



WESTERN
ENVIRONMENTAL

Bushfire Management Plan

Development Application: 29 Stirling
Crescent, High Wycombe

Western Environmental Pty Ltd

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Bushfire Management Plan

Development Application: 29 Stirling
Crescent, High Wycombe

Report No:

A24.109-RPT-BMP_0_FINAL

Issue Date:

12-Jul-2024

Status

FINAL

Prepared for:

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12-Jul-2024	12-Jul-2024	12-Jul-2024

Distribution Record

Copies	Document ID / Version	Date	Received by
1	A24.109-RPT-BMP_A_DRAFT	11-Jul-2024	Joshua Carmody
1	A24.109-RPT-BMP_O_FINAL	12-Jul-2024	Joshua Carmody

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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

Planning solutions, on behalf of David Jones is seeking to progress a Development Application (DA) for 29 Stirling Crescent, High Wycombe (hereafter referred to as the subject site, Figure 1). The proposed development will result in an intensification of land use and involves the development of a warehouse (Figure 2).

The subject site is within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES 2021; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; WAPC, 2015) and reporting to accompany submission of the DA in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC, 2021).

Western Environmental Approvals Pty Ltd (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the DA. This BMP has been prepared by Bushfire Consultant Bridie Farrar 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 City of Kalamunda and is zoned Light Industry under the City of Kalamunda Local Planning Scheme and Urban under the Metropolitan Region Scheme. The subject site contains a mixture of unmanaged, classifiable vegetation as well as cleared areas. The subject site is bound by light residential lots to the north; Stirling Crescent and residential lots to the east and south; and light industrial lots to the west.

1.2 Purpose and Application of the BMP

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the DA for the subject site submitted to the Shire of Kalamunda.

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.

1.3 Environmental Considerations

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

WEPL completed a site walkover at the subject site to ascertain whether there were any significant environmental values present on site. It was found that the quality of vegetation on site is poor. WEPL is not aware of any outstanding environmental approvals required for development to proceed.

No revegetation is proposed within the subject site and landscaping will be maintained in a low-threat state.

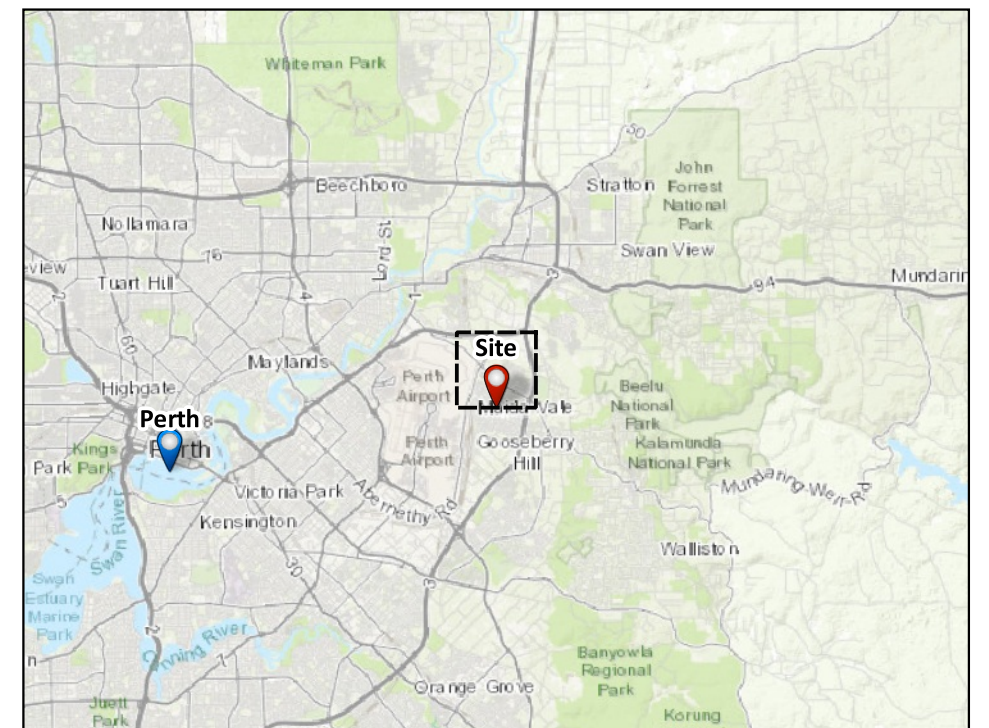
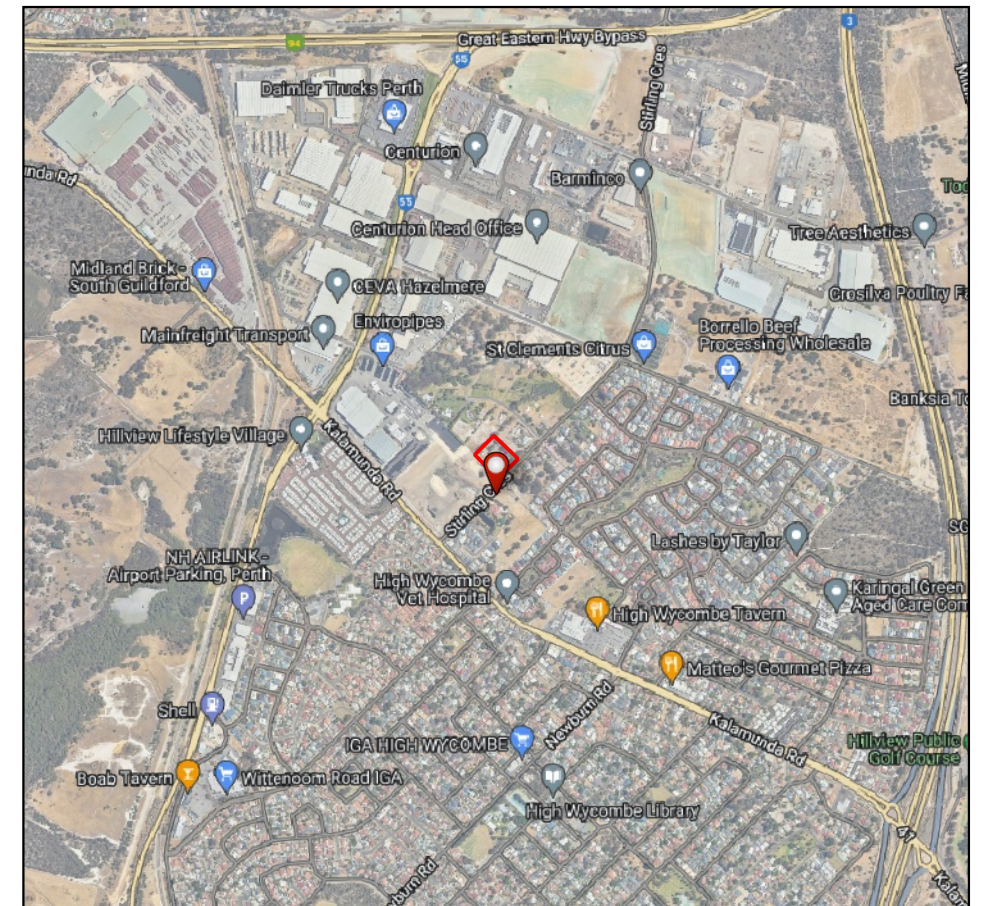
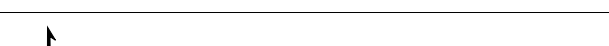


Figure 1: Site Overview

		PROJECT/REPORT NAME Bushfire Management Plan 29 Stirling Crescent, High Wycombe		Legend  Subject Site  Buffer 100m  Buffer 150m
SCALE 1:2,308		CLIENT David Jones c/- Planning Solutions		
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A24.109		
DATA SOURCE LANDGATE AERIAL IMAGERY Summer 2023		DRAWN BY / REVIEWED BY SM/BF		
		VERSION 0		
		DATE 10/7/2024		

No	Description	Drawn	Approved	Date
A	Original issue	SM	BF	10/7/2024

NOTES:

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

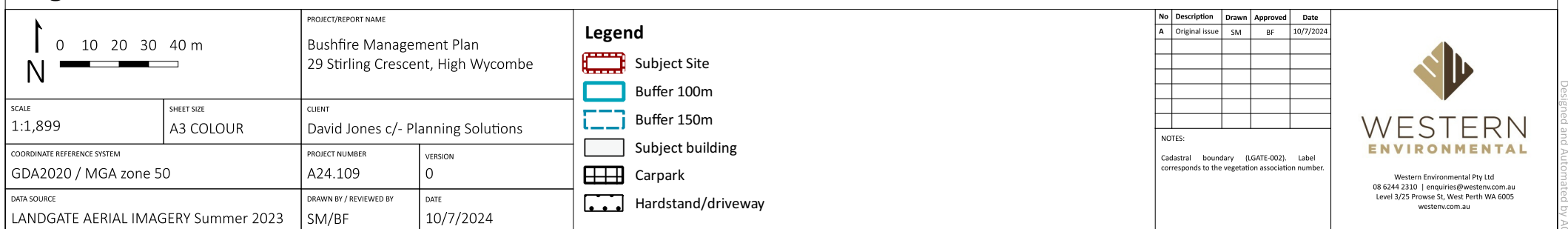


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Figure 2: Site Plan



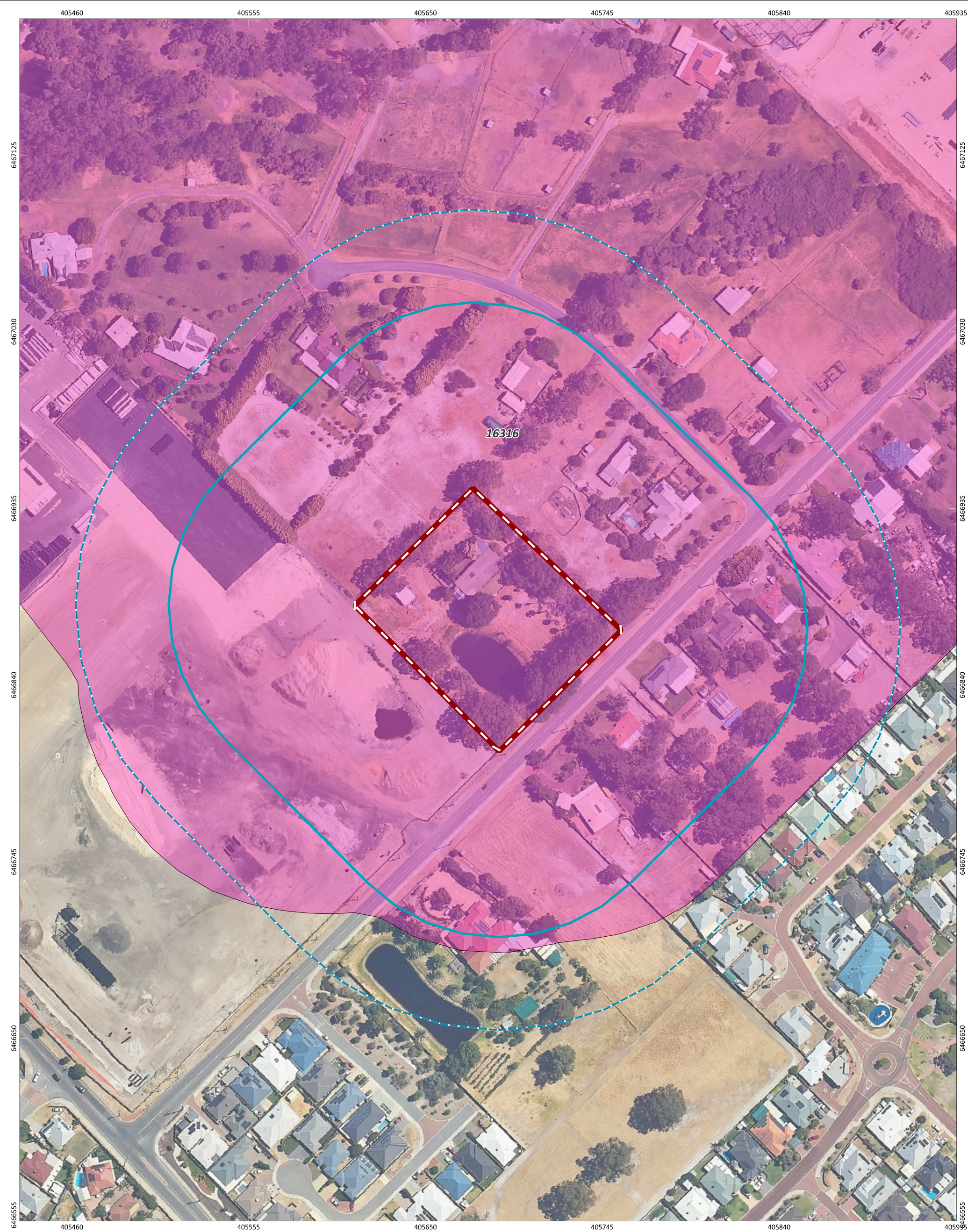


Figure 3: Bushfire Prone Areas

0

10

20

30

40 m

N

SCALE

1:1,899

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

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Bushfire Management Plan
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CLIENT

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PROJECT NUMBER

A24.109

VERSION

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DATE

10/7/2024

Legend

Subject Site

Buffer 100m

Buffer 150m

Bush Fire Prone Areas 2021 (OBRM-019)

No	Description	Drawn	Approved	Date
A	Original issue	SM	BF	10/7/2024

NOTES:
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2. Bushfire Assessment Results

2.1 Bushfire Assessment Inputs

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

2.1.1 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).

2.1.2 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 1/07/2024 in accordance with the Guidelines and AS 3959: 2018.

The classified vegetation and effective slope for the site from each of the identified vegetation plots are identified below in Table 1 and Figure 4.

Table 1: Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class B Woodland	All upslopes and flat land (0 degrees)
2	Excluded - clause 2.2.3.2 (e) & (f)	-

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

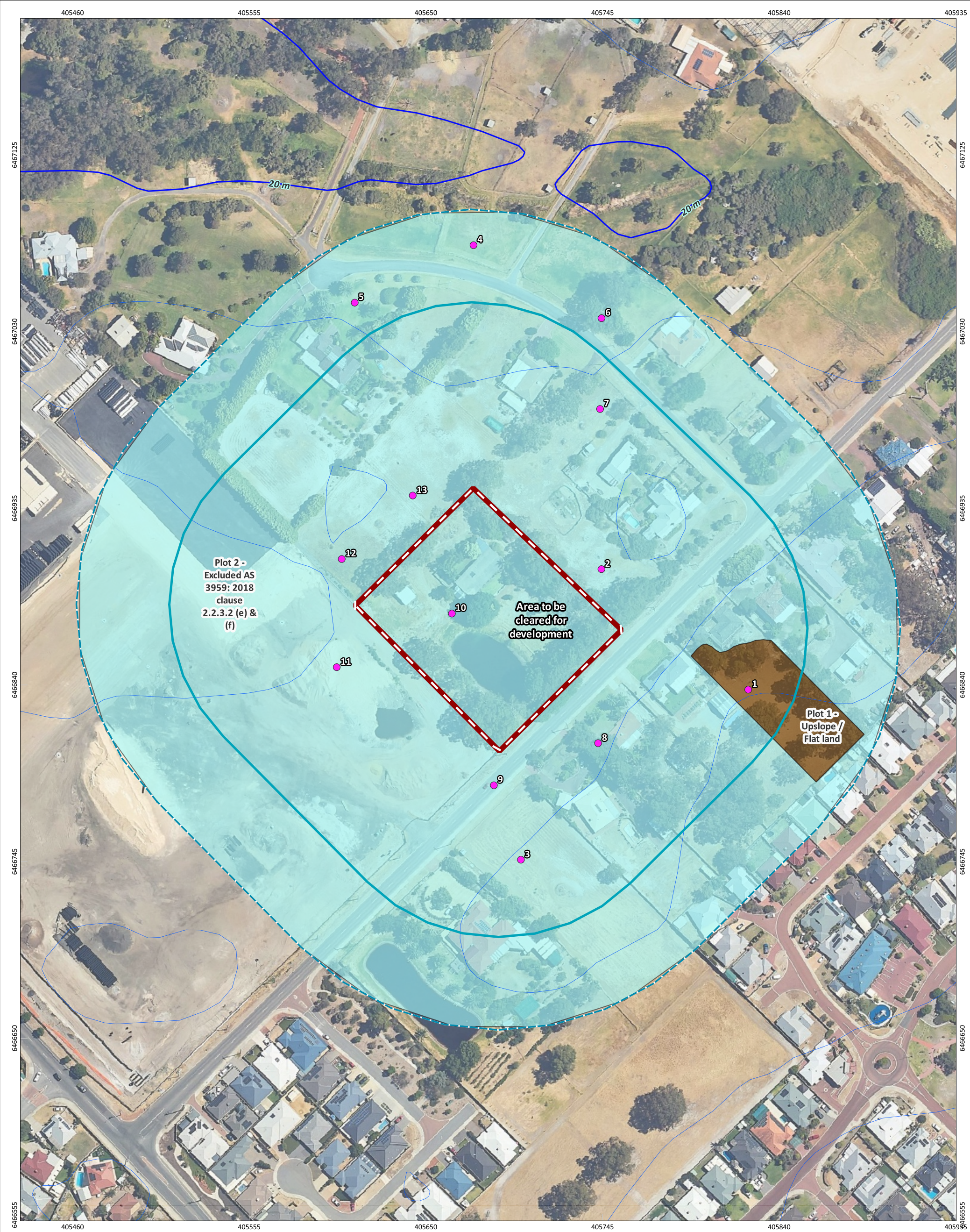


Figure 4: Vegetation Classification

010203040m

N

SCALE
1:1,899

SHEET SIZE
A3 COLOUR

COORDINATE REFERENCE SYSTEM
GDA2020 / MGA zone 50

DATA SOURCE
LANDGATE AERIAL IMAGERY Summer 2023

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DATE
10/7/2024

Subject Site

Buffer 100m

Buffer 150m

Photos

2 metre contours (DPIRD-072)

10 m

2 m

VegetationBushfire150

Class B - Woodland

Excluded AS 3959: 2018 2.2.3.2

No	Description	Drawn	Approved	Date
A	Original Issue	SM	BF	10/7/2024

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

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2.2 Bushfire 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 2.1.

2.2.1 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 subdivision 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.

2.2.2 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 in accordance with AS 3959: 2018 methodology.

Post-development, all proposed buildings within the subject site will be subject to BAL ratings of $\leq$ BAL-12.5.

Table 2: 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 B Woodland	All upslopes and flat land (0 degrees)	<10	10 - <14	14 - <20	20 - <29	29 - <100
2	Excluded - clause 2.2.3.2 (e) & (f)	-	No separation distances required - BAL-LOW				

Based on the site assessment inputs and BAL assessment, all proposed buildings within the subject site will be exposed to BAL ratings $\leq$ BAL-12.5. A summary of the BAL ratings for these assets within the subject site is provided in Table 3.

The Guidelines state:

The bushfire construction requirements of the Building Code of Australia only apply to certain types of residential buildings (being Class 1, 2 or 3 buildings and/or Class 10a buildings or decks associated with a Class 1, 2 or 3 building) in designated bushfire prone areas. As such, AS 3959 does not apply to all buildings. Only vulnerable or high-risk land uses that fall within the relevant classes of buildings as set out in the Building Code of Australia will be required to comply with the bushfire construction requirements of the Building Code of Australia. As such, the planning process focuses on the location and siting of vulnerable and high-risk land uses rather than the application of bushfire construction requirements.

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 warehouses where possible.

Table 3: BAL Ratings for Assets Within the Subject Site

Proposed Building/Asset	Plot Most Affecting BAL Rating	Separation Distance	BAL Rating
Warehouse 1	-	>100 m	BAL-LOW
Warehouse 2	Plot 1	69 m	BAL-12.5

2.3 Identification of Issues Arising from the BAL Assessment

Post-development, all proposed buildings within the subject site will be subject to BAL ratings of $\leq$ 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.

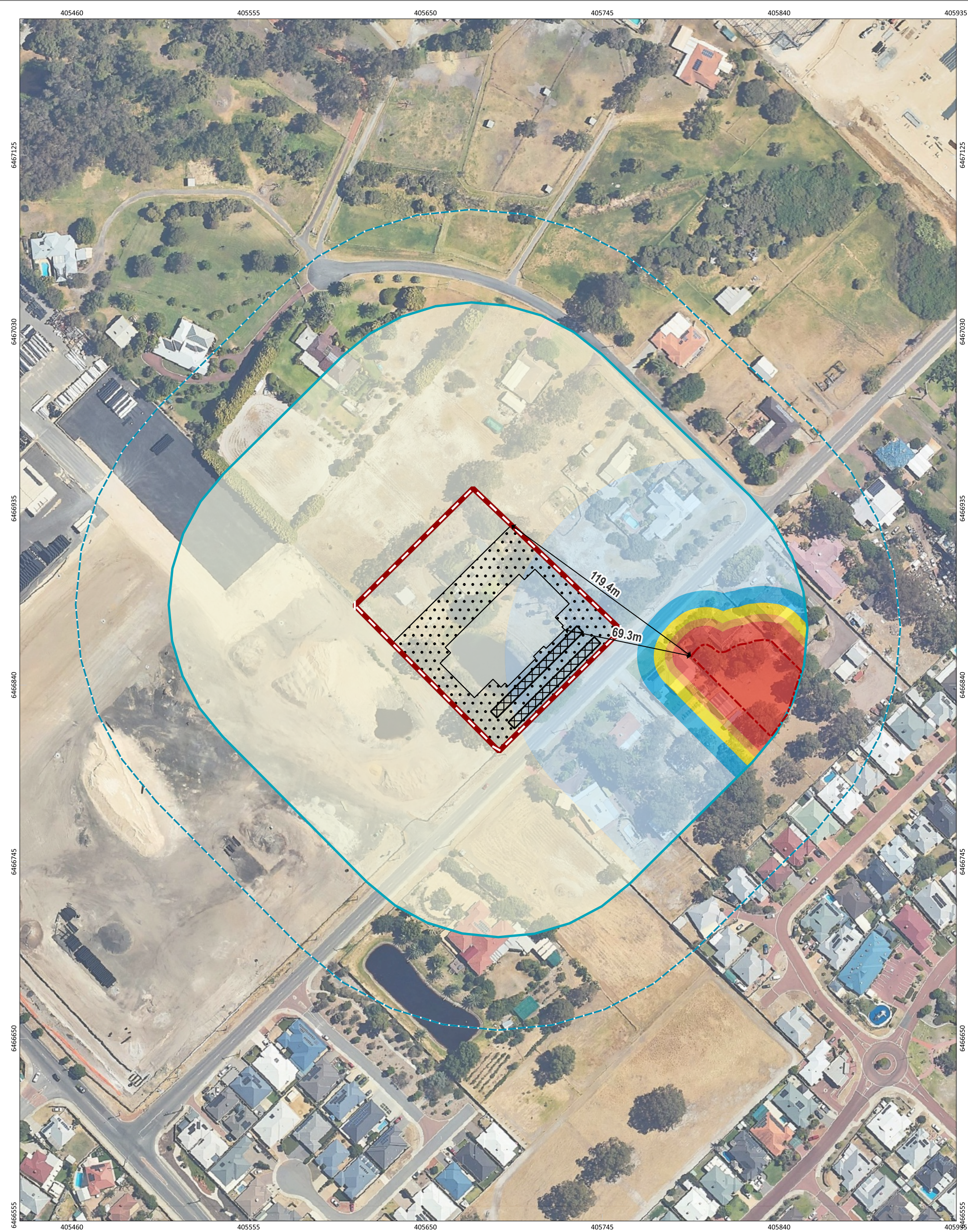


Figure 5: Bushfire Attack Level (BAL) Contours

0

10

20

30

40 m

N

SCALE

1:1,899

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

DATA SOURCE

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DATE

10/7/2024

Legend

Subject Site

Buffer 100m

Buffer 150m

Subject building

Carpark

Hardstand/driveway

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

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10/7/2024

NOTES:

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3. Assessment Against the Bushfire Protection Criteria

3.1 Compliance

The proposed development is required to comply with policy measures 6.2 and 6.5 of SPP 3.7 and the Guidelines.

Table 4 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 Performance Solutions (PS) have been proposed for this development. These management measures are depicted in Figure 6 where relevant.

Implementation of this BMP is expected to meet objectives 5.1-5.4 of SPP 3.7.

Table 4: Assessment Against the Bushfire Protection Criteria

Bushfire Protection Criteria	AS	PS	N/A
Element 1: Location			
A1.1 Development location	✓	☐	☐
Post-development, all proposed buildings within the subject site will be exposed to BAL ratings of ≤BAL-12.5 (Figure 5). The proposed development is considered to be compliant with A1.1.			
Element 2: Siting and design of development			
A2.1 Asset Protection Zone (APZ)	✓	☐	☐
No APZs are required or proposed as part of this development. The proposed development is considered to be compliant with A2.1.			
Element 3: Vehicular access			
A3.1 Public roads	✓	☐	☐
The subject site is accessed via existing public roads. The Guidelines do not prescribe values for the trafficable (carriageway/pavement) width of public roads as they should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area. WEPL's assessment, however, has identified that the roads surrounding the development are bitumen with estimated width of the sealed surface achieving a minimum width of 6 m and therefore consider the existing road network would provide suitable access and egress for the community and emergency services personnel in the event of a bushfire. Vehicular access technical requirements in accordance with the Guidelines are detailed in Appendix B. The proposed development is considered to be compliant with A3.1.			
A3.2a Multiple access routes	✓	☐	☐
Multiple access routes from the subject site to more than two suitable destinations are available via the existing public network (Figure 6). Access to the site is available via two different access points. Refer to A3.1 above for details regarding vehicular access technical requirements for public roads. The proposed development is considered to be compliant with A3.2a.			

Bushfire Protection Criteria	AS	PS	N/A
A3.2b Emergency access way	✓	☐	☐
No emergency access ways are required or proposed as part of this development. The proposed development is considered to be compliant with A3.2b.			
A3.3 Through-roads	☐	☐	✓
Not Applicable - This Acceptable Solution does not apply to development applications.			
A3.4a Perimeter roads	☐	☐	✓
Not Applicable - This Acceptable Solution does not apply to development applications.			
A3.4b Fire service access route	☐	☐	✓
Not Applicable - This Acceptable Solution does not apply to development applications.			
A3.5 Battle-axe access legs	☐	☐	✓
Not Applicable - This Acceptable Solution does not apply to development applications.			
A3.6 Private driveways	✓	☐	☐
The private driveway exceeds 70 m in length, however at its narrowest point, is 6 m wide, providing two-way vehicle access. The driveway loops from the first access point back around to the second access point onto Stirling Crescent, and as such, removes the need for a turnaround point to be established next to Warehouse 1. The proposed development is considered to be compliant with A3.6.			
Element 4: Water	✓	☐	☐
A4.2 Provision of water for firefighting purposes			
Existing reticulated water is present within the area and the subject site will be connected to this water supply. The nearest existing hydrants are located on Stirling Crescent (Figure 6). WEPL assumes the surrounding network of hydrants meet Water Corporation specifications given they are established and within the Perth metropolitan area. The proposed development is considered to be compliant with A4.2.			
Element 5: Vulnerable tourism land uses	☐	☐	✓
This development is not considered vulnerable tourism land use. Element 5 is not applicable to this proposed development.			

Note: AS - Acceptable solution, PS - Performance solution, N/A - Not applicable.

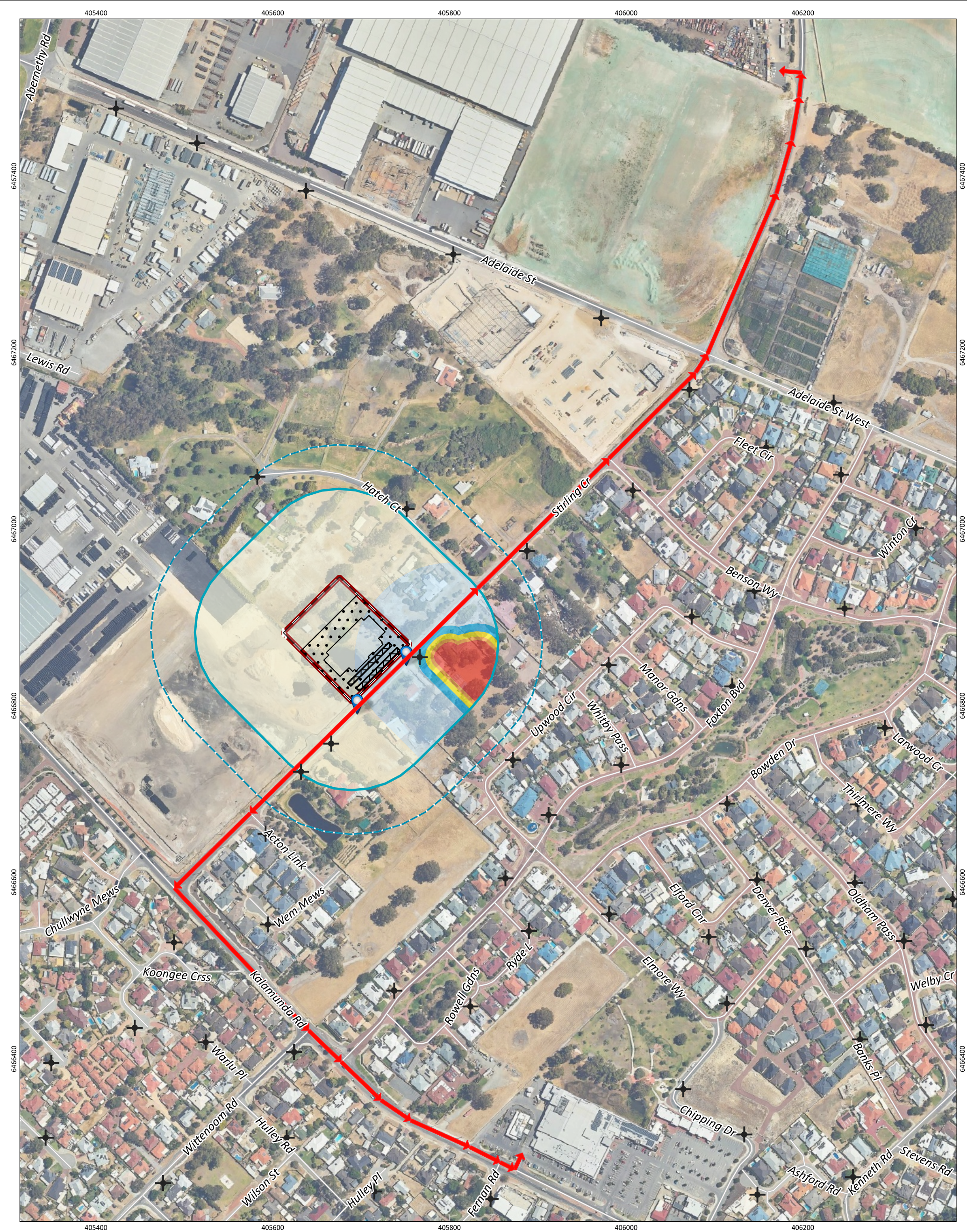


Figure 6: Spatial representation of the bushfire management strategies

0

30

60

90

120 m

N

SCALE

1:4,000

SHEET SIZE

A3 COLOUR

COORDINATE REFERENCE SYSTEM

GDA2020 / MGA zone 50

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Subject Site

Buffer 100m

Buffer 150m

Subject building

Carpark

Hardstand/
driveway

Access / egress route

Access point

Water Hydrant
(WCORP-070)

BAL-FZ

BAL-40

BAL-29

BAL-19

BAL-12.5

BAL-LOW

Bushfire Attack Level (BAL)

No

Description

Drawn

Approved

Date

A

Original issue

SM

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10/7/2024

NOTES:

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

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4. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 3 of this BMP applies to the developer, future owners/builders within the subject site and the local government. Table 5 provides a works program detailing these measures, timing of implementation and responsibility.

Table 5: Proposed Works Program

No.	Bushfire management measure
Developer responsibilities - Prior to occupancy	
1	Construct private driveways as per the site plan (Figure 2) and to the standard set out in the Guidelines.
Landowner/Builder responsibilities - Ongoing	
2	Maintain clear access via both driveways within the subject site.

5. 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.

6. References

Department of Fire and Emergency Services (DFES). (2021). *Map of Bush Fire Prone Areas*. Retrieved on 5/07/2024 from:

<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>.

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas* (AS 3959: 2018).

Western Australian Planning Commission (WAPC). (2015). *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. Government of Western Australia.

Western Australian Planning Commission (WAPC). (2021). *Guidelines for Planning in Bushfire Prone Areas Version 1.4 (including appendices)*. Government of Western Australia.

Appendix A:

Classified vegetation photos

Plot 1	Class B Woodland
Photo 1 This plot consists of trees up to 30 m in height, with canopy cover between 10 and 30%. The understorey has an open structure, with grasses dominant throughout. The slope under this vegetation was assessed to be upslope/flat land.	 31°55'48", 116°0'11", -8.0m 01/07/2024 08:50:47 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 2 Maintained grasses in the adjacent property to the northeast of the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 -31°55'48", 116°0'11", -5.7m 01/07/2024 08:46:42 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 3 Maintained grasses in the properties surrounding the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 -31°55'51", 116°0'8", -2.6m 01/07/2024 08:41:06 am

Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 4 Maintained grasses in the properties surrounding the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 31°55'42", 116°0'7", -4.7m 01/07/2024 08:33:45 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 5 Residential dwellings and associated vegetation which is maintained to a low-threat state, in the areas surrounding the subject site.	 31°55'42", 116°0'5", -0.2m 01/07/2024 08:32:04 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 6 Residential dwellings and associated vegetation which is maintained to a low-threat state, in the areas surrounding the subject site.	 31°55'44", 116°0'10", -1.8m 01/07/2024 08:27:49 am

Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 7 Maintained grasses in the properties surrounding the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 -31°55'44", 116°0'10", -0.1m 01/07/2024 08:27:22 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 8 Residential dwellings and associated vegetation which is maintained to a low-threat state, in the areas surrounding the subject site.	 -31°55'48", 116°0'10", -6.2m 01/07/2024 08:23:49 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 9 Public roads surrounding the subject site which are devoid of vegetation.	 01/07/2024 08:23:24 am

Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 10 Vegetation within the subject site which is to be cleared for development.	 -31°55'48", 116°0'6", -7.4m 01/07/2024 08:15:24 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 11 Areas within the adjacent lot to the west which has been cleared for industrial use. This area is completely devoid of vegetation.	 -31°55'48", 116°0'6", -3.8m 01/07/2024 08:08:21 am
Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 12 Maintained grasses in the properties surrounding the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 -31°55'47", 116°0'5", -5.2m 01/07/2024 08:07:07 am

Plot 2	Excluded - clause 2.2.3.2 (e) & (f)
Photo 13 Maintained grasses in the properties surrounding the subject site. This vegetation has been maintained to the requirements of City of Kalamunda Fire Hazard Reduction Notice 2023/2024 (i.e. grasses slashed to a maximum height of 50 mm; Appendix C). This maintenance appears to be carried out regularly, and also outside of the period which the fire notice applies, therefore an exclusion under clause 2.2.3.2 (f) can be applied confidently.	 -31°55'46", 116°0'7", -4.0m 01/07/2024 08:03:15 am

Appendix B:

Vehicular access technical requirements (WAPC, 2021)

Technical requirements	Public road	Emergency access way ¹	Fire service access route ¹	Battle-axe and private driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (m)	N/A	6	6	6
Minimum vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum grade unsealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:7 (14.3%)		
Maximum average grade sealed road	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Minimum inner radius of road curves (m)	As outlined in the IPWEA Subdivision Guidelines	8.5		

¹To have crossfalls between 3 and 6%

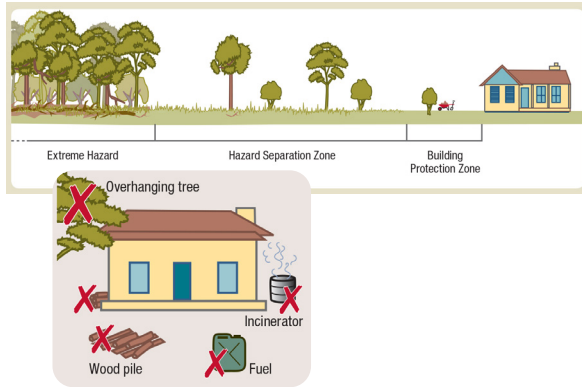
²Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³Dips must have no more than a 1 in 8 (12.5% - 7.1 degree) entry and exit angle.

Appendix C:

City of Kalamunda Fire Hazard Reduction Notice 2023/2024

Fire Management Requirements for all Land with a Total Area less than 5000m²



Dead Flammable Material (DFM)

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.

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 no 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 2023.

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 all applications received after 1 October 2023.

If your application is not granted you must comply with all requirements outlined in the Fire Hazard Reduction Notice 2023/2024.

Variation request application forms are available before 1 October 2023 on the City's website at: www.kalamunda.wa.gov.au/fire

If you require any further information, please contact the City of Kalamunda Community Safety team on (08) 9257 9999, email at enquiries@kalamunda.wa.gov.au or visit www.kalamunda.wa.gov.au/fire

Gary Ticehurst
A/CHIEF EXECUTIVE OFFICER

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Fire Hazard Reduction Notice 2023/2024

FIRST AND FINAL NOTICE
COMPLIANCE DUE BY: 1 NOVEMBER 2023

Important: The works outlined within must be completed by 1 November 2023 and maintained in this state up to and including 31 March 2024.



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 2023, and any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land.



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 a 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 cul-de-sac (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.

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.

Fire Management Requirements for 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 to as possible directly inside the entire perimeter of the land.

Maintained, reticulated living lawns that are kept completely green is 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.

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 no greater than 2 metres.

