



DISTRICT PLANNING SCHEME No. 2

Amendment No. 194

Planning and Development Act 2005**RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 194**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by allowing the Additional Use of Car Park at Lot 802 (1954) Wanneroo Road, Neerabup by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:

No		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A44	1-44	1954 Wanneroo Road, Neerabup	Lot 802 on Deposited Plan 58729	Car Park (D)

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

An amendment that is not addressed by any local planning strategy.

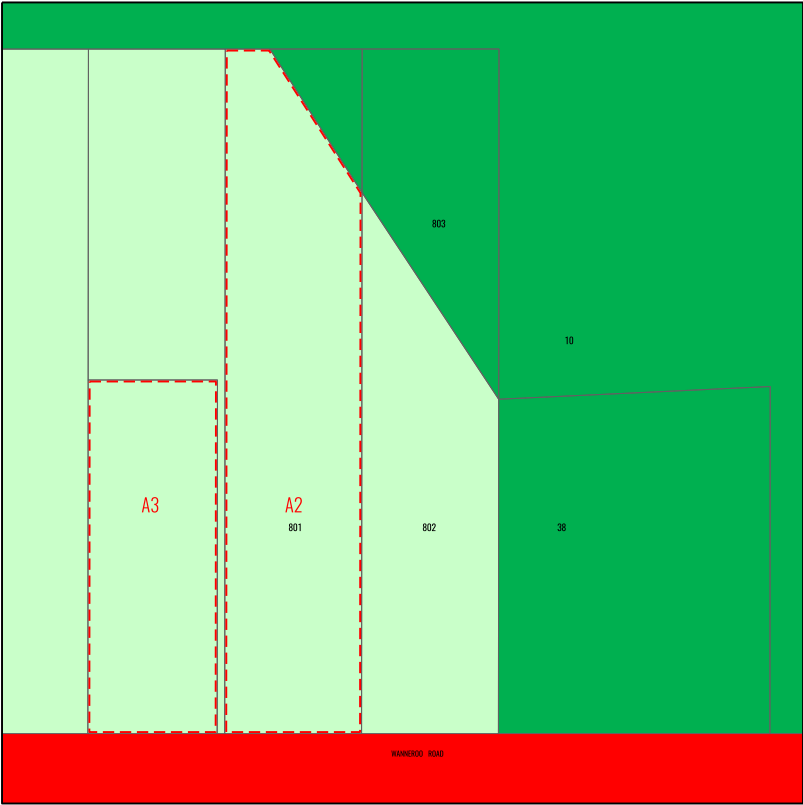
Date of Council Resolution: 7 September 2021

.....
(Chief Executive Officer)

Dated this day of 20.....

SCHEME MAP AMENDMENT

City of Wanneroo
Town Planning Scheme No.2
Amendment No. 194



LEGEND

REGION SCHEME RESERVES (MRS)

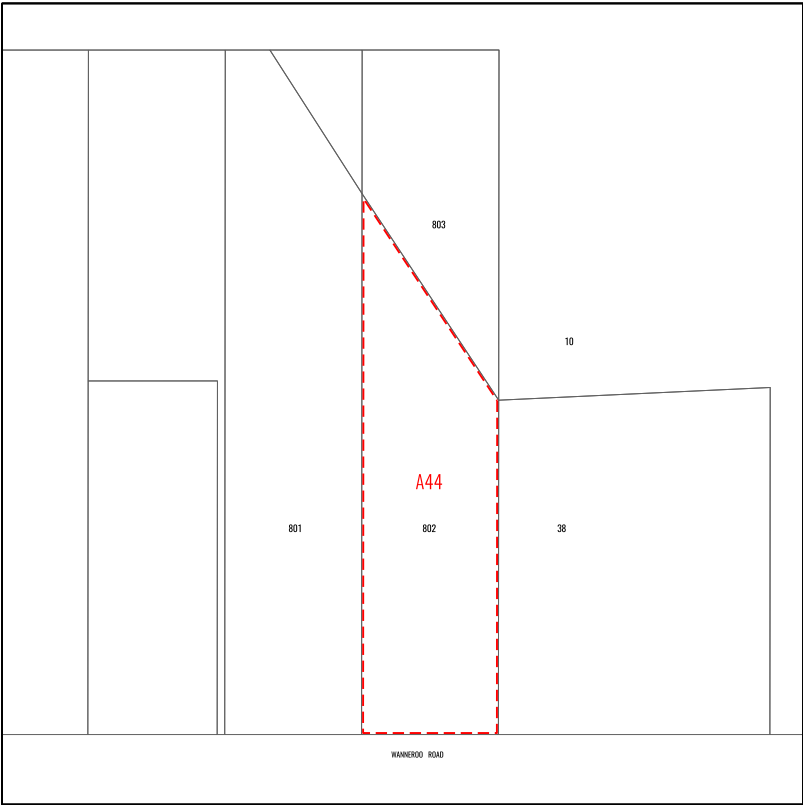
-  PARKS AND RECREATION
-  PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

-  GENERAL RURAL

OTHER CATEGORIES

-  A2 ADDITIONAL USES



Scale: 1:5000 @ A4
0 50 100 150m
Date: 21/04/2021 Plan: HURNE-5-005

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 194
SCHEME AMENDMENT REPORT

INTRODUCTION

This proposed amendment to the City of Wanneroo District Planning Scheme No.2 (DPS2) seeks to apply an Additional Use of 'Car Park' over Lot 802 (No.1954) Wanneroo Road, Neerabup, by amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses of DPS2 and incorporating the Additional Use on the Scheme Map (refer Plan 1 – Proposed Scheme Amendment).

The purpose of this Scheme Amendment is to permit the use of 'Car Park' at Lot 802. The Scheme Amendment is being sought following the City's compliance notice that the current use of Lot 802 to park caravans and boats is unauthorised. The land use of 'Car Park' is not permitted (an 'X' use) in the General Rural Zone pursuant to the City's DPS No.2.

SITE DESCRIPTION

Land Details and Ownership

The subject land is known as Lot 802 (No.1954) Wanneroo Road, Neerabup. The Certificate of Title details are Volume 2693 Folio 31 and the registered proprietor of Lot 802 is Airport Liquor Pty Ltd.

Location and Access

Lot 802 is located within the suburb of Neerabup, approximately 9 kilometres north of the Wanneroo Town Centre. Lot 802 has frontage and direct access to Wanneroo Road via an existing crossover and driveway. Refer **Figure 1** – Location Plan.

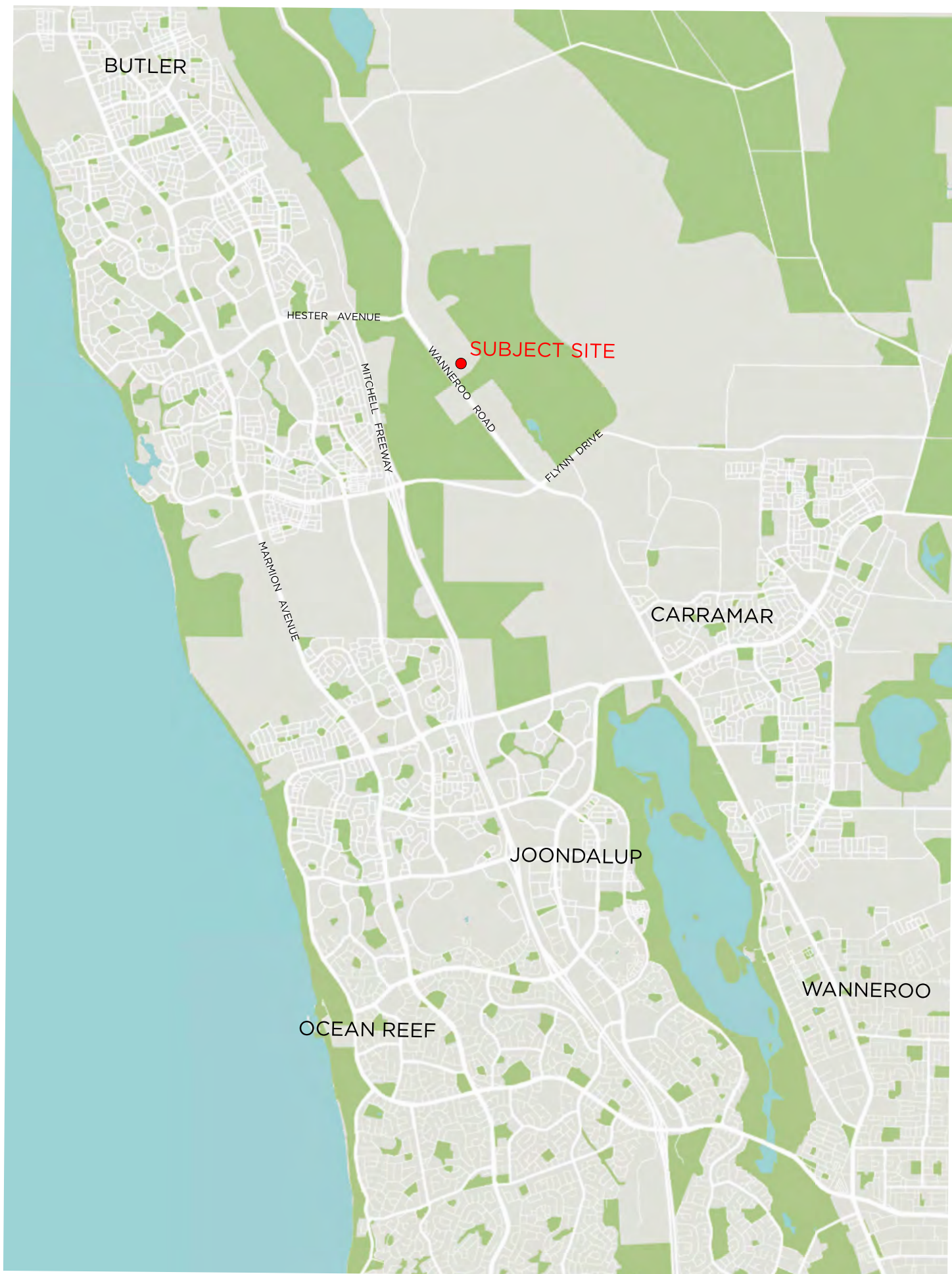
Area and Land Use

Lot 802 is a rural lot with an area of 2.6 hectares. The site contains scattered mature trees. There is an existing residential dwelling and two water tanks, 2 x outbuildings/sheds and sea containers for storage on the site. Some cleared areas are used for the parking of caravans and boats. Refer **Figure 2** – Aerial Photo.

One outbuilding is used as a chicken shed and supplies eggs to the immediate family. The other outbuilding is used as an approved home business being a wholesale liquor distribution business.

Land Use Context

Lot 802 directly abuts land reserved under the Metropolitan Region Scheme for Parks & Recreation to the south and east, and also on the other side of Wanneroo Road to the west. To the north of Lot 802, the land is within the General Rural zone under the City of Wanneroo DPS No.2. Aerial photography indicates that the adjacent and nearby general rural land holdings are used for a variety of rural, agricultural and lifestyle uses.



LOCATION PLAN

Figure 1



Not to Scale@ A4
Date: 21/04/2021 Plan: HURNE-5-002



AERIAL PHOTO

Figure 2

PLANNING FRAMEWORK

Metropolitan Region Scheme

The property is zoned Rural under the Metropolitan Region Scheme.

City of Wanneroo District Planning Scheme No.2

The property is zoned General Rural under the City of Wanneroo District Planning Scheme No.2. Refer **Figure 3** – DPS 2 Map.

Pursuant to clause 3.16.1 of DPS2 'the objectives of the General Rural Zone are to:

- a) accommodate agricultural, horticultural and equestrian activities;
- b) maintain and enhance the rural character and amenity of the areas designated for rural use and to protect their ground water and environmental values.'

The land use of 'Car Park' is not permitted in the General Rural Zone pursuant to the City's DPS No.2. Car Park is defined by DPS No.2 as follows:

"car park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays."

CURRENT/PROPOSED OPERATIONS

The current and proposed operations are to provide for the parking of:

- caravans/motorhomes/camper trailers;
- boats;
- cars;
- trailers;

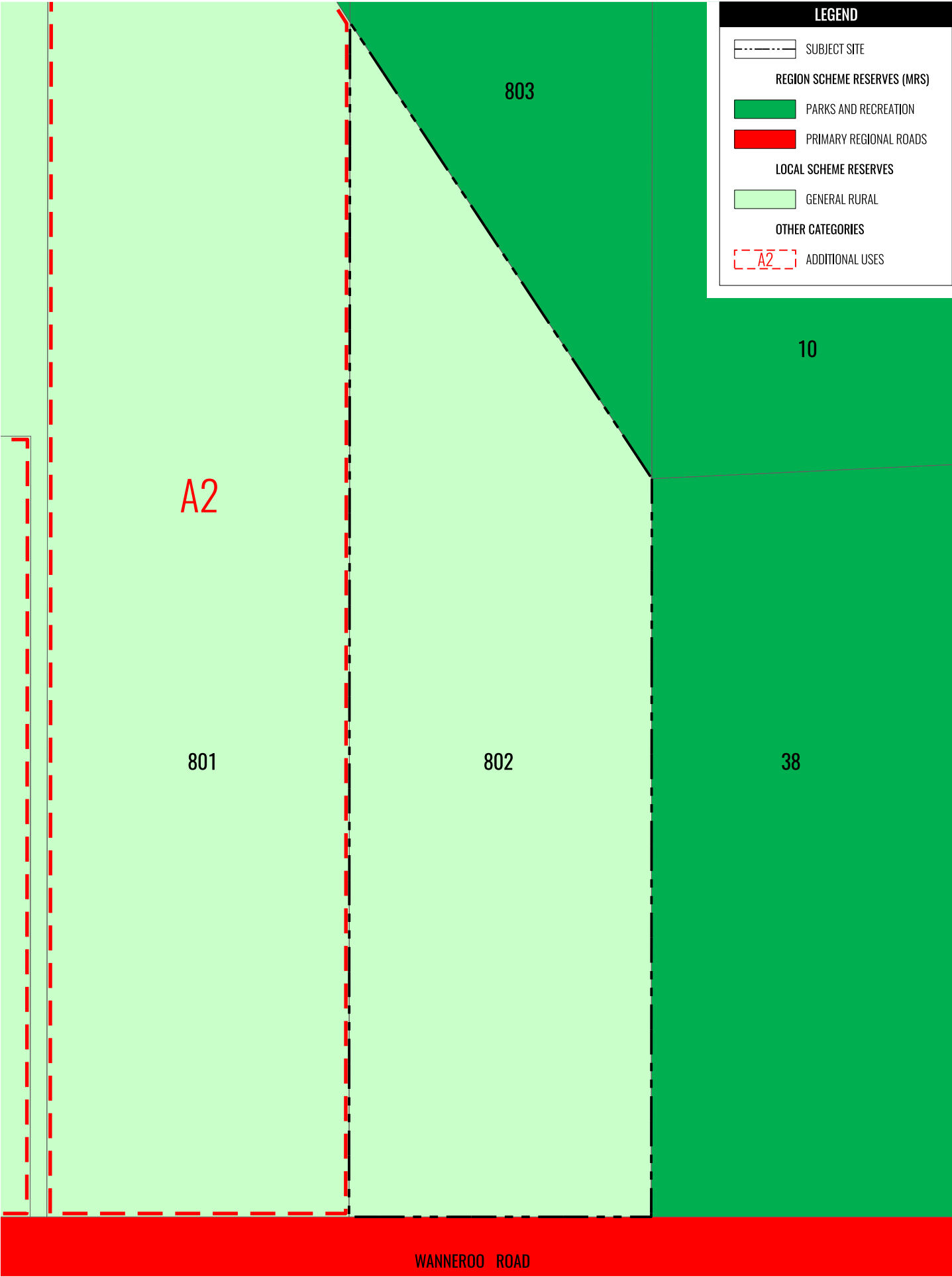
Access to Lot 802 is via an existing slip road that is accessed via Wanneroo Road.

Operational hours, for vehicle drop off and pick up, are between 6am and 6pm, 7 days per week.

A maximum of 90 vehicles are expected to be onsite at any given time.


Average vehicle movements per day are minimal, resulting only from owners checking on their vehicles. Vehicle movements are generally consistent, or below, the type and volume of traffic to be expected in a rural/horticultural area noting the other non-residential land uses that exist and can be considered and approved in the zone and immediate area.

The plan on the following page shows the indicative location on Lot 802 of the parking areas.



TOWN PLANNING SCHEME No.2 ZONING

Figure 3



Scale: 1:1500 @ A4

0 15 30 45m

Date: 21/04/2021 Plan: HURNE-5-004

LEGEND

LOT 802 SUBJECT SITE (2.619ha)

INDICATIVE LOCATION OF VEHICLE STORAGE

EXISTING BUILDINGS/STRUCTURES

801

WANNEROO ROAD

P058729
802
2.619ha

803

38

10

INDICATIVE LOCATION OF VEHICLE STORAGE

Lot 802 (House Number 1954) Wanneroo Road, NEERABUP

Prepared for Laurie Hurley

DRAFT

NORTH

0102030m

Scale: 1:1000 @ A3

PLAN: HURNE-5-006

DATE: 21/04/2021

PROJECTION: PCG 94

DATUM: AHD

REVISION:

DRAWN: JP

PLANNER: CH

CHECK: CH

cdp

Town Planning & Urban Design

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PROPOSED AMENDMENT

Purpose

The proposed Scheme Amendment will modify DPS2 by introducing 'Additional Use' of 'Car Park' for Lot 802 Wanneroo Road, Neerabup in to Schedule 2 – Section 1 (Clause 3.20) – Additional Uses, and amending the Scheme Map accordingly.

The land use of 'Car Park' is not permitted in the General Rural Zone pursuant to the City's DPS No.2. Car Park is defined by DPS No.2 as follows:

“car park: means premises used primarily for the parking of private vehicles or taxis whether open to the public or not but does not include any part of a public road which is used for the through movement of traffic or premises on or in which vehicles are displayed for sale or premises set aside to meet a specific parking requirement under the Scheme. The term includes the land required on site for access and manoeuvring to enable vehicles to gain access to car parking bays.”

Justification

The existing and proposed vehicle parking business is considered a 'Car Park' which is not permitted in the General Rural zone under DPS2. The proposed Scheme Amendment to include an 'Additional Use' of 'Car Park' over Lot 802 will allow the City to consider a planning application for a Car Park in Lot 802.

The proposed Scheme Amendment to facilitate the development of a Car Park on Lot 802 is not considered to adversely impact the amenity of the area. The existing trees within Lot 802, along the Wanneroo road frontage and on adjoining properties will largely screen the car park from the road and from the adjacent land and effectively will reduce the visual impacts.

The impacts of noise on the surrounding properties is considered to be minimal. There is only one property immediately adjacent to Lot 802, to the north west. The dwelling on this property is situated 160 metres from the area of the car park and is well screened and buffered by mature vegetation. The remaining land that abuts Lot 802 is reserved for Parks and Recreation.

The car park facility provides an important service to people that are not able to park their recreational vehicles on their own properties for a variety of reasons. One of the main reasons is the smaller suburban lot sizes that do not allow space for the parking of recreational vehicles. Other options are required for the community in this regard. The proposed Scheme Amendment will enable the provision of a much needed and essential service to the community in the northern corridor.

In addition, the car park will provide an economic benefit to the proponent and to the community. The use of Lot 802 as a car park allows for the a parking service to be provided at an affordable rate to the community, this compared to higher rates which are required to sustain a similar operation on industrial zoned land.

The ability to use Lot 802 for other land uses is limited given the proximity of Neerabup Lake and associated wetland areas immediately to the east which need to be protected from adverse impacts and also issues associated with obtaining water licences required to pursue other rural and/or horticultural activities on the land.

CONCLUSION

The proposed Scheme Amendment will modify DPS2 by introducing 'Additional Use' of 'Car Park' for Lot 802 Wanneroo Road, Neerabup in to Schedule 2 – Section 1 (Clause 3.20) – Additional Uses, and amending the Scheme Map accordingly.

The Scheme Amendment will facilitate approval to a car park on Lot 802, noting that a small vehicle parking service is currently operating on the site. The car park is an in demand service for the community and there are little alternative vehicle parking locations within the City.

Given the above, we respectfully request the City's positive assessment of the proposed Scheme Amendment.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

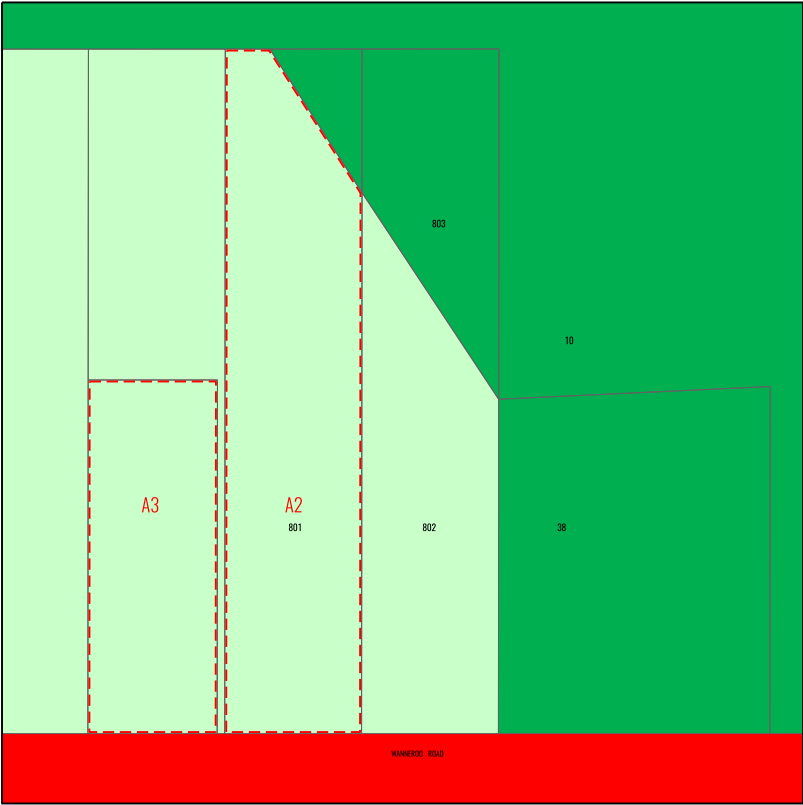
DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 194

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by allowing the Additional Use of Car Park at Lot 802 (1954) Wanneroo Road, Neerabup by including the following within Schedule 2 – Section 1 (Clause 3.20) – Additional Uses:

No		Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A44	1-44	1954 Wanneroo Road, Neerabup	Lot 802 on Deposited Plan 58729	Car Park (D)

SCHEME MAP AMENDMENT

City of Wanneroo
Town Planning Scheme No.2
Amendment No. 194



EXISTING ZONING

LEGEND

REGION SCHEME RESERVES (MRS)

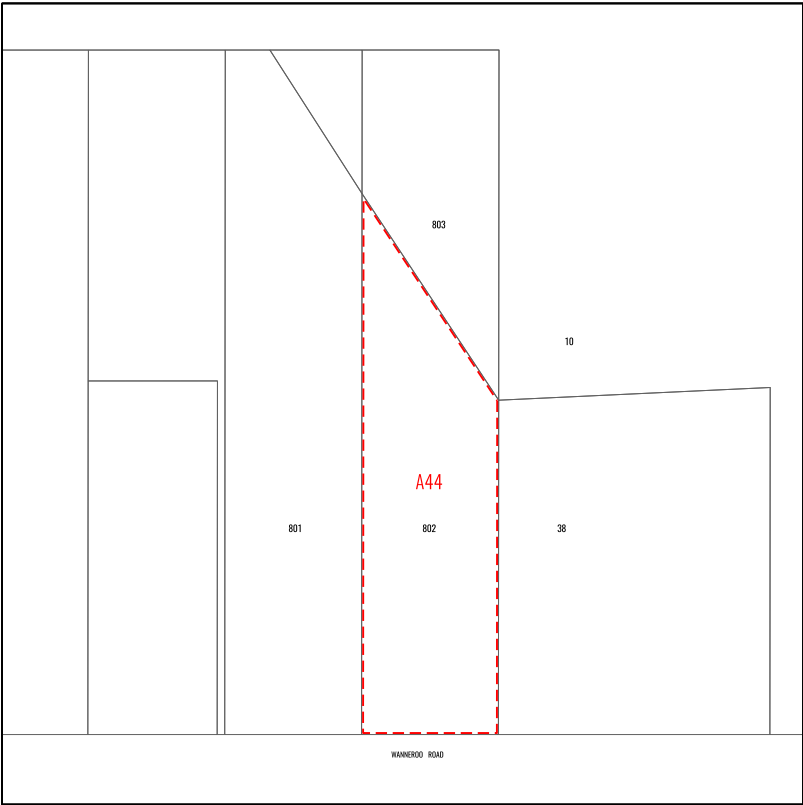
- PARKS AND RECREATION
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

- GENERAL RURAL

OTHER CATEGORIES

- A2 ADDITIONAL USES



PROPOSED ZONING



Scale: 1:5000 @ A4
0 50 100 150m
Date: 21/04/2021 Plan: HURNE-5-005

COUNCIL ADOPTION

This complex Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the seventh day of September 2021

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the seventh day of September 2021, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

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

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE

Approval Granted

.....
MINISTER FOR PLANNING

DATE

Bushfire Management Plan

Lot 802 Wanneroo Rd,
Neerabup

Prepared for CDP Pty Ltd.

By Urbaqua

July 2021

Disclaimer and Limitation

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This report is a qualitative assessment only, based on the scope of services defined by the Client, budgetary and time constraints imposed by the Client, the information supplied by the Client (and its agents), and the method consistent with the preceding. Urbaqua has not attempted to verify the accuracy or completeness of the information supplied.

This Bushfire Management Plan provides strategic assessment of the subject site only. A subsequent Bushfire Management Plan and/or Bushfire Attack Level (BAL) Assessment may be required to support future development applications. The recommendations contained in this report are considered to be prudent minimum standards only, based on the author's experience as well as standards prescribed by relevant authorities. It is expressly stated that Urbaqua and the author do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. The achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Urbaqua has no control. If the proponent becomes concerned about changing factors then a Bushfire Management Plan should be requested.

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EXECUTIVE SUMMARY

This bushfire management plan has been undertaken to support a proposal to amend City of Wanneroo District Planning Scheme 2 to add an additional use of 'Storage Yard' to Lot 802 Wanneroo Road, Neerabup, which is currently zoned 'General Rural', in the City of Wanneroo.

The subject land has been identified as a bushfire prone area, designated by the Fire and Emergency Services (FES) Commissioner. This report has been prepared to meet the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) (2015) and the *Guidelines for Planning in Bushfire Prone Areas* (V1.3, WAPC, 2017).

A vegetation class and bushfire hazard level assessment were conducted for the subject land and the 150 m of land adjacent to the subject land.

Bushfire hazard on the site is considered to be moderate.

Vegetation remains on the subject land which presents a bushfire hazard. This includes scattered trees with a managed understory. It is likely that some of these trees will need to be removed to facilitate the proposed additional use of 'Storage Yard'.

Vegetation that presents a moderate bushfire hazard exists outside the subject land to the north and west. These areas are currently maintained in a low threat state by the landowners to facilitate General Rural activities or are managed road reserves and nature strips.

Vegetation to the south and east of the site presents an extreme level of bushfire hazard. This vegetation is associated with Bush Forever Site 384 / Neerabup Lake which contains regionally significant environmental values.

The proposed Scheme Amendment does not propose the intensification of development in any area of extreme bushfire hazard, nor any development of a residential nature. This, together with the current system of roads, access and water availability, suggests that the future development will meet the objectives of SPP3.7 and the acceptable requirements of the bushfire protection criteria.

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1 INTRODUCTION

Urbaqua has been engaged by CDP to prepare a bushfire management plan to support a Scheme Amendment proposal for Lot 802 Wanneroo Road in Neerabup (Figure 1).

The subject land is identified as a bushfire prone area, designated by the Fire and Emergency Services (FES) Commissioner (Figure 2). This report has been prepared to meet the requirements of *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (SPP 3.7) (2015) and the *Guidelines for Planning in Bushfire Prone Areas v1.3* (WAPC, 2017).

Any identified bushfire risk will be addressed as part of the development approvals process, consistent with the requirements of SPP 3.7 and *Australian Standards (AS 3959:2018): Construction of buildings in bushfire-prone areas* where these apply.

1.1 Proposal details

Lot 802 Wanneroo Road (the subject land) is located in Neerabup in the City of Wanneroo and is designated as 'General Rural' by the *City of Wanneroo District Planning Scheme 2 (DPS 2) 2001*.

This bushfire management plan has been prepared to support a proposal to amend DPS 2 to add an additional use of 'Storage Yard' to the subject land.

The assessment area includes the land within a 150 m buffer of the subject land. This includes existing rural residential lots, MRWA road reserve, and an area of regional parks and recreation.

1.2 Bushfire management guidelines, specifications, and minimum standards

Specifications or standards relevant to this bushfire management plan are derived from and consistent with:

- *Fire and Emergency Services Act 1998*
- *Bush Fires Act 1954*
- *Planning and Development (local planning Scheme amendment) Regulations 2015*
- *State Planning Policy 3.7: Planning in Bushfire Prone Areas* (WAPC, 2015);
- *Guidelines for Planning for Bushfire Prone Areas* and appendices, Version 1.3 (WAPC, 2017)
- *Australian Standards (AS3959-2018): Construction of buildings in bushfire prone areas*; and
- *City of Wanneroo Fire Breaks Notice July 2021*.

CDP Pty Ltd - Lot 802 Wanneroo Rd, Neerabup Bushfire Management Plan

Figure 1 - Location plan



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0 100
metres
Scale 1:4,000 @A4



urbaqua
land and water solutions



Figure 2: Map of Bushfire Prone Areas including the subject land (Source: DFES, 2021)

2 ENVIRONMENTAL CONSIDERATIONS

The assessment area includes land within 150 m of the subject land. This includes a portion of Neerabup Lake which is designated as a Conservation Category Wetland by the Department of Biodiversity, Conservation and Attractions and is reserved for Parks and Recreation under the Metropolitan Region Scheme. The lots adjacent to the south and east are also part of Bush Forever site 384. This land is associated with significant environmental values.

2.1 Native Vegetation – modification and clearing

Native trees are present in within the subject land. As this proposal is a Scheme Amendment, it is not known at this stage whether clearing of the trees will be required to facilitate the additional use of the lot for storage however, it is considered likely.

It is recognised that clearing of these trees may require a Clearing Permit under the *Environmental Protection Act, 1986*.

2.2 Revegetation/Landscape plans

No revegetation is known to be proposed within the subject land.

3 BUSHFIRE ASSESSMENT

3.1 Assessment inputs

In order to identify the potential bushfire risks, it is necessary to describe the bushfire problem associated with the subject land. The assessment takes into consideration the:

- the topography and slope of the subject land;
- type and classification of vegetation present on and adjacent to the subject land;
- distances between the classifiable vegetation; and
- current and proposed future land use

3.1.1 Slope

The topography of the site is relatively flat, grading from 15 mAHd at the north-eastern end of the site to 25 mAHd at the south-western end (Figure 3).

The effective slope (that is the slope that will affect the behaviour of an approaching fire) underneath the vegetation in the regional Parks and Recreation land to the east is marginally downslope or relatively flat land. Slope is therefore not considered to be a major factor for this site.

3.1.2 Current and future land use

The subject land is currently 'General Rural' under DPS 2.

Land within 150 m of the subject land includes general rural/residential, Main Roads WA road reserve and Bush Forever Site 384 which is reserved for Parks and Recreation in the Metropolitan Region Scheme.

The proposal to add 'Storage Yard' as an additional land use to the subject land will not facilitate the construction of any additional habitable buildings.

3.1.3 Vegetation types

Some vegetation exists within 150 m of the subject land which may present a bushfire hazard.

On the basis of a site visit on 8 July 2021, vegetation at the site was classified according to the descriptions provided in AS 3959 – 2018, and includes the following vegetation types:

- Class A: Forest – Low open forest (04) – Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.
- Class G: Grassland – Tussock grassland (22) – all forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.
- Open woodland classified as G: Grassland – All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.
- Low threat exclusion – AS3959 Clause 2.2.3.2 (a) Vegetation of any type that is more than 100 m from the site.

- Low threat exclusion – AS3959 Clause 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- Low threat exclusion – AS3959 Clause 2.2.3.2 (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

Table 1: Vegetation classification


Photo point	Vegetation class, type and description	
<p>1</p> <p>Plot 1</p>		<p>Open woodland classed as G: Grassland All forms (except tussock moorlands), including situations with shrubs and trees, if the overstory foliage cover is less than 10%. Includes pasture and cropland.</p>
<p>2</p> <p>Plot 1</p>		<p>Open woodland classed as G: Grassland All forms (except tussock moorlands), including situations with shrubs and trees, if the overstory foliage cover is less than 10%. Includes pasture and cropland.</p>
<p>3</p> <p>Plot 1</p>		<p>Open woodland classed as G: Grassland - All forms (except tussock moorlands), including situations with shrubs and trees, if the overstory foliage cover is less than 10%. Includes pasture and cropland.</p>

Photo point	Vegetation class, type and description
<p>4</p> <p>Plot 12</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks - Managed orchard</p>
<p>5</p> <p>Plot 1</p> 	<p>Open woodland classed as G: Grassland -</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstory foliage cover is less than 10%. Includes pasture and cropland.</p>
<p>6</p> <p>Plot 1</p> 	<p>Open woodland classed as G: Grassland -</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstory foliage cover is less than 10%. Includes pasture and cropland.</p>
<p>7</p> <p>Plot 2</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.</p> <p>Firebreak (City of Wanneroo Fire Breaks notice, 2021).</p>

Photo point	Vegetation class, type and description
<p>8</p> <p>Plot 13</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks - Managed grassland</p>
<p>9</p> <p>Plot 14</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops - Storage area</p>
<p>10</p> <p>Plot 15</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops – Cleared vegetation.</p>
<p>11</p> <p>Plot 15</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops – Cleared vegetation.</p>

Photo point	Vegetation class, type and description
<p>12</p> <p>Plot 2</p>	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.</p> <p>Firebreak (City of Wanneroo Fire Breaks notice, 2021).</p>
<p>13</p> <p>Plot 16</p>	<p>Class G: Grassland – Tussock grassland (22)</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p> <p>Slope: Upslope/flat</p>
<p>14</p> <p>Plot 1</p>	<p>Open woodland classed as G: Grassland -</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p>
<p>15</p> <p>Plot 1</p>	<p>Open woodland classed as G: Grassland -</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p>



Photo point	Vegetation class, type and description
<p>16</p> <p>Plot 2</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.</p> <p>Firebreak (City of Wanneroo Fire Breaks notice, 2021).</p>
<p>17</p> <p>Plot 3</p> 	<p>Class A: Forest – Low open forest (04)</p> <p>Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.</p> <p>Bush Forever Site 384.</p> <p>Slope: Downslope > 0 to 5</p>
<p>18</p> <p>Plot 3</p> 	<p>Class A: Forest – Low open forest (04)</p> <p>Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations.</p> <p>Bush Forever Site 384</p> <p>Slope: Downslope > 0 to 5</p>
<p>19</p> <p>Plot 16</p> 	<p>Class G: Grassland – Tussock grassland (22)</p> <p>All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p> <p>Slope: Upslope/flat</p>

Photo point	Vegetation class, type and description
<p>20</p> <p>Plot 18</p>	<p>Class G: Grassland – Tussock grassland (22) All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p> <p>Pasture</p> <p>Slope: Upslope/flat</p>
<p>21</p> <p>Plot 18</p>	<p>Class G: Grassland – Tussock grassland (22) All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p> <p>Pasture</p> <p>Slope: Upslope/flat</p>
<p>22</p> <p>Plot 17</p>	<p>Class G: Grassland – Tussock grassland (22) All forms (except tussock moorlands), including situations with shrubs and trees, if the overstorey foliage cover is less than 10%. Includes pasture and cropland.</p> <p>Slope: Upslope/flat</p>
<p>23</p> <p>Plot 2</p>	<p>Low threat: Exclusion 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.</p> <p>Firebreak (City of Wanneroo Fire Breaks notice, 2021).</p>

Photo point	Vegetation class, type and description
<p>24</p> <p>Plot 4</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks – Nature strip</p>
<p>25</p> <p>Plot 4</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks – Nature strip</p>
<p>26</p> <p>Plot 4</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks – Nature strip</p>
<p>27</p> <p>Plot 5</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks – Managed road verge.</p>

Photo point	Vegetation class, type and description
<p>28</p> <p>Plot 6</p> 	<p>Low threat: Exclusion 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops. Drainage basin.</p>
<p>29</p> <p>Plot 6</p> 	<p>Low threat: Exclusion 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops. Cleared vegetation.</p>
<p>30</p> <p>Plot 6</p> 	<p>Low threat: Exclusion 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops. Cleared vegetation.</p>
<p>31</p> <p>Plot 7</p> 	<p>Class A: Forest – Low open forest (04) Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations. Slope: Upslope/flat</p>

Photo point	Vegetation class, type and description
<p>32</p> <p>Plot 7</p>	<p>Class A: Forest – Low open forest (04) Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations. Slope: Upslope/flat</p>
<p>33</p> <p>Plot 7</p>	<p>Class A: Forest – Low open forest (04) Trees 30m high: 30% - 70% foliage cover (may include understorey of sclerophyllous low trees or shrubs). Typically dominated by eucalypts, melaleuca or callistemon (may include riverine and wetland environments) and callitris. Includes eucalypt plantations. Slope: Upslope/flat</p>
<p>34</p> <p>Plot 8</p>	<p>Low threat: Exclusion 2.2.3.2 (a) Vegetation of any type that is more than 100 m from the site.</p>
<p>35</p> <p>Plot 2</p>	<p>Low threat: Exclusion 2.2.3.2 (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops. Driveway.</p>

Photo point	Vegetation class, type and description
<p>36</p> <p>Plot 2</p> 	<p>Low threat: Exclusion 2.2.3.2 (e)</p> <p>Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.</p> <p>Driveway.</p>
<p>37</p> <p>Plot 11</p> 	<p>Low threat: Exclusion 2.2.3.2 (f)</p> <p>Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks</p> <p>Managed grassland.</p>

3.2 Assessment outputs

Plots 2, 4, 5, 6, 10, 11, 12, 13, 14, and 15 are not considered to represent a bushfire risk as these areas contain no vegetation or vegetation which is actively managed in a low threat state.

Plots 8 and 9 are not considered a bushfire risk as they are more than 100 m from the subject land boundary.

Plot 1 is rural residential land with a tree canopy of less than 10%. The ground is a combination of managed grassland and dirt/gravel tracks. It is therefore considered open woodland and has been classified as Class G: Grassland.

Plot 3 is a combination of trees with scrub undergrowth and unmanaged grassland. Because the area is unmanaged it has been classified as A: Forest to account for the potential for growth. This plot is associated with significant environmental values.

Plot 7 is classified as A: Forest.

Plots 16 and 17 are G: Grassland; Plot 16 is unmanaged grassland and Plot 17 is pasture.

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Figure 3 - Vegetation classification



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metres
Scale 1:4,000 @A4



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3.2.1 Bushfire hazard level assessment

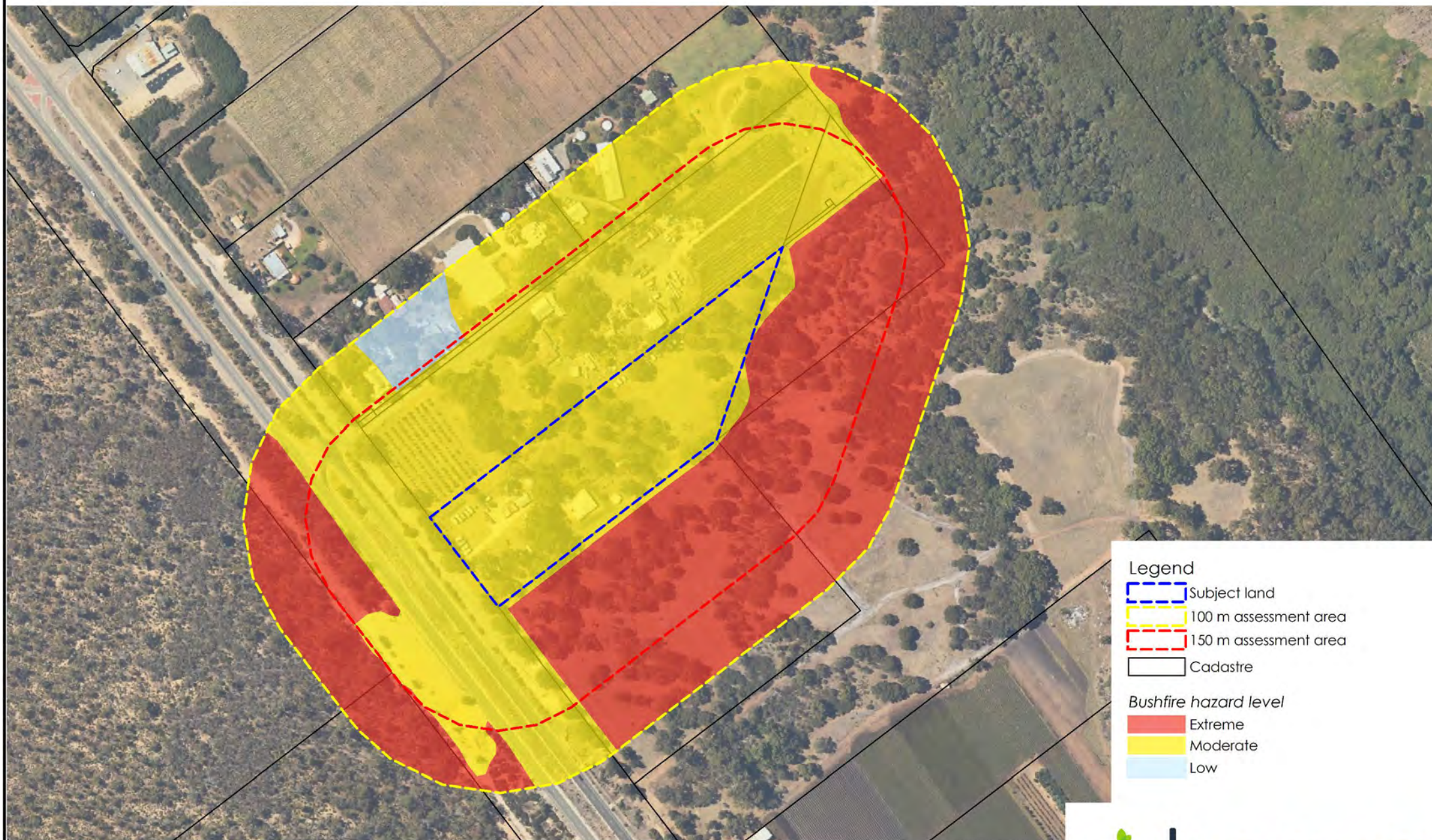
Consistent with Appendix 2 of the *Guidelines for Planning in Bushfire Prone Areas* (V1.3, WAPC, 2017), as this bushfire management plan is to support an amendment to the DPS 2, a bushfire hazard level (BHL) assessment has been undertaken in accordance with Method 1 of AS3959: *Construction of buildings in bushfire prone areas* and Appendix 2 of *Guidelines for Planning in Bushfire Prone Areas* (V1.3, WAPC, 2017).

Table 2: Bushfire Hazard Level assessment of vegetation

Vegetation area/plot	Applied vegetation classification	Effective slope under the classified vegetation (Degrees)	Hazard level
1	Open woodland classified as G: Grassland	Downslope > 0 to 5	Moderate
2	Low threat Exclusion 2.2.3.2 (e)	N/A	Low
3	Class A: Forest Low open forest (04)	Downslope > 0 to 5	Extreme
4	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
5	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
6	Low threat Exclusion 2.2.3.2 (e)	N/A	Low
7	Class A: Forest Low open forest (04)	Upslope/flat	Extreme
8	Low threat Exclusion 2.2.3.2 (a)	N/A	Low
9	Low threat Exclusion 2.2.3.2 (a)	N/A	Low
10	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
11	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
12	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
13	Low threat Exclusion 2.2.3.2 (f)	N/A	Low
14	Low threat Exclusion 2.2.3.2 (e)	N/A	Low
15	Low threat Exclusion 2.2.3.2 (e)	N/A	Low
16	Class G: Grassland Tussock grassland (22)	Upslope/flat	Moderate
17	Class G: Grassland Tussock grassland (22)	Upslope/flat	Moderate
18	Class G: Grassland Tussock grassland (22)	Upslope/flat	Moderate

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Figure 4 - Bushfire hazard level map



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0 100
metres
Scale 1:4,000 @A4



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4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The objective of this bushfire management plan is to determine compliance with the objectives and provisions of *State Planning Policy (SPP) 3.7: Planning in Bushfire Prone Areas*, as outlined below.

The subject land is adjacent to some areas of vegetation which have the potential to create a bushfire risk.

It is considered that the bushfire risk to the proposed development can be adequately managed through appropriate location, siting and design of development, as well as necessary vehicular access and water supply which is currently available at the site.

4.1 Location

Although fire risk exists from vegetation adjacent to the subject land, the subject land is not exposed to extreme hazard risk and therefore this does not result in the intensification of any development in areas under extreme hazard.

4.2 Siting and design of development

As no proposed areas of development will be subject to extreme hazard, it is considered that development has been sited to avoid areas of extreme bushfire risk.

The proposed land use will not involve the construction of any habitable dwellings.

4.3 Vehicular access

The main access to the subject land is provided by a slip road alongside Wanneroo Road to the southwest. Wanneroo Road is a Regional Road and provides access to destinations in two different directions.

While there are no other main roads connecting to the subject land, there are two additional emergency access ways (Figure 1). One that connects with the adjacent rural residential lot to the north-east and one that connects to the regional parks and recreation area to the south-west. The emergency access ways meet the requirements of the *Guidelines for Planning in Bushfire Prone areas* (Version 1.3, WAPC, 2017) Appendix 4, Table 6 (as replicated in The subject land has an existing driveway that is longer than 50 m which meets the requirements of the *Guidelines for Planning in Bushfire Prone areas* (Version 1.3, WAPC, 2017) Appendix 4, Table 6 (as replicated in **Error! Not a valid bookmark self-reference.** below).

Table 3 below).

The subject land has an existing driveway that is longer than 50 m which meets the requirements of the *Guidelines for Planning in Bushfire Prone areas* (Version 1.3, WAPC, 2017) Appendix 4, Table 6 (as replicated in **Error! Not a valid bookmark self-reference.** below).

Table 3: Vehicular access technical requirements (WAPC, 2017)

Technical Requirement	Public road	Cul-de-sac	Private driveway	Emergency access way	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	N/A	4.5	4.5	4.5
Maximum grade over <50m	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 cross fall	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
Additional specialist requirements					

4.4 Water

The subject land is not currently connected to the Water Corporation scheme water supply; water is stored in two tanks located adjacent to the pre-existing dwelling and storage shed

As per the explanatory note E4.2 in the *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2017) Appendix 4, a procedure should be put in place to ensure that water tanks are maintained at or above the designated capacity. This could be in the form of an agreement with the local government and the fire service.

5 ASSESSMENT AGAINST BUSHFIRE PROTECTION CRITERIA

The subject land is adjacent to an area of extreme bushfire risk. Bushfire risk mitigation and management measures have been identified to reduce bushfire risk and achieve the objectives of SPP3.7, as previously outlined in Section 4.

The bushfire risk mitigation strategies proposed comply with the acceptable solutions for each of the Bushfire Protection Criteria details in *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2017). They are summarised in Table 4.

5.1 Compliance table

Compliance with the policy measures in SPP3.7 is summarised in Table 4.

Table 4: Bushfire protection criteria assessment

Element	Acceptable solution	Compliance
1. Location	A1.1 Development location	☑ No development is proposed in areas subject to Extreme hazard
2. Siting and design of development	A2.1 Asset Protection Zone	☑ No buildings are proposed as part of the DPS 2 amendment and therefore APZs are not required at this stage.
3. Vehicular access	A3.1 Two access routes	☑ Short and long term public access is provided which ensures a minimum of two access routes are available at all times for any lots subject to bushfire risk.
	A3.2 Public roads	☑ N/A – No public roads are proposed
	A3.3 Cul-de-sac	☑ N/A - No cul-de-sacs are proposed
	A3.4 Battle-axe	☑ N/A – No battle-axe lots are proposed.
	A3.5 Private driveway longer than 50m	☑ N/A – No driveways longer than 50 m are proposed
	A3.6 Emergency access way	☑ Two emergency access ways are provided via the adjacent rural residential lot and regional parks and recreation area.
	A3.7 Fire service access routes	☑ The existing road network provides appropriate fire service access routes.
	A3.8 Firebreak widths	☑ The existing firebreaks comply with, and will be maintained to, meet the City of Wanneroo's Fire Breaks Notice (2021). Minimum width of 3 m around the perimeter of the lot.
4. Water	A4.1 Reticulated areas	☑ N/A
	A4.2 Non-reticulated areas	☑ Two water tanks are present with minimum capacities of greater than 50,000 litres per tank.
	A4.3 Individual lots within non-reticulated areas	☑ N/A

5.2 Bushfire management strategies

As the location, design, access and water elements associated with the proposed development are likely to meet the acceptable solutions, no additional bushfire management strategies are considered necessary at this time.

5.3 Certification by Bushfire Consultant

The Bushfire Hazard Level of the proposed development area is Moderate.

I, Shelley Shepherd, certify that at the time of inspection, the BHL assessment contained within this BMP are correct.

Signature:  . Date: 22/07/2021

BPAD 36558 Level 2 BPAD Practitioner

6 REFERENCES

City of Wanneroo District Planning Scheme No. 2 (as amended, 28 May 2021)

City of Wanneroo Fire Breaks Notice 2021

Standards Australia Limited, 2018, *Australian Standard 3959 – 2018 Construction of Buildings in Bushfire-Prone Areas* (Amendment 4 – November 2018), SAI Global, NSW.

WAPC, 2015, State Planning Policy 3.7: Planning for Bushfire Prone Areas, Western Australian Planning Commission, Perth, WA.

WAPC, 2017, Guidelines for Planning in Bushfire Prone Areas and appendices, Version 1.3, Western Australian Planning Commission, Perth, WA.



Client: CDP Pty Ltd.

Report	Version	Prepared by	Reviewed by	Submitted to Client	
				Copies	Date
Draft	V1	AT	SSh	Electronic	22 July 2021
Final	V2	SSh	ATo	Electronic	26 July 2021

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