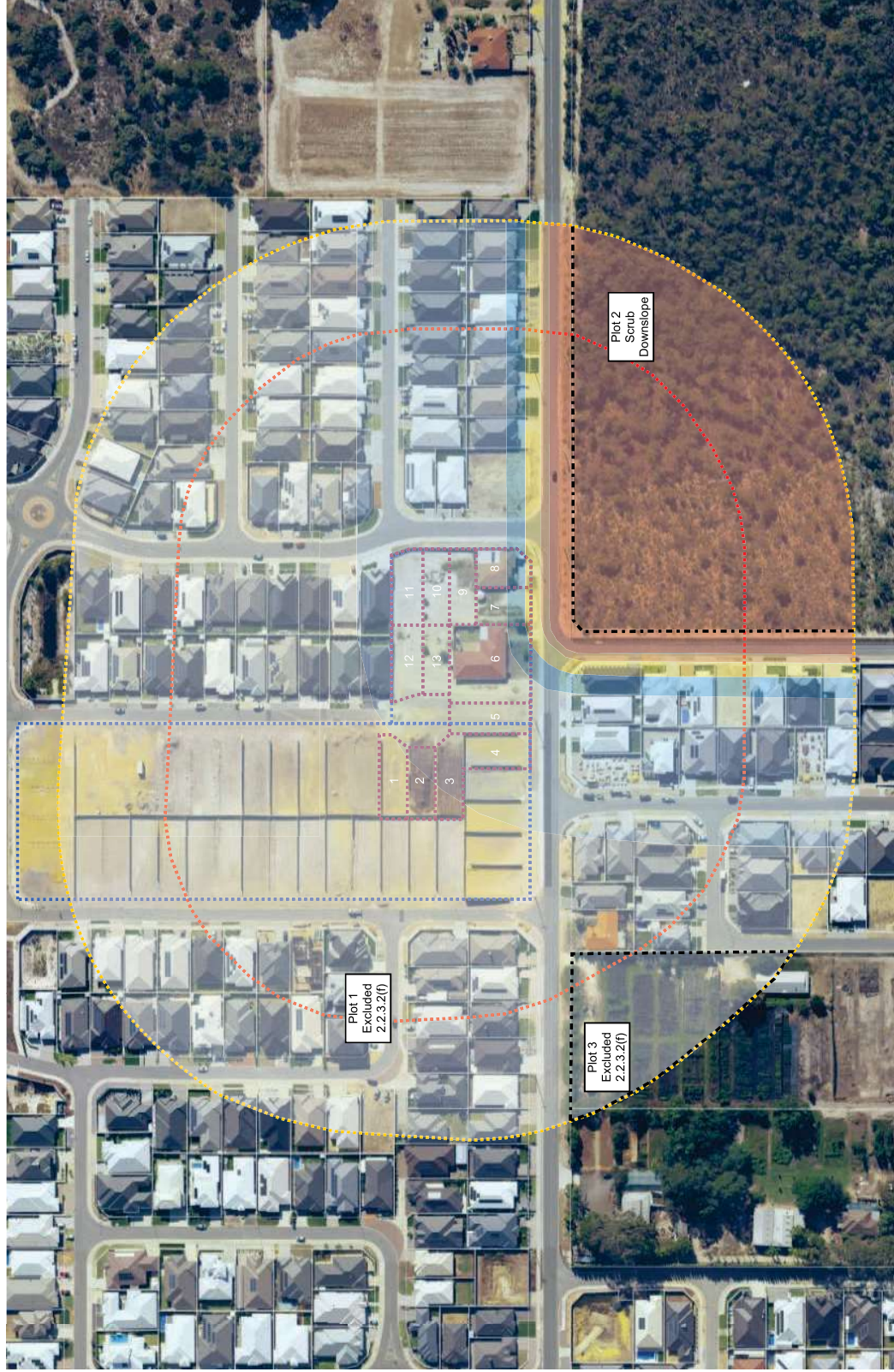
**Figure 4:
BAL Contour Map**



0m 50m 100m

Scale 1:2000 at A3

Date of Aerial Photo: 2 March 2020



LEGEND	
	Assessment area
	Subject land
	Proposed cadastre
	Vegetation/plot boundary
	BAL - Low
	BAL - 12.5
	BAL - 19
	BAL - 29
	BAL - 40
	BAL - FZ

ADDRESS: No. 341 Landsdale Road & No. 10 Cavolfiore Grove, Landsdale 6065	
INSPECTION:	REPORT:
31/03/2020	16/04/2020
REV:	1
1	Issued to Client
1	

 BPAD Bushfire Planning & Design Accredited Practitioner Level 2	John Greenwood BPAD Level 2 10/04/2020
--	--

4.0 Assessment against bushfire protection criteria

For each of the elements listed within Appendix 4 of the Guidelines for Planning in Bushfire Prone areas, the intent is demonstrated by addressing the relevant acceptable solutions for this proposal. Justification statements for the proposals compliance or non-compliance with the relevant acceptable solutions is detailed in Table 2 below. In accordance with SPP 3.7 Part 6.5(c) this proposal provides an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site. Please refer to Figure 5 for a spatial representation of how compliance with the applicable acceptable solutions will be achieved.

Bushfire Protection Criteria	Method of Compliance	Proposed bushfire management strategies
	Acceptable Solutions	
Element 1: Location	A1.1 Development Location	The proposed lots will be located on site so as to allow a sufficient separation distance from the classified vegetation to achieve a rating of BAL-29 or below.
Element 2: Sitting and design	A2.1 Asset Protection Zone (APZ)	<p>Asset Protection Zone (APZ) requirements are achieved and will be maintained through the continued management of the proposed lots in a low threat state in perpetuity, in accordance with the City of Wanneroo Fire Hazard Reduction Notice and Schedule 1 of the Guidelines.</p> <p>Compliance with Acceptable Solution A2.1 is, therefore, achieved.</p> <p>Note: Please refer to the Appendices (Section 6.1) of this BMP for a copy of Schedule 1: Standards for Asset Protection Zones in the Guidelines for Planning in Bushfire Prone Areas.</p>
Element 3: Vehicular access	A3.1 Two access routes	<p>The access/egress to each lot is as follows:</p> <ul style="list-style-type: none"> • Lots 4, 5, 7 and 8 via Landsdale Rd • Lot 6 existing access via Landsdale Road • Lots 9, 10 and 11 via Pomodora Avenue • Lots 1, 2, 3, 12, and 13 via Lampone Street <p>Landsdale Road is part of the existing public road network providing two (2) different vehicular access routes available in either an Easterly direction (towards Alexander Drive) or Westerly direction.</p> <p>Pomodora Avenue is part of the existing public road network providing two (2) different vehicular access routes available in either a Northerly direction (towards Kingsway) or Southerly direction (towards Landsdale Road).</p>

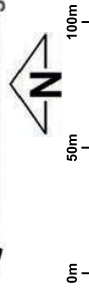
		Lampone Street is part of the existing public road network (please see A3.3 below for details).
	A3.2 Public road	In accordance with SSP 3.7 Part 6.5(c), A3.2 is not applicable for the surrounding public roads forming part of the existing public road network that are not contained within the boundary of the development site. Note: Please refer to A3.3 below for further details regarding the cul-de-sac (Lampone Street).
	A3.3 Cul-de-sac (including dead-end road)	Lampone Street will provide access to lots 1, 2, 3, 12, and 13 and is less than 200m in length. Lampone Street will be widened by 4m to the west side and will include a loop turn around area at the end of the street measuring a minimum diameter of 17.5m. The cul-de-sac shall comply with the requirements as outlined in Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) Table 6, Column 2 (Appendix 6.2).
	A3.4 Battle-axe	Not applicable
	A3.5 Private driveway longer than 50 metres	All future dwellings on the lots will be located within 50m of a public road, Acceptable Solution A3.5 is therefore not applicable for this proposal.
	A3.6 Emergency access way	Not Applicable
	A3.7 Fire service access routes (perimeter roads)	Not Applicable
	A3.8 Firebreak width	Compliance with the annual fire hazard reduction notice will be mandatory and enforceable by the City of Wanneroo in this development. Please refer to Appendix 6.3 in this BMP for a copy of the current notice.
Element 4: Water	A4.1 Reticulated areas	A reticulated water supply is provided to the area. The Water Corporation of WA's Water Reticulation Standard No. 63 is considered to be the baseline criteria for developments. Please refer to Figure 5 for details of the nearest existing water hydrants located to the proposed subdivision.
	A4.2 Non-reticulated areas	Not Applicable
	A4.3 Individual lots within non-reticulated areas (only for use if creating 1 additional lot and cannot be applied cumulatively)	Not Applicable

Table 2: Compliance Summary

Figure 5: Spatial representation of the proposed risk management strategies

NOTES

- 1) Access/egress in two (2) different directions via Landsdale Road and Pomodora Avenue.
- 2) 4m Road widening proposed on west side of Lampone Street. Minimum 17.5m diameter loop turn-around area at the end of the cul-de-sac (Lampone Street).
- 3) Class D - Scrub primary vegetation plot
- 4) Proposed lots to be established as low fuel zone and to continue being maintained as a low fuel zone in accordance with Schedule 1 Element 2 of the Guidelines and City of Wanneroo Fire Hazard Reduction notice.
- 5) Nearest existing water hydrant locations



Date of Aerial Photo: 2/03/2020

LEGEND	
.....	Subject land
.....	Proposed Cadastre
 	Asset Protection Zone
 	Vegetation Plot boundary
 	Sealed Access
 	4m wide road widening
	Water Hydrant
1	Notes

PROPERTY/ASSESSMENT DETAILS	
Owner(s): Elizabeth and Domenico Gallizzi and Goss Developments Pty Ltd (ro Proj Projects)	
Address: No. 341 Landsdale Road & No. 10 Cavour Grove, Landsdale 6065	
Prepared by: John Greenwood	
Company: WABAL	
Accreditation Level: BPAD Level 2	
BPAD Accreditation Number: 36633	
Accreditation Expiry Date: April 2021	
INSPECTION:	REV:
31/03/2020	16/04/2020
1	1
1	1



5.0 Responsibilities for Implementation and Management of Bushfire Measures

This Bushfire Management Plan becomes operational as a condition of development approval. Through the implementation of this Bushfire Management Plan, the following responsibilities have been determined.

5.1 Landowner's Responsibilities

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

- Being aware of the bushfire risk potentially affecting their property, with an understanding that bushfire threat can never be fully removed;
- Reading, understanding and complying with this Bushfire Management Plan;
- Ensuring the ongoing implementation of this Bushfire Management Plan, including providing successive landowners with a copy of this Bushfire Management Plan, and making them aware of the responsibilities outlined in this Bushfire Management Plan;
- Continue to maintain the property in a low threat state in accordance with the City of Wanneroo Fire Hazard Reduction Notice and Schedule 1 of the Guidelines to minimize potential bushfire fuels to mitigate the risk of fire on the property;
- Ensuring that the lot complies with any Fire Control Notice issued by the City of Wanneroo. To be carried out and maintained annually;
- Complying with the instructions of DFES Fire Services, the City of Wanneroo and/or volunteer fire services as may be issued under the Act for the purposes of maintaining the property or during the event of a bushfire; and
- Any new building works, including those included within the works currently proposed and all future works, are to comply with the bushfire protection provisions of the Building Act, Building Regulations, National Construction Code and AS 3959 -2018 (where applicable).

5.2 Developer's Responsibilities

The developer shall be required to carry out works that include the points listed below:

- Establishing the proposed lots as a low-fuel zone and continuing to maintain the lots as a low-fuel zone in accordance with Schedule 1 of the Guidelines until individual lots are sold;
- Lodging a section 70A Notification on each Certificate of Title proposed by the subdivision. The notification shall alert purchasers of land and successors in Title of the responsibilities of this Bushfire Management Plan;
- Install four (4) metre road widening (west side Lampone Street) and a compliant turn-around area at the end of Lampone Street as specified in this BMP;
- Maintaining fire hazard reduction to the required standard in accordance with the City of Wanneroo Fire Hazard Reduction notice until individual lots are sold; and
- Supply a copy of this Bushfire Management Plan and the Bushfire Survival Manual to each property owner on sale of the allotment. A copy of the approved Bushfire Management Plan must be attached to all Contracts of Sale for the Lot.

5.3 City of Wanneroo Responsibilities

To maintain the reduced level of risk and threat of fire, the City of Wanneroo will be responsible for undertaking and implementing measures to facilitate the protection of assets from the threat and risk of bush fire:

- Continue to provide the community with advice on bushfire prevention and preparedness;
- Issue annual fire control notices under the provisions of the Bush Fires Act 1954;
- Ensuring a Section 70A notification is placed on the Certificate of Title for the Lot advising future landowners of the existence of this Bushfire Management Plan;
- Ensure the provisions within this Bushfire Management Plan are adhered to and incorporated into the development approval for this proposal; and
- Inspect and issue notice to the landowner, or otherwise undertake remedial works where the owner has not complied with any fire control notices under the provisions of the Bush Fires Act 1954.

6.0 Appendices

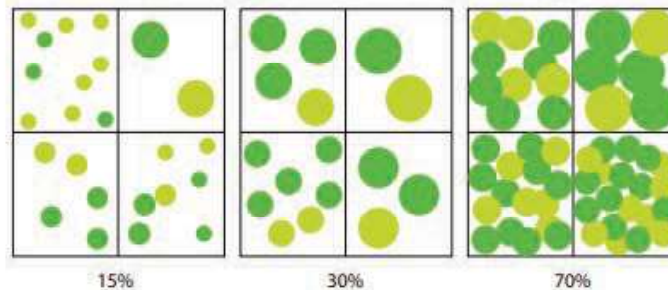
6.1 Schedule 1: Standards for Asset Protection Zones, Appendix 4 of the Guidelines

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

Source: Guidelines for Planning in Bushfire Prone Areas

6.2 Vehicular Access Technical Requirements

Table 6: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

*Refer to E3.2 Public roads: Trafficable surface

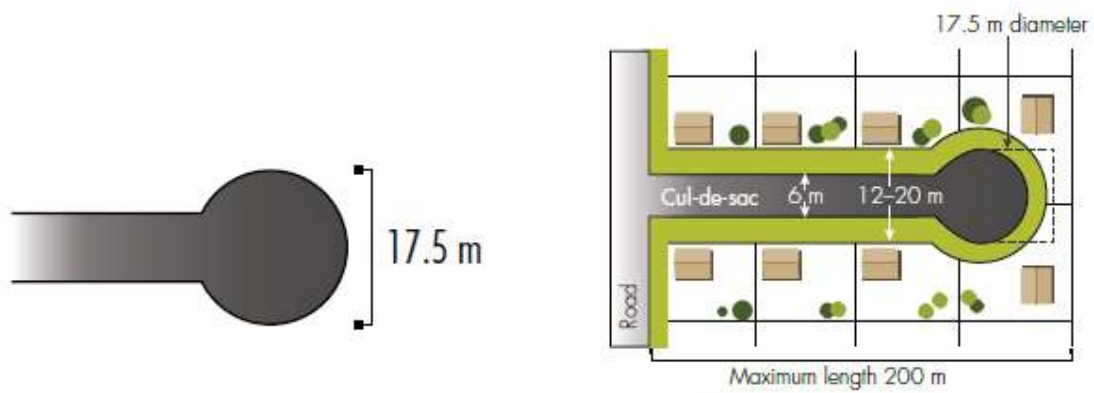


Figure 20: Minimum design requirements for a culdesac

Source: Guidelines for Planning in Bushfire Prone Areas



IMPORTANT FIRE HAZARD REDUCTION NOTICE

NOTICE TO OWNERS AND OCCUPIERS OF LAND WITHIN THE CITY OF WANNEROO

Pursuant to Section 33 of the Bush Fires Act 1954, you are required to carry out fire prevention works on land that you own or occupy. The applicable works outlined below must be completed before 1 November 2019 and maintained in this state up to and including 31 May 2020.

The City of Wanneroo may at any time after 1 November 2019 conduct inspections on properties. Failure to comply with this Notice may result in a penalty of up to \$5,000. Additionally, the City of Wanneroo may carry out the required works at your cost.

1. DEFINITIONS

Trafficable means capable of being driven on from one point to another by any emergency services vehicle on a clear surface, without any obstruction to the vehicle. A fire break is not to terminate or lead to a dead end.

Fire Break means a strip of land which has been cleared of all flammable material and is trafficable. Approved methods include ploughing, grading, cultivating, scarifying, raking, burning and chemical spraying (reticulated and maintained green lawn is acceptable as a fire break).

Flammable Material means any material such as wood, leaves and grass that is likely to be ignited and capable of burning.

Asset Protection Zone refers to an area which includes:

- a) undertaking measures such as pruning all lower tree branches to prevent fire entering the trees;
- b) ensuring 3 metres spacing between tree canopies to prevent treetop fires spreading between trees;
- c) keeping all grasses to a height of not more than 50 millimetres; and
- d) storing all firewood piles more than 20 metres away from the buildings.

2. FIRE BREAK REQUIREMENTS

LAND AREA - 4000sqm or less

- a) Installation of a 3 metre wide trafficable fire break with a vertical clearance of not less than 3.5 metres as close as possible to all external boundaries of the property; or
- b) Removal of all flammable material, with the exception of living trees from the property.

LAND AREA - 4000sqm or greater

- a) Installation of a 3 metre wide trafficable fire break with a vertical clearance of not less than 3.5 metres as close as possible to all external boundaries of the property;
- b) Where it is not possible to install the fire break adjacent to the external boundary of the property due to naturally occurring obstacles, it is acceptable to install the fire break around the obstacle. If this variation requires the fire break to be greater than 5 metres away from the external boundary, a fire break variation is required; and
- c) Installing and maintaining a 20 metre asset protection zone surrounding all buildings, large hay stacks and fuel storage areas.

3. BUSHFIRE OR EMERGENCY MANAGEMENT PLANS

All properties that are subject to a Bushfire Management Plan, Emergency Management Plan or an approved Bushfire Attack Level Assessment, approved as part of a District Planning Scheme, a subdivision or development approval or a building permit must comply with the requirements of such plans in its entirety.

4. PROHIBITED AND RESTRICTED BURNING PERIODS

Prohibited Burning Period

- a) From 1 December to 31 March (subject to change);
- b) All burning is prohibited during this period including burning garden waste or lighting fires in the open air for the purpose of camping or cooking;
- c) The following exemptions apply to:
 - i) pizza ovens fitted with a spark arrestor; and
 - ii) purpose built solid fuel barbeques such as kettle barbeques.These appliances may still be used if they are used at a person's home and are located more than 3 metres away from bush and flammable material.
- d) These exemptions do not apply if a Total Fire Ban or a Harvest and Vehicle Movement Ban has been declared.

Restricted Burning Periods

- a) From 1 April to 31 May (subject to change) and from 1 September to 30 November (subject to change);
- b) Permits are required during these periods; and
- c) Fires for the purpose of cooking are permitted as long as the fire danger rating is not 'very high', 'extreme' or 'catastrophic'

The City of Wanneroo may, where necessary, vary burning periods due to weather conditions. It is the owner and/or occupier's responsibility to ensure that the dates stated above have not been varied.

5. ADDITIONAL WORKS

In addition to the requirements of this Notice, further works may need to be carried out which are considered necessary by the City of Wanneroo's Authorised Officer. Land owners or occupiers who need to carry out further works will be notified.

6. TOTAL FIRE BANS

A Total Fire Ban is declared on days of extreme weather or when widespread fires are seriously stretching firefighting resources. A Total Fire Ban prohibits the lighting of any fires in the open air and carrying out any other activities that may start a fire. The ban includes all open air fires for the purpose of cooking or camping. It prohibits the operation of incinerators, welding, grinding, soldering or gas cutting equipment.

7. HARVEST, HOT WORKS AND VEHICLE MOVEMENT BANS

Harvest and Vehicle Movement Bans may be imposed by the City of Wanneroo when, during a Total Fire Ban or when the Chief Bushfire Control Officer is of the opinion that the use of engines, vehicles, plant or machinery is likely to cause a fire or contribute to the spread of a bushfire.

During a Harvest and Vehicle Movement Ban you are not allowed to light, maintain or use a fire in the open air, or to carry out any activity in the open air that causes, or is likely to cause a fire. This includes a prohibition on the use of engines, vehicles, plant or machinery that can cause or be conducive to the spread of a bushfire.

8. VARIATION TO FIREBREAK REQUIREMENTS

If you consider that it is impracticable for any reason to implement any of the requirements of this Notice, an application must be made **no later than 18 October 2019** to the City of Wanneroo for permission to provide alternative fire mitigation measures. An application to vary the requirements does not constitute approval until written permission is granted by the City of Wanneroo.



Compliant Fire Break - 3 metre wide trafficable fire break with a vertical clearance of not less than 3.5 metres as close as possible to external boundary.



Non-compliant Fire Break - showing grass/weed regrowth and with no vertical 3.5 metre clearance

For further information call the City of Wanneroo Community Safety and Emergency Management Team on 9405 5000 or visit wanneroo.wa.gov.au/fireinformation


**TO REPORT ALL FIRES
CALL 000**

Applicant Declaration:

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



John Greenwood
MSc (Curtin) BAppSc (Building Surveying) MAIBS, MAIB
Level 1 Building Surveyor BPAD36633 (Level 2)

WABAL & WABCA Group

Address Suite 14 755 Albany Highway East Victoria Park

Tel +61 8 9355 5484 | [Email](#) | [Website](#) | [Submit](#)