

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site Address / Plan Reference:	Lot 802, DP405101, Glasshouse Drive		
Suburb:	Banksia Grove	State:	WA
		P/code:	6031
Local government area:	Wanneroo		
Description of the planning proposal:	Subdivision		
BMP Plan / Reference Number:	180302	Version:	1.2
		Date of Issue:	28 Oct 2019
Client / Business Name:	Banksia Grove Development Nominees Pty Ltd		

Reason for referral to DFES

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 BPC elements)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

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"/>

If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Note: The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Jeremy Durston	Level 2	BPAD 36525	April 2020
Company		Contact No.	
Bushfire West Pty Ltd		0403 328 835	

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner



Date

28 Oct 2019

Bushfire Management Plan

Subdivision Application

Lot 802 Glasshouse Drive, Banksia Grove



Bushfire West Pty Ltd
bushfirewest.com.au



Ref: 180302
Version: 1.2
Oct 2019

REPORT DETAILS

Subject Land

Street No.	Lot No.	Plan	Street Name
6	802	DP405101	Glasshouse Drive
Locality		Banksia Grove (6031)	
Local Government		City of Wanneroo	
Proposal description		Subdivision	

Document Reference

Report	Date	Purpose
Project 180302		
1.0	9 March 2018	BAL Contour Report – subdivision design
1.1	8 November 2018	Bushfire Management Plan – rezoning & subdivision
1.2	28 October 2019	Bushfire Management Plan – amended subdivision

Author

Practitioner	Accreditation Level	Accreditation No.
Jeremy Durston	Level 2	BPAD 36525

Report Limitations

The measures contained in this report are considered to be minimum standards only. Bushfire West Pty Ltd and the author do not guarantee that if such standards are complied with a building or property will not be damaged or that lives will not be harmed or lost during a bush fire event.

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author has no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.

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Contents Page

1.0	Summary	2
2.0	Proposal Details	3
2.1	Subject Site	3
2.2	Subdivision Description	3
2.3	Previous Bushfire Assessments	3
2.4	Fire Control Order	3
3.0	Environmental Considerations	7
3.1	Native Vegetation.....	7
3.2	Environmentally Sensitive Areas.....	7
3.3	Re-vegetation & Landscaping	7
4.0	Bushfire Assessment Inputs	9
4.1	Effective Slope	9
4.2	Bushfire Fuels.....	9
5.0	Bushfire Assessment Outputs	21
6.0	Bushfire Hazard Issues	24
7.0	Bushfire Protection Criteria	25
7.1	Guidelines for Planning in Bushfire Prone Areas Version 1.3 (the Guidelines)	25
7.2	Proposal Assessment	25
7.3	Bushfire Management Strategies	28
8.0	Implementation and Management	30
9.0	References	31
	Appendix 1	32

1.0 Summary

This Bushfire Management Plan has been prepared to accompany the subdivision application (8 proposed lots) for Lot 802 Glasshouse Drive, Banksia Grove located in the City of Wanneroo (the Proposal). The subdivision site of 3122 m² is within a designated bushfire prone area and the Proposal requires the application of *State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7)*.

The Proposal, as set out in this report, has addressed all applicable bushfire legislation, policy, standards and guidelines including the four elements of the Bushfire Protection Criteria as follows:

1. It avoids any increase in the threat of bushfire to people, property and infrastructure.

The proposed subdivision avoids unacceptable bushfire hazard. The design provides for the management of the bushfire threat to people, property and infrastructure to an acceptable level.

2. It reduces vulnerability to bushfire through the identification and consideration of bushfire risks in the design of the development and the decision-making process.

The bushfire hazard and risks have been identified, assessed and considered as described within this report.

3. The design of the subdivision takes into account bushfire protection requirements and includes specific bushfire protection measures.

Compliance with the Bushfire Protection Criteria of the Guidelines is achieved as follows:

- The Lots will each be subject to a BAL rating of BAL-29 or lower.
- The entirety of each Lot is required to be managed for low threat in future to the specifications of the City of Wanneroo Firebreak Notice. Additionally, the adjacent urban development, maintained road reserve and the low threat Public Open Space neighbouring the site provide a sufficient Asset Protection Zone to ensure habitable buildings will not be rated higher than BAL-29 in future.
- Multiple access and egress routes are available to all Lots via Glasshouse Drive. Four of the Lots are proposed to have battle-axe access legs and an alternative Performance Solution has been applied to meet the intent of the Guidelines, as detailed within this report.
- A reticulated water supply including existing hydrants is available.

4. Achieves an appropriate balance between bushfire risk management measures and biodiversity, conservation values, and environmental protection.

The subdivision will not impact any vegetation having significant conservation value.

2.0 Proposal Details

2.1 Subject Site

The subject site of this report is Lot 802 Glasshouse Drive, Banksia Grove located in the City of Wanneroo. Figure 2A illustrates the subject site and immediate surrounds.

The site is identified as being Bushfire Prone on the Map of Bush Fire Prone Areas 2019 (OBRM, 2019), as illustrated in Figure 2B.

The site is 3122 m² in area and is currently cleared for development.

2.2 Subdivision Description

The proposal involves the subdivision of Lot 802 into 8 lots as follows:

Current Lot	Area (m ²)
802	3122

Proposed Lot *	Area (m ²)
1	289
2	283
3	283
4	288
5	497
6	492
7	492
8	498

* the indicative Lot numbers have been adopted only for the purpose of this report.

Figure 2C illustrates the subdivision plan.

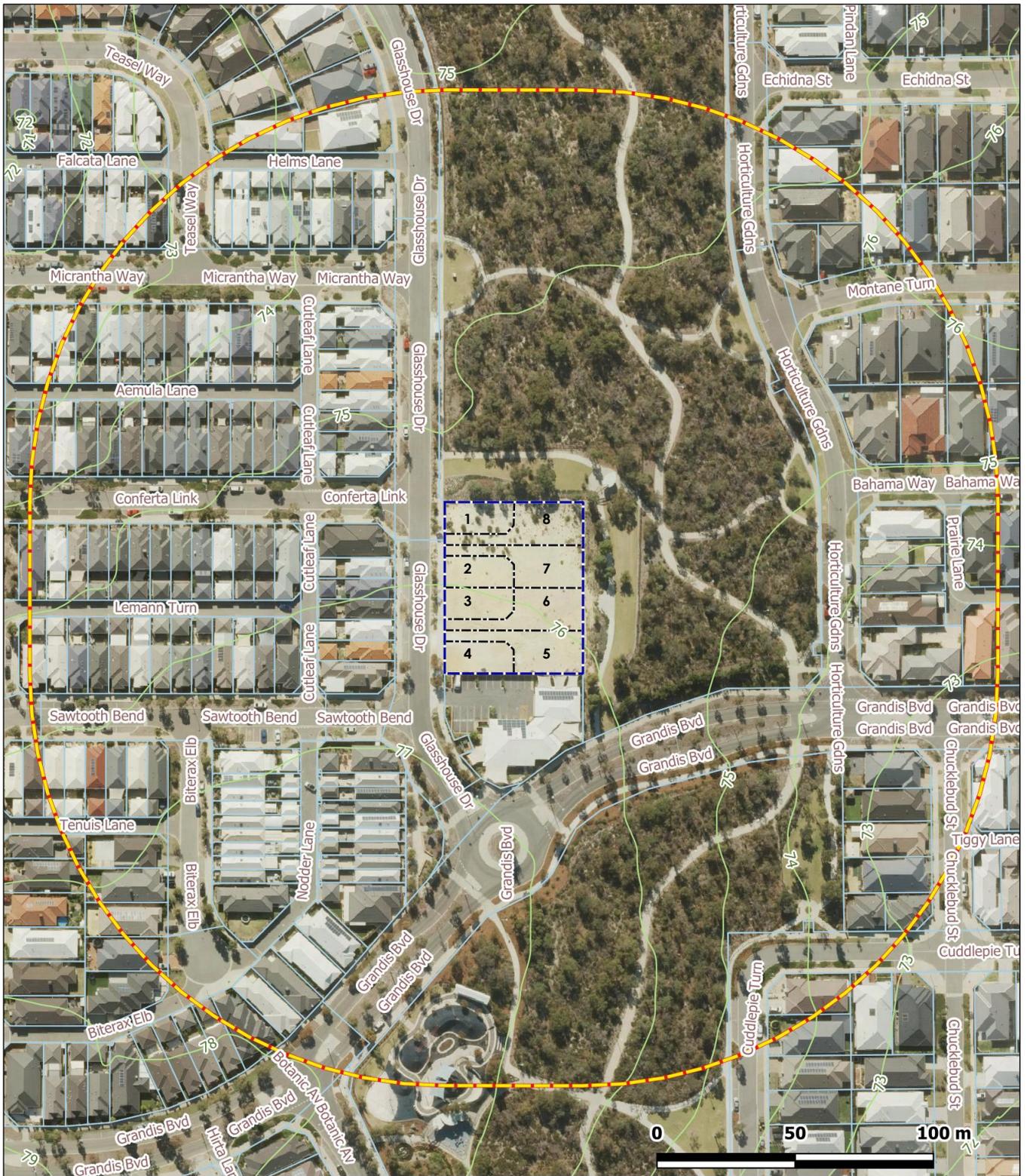
2.3 Previous Bushfire Assessments

A BAL Contour Assessment was previously undertaken by Bushfire West Pty Ltd on 9th March 2018 and updated to a Bushfire Management Plan on 8th November 2018. This report incorporates an amended subdivision design with updates to the current AS3959-2018.

2.4 Fire Control Order

The City of Wanneroo Fire Break Notice stipulates that, in lieu of 3m wide trafficable firebreaks "all flammable material, with the exception of living trees" is to be removed from properties of 4000m² or less.

An extract of the 2019/20 Fire Break Notice is included in Appendix 1.



Assessment Area		Size: A4 Scale: 1:1750	
Cadastre	Subject land	Assessed by: Jeremy Durston BPAD: 36525, Level 2 CRS: GDA 94 Zone 50 Aerial imagery: Jan 2019	
Contours (1m)	Proposed cadastre		
		150m assessment area	

Figure 2A: Area Map

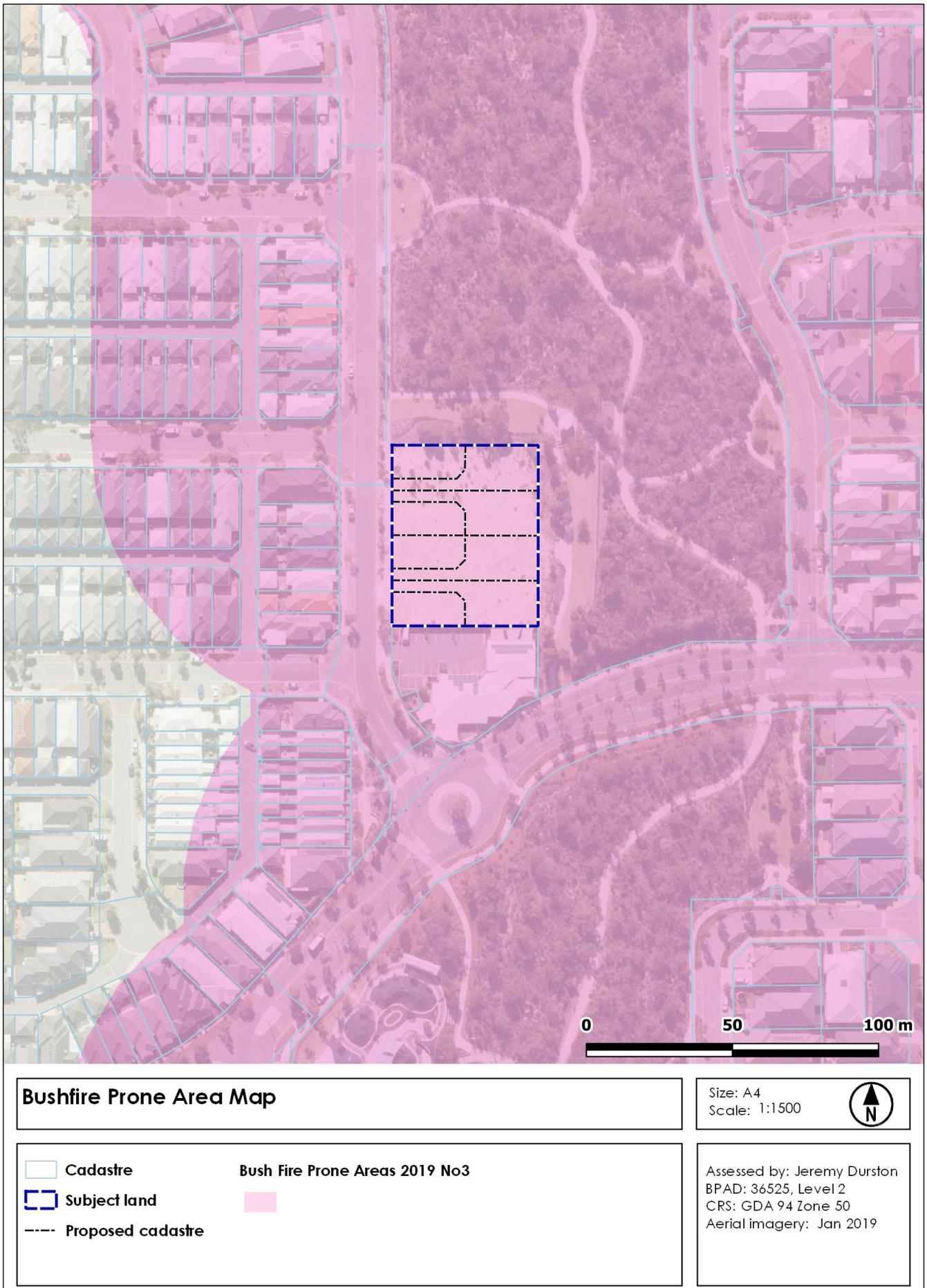


Figure 2B: Designated Bushfire Prone Area Map



Figure 2C: Subdivision Plan

3.0 Environmental Considerations

The following environmental considerations have been addressed with the aid of the WALGA Environmental Planning Tool.

Figure 3A illustrates the identified environmental considerations for the subdivision. The proponent has not identified any additional environmental considerations located within the site or potentially affected by the subdivision.

3.1 Native Vegetation

Local Natural Area (LNA) category vegetation is located to the north and east of the site, and also to the south of Grandis Blvd. No LNA category vegetation is within the site, or otherwise identified as potentially impacted by the proposed subdivision.

3.2 Environmentally Sensitive Areas

The site is not located within a designated Environmentally Sensitive Area.

3.3 Re-vegetation & Landscaping

No areas of the proposed Lots are known to require re-vegetation or landscaping that may potentially impact the future bushfire threat.

Environmental Considerations

Legend

Subject site

150m perimeter

Boundaries

Environmentally Sensitive Area

Protected, Bush Forever and DBCA managed lands

Property Boundaries

State Roads

Other Roads

Administrative Planning Categories

- Bush Forever (BF)
- Bush Forever, DPaW Conservation (BFDPWCON)
- Bush Forever, DPaW Conservation, Reg Park (BFDPWCONREG)
- Bush Forever, DPaW State Forest (BFDPWOLF)
- Bush Forever, DPaW Other (BFDPWOTH)
- Bush Forever, DPaW Other, Reg Park (BFDPWOTHREG)
- Bush Forever, Reg Park (BFREG)
- DPaW Conservation (DPWCON)
- DPaW Conservation, Reg Park (DPWCONREG)
- DPaW State Forest (DPWSF)
- DPaW State Forest, Reg Park (DPWSFREG)
- DPaW Other (DPWOTH)
- DPaW Other, Reg Park (DPWOTHREG)
- Regional Park (REG)
- Local Natural Area (LNA)



Map Printed from WALGA Environmental Planning Tool on Thu Nov 08 09:01:59 WST 2018

Figure 3A: Environmental Considerations Map

4.0 Bushfire Assessment Inputs

4.1 Effective Slope

Effective slope under each vegetation area was assessed in accordance with the methodology detailed in AS 3959-2018 *Construction of buildings in bushfire prone areas* (Standards Australia, 2018). Slope data was measured on site and cross referenced with Landgate elevation data. The assessment area was found exhibit a minor slope upwards towards the north. The effective slope of each vegetation area is listed in the tables provided in Section 4.2 below.

4.2 Bushfire Fuels

All areas within 150 metres of the site have been either classified or excluded as a bushfire threat in accordance with the methodology detailed in AS 3959-2018 *Construction of buildings in bushfire prone areas* (Standards Australia, 2018). The assessment has been mapped in Figure 4A and summarised in Table 4A.

Plot 1	
AS3959 -2018	Class D Scub
Effective Slope	1° downslope
<p><i>Plot 1 comprises the native vegetation to the east of the subject site. Vegetation consists of predominately Banksia below 6m in height with shrubs and grasstrees, and isolated overstorey trees having canopy cover less than 10%.</i></p>	
 <p>Photo ID: 1a</p>	 <p>Photo ID: 1b</p>
 <p>Photo ID: 1c</p>	

Plot 2

AS3959 -2018	Class D Scrub
Effective Slope	Flat / upslope

Plot 2 comprises the native vegetation to the north of the subject site. Vegetation consists of predominately Banksia below 6m in height with shrubs and grass trees, and isolated overstorey trees having canopy cover less than 10%.



Photo ID: 2a



Photo ID: 2b



Photo ID: 2c



Photo ID: 2d



Photo ID: 2e

Plot 3

Existing	Class D Scrub
Effective Slope	Flat / upslope

Plot 3 comprises the native vegetation to the south of the subject site and south of Grandis Bvd. Vegetation consists of predominately Banksia below 6m in height with shrubs and grasstrees, and isolated overstorey trees having canopy cover less than 10%.



Photo ID: 3a



Photo ID: 3b



Photo ID: 3c

Plot 4

Existing	Exclusion 2.2.3.2(f) low threat vegetation
Effective Slope	n/a

Plot 4 comprises the public open space adjacent to the north and east of the the subject site. Vegetation is maintained for low threat and comprises trimmed trees, landscaped garden beds and reticulated lawn.



Photo ID: 4a



Photo ID: 4b



Photo ID: 4c



Photo ID: 4d

Plot 5

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 5 comprises the day-care centre adjacent to the south of the site, comprising buildings and paved surfaces with landscaped gardens maintained for low threat in accordance with the City of Wanneroo Firebreak Notice, which stipulates that, in lieu of 3m wide trafficable firebreaks, all flammable material with the exception of living trees is to be removed.



Photo ID: 5a



Photo ID: 5b

Plot 6

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 6 comprises the Glasshouse Drive road reserve including paved surfaces and landscaped verges maintained for low threat.



Photo ID: 6a



Photo ID: 6b

Plot 6



Photo ID: 6C

Plot 7

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 7 comprises the developed urban area to the west of Glasshouse Drive, including buildings, paved surfaces, residential gardens, lawns and landscaped verges. Residential properties are maintained for low threat in accordance with the City of Wanneroo Firebreak Notice, which stipulates that, in lieu of 3m wide trafficable firebreaks, all flammable material with the exception of living trees is to be removed.



Photo ID: 7a



Photo ID: 7b

Plot 7



Photo ID: 7c



Photo ID: 7d

Plot 8

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 8 comprises the Grandis Bvd road reserve including paved surfaces and landscaped verges maintained for low threat.



Photo ID: 8a



Photo ID: 8b

Plot 8



Photo ID: 8c

Plot 9

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 9 comprises the outdoor recreation area to the south of Grandis Bvd, including paved surfaces and landscaped gardens maintained for low threat.



Photo ID: 9a

Plot 10

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 10 comprises the developed urban area to the south of the subject site and south of Grandis Bvd, including buildings, paved surfaces, landscapd public open space, residential gardens, lawns and road verges all maintained for low threat. Residential properties are maintained for low threat in accordance with the City of Wanneroo Firebreak Notice, which stipulates that, in lieu of 3m wide trafficable firebreaks, all flammable material with the exception of living trees is to be removed.



Photo ID: 10a



Photo ID: 10b

Plot 11

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

Plot 11 comprises the developed urban area to the east of the subject site and north of Grandis Bvd, including buildings, paved surfaces, landscapd public open space, residential gardens, lawns and road verges all maintained for low threat. Residential properties are maintained for low threat in accordance with the City of Wanneroo Firebreak Notice, which stipulates that, in lieu of 3m wide trafficable firebreaks, all flammable material with the exception of living trees is to be removed.



Photo ID: 11a



Photo ID: 11b

Plot 11



Photo ID: 11c

Plot 12

Existing	Exclusions 2.2.3.2(f) low threat vegetation; and 2.2.3.2(e) non-vegetated.
Effective Slope	n/a

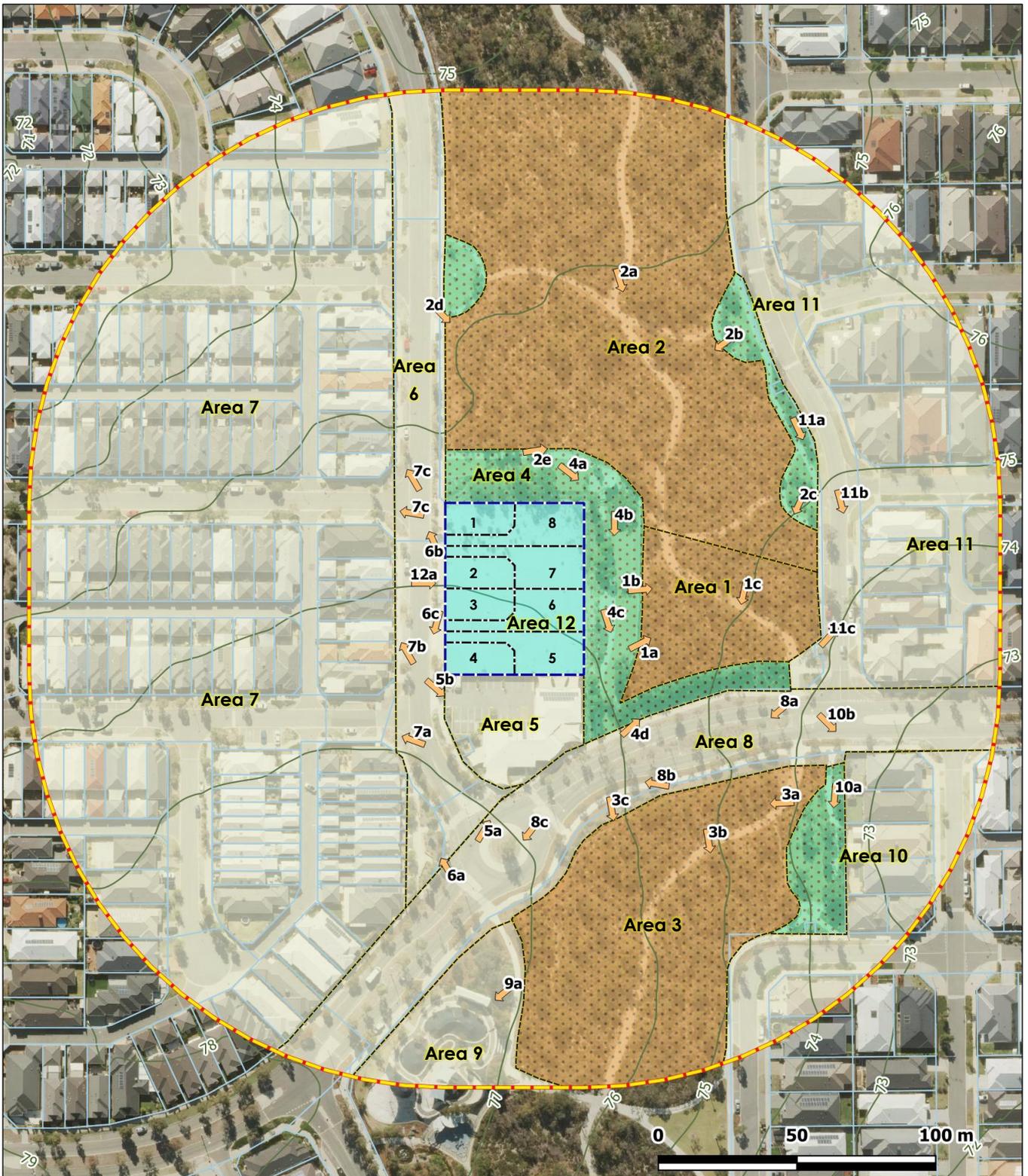
Plot 12 comprises the subject site, comprising non-vegetated cleared areas with some areas of grass maintained below 10cm in height. Post development this area will include residential development with gardens and lawns maintained for low threat in accordance with the City of Wanneroo Firebreak Notice, which stipulates that, in lieu of 3m wide trafficable firebreaks, all flammable material with the exception of living trees is to be removed.



Photo ID: 12a

Table 4A Areas of classified vegetation and exclusions:

Vegetation Area	Vegetation Classification	Effective Slope
Area 1	Class D Scrub	1° downslope
Area 2	Class D Scrub	Flat/upslope
Area 3	Class D Scrub	Flat/upslope
Area 4	Exclusion 2.2.3.2 (f)	n/a
Area 5	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 6	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 7	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 8	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 9	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 10	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 11	Exclusions 2.2.3.2 (e) & (f)	n/a
Area 12	Exclusions 2.2.3.2 (e) & (f)	n/a



Vegetation Classifications

Size: A4
Scale: 1:1750



- | | | |
|-------------------|--------------------------|--------------------------|
| Cadastre | 150m assessment area | Vegetation class: |
| Subject land | Vegetation areas | Scrub |
| Proposed cadastre | to be managed low threat | Excluded 2.2.3.2(e)&(f) |
| Contours (1m) | Photo points | Excluded 2.2.3.2(f) |

Assessed by: Jeremy Durston
BPAD: 36525, Level 2
CRS: GDA 94 Zone 50
Aerial imagery: Jan 2019

Figure 4A: Vegetation Classifications

5.0 Bushfire Assessment Outputs

In accordance with SPP 3.7 and using AS3959 Method 1 analysis, BAL Contour Maps have been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment area after the subdivision is completed (see Figures 5A & 5B). The following table (Table 5A) summarises the maximum, indicative ratings that will apply to each proposed Lot.

Table 5A: Maximum indicative BAL ratings for the proposed Lots (AS3959 Method 1):

Lot	Vegetation Classification	Effective Slope	Vegetation Separation	Maximum BAL
1	Class D Scrub	0°	19m	BAL-19
2	Class D Scrub	0°	39m	BAL-12.5
3	Class D Scrub	1°	46m	BAL-12.5
4	Class D Scrub	1°	39m	BAL-12.5
5	Class D Scrub	1°	16m	BAL-29
6	Class D Scrub	1°	20m	BAL-29
7	Class D Scrub	1°	21m	BAL-29
8	Class D Scrub	0°	16m	BAL-29

As indicated above the proposed Lots are rated BAL-29 or lower, as required by SPP3.7.

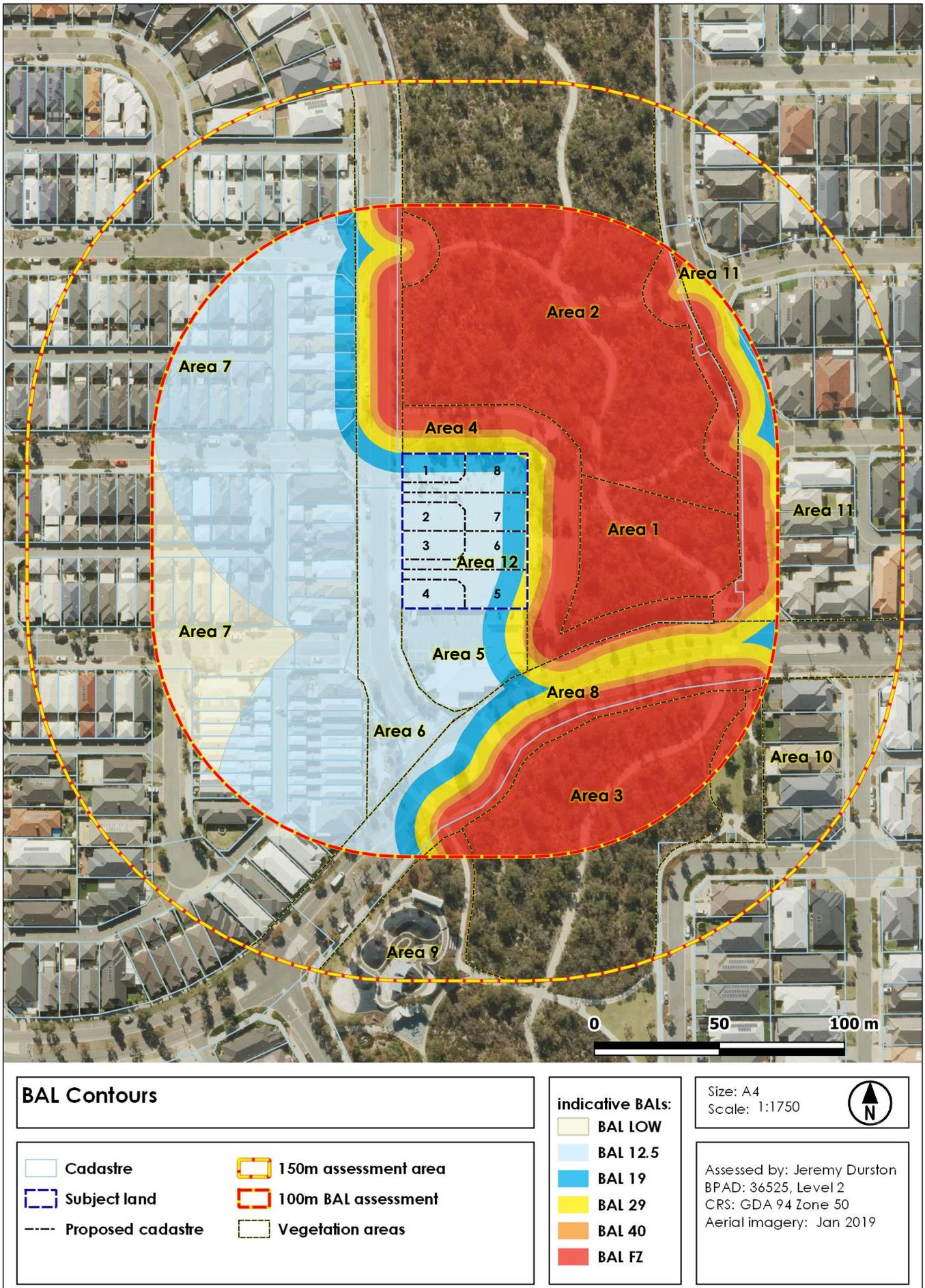


Figure 5A: BAL Contour Map

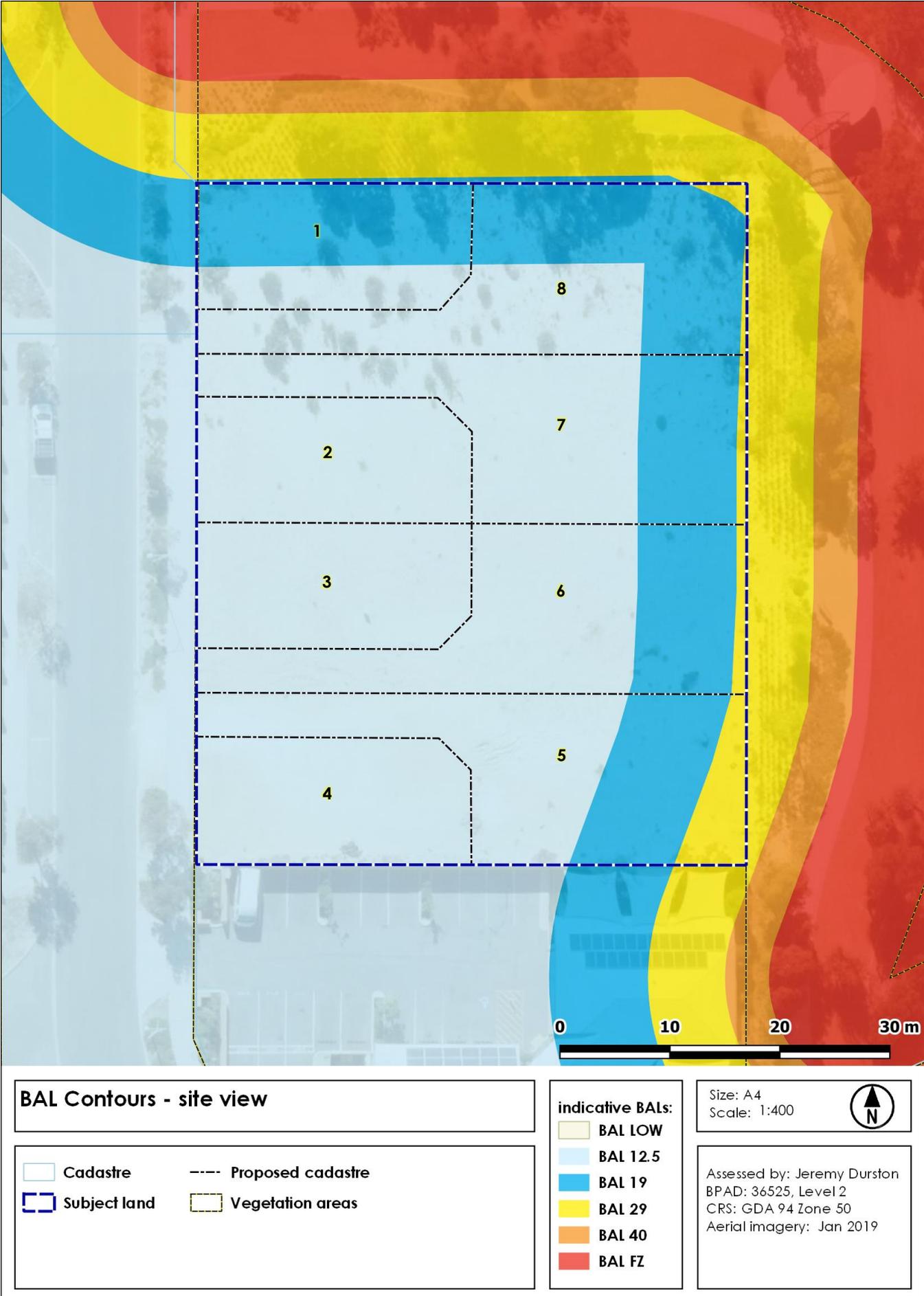


Figure 5A: BAL Contour Map – site view

6.0 Bushfire Hazard Issues

The BAL Contour assessment illustrates the bushfire hazards to the subject land from:

- The native vegetation in the Public Open Space to the north and east of the site; and
- The native vegetation in the Public Open Space to the south of the site and south of Grandis Blvd.

From the results of the BAL Contour assessment, the following issues have been identified:

- All proposed Lots will be subject to ratings of BAL-29 or lower.
- The proposed lots are required to be maintained for low threat in accordance with the City of Wanneroo Firebreak Notice.
- Future residential buildings and any associated Class 10a buildings are to be constructed to the applicable construction standards of AS 3959.
- Due to the proposed subdivision being subject to a rating above BAL-LOW the relevant bushfire protection criteria apply and are addressed in Section 6 of this report.
- The BAL ratings provided in the BAL Contour Maps and associated tables are indicative only and are for the purposes of demonstrating compliance with the bushfire protection criteria of SPP 3.7. Individual BAL assessments are required to determine the final BAL ratings for applicable buildings prior to the issuance of building permits.

7.0 Bushfire Protection Criteria

7.1 Guidelines for Planning in Bushfire Prone Areas Version 1.3 (the Guidelines)

The Guidelines apply to subdivision applications located within designated bushfire prone areas. The Guidelines provide supporting information for implementation of SPP 3.7. Specifically, they provide the Bushfire Protection Criteria to be address for all applications.

7.2 Proposal Assessment

Table 7A provides an assessment against the bushfire protection criteria detailed in Appendix 4 of the Guidelines, including the applicable Acceptable Solutions for each element.

Table 7A: Assessment against the bushfire protection criteria of the Guidelines

Element	Acceptable Solution (A) Performance Solution(P)	Compliance	Notes
1. Location	A1.1 Development location	Complies	The development location is assessed as BAL-29 or lower. Future dwellings are to be constructed to the applicable standards of AS3959.
2. Siting of Development	A2.1 Asset Protection Zone	To Comply	The Lots are not large enough to contain APZs within their own boundaries. The adjacent urban development, maintained road reserve and the low threat Public Open Space neighbouring the site provide a sufficient Asset Protection Zone to ensure habitable buildings on all proposed lots will not be rated higher than BAL-29 in future. The entirety of each Lot is required to be managed for low threat in future to the specifications of the City of Wanneroo Firebreak Notice, included in Appendix 1.
3. Vehicular Access	A3.1 Two access routes	Complies	The site is accessed via Glasshouse Drive, which connects with Pinjar Road to the north and with Grandis Blvd to the south. These routes provide wider connections to the greater area public road network providing access in multiple directions.
	A3.2 Public road	N/A	No public roads are proposed.
	A3.3 Cul-de-sac	N/A	The site is not accessed by a cul-de-sac.

	<p>P3.4 Battle-axe</p>	<p>Complies, Performance Solution</p>	<p>Battle-axe access legs are proposed for four (4) Lots. Battle axe Lots should generally be avoided in bushfire prone areas.</p> <p>The following Performance Solution determines the proposed battle-axe access legs comply with the intent of the Guidelines, which is for emergency and other vehicles to have safe vehicle access at all times.</p> <p>The subject land fronts Glasshouse Drive to the west and is constrained by existing urban development to the south and public open space to the north and east. The 3122 m² area of the site precludes a compliant internal road. While a short cul-de-sac has been considered as an alternative, the Guidelines specify dead-end roads should also be avoided in bushfire prone areas.</p> <p>The Guidelines acknowledge that for driveways shorter than 50m fire appliances typically operate from the street. For this reason, no bushfire criteria apply to driveways less than 50m in length.</p> <p>The four proposed battle-axe access legs are 25m in length, which is well within the distance from which fire appliances can operate from the street. All houses will be sited within 50m of Glasshouse Drive.</p> <p>This situation is further assisted by the battle-axe Lots being adjacent to low-threat POS to the east. The low threat POS provides additional defendable space for emergency services to operate at the eastern Lot boundaries without needing vehicle access to the Lots.</p> <p>A further issue addressed by the Guidelines is the potential for battle-axe access legs to become blocked by falling trees or debris during a bushfire. However, the proposed battle-axe access legs are separated from classified vegetation by a distance of 30m or more, and the risk that falling trees may impede access is considered to be negligible.</p>
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			<p>The entirety of all battle-axe access legs are rated BAL-12.5, and while wind-borne embers may be experienced, the risk that bushfire debris may block vehicle access is considered to be negligible.</p> <p>The Performance Solution, with battle-axe access legs as proposed, meets the intent of Performance Principle P3 as follows:</p> <ul style="list-style-type: none"> • It avoids the need for emergency service vehicles to use driveway access that would be unsuitable or unsafe. • The proposed battle-axe legs provide the necessary access for private vehicles, as generally required for driveways less than 50m in length. <p>The Performance Solution is acceptable in this case due to:</p> <ul style="list-style-type: none"> • The constraints of the site do not allow compliant internal road access to be installed. • The Performance Solution meets the intent of Element 3 by allowing safe use of the vehicle access available to the site.
	A3.5 Private driveways longer than 50m	N/A	All driveways will be less than 50m in length.
	A3.6 Emergency access way (EAW)	N/A	There is no proposed EAW.
	A3.7 Fire service access routes (FSAR)	N/A	There is no proposed FSAR.
	A3.8 Firebreak widths	N/A	Firebreaks are not required. In lieu of firebreaks the entire areas of the Lots are to be managed for low threat in accordance with the City of Wanneroo Firebreak Notice.
4 Water	A4.1 Reticulated areas	Complies	The site is within an existing reticulated area. The entire areas of all Lots are within 100m from existing hydrants located on Conferta Link, Sawtooth Bend, Glasshouse Drive and/or Grandis Blvd.
	A4.2 Non-reticulated areas	N/A	Reticulated area.
	A4.3 Individual lots within non-reticulated areas	N/A	Reticulated area.

7.3 Bushfire Management Strategies

The required management measures, as detailed in Table 7A, are illustrated in the following Bushfire Management Strategies Map (Figure 7A).

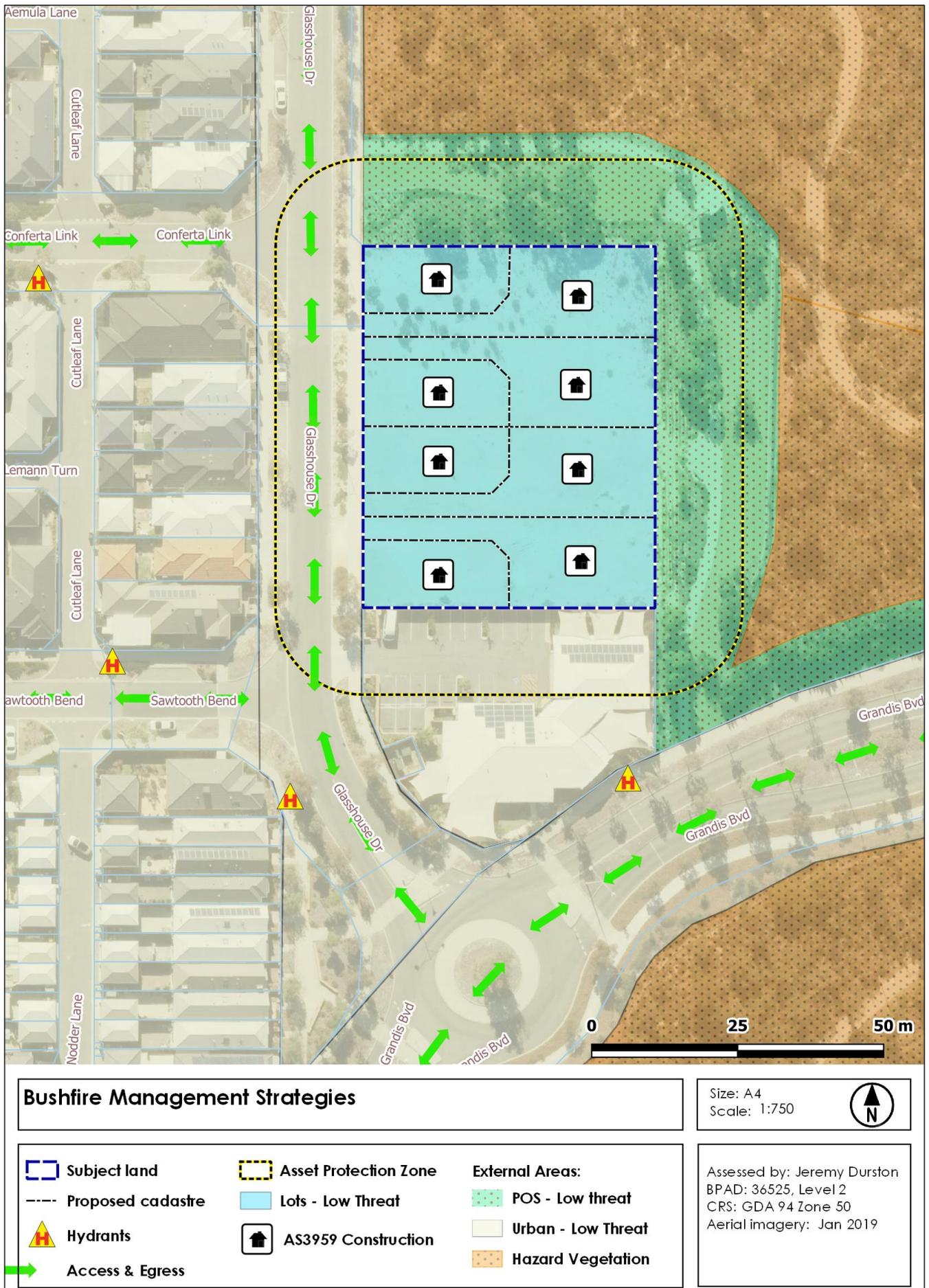


Figure 7A: Bushfire Management Strategies Map

8.0 Implementation and Management

The management of the bushfire risk is a shared responsibility between the developer, future landowners and local government. These responsibilities are summarised in Table 8A.

Table 8A: *Implementation Schedule*

No.	DEVELOPER - Management Action	Timing
1.0 Prior to Issue of Titles		
1.1	Prepare a notification to be included on the certificate of titles advising the relevant Bushfire Attack Level, and that the land is subject to a Bushfire Management Plan.	Subdivision
2.0 Prior to Sale		
2.1	Providing prospective residents with a summary of this BMP.	Sale of Lots

No.	LANDOWNERS - Management Action	Timing
3.0 Prior to Occupancy		
3.1	Ensuring that any application for a building permit for a dwelling is to include a Bushfire Attack Level assessment.	Development
4.0 Ongoing		
4.1	Undertaking regular property maintenance in preparation for the annual fire season.	Ongoing
4.2	Comply with all required fire mitigation measures on their land, as prescribed in Council's annual Firebreak Notice.	Ongoing

No.	LOCAL GOVERNMENT - Management Action	Timing
5.0 Ongoing Management		
5.1	Ensuring Building Permit Applications and Development Applications are compliant with the building and land use planning provisions.	Ongoing
5.2	Maintenance of vegetation in low threat condition within the designated areas of managed Public Open Space and road reserves.	Ongoing
5.3	Enforce compliance with its annual Firebreak Notice.	Ongoing

9.0 References

City of Wanneroo. (2019). Fire and Burning Information Sheet 2019/20.

OBRM. (2019). Map of Bush Fire Prone Areas 2019. Office of Bushfire Risk Management.

Standards Australia. (2018). AS 3959-2018 Construction of buildings in bushfire prone areas. SAI Global.

WAPC. (2015). State Planning Policy 3.7 Planning in Bushfire Prone Areas.

WAPC. (2016). Planning Bulletin 111/2016 Planning in Bushfire Prone Areas.

WAPC. (2017a). Guidelines for Planning in Bushfire Prone Areas Version 1.3.

WAPC. (2017b). Guidelines for Planning in Bushfire Prone Areas Appendices Version 1.3.

Appendix 1

Local Government Requirements under the Bushfires Act (1954)

FIRE BREAKS / FUEL HAZARD REDUCTION / FIRE BREAK EXAMPLES

Under the Bushfires Act (1954), all owners and occupiers of land in Western Australia must establish and maintain fire breaks.

Fire breaks and protection measures are vital in assisting the prevention of fires spreading and to allow safer access for bushfire fighters and vehicles.

ALL LAND OWNERS WITHIN THE CITY OF WANNEROO BE ADVISED

Fire break installation must be completed before 1 November and maintained in this state up to and including 31 May each year. Property inspections may be conducted during this period.

Failure to comply with these requirements may incur fines and further action by the City of Wanneroo.

Land area - 4000m² or less

- 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
- Removal of all flammable material, with the exception of living trees from the property.



Minimum clearances 3.5m above ground level dependent upon land area.

Land area - 4000m² or greater

- 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;
- 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
- Installing and maintaining a 20 metre asset protection zone surrounding all buildings, large hay stacks and fuel storage areas.

VARIATION TO FIREBREAK REQUIREMENTS

If you consider that it is impracticable for any reason to implement any of the above requirements, an application must be made **no later than 18 October each year** (subject to change) 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.

ADDITIONAL WORKS - In addition to these requirements, 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.



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



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