Bushfire Management Plan

Development Application: Lot 14, (27) Hatch Court, High Wycombe

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Bushfire Management Plan

Development Application: Hatch Court,
High Wycombe

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17-Jul-2025	**17-Jul-2025**	**17-Jul-2025**

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The bushfire management measures and risk treatments proposed in this document do not guarantee that buildings or infrastructure will not be damaged in a bushfire, nor that there will be no injuries or fatalities either on the site or offsite while evacuating. Primarily, this is due to the unpredictable nature and behaviour of fire and fire weather conditions. In addition, implementation of the required bushfire management measures (including construction standards, maintenance etc.) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of landowners and/or operators over which WEPL has no control.

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1. Introduction

1.1 Proposal Details

Hesperia is seeking to progress a development application for Lot 14, (27) Hatch Court, High Wycombe (the subject site; Figure 1). This development application will result in an intensification of land use and involves the construction of a warehouse and office (Figure 2).

The subject site is within a designated bushfire prone area (Area 1) as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES, 2024; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Bushfire* (SPP 3.7; WAPC, 2024a) and reporting to accompany submission of the development applications in accordance with the associated *Planning for Bushfire Guidelines* (the Guidelines; WAPC, 2024b).

Western Environmental Approvals Pty Ltd. (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the development application at the subject site. This BMP has been prepared by Bushfire Consultant Hannah Cunningham, and Senior Principal Bushfire Consultant Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802).

1.1.1 Site context

The subject site is located within the City of Kalamunda and is zoned urban under the Metropolitan Region Scheme and light industry under the City of Kalamunda Local Planning Scheme No. 3. The subject site comprises a mixture of paddock with scattered trees / clear land and is bound by: warehouses to the north; a mixture of warehousing and vegetation to the west; and rural residential blocks to the south and east.

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the development application for the subject site submitted to the Western Australian Planning Commission (WAPC).

In addition, this BMP provides strategies and guidance to reduce the level of bushfire risk exposure for the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.

2. Environmental Considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

2.1 Native Vegetation - Modification and Clearing

The subject site is a rural residential block containing grazed paddocks with scattered trees.

From a desktop review of publicly available data, the site is adjacent to mapped Native Vegetation (refer to Figure 2 [DBCA-019]). As the native vegetation is located outside of the subject site and is not subject to bushfire management measures in this BMP, this is not expected to pose a constraint to development.

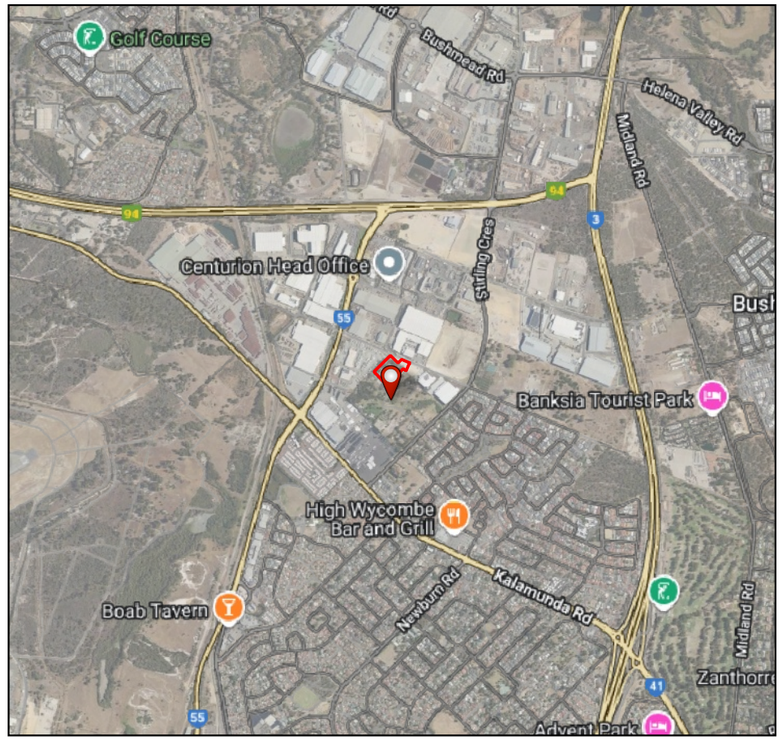
WEPL conducted an environmental assessment over the subject site and the concluded that the environmental and heritage values of the Site do not represent a constraint to development (WEPL,2025).

WEPL is not aware of any outstanding environmental approvals required for development to proceed.

2.2 Revegetation/Landscape Plans

Landscaping proposed within the subject site will be maintained in a low threat state.





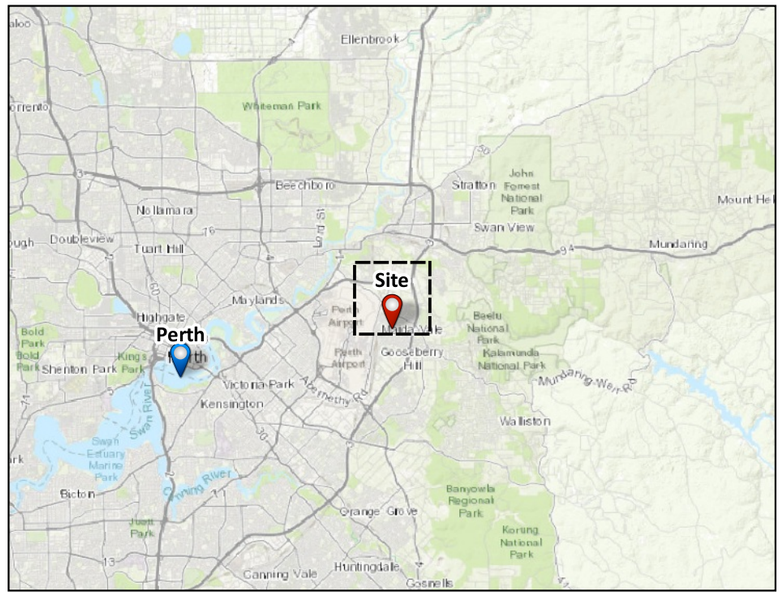


Figure 1: Site Overview

N

0 30 60 90 120 150 m

PROJECT/REPORT NAME	Bushfire Management Plan Lot 14 Hatch Court, High Wycombe
SCALE	1:2,500
SHEET SIZE	A3 COLOUR
CLIENT	Hesperia
COORDINATE REFERENCE SYSTEM	GDA2020 / MGA zone 50
PROJECT NUMBER	A25.213
VERSION	0
DATA SOURCE	Nearmap (17th March 2025)
DRAWN BY / REVIEWED BY	SM/HC
DATE	17/7/2025

Legend

- Subject Site
- Buffer 100m
- Buffer 150m

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

NOTES:

Cadastral boundary (LGATE-002). Base map ESRI Topo. Townsites (LGATE-248).

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Figure 2: Site Plan

N 0 10 20 30 40 m	PROJECT/REPORT NAME: Bushfire Management Plan Lot 14 Hatch Court, High Wycombe		
SCALE: 1:1,000	SHEET SIZE: A3 COLOUR	CLIENT: Hesperia	
COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50		PROJECT NUMBER: A25.213	VERSION: 0
DATA SOURCE: Nearmap (17th March 2025)		DRAWN BY / REVIEWED BY: SM/HC	DATE: 17/7/2025

Legend
- Subject Site
- Lots
- Subject building
- Native Vegetation Extent (DPIRD-005)

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

NOTES:

Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.

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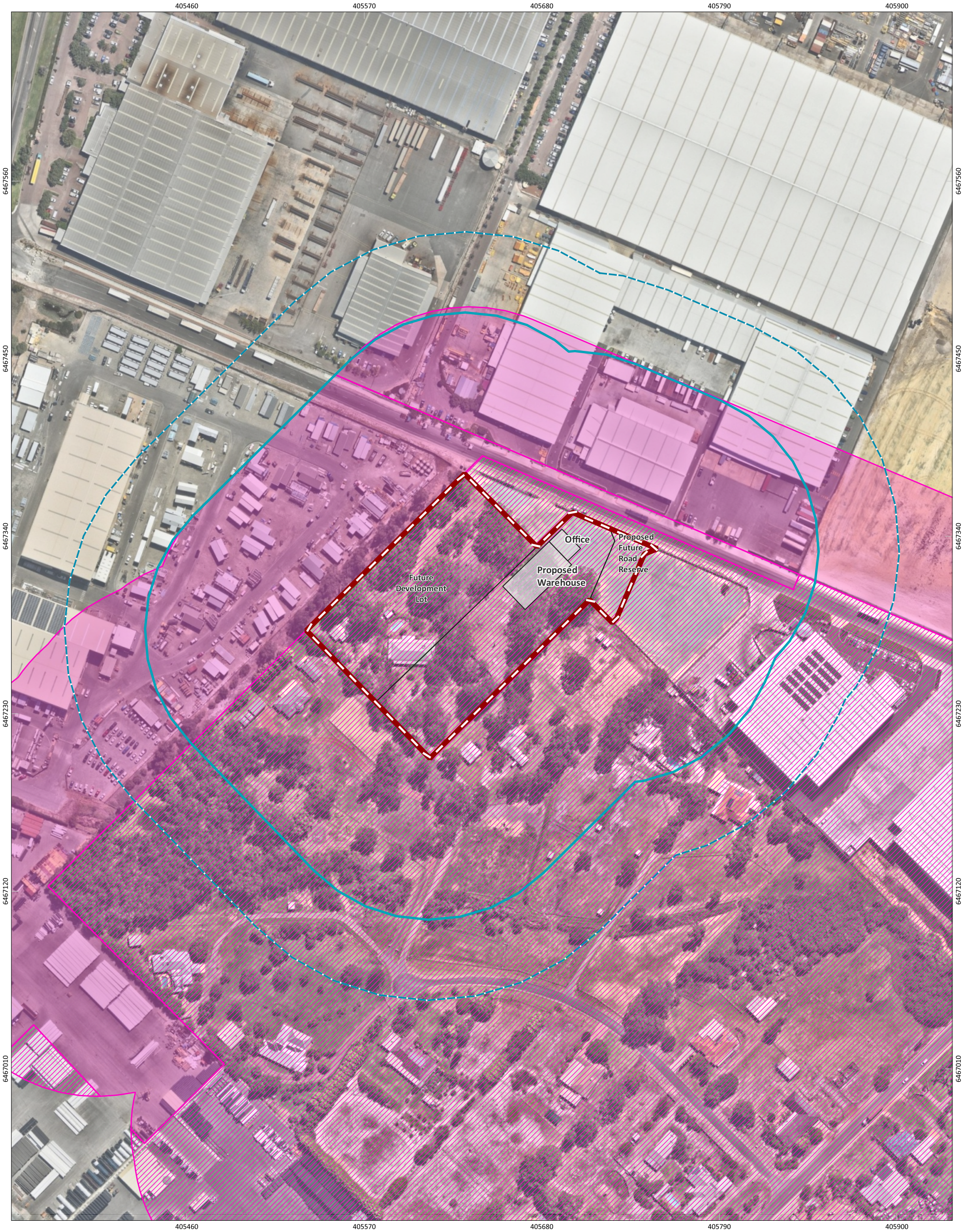


Figure 3: Bushfire Prone Areas

N

0 20 40 60 80 m

PROJECT/REPORT NAME	Bushfire Management Plan Lot 14 Hatch Court, High Wycombe		
SCALE	1:2,200	SHEET SIZE	A3 COLOUR
CLIENT	Hesperia		
COORDINATE REFERENCE SYSTEM	GDA2020 / MGA zone 50	PROJECT NUMBER	A25.213
VERSION	0		
DATA SOURCE	Nearmap (17th March 2025)	DRAWN BY / REVIEWED BY	SM/HC
DATE	17/7/2025		

Legend

- Subject Site
- Buffer 100m
- Buffer 150m
- Lots
- Subject building

Bush Fire Prone Area Planning (OBRM-023)

- Bushfire Prone Area 1
- Bushfire Prone Area 2

No	Description	Drawn	Approved	Date
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3. Bushfire Assessment Results

3.1 Bushfire Attack Level Assessment Inputs

A bushfire assessment has been undertaken for the proposed development in accordance with the Guidelines. Inputs to this assessment are detailed below.

3.1.1 Fire Danger Index

A blanket Fire Danger Index (FDI) 80 is adopted for Western Australia, as outlined in *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (SA, 2018).

3.1.2 Pre-Development Vegetation Classification and Slope under Vegetation

Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed on 3/07/2025 in accordance with the Guidelines and AS 3959: 2018.

The pre-development classified vegetation and effective slope for the site from each of the identified vegetation plots are identified below in Table 1.

Table 1: Pre-Development Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class A Forest	All upslopes and flat land (0 degrees)
2	Class B Woodland	All upslopes and flat land (0 degrees)
3	Class D Scrub	All upslopes and flat land (0 degrees)
4	Class G Grassland	All upslopes and flat land (0 degrees)
5	Excluded - clause 2.2.3.2 (e)	-
6	Excluded - clause 2.2.3.2 (f)	-

Photographs relating to each area and vegetation type are included in Appendix A.

3.1.3 Post-Development Assumptions

The proposed development will result in all the classified vegetation within the subject site (including the future development lot) being cleared as indicated in Appendix B.

Any future landscaping will be established and maintained in a low threat state.

The assessment outputs in this BMP have been based on the post development scenario. The assumed post development vegetation classifications and effective slopes are presented in Table 2 and Figure 5.

Table 2: Post-Development Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class A Forest	All upslopes and flat land (0 degrees)
2	Class B Woodland	All upslopes and flat land (0 degrees)
3	Class D Scrub	All upslopes and flat land (0 degrees)
4	Class G Grassland	All upslopes and flat land (0 degrees)
5	Excluded - clause 2.2.3.2 (e)	-
6	Excluded - clause 2.2.3.2 (f)	-

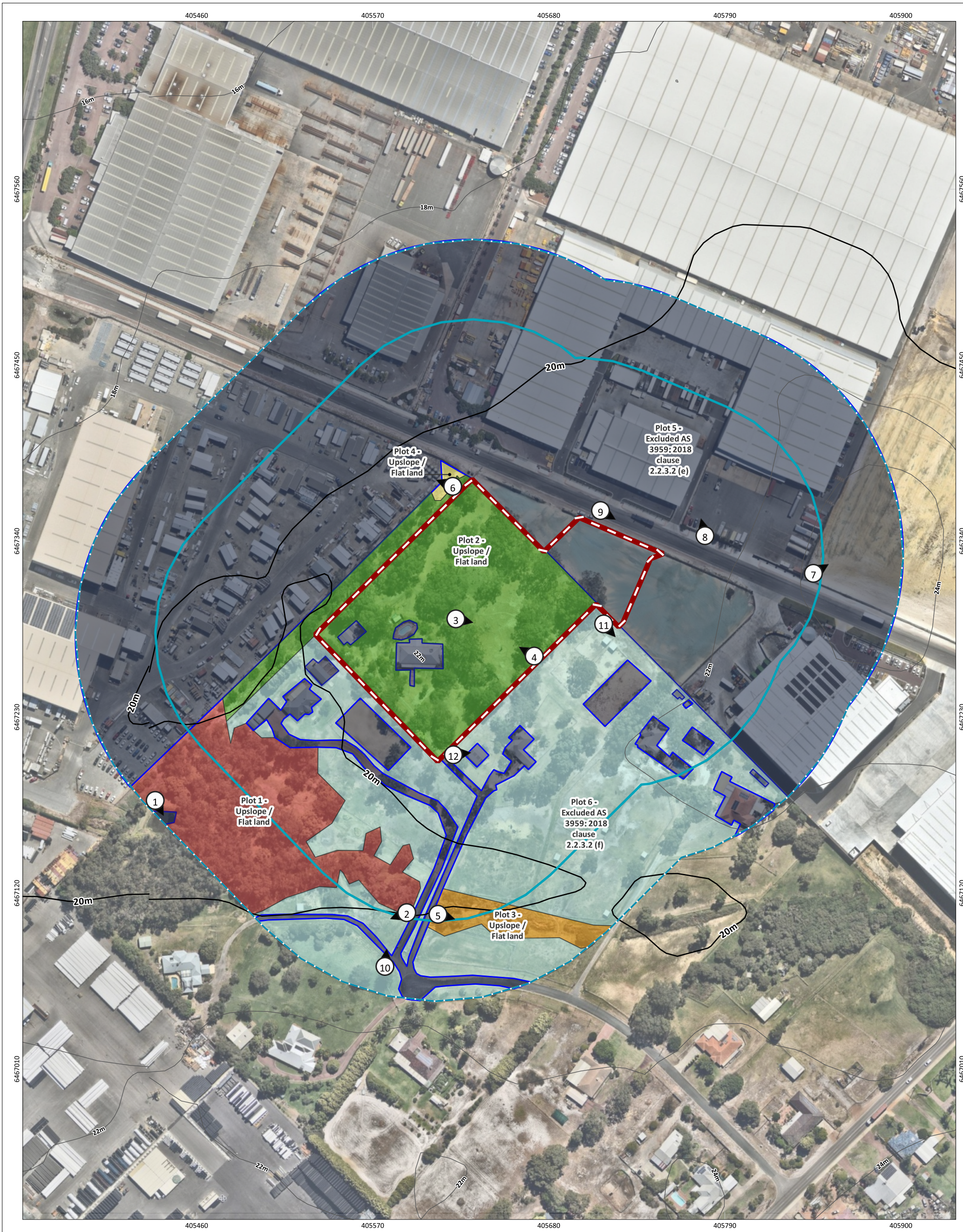


Figure 4: Pre-Development Vegetation Classification

0 20 40 60 80 m

N

SCALE	1:2,200
SHEET SIZE	A3 COLOUR
COORDINATE REFERENCE SYSTEM	GDA2020 / MGA zone 50
DATA SOURCE	Nearmap (17th March 2025)

PROJECT/REPORT NAME	Bushfire Management Plan Lot 14 Hatch Court, High Wycombe
CLIENT	Hesperia
PROJECT NUMBER	A25.213
VERSION	0
DRAWN BY / REVIEWED BY	SM/HC
DATE	17/7/2025

Legend

- Subject Site
- Buffer 100m
- Buffer 150m
- Photos

2 metre contours (DPIRD-072)

- 2m
- 10m

Vegetation Classification

- Class A - Forest
- Class B - Woodland
- Class D - Scrub
- Class G - Grassland
- Excluded AS 3959: 2018 2.2.3.2 (e)
- Excluded AS 3959: 2018 2.2.3.2 (f)

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

NOTES:

Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.

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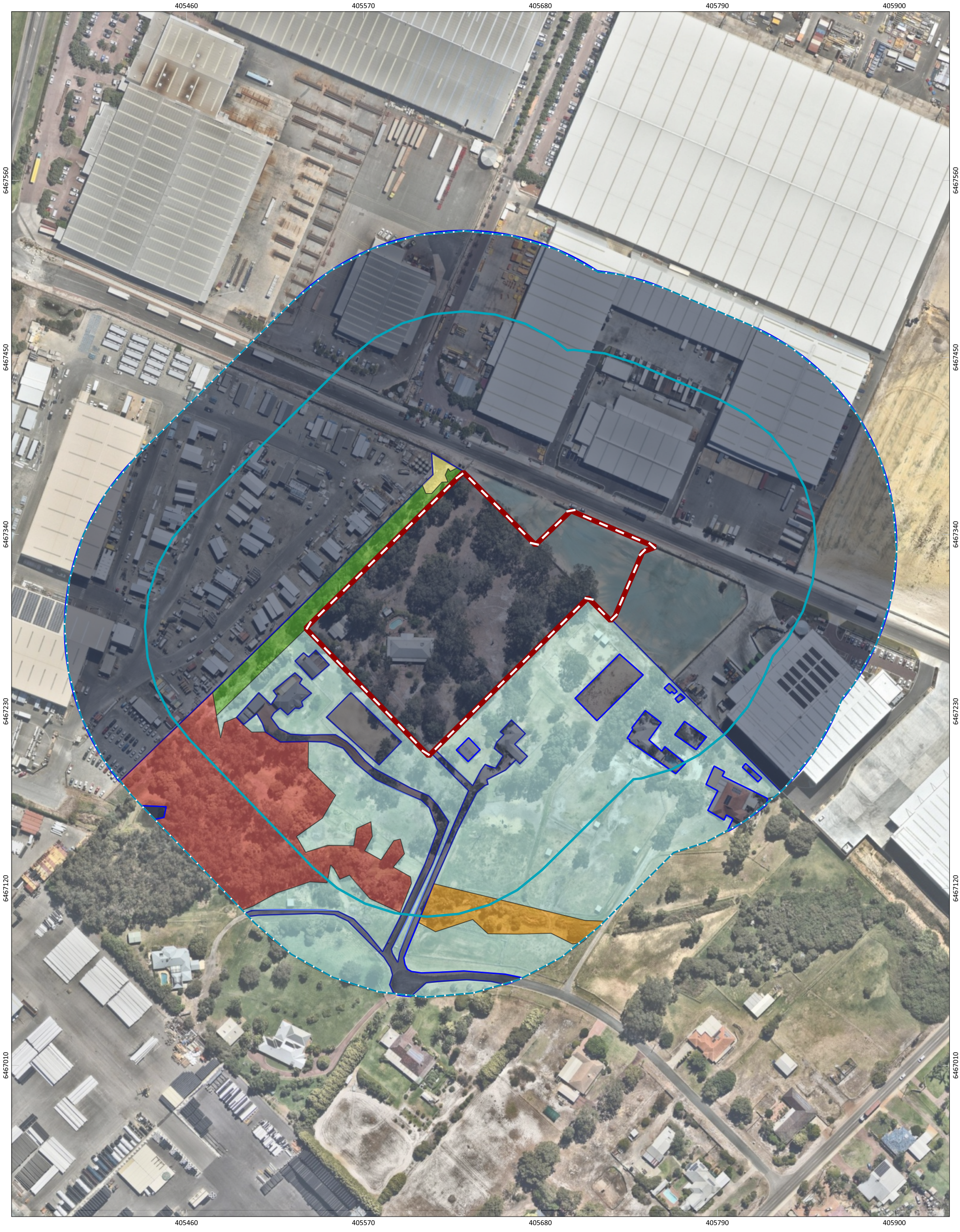


Figure 5: Post-Development Vegetation Classification

N 0 20 40 60 80 m	PROJECT/REPORT NAME: Bushfire Management Plan Lot 14 Hatch Court, High Wycombe		
SCALE: 1:2,200	SHEET SIZE: A3 COLOUR	CLIENT: Hesperia	
COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50		PROJECT NUMBER: A25.213	VERSION: 0
DATA SOURCE: Nearmap (17th March 2025)		DRAWN BY / REVIEWED BY: SM/HC	DATE: 17/7/2025

Legend

- Subject Site (*Lot 14 to be cleared and graded)
- Buffer 100m
- Buffer 150m

Vegetation Classification

- Class A - Forest
- Class B - Woodland
- Class D - Scrub
- Class G - Grassland
- Excluded AS 3959: 2018 2.2.3.2 (e)
- Excluded AS 3959: 2018 2.2.3.2 (f)

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

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3.2 Bushfire Attack Level Assessment Outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 3.1.

3.2.1 BAL Assessment

All land located within 100 m of the classified vegetation depicted in Figure 4 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- Fire Danger Index (FDI) rating.
- Vegetation class.
- Slope under classified vegetation.
- Distance between proposed development area and the classified vegetation.

Based on the identified BAL, construction requirements for relevant buildings/structures can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

3.2.2 Method 1 BAL Assessment

Table 2 and Figure 5 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed development using the post-development vegetation classifications, in accordance with AS 3959: 2018 methodology.

Post-development, the proposed building will subject to BAL-12.5.

Table 3: Method 1 BAL Calculation (BAL Contours)

Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class A Forest	All upslopes and flat land (0 degrees)	<16	16-<21	21<31	31-<42	42-<100
2	Class B Woodland	All upslopes and flat land (0 degrees)	<10	10–<14	14–<20	20–<29	29–<100
4	Class D Scrub	All upslopes and flat land (0 degrees)	<10	10-<13	13-<19	19-<27	27-<100
5	Class G Grassland	All upslopes and flat land (0 degrees)	<6	6-<8	8-<12	12-<17	17-<15
6	Excluded - clause 2.2.3.2 (e)	-	No separation distances required - BAL-LOW				
7	Excluded - clause 2.2.3.2 (f)	-	No separation distances required - BAL-LOW				

Post-development, the proposed buildings within the subject site will be exposed to a radiant heat flux of 12.5 kW/m2 (BAL-12.5) as detailed in Table 3. As the proposed buildings are linked, they have been treated as one for the purposes of the BAL assessment.

Table 4: BAL Rating for Proposed Development (Method 1)

Proposed Building/Asset	Plot Most Affecting BAL Rating	Separation Distance	BAL Rating
Warehouse & Office	1	66.3 m	BAL-12.5

4. Identification of Bushfire Hazard Issues

The proposed building will be subject to a BAL rating of BAL-12.5.

A reassessment of BAL ratings, through either a BMP addendum or revised BMP will be undertaken if changes to development design or classified vegetation within the assessment area which require a modified bushfire management response occur.

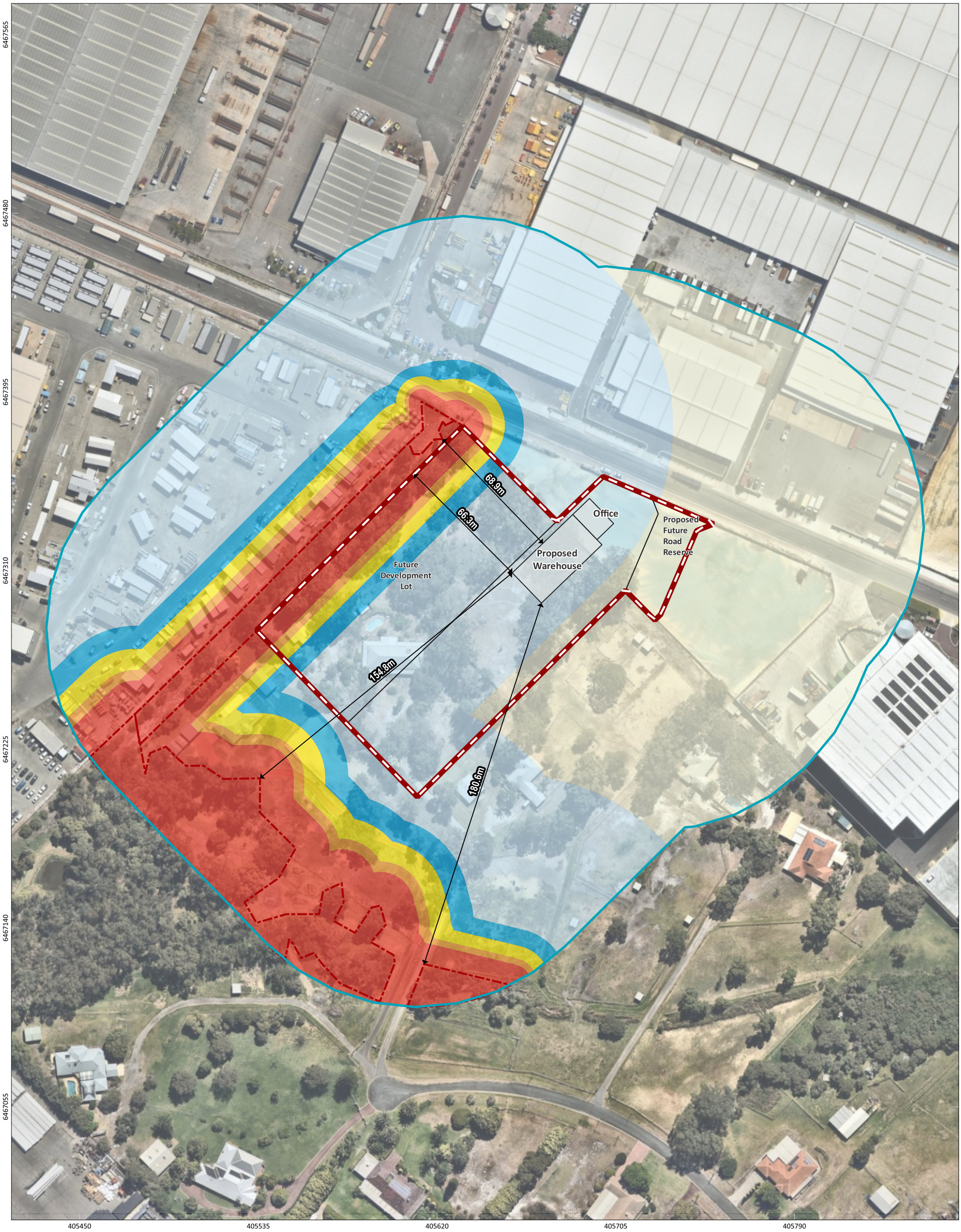


Figure 6: Bushfire Attack Level (BAL) Contours

N 0 15 30 45 60 m	PROJECT/REPORT NAME: Bushfire Management Plan, Lot 14 Hatch Court, High Wycombe		
SCALE: 1:1,700	SHEET SIZE: A3 COLOUR	CLIENT: Hesperia	
COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50	PROJECT NUMBER: A25.213	VERSION: 0	
DATA SOURCE: Nearmap (17th March 2025)	DRAWN BY / REVIEWED BY: SM/HC	DATE: 17/7/2025	

Legend

- Subject Site
- Buffer 100m
- Buffer 150m
- Lots
- Subject building
- Bushfire Hazard Interface

Bushfire Attack Level (BAL)

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

NOTES:

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5. Assessment Against the Bushfire Protection Criteria

5.1 Compliance

The proposed development is required to comply with policy measure 7.1 of SPP 3.7 and Bushfire Protection Criteria 7 of the Guidelines.

Table 3 outlines the Acceptable Solutions (AS) that are relevant to the proposal and summarises how the intent of each Bushfire Protection Criteria has been achieved through the application of bushfire risk management measures. No Outcomes-based Solutions (OS) have been proposed for this development These management measures are depicted in Figure 6 where relevant.

The implementation of the BMP is anticipated to align with objectives 6.1-6.4 and 7.1 of SPP 3.7.

Table 5: Assessment Against the Bushfire Protection Criteria

Bushfire Protection Criteria 7	AS	OA	N/A
Element 1: Location **A1.1 Development location**	☐	☐	✓
Not Applicable - This Element does not apply to commercial and industrial developments.			
Element 2: Siting and design **A2.1 Siting and design**	✓	☐	☐
The proposed warehouse and office will be situated in areas subject to BAL-12.5, post-development (Figure 6, Figure 7). The proposed development application is considered to be compliant with A2.1.			
A2.2 Asset Protection Zone (APZ)	☐	☐	✓
The entirety of the subject site will be cleared for development. No APZs are required for this development approval.			
A2.3 Clearing of native vegetation	✓	☐	☐
All vegetation within the subject site is proposed to be cleared to facilitate the construction of the warehouse, office and associated roads, carparks and landscaped areas. Clearing of this vegetation will be facilitated through a Native Vegetation Clearing Permit unless a valid exemption applies. Hesperia will undertake all relevant investigations to ensure the removal of this vegetation conducted appropriately. The proposed development is compliant with A2.3.			
A2.4 Storage of hazardous, flammable and/or combustible materials	✓	☐	☐
WEPL assumes some hazardous, flammable and/combustible materials may be stored at the subject site, however, considers this acceptable given these materials will most likely be stored within the proposed warehouse which, post-development, will be situated in an area subject to BAL-12.5. WEPL assumes any hazardous, flammable and/or combustible materials will be stored in accordance with the Work Health and Safety (General) Regulations 2022 and the Managing risks of hazardous chemicals in the workplace Code of Practice 2022. The proposed development is considered to be compliant with A2.4.			
Element 3: Vehicular access **A3.1 Private driveways**	☐	☐	✓

Bushfire Protection Criteria 7	AS	OA	N/A
Not applicable - The subject site is serviced by reticulated water and the furthest point of the warehouse is <70 m from a public road.			
Element 4: Water supply **A4.1 Water supply**	✓	☐	☐
Existing reticulated water is present within the area and the subject site will be connected to this water supply. The nearest existing hydrant is located 56.9 m away (Figure 7). WEPL assumes the surrounding network of hydrants meet Water Corporation specifications given they are established and within the Perth metropolitan area. The proposed development application is considered to be compliant with A4.2.			

Note: AS - Acceptable solution, OS - Outcomes-based solution, N/A - Not applicable.

5.2 Additional Bushfire Management Measures

As none of the proposed structures is a Class 1, 2 or 3 building and/or Class 10a building or deck associated with a Class 1, 2 or 3 building, construction to AS 3959: 2018 is not required for this proposal. However, WEPL recommend that ember protection measures in sections 3 and 5 of AS 3959: 2018 are incorporated into the design and construction of the warehouse and office where possible.

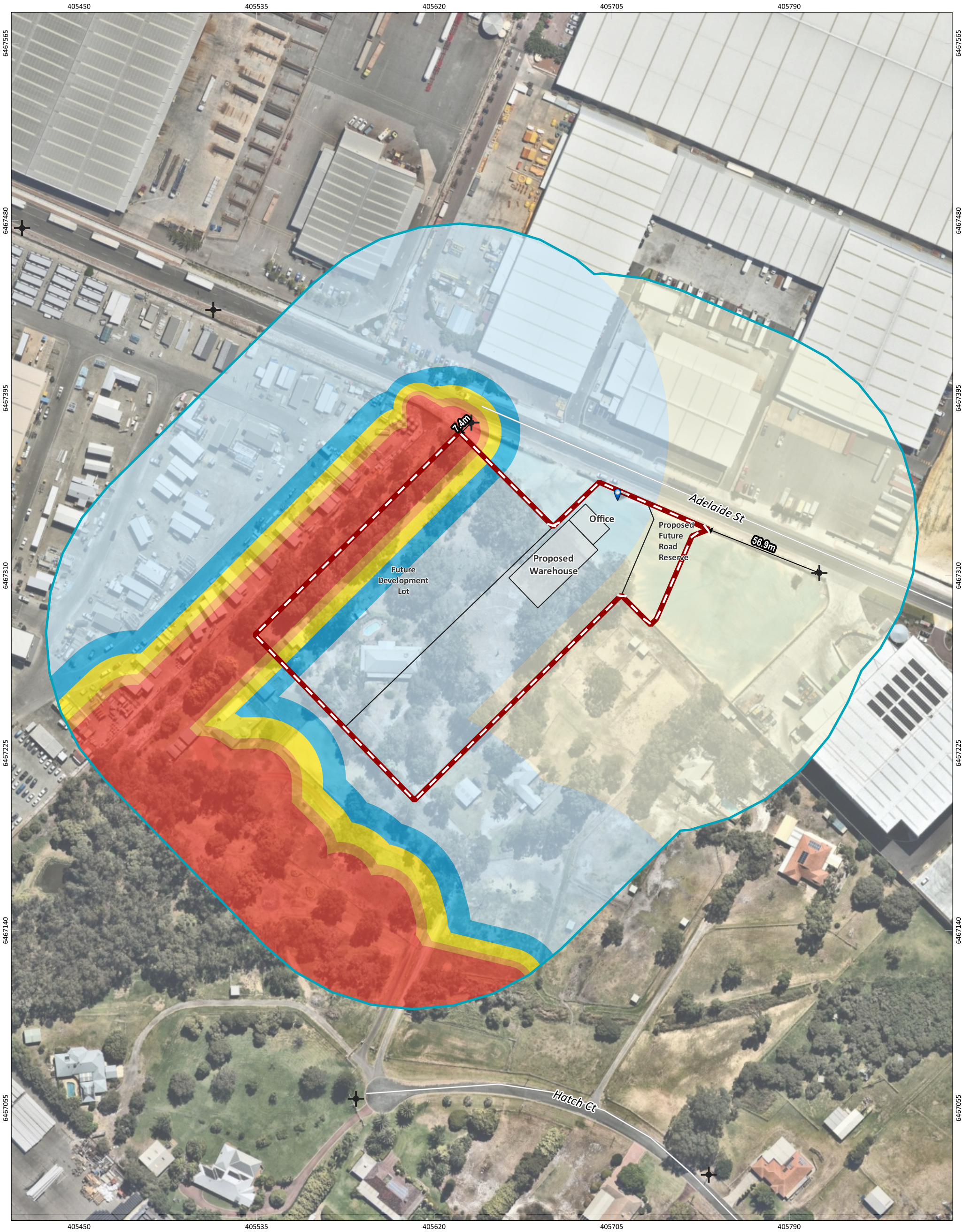


Figure 7: Spatial representation of the bushfire management strategies

N 0 15 30 45 60 m	PROJECT/REPORT NAME: Bushfire Management Plan Lot 14 Hatch Court, High Wycombe		
SCALE: 1:1,700	SHEET SIZE: A3 COLOUR	CLIENT: Hesperia	
COORDINATE REFERENCE SYSTEM: GDA2020 / MGA zone 50	PROJECT NUMBER: A25.213	VERSION: 0	
DATA SOURCE: Nearmap (17th March 2025)	DRAWN BY / REVIEWED BY: SM/HC	DATE: 17/7/2025	

Legend

- Subject Site
- Buffer 100m
- Lots
- Subject building
- Water Hydrant (WCORP-070)
- Access point

Bushfire Attack Level (BAL)

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

No	Description	Drawn	Approved	Date
A	Original issue	SM	HC	17/7/2025

NOTES:

Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.

WESTERN ENVIRONMENTAL

Western Environmental Pty Ltd
08 6244 2310 | enquiries@westenv.com.au
Level 3/25 Prowse St, West Perth WA 6005
westenv.com.au

G:\GIS\Project Data\2025\A25.213\3. Projects\1. BMP\A25.213.qgz

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Designed and Automated by AC

6. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 5 of this BMP applies to the developer, future owners/builders within the subject site. Table 6 provides a works program detailing these measures, timing of implementation and responsibility.

Table 6: Proposed Works Program

No.	Bushfire management measure
Developer responsibilities - Prior to sale or occupancy	
1	Provide reticulated water supply to relevant buildings within the subject site.
2	Ensure the entirety of the subject site is either non-vegetated or contains low-threat maintained vegetation.
Landowner/Builder responsibilities - Ongoing	
3	Maintain landscaping in a low threat state.

7. Conclusion

In the professional opinion of the author, the proposed development satisfies the intent, aim and objectives of SPP 3.7 and the Guidelines and is recommended for approval.

8. References

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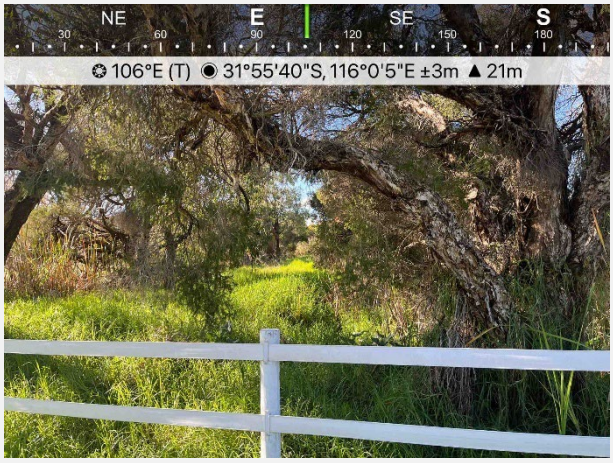
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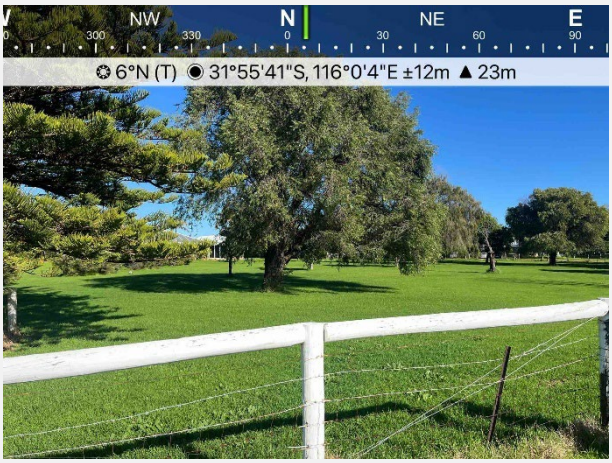
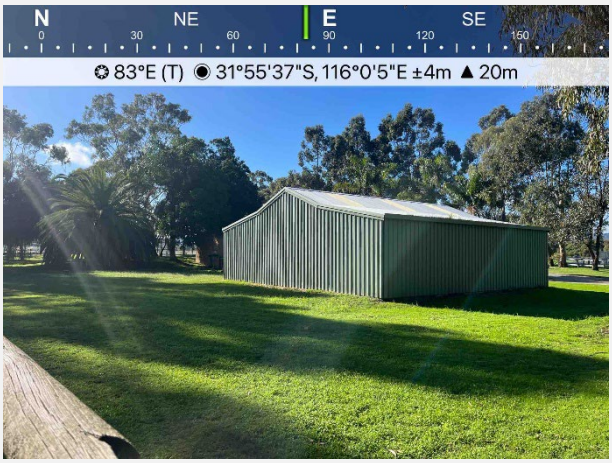
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Appendix A:
Classified vegetation photos

Plot 1	Class A Forest
Photo 1 This plot consists of trees reaching up to 30 m in height. Overstorey canopy cover exceeds 30 % and the understorey vegetation structure is multi-tiered. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 1	**Class A Forest**
Photo 2 This plot consists of trees reaching up to 30 m in height. Overstorey canopy cover exceeds 30 % and the understorey vegetation structure is multi-tiered. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 2	**Class B Woodland**
Photo 3 Paddock with trees 10 m to 30 m high with 10 % to 30 %foliage cover The slope under this vegetation was assessed to be upslope/flat land.	

Plot 2	Class B Woodland
Photo 3 Trees 10 m to 30 m high with 10 % to 30 %foliage cover The slope under this vegetation was assessed to be upslope/flat land.	
Plot 3	**Class D Scrub**
Photo 5 This plot consists of shrubs and low Melaleuca trees reaching over 2 m up to 6 m in height with >30 % foliage cover and a grassy understory. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 4	**Class G Grassland**
Photo 6 Grassland mound with grass greater than 100 mm in height. The slope under this vegetation was assessed to be upslope/flat land.	

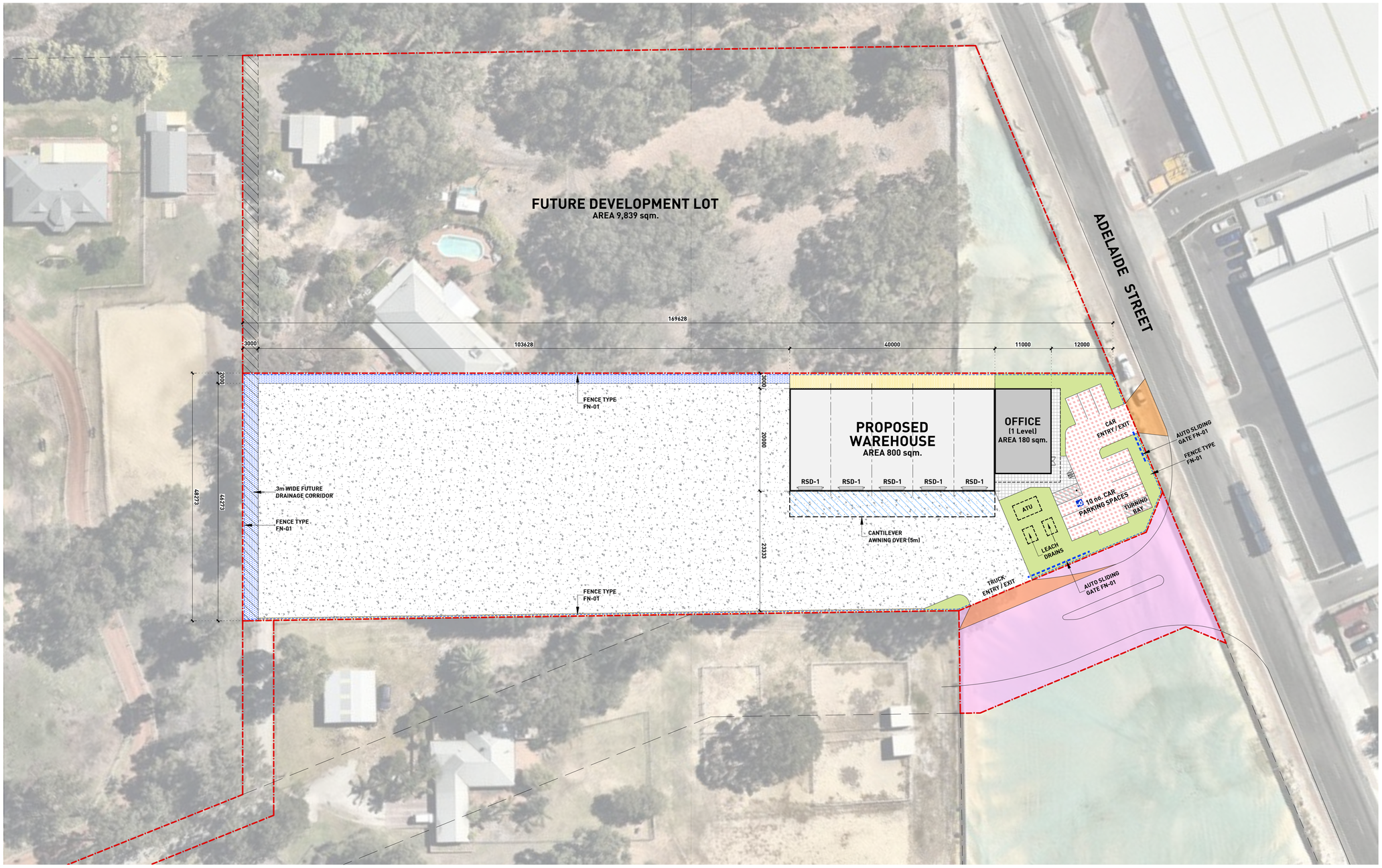
Plot 3	Excluded - clause 2.2.3.2 (e)
Photo 7 This plot comprises areas which have been cleared for development. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018.	
Plot 3	**Excluded - clause 2.2.3.2 (e)**
Photo 8 Warehousing, driveways, parking, managed verges and gardens. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018.	
Plot 3	**Excluded - clause 2.2.3.2 (e)**
Photo 9 Road, driveways, parking, managed verges and gardens. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018.	

Plot 3	Excluded - clause 2.2.3.2 (f)
Photo 10 This area appears to be well managed with grass less than 100 mm in height and trees under pruned as per the Shire of Kalamunda fire hazard notice (refer to Appendix C). Low threat vegetation has been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959: 2018.	
Plot 3	**Excluded - clause 2.2.3.2 (f)**
Photo 11 This area appears to be well managed with grass less than 100 mm in height and trees under pruned as per the Shire of Kalamunda fire hazard notice (refer to Appendix C). Low threat vegetation has been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959: 2018.	
Plot 3	**Excluded - clause 2.2.3.2 (f)**
Photo 12 This area appears to be well managed with grass less than 100 mm in height and trees under pruned as per the Shire of Kalamunda fire hazard notice (refer to Appendix C). Low threat vegetation has been excluded in accordance with Clause 2.2.3.2 (f) of AS 3959: 2018.	

Appendix B:
Development Plans

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FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



DEVELOPMENT SUMMARY

PROPOSED SITE AREA	7,987	sqm. approx.
Proposed Warehouse Area	800	sqm.
Office Area (1 Level)	180	sqm
TOTAL BUILDING AREA	980	sqm.
Total Heavy Duty Paving Area	5,640	sqm. approx.
Total Light Duty Paving Area	340	sqm. approx.
Total Aggregate Paving Area	180	sqm. approx.
Total Warehouse Awning Area	200	sqm. approx.
Total Car Parking Provided	10	spaces

- PROPOSED FUTURE ROAD RESERVE EXTENSION TO HATCH COURT (Alignment to be confirmed)
- PROPOSED LOT 2 LAND TO BE CONSIDERED FOR FUTURE ROAD RESERVE ACQUISITION (Subject to separate subdivision proposal)
- EXTENT OF HEAVY DUTY PAVING AREA (Recycled Asphalt)
- EXTENT OF LIGHT DUTY PAVING AREA
- EXTENT OF AGGREGATE PAVING AREA
- EXTENT OF DRAINAGE SWALE AREA
- EXTENT OF LANDSCAPE AREA
- EXTENT OF WAREHOUSE AWNING AREA

RSD-1 ROLLER SHUTTER DOOR 4.5mW x 4.5mH

LANDSCAPING
Landscaping to be in accordance with requirements of City of Kalamunda. Refer to Landscape Consultant's drawings and specifications for full details.

LIGHTING
External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority. Building mounted flood lights to be provided within the car park area.

CAR PARKING
Car parking spaces to be 5400mm long x 2500mm wide (unless noted otherwise) and be in accordance with requirements of City of Kalamunda.

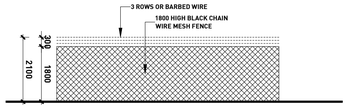
Disabled car parking spaces to be 5400mm long x 2500mm wide, with a shared vacant space of equal size to one side of the allocated disabled space in accordance with A.S. 2890.6 (2009).

All car parking bays to be line marked in 80mm wide white weatherproof paint in accordance with A.S. 2890.1 (2004).

VEHICLE CROSSINGS AND ACCESS
All new vehicle crossings shall be to the requirements of the relevant Statutory Authority.

PLANT & EQUIPMENT
All external plant and equipment to be screened or positioned to prevent unreasonable visual impact.

DISABILITY ACCESS
All building entrances are to be in accordance with A.S. 1428.1 (2009).



FENCE TYPE FN-01
TYPICAL BOUNDARY FENCE & GATE ELEVATION
SCALE 1:100

CLIENT:
HESPERIA

concept
Suite 307
546 Collins Street
Melbourne VIC 3000
t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT
Proposed Lot 2 at Lot 14 Hatch Court & Lot 1499 Stirling Crescent, High Wycombe, WA

SITE PLAN

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2411-430-DA-011
REVISION: D
DATE: 19.06.2025
SCALE: 1:400 @ A1 / 1:800 @ A3
0 20 40
SCALE BAR @ A1

Appendix C:
City of Kalamunda Fire Hazard Reduction Notice

City of Kalamunda

FIRST AND FINAL NOTICE

COMPLIANCE DUE BY: 1 NOVEMBER 2024

FIRE HAZARD REDUCTION NOTICE 2024/2025

Important: The works outlined below must be completed by 1 November 2024 and maintained in this state up to and including 31 March 2025.

NOTICE TO ALL OWNERS AND OCCUPIERS OF LAND WITHIN THE CITY OF KALAMUNDA

Pursuant to Section 33 of the *Bush Fires Act 1954 (WA)*, the City of Kalamunda (City) gives written notice to act as specified in this notice to land that you own and/or occupy and with respect to any matter which is upon the land that you own and/or occupy within the City. Failure or neglect to comply with this notice is an offence and can result in a penalty of up to $5000. The City's Fire Hazard Inspectors are authorised under the *Bush Fires Act 1954 (WA)* (Act) and have powers to enter land pursuant to Section 14 of the Act. The City advises that its officers, servants, workmen, contractors, vehicles, machinery, and appliances (as the officers deem fit) may carry out the requisitions of this notice that are not complied with by 1 November 2024, and any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land.

ALL LAND WITH A TOTAL AREA OF 5000m² OR MORE

❑ FIRE BREAKS

Fire Breaks are to be installed or upgraded to:

» 3-metre-wide,
» 4-metre-high clearance,
» Continuous (no dead ends) and trafficable as close as possible inside the entire perimeter of the land.

Maintained, reticulated living lawns that are kept completely green are acceptable in conjunction with, or in lieu of, a fire break/s (see definition FIRE BREAK).

❑ DEAD FLAMMABLE MATERIAL (DFM)

Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition FUEL LOAD).

❑ SLASHING

» If the land is an area above 5000m² and less than 50,000m² slash mow or trim unmanaged grasses or dead grasses/ weeds and dead shrubs and plants to a height of 50mm. This is additional to Firebreak requirements.
» If the land is an area of 50,000m² (5 hectares) or greater the grass must be maintained on the land to a height no greater than 50mm for a distance of 10 meters from any firebreak.

ALL LAND WITH A TOTAL AREA LESS THAN 5000m²

❑ DEAD FLAMMABLE MATERIAL

Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition FUEL LOAD).

❑ SLASHING

Slash, mow, or trim unmanaged grasses or dead grasses/ weeds, dead shrubs, and dead plants to a height no greater than 50mm.

❑ CLEAN GUTTER DEBRIS

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

ALL PROPERTIES - ASSET PROTECTION ZONE (APZ)

Maintain a fuel reduced zone around all buildings or assets which extends 20 metres from the outermost point of the building or asset.

» Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.
» Fuel load within the 20-metre zone is reduced and maintained to no more than 2 tonne per hectare.
» Trees over 5 metres in height within the 20-metre zone to be under pruned up to 2 metres.
» Trees or shrubs within 2 metres of the asset shall be pruned to a height no greater than 2 metres and/or pruned away from the asset to a distance greater than 2 metres.

VARIATION TO THE FIRE HAZARD REDUCTION NOTICE

If you consider it impractical to meet a requirement/s of this Notice, you may apply to the City for a variation **no later than 1 October 2024.**

Note: A variation is not an exemption but an application to employ alternative methods of property preparedness to land that you own and/or occupy.

An administration fee of $150 applies for applications received after 1 October 2024.

If your application is not granted you must comply with all requirements outlined in the Fire Hazard Reduction Notice 2024/2025.

Variation request application forms are available before 1 October 2024 on the City's website at:

www.kalamunda.wa.gov.au/fire

If you require any further information, please, visit **kalamunda.wa.gov.au/fire**, call **9257 9999** or email **enquiries@kalamunda.wa.gov.au**

ADDITIONAL WORKS

You may be required to carry out further bushfire property preparedness works on your land to reduce any fire hazards considered necessary by a Fire Control Officer. If required, these will be outlined in a 'work order' and sent to the address of the owner and/or occupier.

EMERGENCY MANAGEMENT PLANS AND CITY APPROVED TREATMENT PLANS

All properties and/or land subject to a Bushfire Management Plan, Emergency Management Plan, or an approved Bushfire Attack Level assessment (BAL), as a result of subdivision, development application or a City approved treatment plan, must comply with the listed requirements in their entirety. **Compliance with any additional plans does not constitute compliance with this Notice.**

ENVIRONMENTAL AND HERITAGE CONDITIONS

Any property subject to environmental and heritage value such as, but not limited to, Threatened Ecological Communities (TEC), Bush Forever sites, Declared Rare Flora, and Fauna (DRF) sites and Aboriginal Heritage sites, etc should seek further information about what can or cannot be done prior to carrying out requirements under this Notice.

Low Threat Minimal Fuel Vegetation

Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack. Low threat vegetation includes grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks. Properties of these description will still be assessed under this Notice and can apply for a variation.

DEFINITIONS

FIRE BREAK: A strip of land free of all flammable and combustible material with the intention of preventing the outbreak of a bush fire and provides visible safe access on the property for emergency vehicles and other firefighting operations. It is acceptable to install a firebreak around naturally occurring obstacles. Fire breaks may be constructed by one or more of the following methods: ploughing, cultivating, scarifying, raking, chemical spraying, or another method as approved by an Authorised Officer.

- Clearance must be no less than 3-metres wide and 4-metres in height inside and along all boundaries (including boundaries adjacent to roads, rail and drain reserves and all public open space reserves).
- Must not be more than 4-metres wide (further width extensions may be considered upon written application for approval to the City). Maintained, reticulated living lawns are lawns considered to be kept completely green. Driveways may be acceptable in conjunction with, or in lieu of, fire breaks. Contact a City Fire Officer for further assistance.
- Must have a corner turning radius of up to 10 metres.
- Must be a continuous trafficable surface for a 4WD vehicle, be clear of any obstructions and must not terminate in a dead end.

FUEL LOAD: Can be live and dead vegetation that accumulates over time. This Notice refers only to dead vegetation.

Fine fuels include = leaf litter, grasses, weeds, twigs (up to 6mm diameter), bark etc.

Heavy (course) fuels include = branches, logs, stumps etc.

A fuel load depth of 15mm (fine fuels) to the mineral earth is indicative of approximately 8 tonne per hectare. The more fuel load, the higher the flame height and increased fire intensity.

Mulch piles, stored firewood and burn piles can contribute to fuel loading on land and must be stored safely away from assets, removed from the property, or actioned as directed by a Fire Officer.

Anthony Vuleta
CHIEF EXECUTIVE OFFICER

kalamunda.wa.gov.au

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ABN 60 741 095 678