Bushfire Management Plan / Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 29th Month July Year 2025

Report author or reviewer: Nathan Peart

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: 38808 Accreditation expiry: Month May Year 2025

Bushfire management plan version number: 3

Bushfire management plan date: Day 4th Month April Year 2025

If one or more of the following are selected, then these should be automatically referred to DFES	YES	NO
Strategic planning is required to address SPP 3.7 and the Guidelines	☐	☐
The application is a vulnerable land use	☐	☐

None of the Above ☒

If one or more of the following are selected, and the decision-maker requires input from DFES, then the application can be referred.	YES	NO
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	☐	☐
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	☐	☐

None of the Above ☒

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

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

Signature of report author or reviewer  Date 4 April 2025



Bushfire Management Plan (DA)

Proposed Commercial development at: Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057

Client: Sarich Building

Report Number: 24-19249

Assessment Date: 29 July 2024

Report Date: 4 April 2025

BUSHFIRE SMART

Document Control

Doc name:	Bushfire Management Plan (DA) - Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057				
Version	Date	Author		Reviewer	
1	03/09/2024	Nathan Peart	NP	Nathan Peart	NP
	Initial Report Issued				
2	26/02/2025	Nathan Peart	NP	Nathan Peart	NP
	Added Contour Map				
2	04/04/2025	Nathan Peart	NP	Nathan Peart	NP
	Updated Contour Map and incorporate new Bushfire Guidelines.				

Disclaimer and Limitation

This report is prepared solely for the client, any future landowners of the subject lot and is not for the benefit of any other person and may not be relied upon by any other person. Bushfire Smart accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

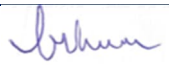
The mitigation strategies contained in this report are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Smart and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or destroyed by bushfire 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. Further, 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 Bushfire Smart has no control.

This report does not negate the need to follow Local government authority requirements for Firebreak and Fuel Hazard Reduction. The client agrees that in submitting this report they approve of and will comply with all requirements detailed.

Insurance Coverage Statement

Bushfire Smart is covered by Professional Indemnity Insurance up to $2,000,000 and Public Liability Insurance valued at $20,000,000. These policies provide comprehensive coverage for bushfire attack level assessments, planning, design, and advisory services, in accordance with the FPA Australia Bushfire Planning and Design Accreditation Scheme for a BPAD-Level 3 practitioner.

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Executive Summary

The proposal is at Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057 regarding commercial/industrial development.

The proposal is in an area that has been designated as bushfire prone and must therefore comply with State Planning Policy 3.7 (SPP 3.7). Planning for Bushfire Guidelines Version: September 2024 (the Guidelines) has been used to determine the proposals compliance with SPP 3.7.

An assessment against the Bushfire Protection Criteria 6 is required to be undertaken. The following table summarises the outcome of this assessment.

Table A.1: Summary of assessment against Bushfire Protection Criteria 6

Element	Acceptable Solution	Compliance Method	Compliance notes.
1: Location	-	N/A	
2: Siting and Design	A2.1a Siting and design	Acceptable Solution	The proposed building is within an area that is BAL-29 or below.
	A2.1b Siting in an area with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ).	N/A	
	A2.2 Asset Protection Zone (APZ)	Acceptable Solution	An APZ can be achieved and contained within the lot boundaries. Entire lot is to be managed to APZ requirments.
	A2.3 Clearing of native vegetation	Acceptable Solution	The development does not require the clearing of native vegetation
	A2.4 Storage of hazardous, flammable and/or combustible materials	N/A	If applicable, the storage of hazardous, flammable and/or combustible materials must be within a BAL 29 area with suitable structure to shield the material and prevent the ignition of bushfire prone vegetation.
3: Vehicular Access	A3.1 Private driveways	Acceptable Solution	Private driveways can meet the requirements of the guidelines.
4: Water Supply	A4.1 Water supply for residential habitable buildings	Acceptable Solution	Hydrants provided to comply with Water Corporation's No. 63 Water Reticulation Standard.

Action Required:

Compliance with this BMP, and therefore SPP 3.7, will require action prior, during and after development. The items requiring implementation include:

- Entire lot to be managed in a low fuel threat throughout the life of the proposal. Any landscaped areas are to comply with the APZ requirements listed in this BMP.
- Driveway to be constructed and maintained to the standard stated in this BMP.
- Structure around hazardous materials to comply with requirements of this BMP, if applicable.
- Ongoing compliance with the local government's firebreak notice.

The entire report should be read in conjunction with the guidelines to ensure all requirements are understood.

Table of Contents

1 PROPOSAL AND SITE DETAILS 8
1.1 PROPOSAL DETAILS 8
2 ENVIRONMENTAL CONSIDERATIONS 10
2.1 NATIVE VEGETATION – MODIFICATION AND CLEARING 11
2.2 REVEGETATION/LANDSCAPE PLANS 11
3 BUSHFIRE ASSESSMENT 11
3.1 SITE ASSESSMENT 11
3.2 VEGETATION CLASSIFICATION 14
4 BUSHFIRE HAZARD ISSUES 20
5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA 20
ELEMENT 1: LOCATION 20
ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT 20
ELEMENT 3: VEHICULAR ACCESS 22
ELEMENT 4: WATER 23
6 IMPLEMENTATION 23
6.1 ACKNOWLEDGEMENT - PROPONENT 23
7 GENERAL REFERENCES 24
8 ONLINE REFERENCES 24
9 ACKNOWLEDGEMENT OF COUNTRY 24
10 APPENDICES 25
APPENDIX A: SPATIAL REPRESENTATION OF PROPOSED RISK MANAGEMENT MEASURES (NEXT PAGE) 25
APPENDIX B: APZ TECHNICAL REQUIREMENTS 27
APPENDIX C: VEHICULAR ACCESS TECHNICAL REQUIREMENTS 28

Table of Figures

Figure: 1 Proposal Plan 8
Figure: 2 Location 9
Figure: 3 Map of Bushfire Prone Area for Subject Site 9
Figure: 4 Map of Native Vegetation Extents for Subject Site 11
Figure: 5 Vegetation Classification 12
Figure: 6 BAL Contours (Indicative – Attainable Post Development) 13
Figure: 7 Spatial Representation of proposed risk management measures 26

1 Proposal and Site Details

1.1 Proposal Details

Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057 (subject lot) is a parcel of 1 ha. This proposal is for the construction of a new industrial development on an existing lot.

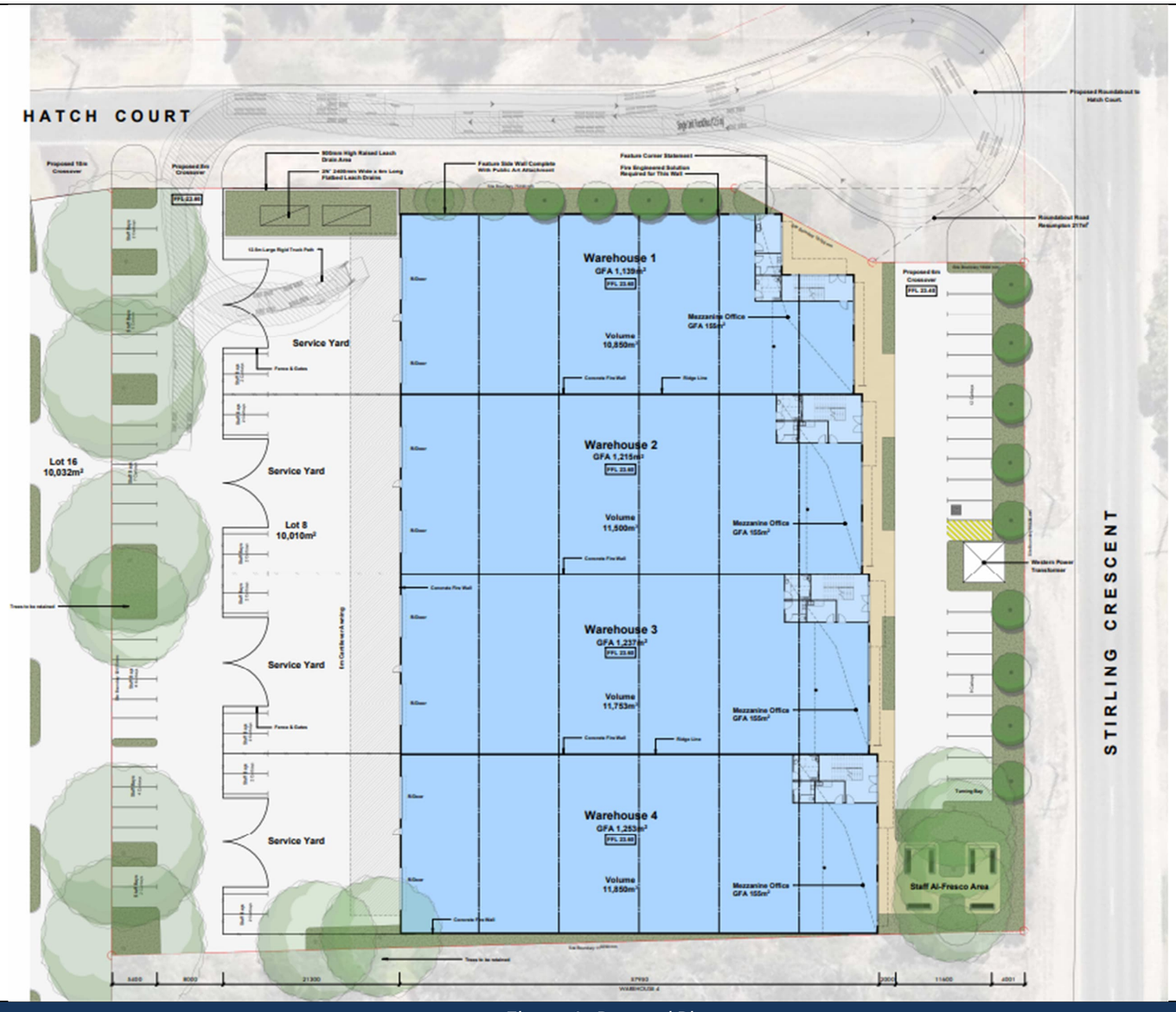


Figure: 1 Proposal Plan



Figure: 2 Location

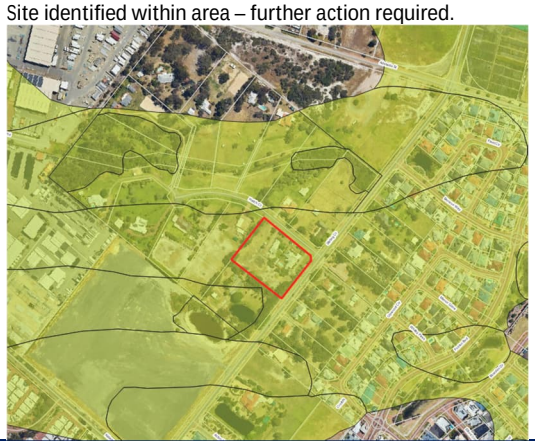


Figure: 3 Map of Bushfire Prone Area for Subject Site

2 Environmental Considerations

To identify environmental, biodiversity and conservation values on the subject site, the site has been examined against the following databases as shown in Table 1.

Table 1: Assessment against environmental considerations

Object	Database	Identified	Details
Geomorphic Wetlands: Swan Coastal Plain / Augusta to Walpole	DBCA-019 / DBCA-017	Yes	Site identified within area – further action required. 
Ramsar sites (Wetland areas designated under the Ramsar Convention)	DBCA-010	No	Site not identified within database.
Threatened and Priority Flora	DBCA-036	No	Site not identified within database.
Threatened and Priority Fauna	DBCA-037	No	Site not identified within database.
Threatened Ecological Communities	DBCA-038	Yes	Site identified within area – further action required. 
Bush Forever Areas - 2000	DPLH-019	No	Site not identified within database.
Clearing Regulations – Environmentally Sensitive Areas	DWER-046	No	Site not identified within database.
SWAN Bioplan Regionally Significant Natural Areas 2010	DWER-070	No	Site not identified within database.
Local government biodiversity/planning	-	No	-

The subject site has been identified by the Department of Biodiversity, Conservation and Attractions (DBCA) as being within a threatened ecological community. Additionally, the site is within the Geomorphic Wetlands: Swan Coastal Plain. The applicant may need to seek clarification from the appropriate authorities to ensure any clearing is appropriate for the area.

2.1 Native vegetation – modification and clearing

The site has been checked against the Native Vegetation mapping conducted by the Department of Primary Industries and Regional Development (DPIRD-005). Native vegetation has not been found on the site, as shown in the image below.



Figure: 4 Map of Native Vegetation Extents for Subject Site

2.2 Revegetation/landscape plans

Soft landscaping is indicated on the plans with minimal amount of vegetation which will not add to the bushfire threat.

Any future landscaping for the site should comply with the APZ requirements as outlined in the Guidelines (see Appendix B for extract).

3 Bushfire Assessment

3.1 Site Assessment

The assessment of this site/development was undertaken by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1).

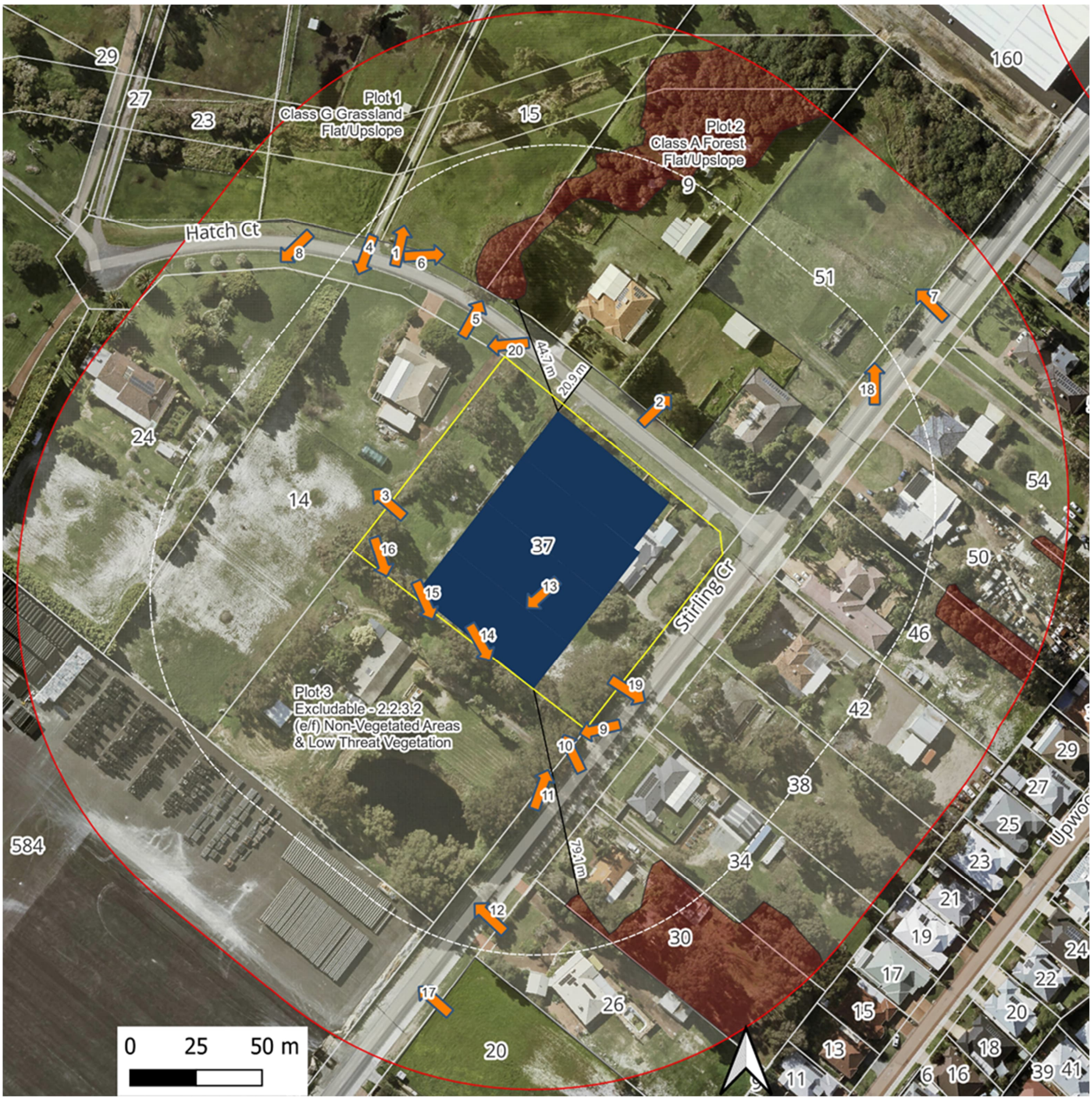


Figure: 5 *Vegetation Classification*

Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057	Legend											
The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.	Proposed Structure	Subject Land	150m area assessment	100m area assessment	Photo point	A Forest	B Woodland	C Shrubland	D Scrub	G Grassland	Excluded	Other

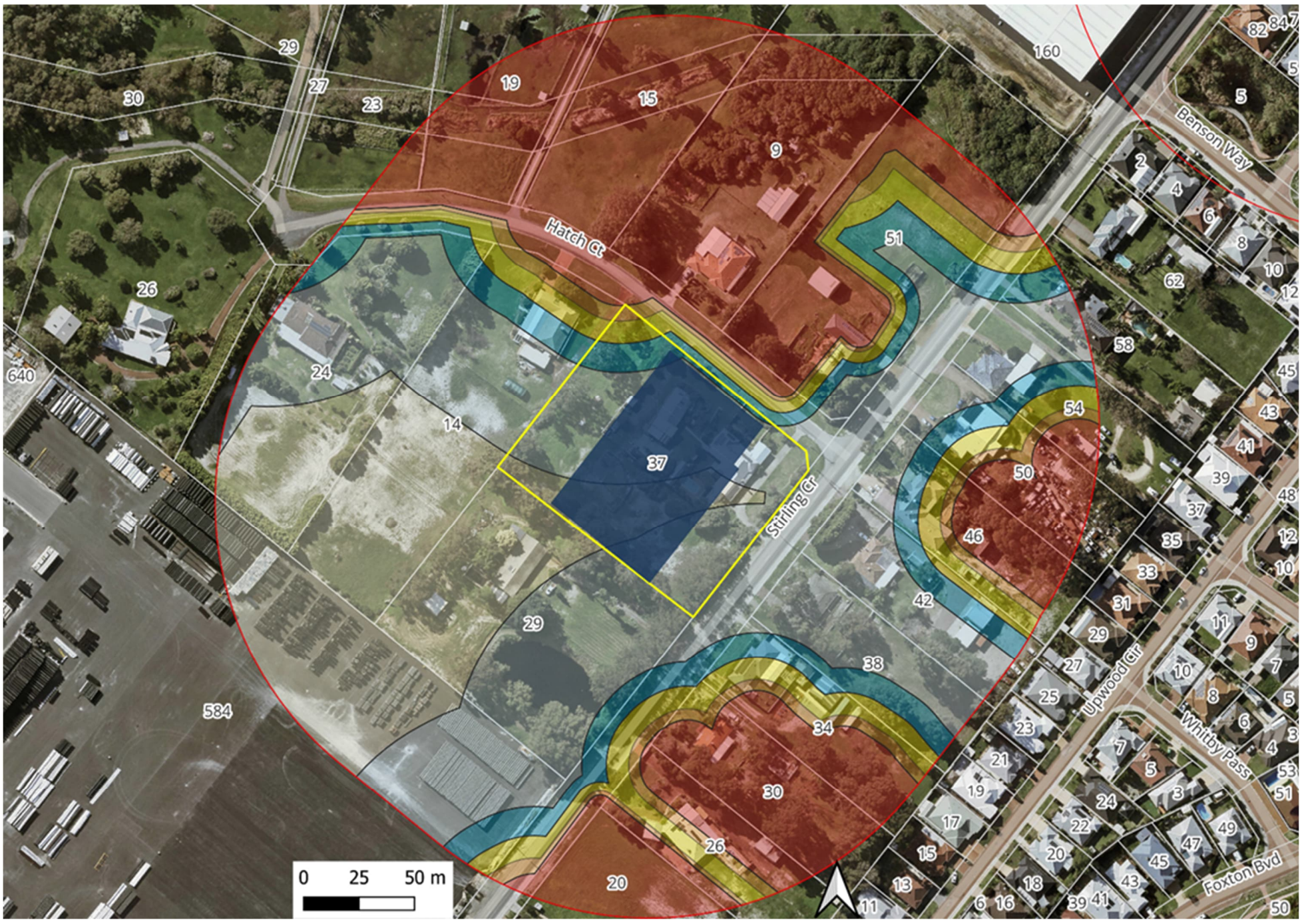


Figure: 6 *BAL Contours (Indicative – Attainable Post Development)*

Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057	Legend										
The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.	Proposed Structure	Subject Land	150m area assessment	100m area assessment	BAL FZ	BAL 40	BAL 29	BAL 19	BAL 12.5	BAL Low	Comments

3.2 Vegetation Classification

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.

Plot:	1	Effective Slope (°):	Flat/Upslope	Separation Distance (m):	20.9m
Vegetation Classification or Exclusion Clause:		Class G Grassland – Sown pasture G-26			
Description / Justification for Classification:					
The surrounding larger lots contain isolated trees with sparse foliage cover (less than 10%) and unmanaged grasses exceeding 100 mm in height.					



Photo ID: 1

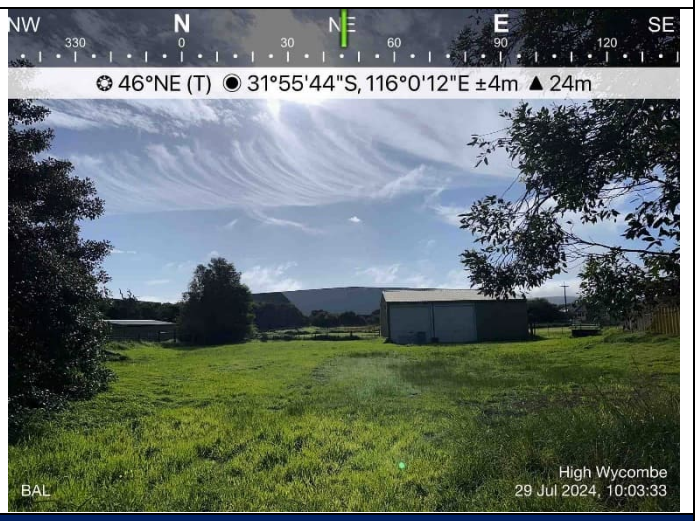


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Photo ID: 3



Photo ID: 4

Plot:	2	Effective Slope (°):	>0-5°	Separation Distance (m):	44.7m
Vegetation Classification or Exclusion Clause:			Class A Forest - Low open forest A-04		
Description / Justification for Classification:					
Small areas contain a mix of young and mature trees ranging from 5 to 15 meters in height, with dense foliage cover (greater than 30%) and interconnected canopies to larger [portion of vegetation					



Photo ID: 5



Photo ID: 6



Photo ID: 7



Photo ID: 8

Plot:	3	Effective Slope (°):	N/A	Separation Distance (m):	-
Vegetation Classification or Exclusion Clause:			Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation		
Description / Justification for Classification:					
Plantings of trees along the boundaries neighbouring lot with insufficient fuel depth to develop into a full fire front. Vegetation to be removed as part of the neighbouring DA,					



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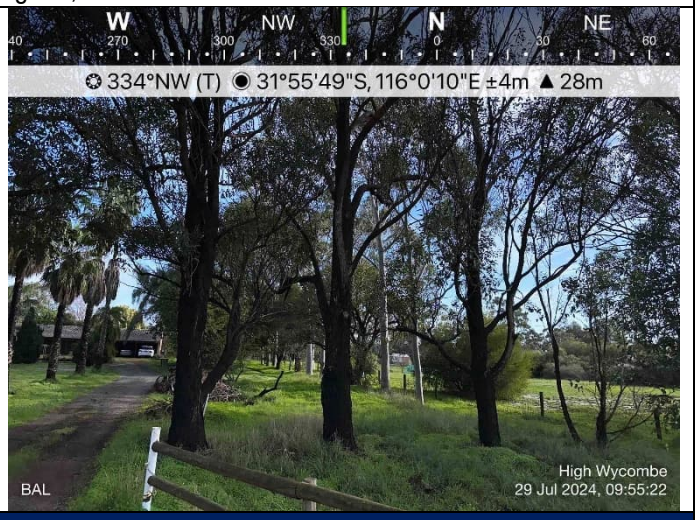


Photo ID: 10



Photo ID: 11



Photo ID: 12

Plot:	3	Effective Slope (°):	N/A	Separation Distance (m):	-
Vegetation Classification or Exclusion Clause:			Class A Forest - Open forest A-03		
Description / Justification for Classification:					
Plantings of trees along the boundaries neighbouring lot with insufficient fuel depth to develop into a full fire front. Vegetation to be removed as part of the neighbouring DA,					



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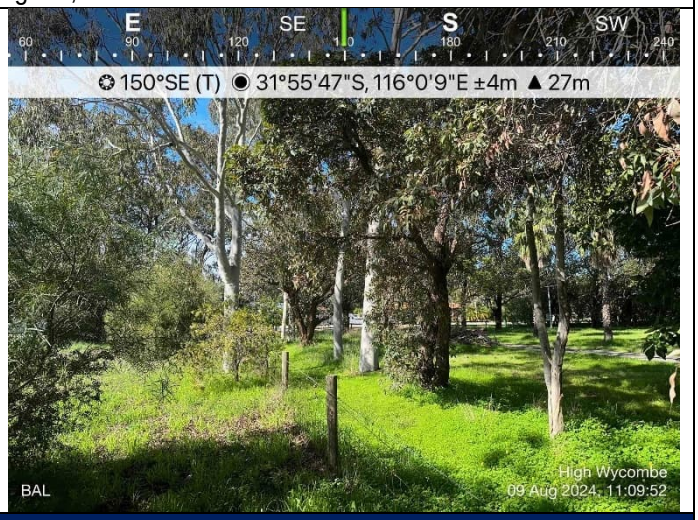


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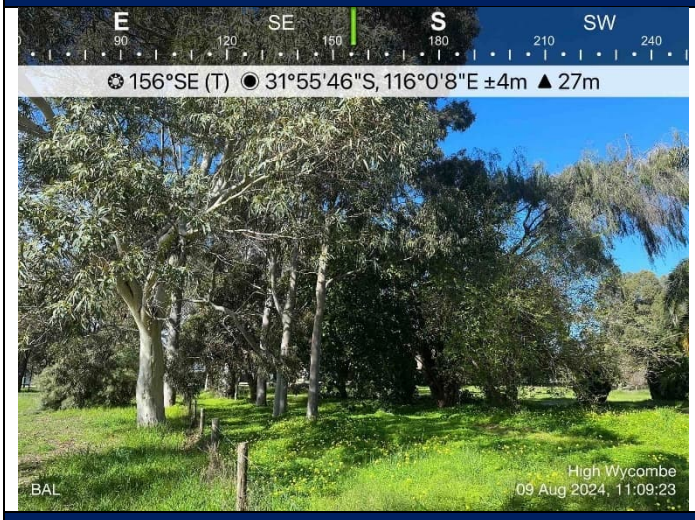


Photo ID: 15



Photo ID: 16

Plot:	3	Effective Slope (°):	N/A	Separation Distance (m):	N/A
Vegetation Classification or Exclusion Clause:			Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation		
Description / Justification for Classification:					
The surrounding developed residential area contains extensive non-vegetated spaces, including roads, driveways, walkways, and hardstand lots. The developed residential lots feature small, managed private gardens with low overall fuel loads and high moisture content, which provide insufficient fuel to significantly increase the bushfire threat.					



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Photo ID: 18

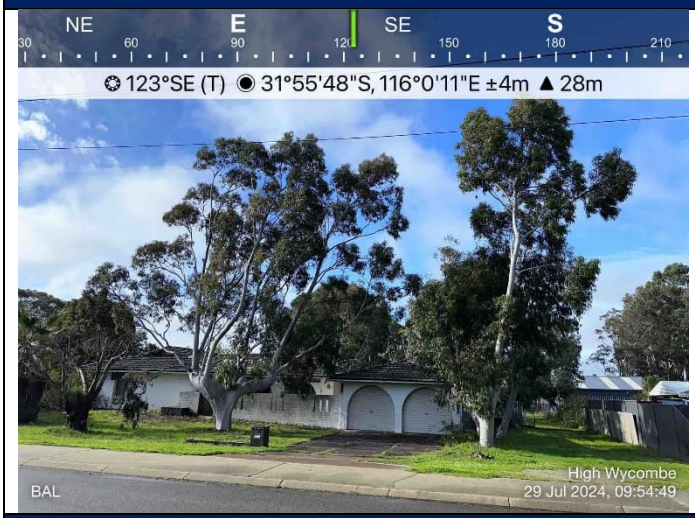


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Photo ID: 20

The Fire Danger Index (FDI) – 80-and table 2.4.3 AS3959-2018 applied.

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Table 3: BAL Analysis

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/Upslope	20.9m	BAL – 12.5
2	Class A - Forest	Flat/Upslope	44.7	BAL – 19
3	Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation	N/A	N/A	BAL – LOW

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL – 19

4 Bushfire Hazard Issues

The proposed lot is an infill development bordered by industrial and residential developments. As development progresses the bushfire threat will reduce, however the remnant vegetation on lots to the north will remain in the short term. The proposed development is among other lots to be developed with neighbouring lots subject to separate Development Applications.

5 Assessment against the Bushfire Protection Criteria

An assessment against the bushfire protection criteria (Appendix Four of the guidelines) is required to be undertaken for any strategic planning proposal, subdivision and development application for a site that has or will, on completion, have a bushfire hazard level above 'Low' or a BAL rating above BAL LOW. The following section details the measure to be taken so that this proposal complies with these.

Element 1: Location

Not Applicable

Element 2: Siting and design of development

A.2.1a: Siting and design

The building achieves BAL 29 or below.

A2.1b Siting in an area with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ) – Not Applicable

A2.2 Asset Protection Zone (APZ)

Element 2.2 will be satisfied using an Asset Protection Zone (APZ) which will allow a radiant heat impact not exceeding 29 kW/m² (BAL-29). The entire site is to be kept to APZ requirements and managed as per Table 9 of the guidelines, extract shown in Appendix B

A2.3 Clearing of native vegetation

The proposal does not require the clearing of native vegetation.

A2.4 Storage of hazardous, flammable and/or combustible materials

The proposal does not currently indicate the storage of hazardous, flammable, and/or combustible materials. However, if the future use of the building will include the storage of such materials as part of its ongoing day-to-day operations, the materials are to be stored in an area that:

- Is subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29);
- Is non-combustible and shields the materials to reduce their exposure to radiant heat from the bushfire to levels significantly lower than 29 kW/m² and prevents the entry of debris and embers; and
- Limits to the degree necessary and practical, the escape of sources of ignition from the stored materials into bushfire-prone vegetation.

Element 3: Vehicular Access

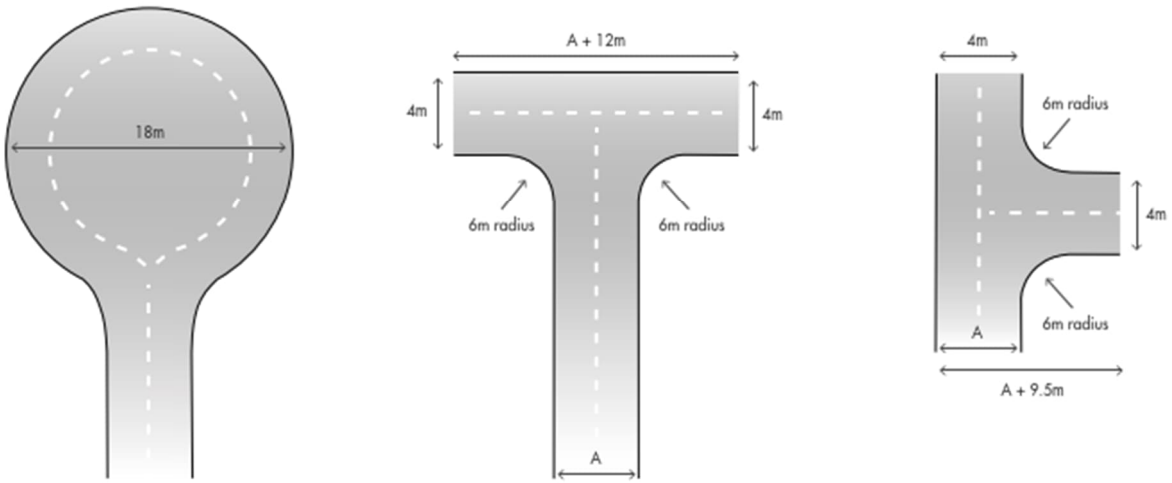
A3.1 Private Driveways

The proposal is within a reticulated area, speed limit on the road is 70km/h or less and but driveways will exceed 70 metres long to the most distal part of the development.

Private driveways must therefore meet the following requirements:

- Technical Requirements:
  - Minimum horizontal clearance: 6 metres
  - Minimum vertical clearance: 4.5 metres
  - Minimum weight capacity: 15 tonnes
  - Maximum unsealed road grade: 1:10 (10% or 6°)
  - Maximum sealed road grade: 1:7 (14.3% or 8°)
  - Maximum average grade sealed road: 1:10 (10% or 6°)
  - Minimum inner radius of road curves: 8.5 metres
    (See Guidelines Appendix B.3 Table 10, column 5 for full details)
- The driveway is less than 200 metres, therefore passing pays are not required.
- Turn-around area (Figure 30) and within 30 metres of the habitable building (Figure 38).

Figure 30: Design requirements for a turn-around area



Element 4: Water

A4.1 Water supply for residential habitable buildings

Water supply is via a reticulated system with hydrant connections provided in accordance with Water Corporation's Design Standard DS 63: Design and Construction Requirements for Water Reticulation Systems up to DN250. The hydrant is located immediately in front of the proposed driveway, approximately 17m away on Hatch Court.

6 Implementation

The following tables set out the responsibilities of the developer(s), landowner(s) and local government for the initial implementation and ongoing maintenance associated with this proposal.

Management Action	Timing
Proponent/Landowner	
Establish the entire lot to Asset Protection Zone (APZ) standard stated in this BMP	Prior to construction
If applicable, update plans so that storage area for hazardous, flammable and/or combustible materials meet the requirements of this BMP and Bushfire Guidelines.	Prior to construction
Establish driveway to the required surface condition and clearances	Prior to occupancy
Occupants	
Maintain driveway to the required surface condition and clearances	Ongoing
Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in this BMP	Ongoing
Ongoing compliance with the local government's firebreak notice.	Ongoing

6.1 Acknowledgement - Proponent

The proponent acknowledges the responsibilities as listed above and the requirement to ensure that should the land transfer to a new owner, that the new owner is aware of the BMP and their ongoing responsibility.

7 General References

Office of Bushfire Risk Management (OBRM). (2020). *Bushfire Risk Management (BRM) Plan Guidelines*. Retrieved October 2020.

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*. Sydney.

WA Department of Planning. (2016). *Visual Guide for Bushfire Risk Assessment in Western Australia*.

Water Corporation. (2018). *Design standard DS 63: Water reticulation standard design and construction requirements for water reticulation systems up to DN250 (Version 3, Revision 14)*. Water Corporation.

Western Australian Planning Commission. (2024). *State Planning Policy 3.7 Bushfire*. State of Western Australia.

Western Australian Planning Commission. (2024). *Planning for Bushfire Guidelines*. State of Western Australia.

8 Online references

Landgate. (2024). Map Viewer Plus. Government of Western Australia. Retrieved from https://map-viewer-plus.app.landgate.wa.gov.au/index.html

Office of Bushfire Risk Management (OBRM). (2024). Map of Bush Fire Prone Areas. Retrieved from https://maps.slip.wa.gov.au/landgate/bushfireprone/

WA Local Government Association (WALGA). Environmental Planning Tool. Retrieved from https://pbp.walga.asn.au/Tools/EnvironmentalPlanningTool.html

9 Acknowledgement of Country

We acknowledge the traditional custodians of the land on which we operate, the Noongar people. We pay our respects to their elders, past, present, and emerging, and recognise their enduring connection to the land and environment. As we conduct our bushfire management and reporting, we honour their legacy and their stewardship of our natural landscapes.

10 Appendices

Appendix A: Spatial Representation of proposed risk management measures (Next Page)



Figure: 7 *Spatial Representation of proposed risk management measures*

Legend

H	Hydrant
	21 m APZ
	Subject Lot
	Indicative Building
	Indicative Driveway with turn-around bay

NOTES

Asset Protection Zone (APZ)

APZ requirements: Entire Lot

The entire lot is to be maintained as an APZ (see *Appendix B: APZ technical requirements* for full details).

- Trees, shrub & scrub >6m in height are to be setback a minimum of 6m for the building with no branches overhanging
- Shrub & scrub <6m in height are to be setback a minimum of 3 m from the building and not planted in clumps greater than 5m2.
- Grass is to be maintained less than 100 mm in height

Water Supply

Water supply will be through reticulated water with hydrant connections provided in accordance with Water Corporation's No. 63 Water Reticulation Standard.

Access

The driveway access shall be suitable for a fire truck with a minimal 4m trafficable surface.

If an access gate is going to be installed along the driveway, then the gate shall have a minimum width of 3.6m.

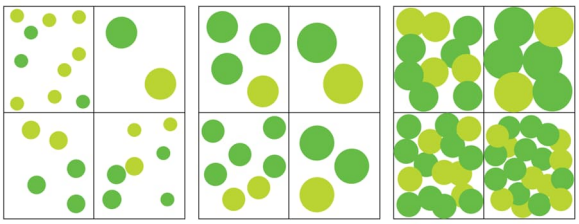
The power dome is to be kept clear of vegetation.

Installation and upkeep of the asset protection zone, firebreaks, water supply and the driveway are the responsibility of the landowner. The measures listed above shall be implemented prior to the occupation of the proposal and shall continue to be maintained in perpetuity.

Lot 8 (#37) Stirling Crescent, High Wycombe, WA, 6057

Appendix B: APZ technical requirements

The APZ is to be managed as per the extract from *Table 9: Asset Protection Zone (APZ) technical requirements* (WAPC 2024).

Object	Requirement
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	• Should be managed and removed on a regular basis to be maintained as low threat vegetation • Should be maintained at less than two tonnes per hectare (on average) • Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 metres in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building • Branches at maturity should not touch or overhang a building or powerline • Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. • Canopy cover within the APZ should be less than 15 per cent of the total APZ area • Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. Tree canopy cover – ranging from 15 to 70 per cent at maturity  15% 30% 70%
Shrub* and scrub* (0.5 metres to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings. • Should not be planted in clumps more than 5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 m in height. Ground covers more than 0.5 metres in height are to be treated as shrub)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if more than 100 millimetres in height.
Grass	• Grass should be maintained at a height of 100 mm or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation
Defendable space	Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

Appendix C: Vehicular access technical requirements

Extract from *Table 10: Vehicular access technical requirements* of the Guidelines (WAPC 2024).

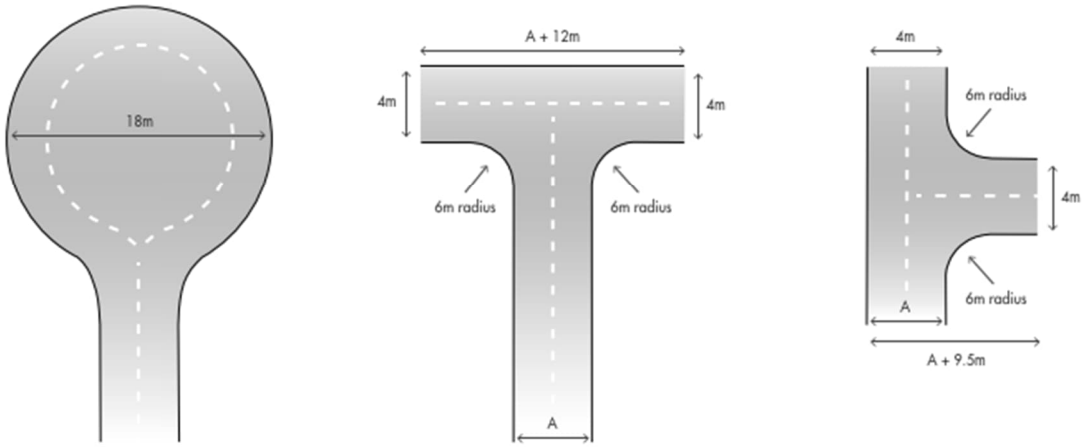
Table 10: Vehicular access technical requirements

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	**PERIMETER ROADS**		**PUBLIC ROADS**		**EMERGENCY ACCESS WAY[3]**		**FIRE SERVICE ACCESS ROUTE[3]**		**BATTLE-AXE & PRIVATE DRIVEWAYS[1]**	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**	**Area 2**	**Area 1**
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road[2]	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road[2,4]					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
5. As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines**, **Liveable Neighbourhoods**, **Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 30: Design requirements for a turn-around area



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