

Our Ref: 22256 – 20200618 – Serpentine-Jarrahdale DA – QA:DM

10 November 2020

Chief Executive Officer
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123

Dear Sir/Madam,

DEVELOPMENT APPLICATION

LOT 101 (NO.693 AND 725) MUNDIJONG ROAD, OLDBURY

PURPOSE OF APPLICATION

Harley Dykstra acts on behalf of the landowner of Lot 101 Mundijong Road, Oldbury ('the subject land'). The purpose of this submission is to clarify and obtain the following outcomes from the Shire in the sequential order stipulated below:

- Written confirmation that both dwellings on the subject land enjoy non-conforming use rights under TPS 2 and LPS 3;
- Written confirmation that these rights will remain even if one dwelling is entirely demolished and then as far as is practicable, immediately replaced with a dwelling of similar size;
- Development approval for the replacement dwelling (No. 693 Mundijong Road); and
- Subject to the above, cancellation of the recent approval for a Single House and Rural Worker's Dwelling.

A copy of the proposed Development Plans are attached at **Appendix A**.

BACKGROUND

The subject land is currently used for rural activities (horse breeding) and contains two dwellings (one constructed in 1979 and the other in 1997) and various rural outbuildings. As shown in **Figure 1** and **Figure 2** overleaf, two houses have been located on the subject land for over two decades.

Following lodgement of a building application for a 'Single House' in February 2019, the Shire of Serpentine-Jarrahdale informed the landowner that planning approval would be required. At a subsequent meeting, the Shire's planning team indicated that the landowner could apply for a 'Rural Workers Dwelling.' Accordingly, a Development Application was lodged and an approval received for a Single House and Rural Worker's Dwelling at Council's 18 May 2020 Council Meeting. Our client has reviewed the conditions of approval and found that two conditions as listed below are not acceptable because they limit the use of the dwelling on 725 Mundijong Road to Rural Workers:

2. *The occupancy of the dwelling is restricted to the rural worker/s working at the approval 'Rural Use' on the subject site and their immediate family.*
3. *A Notification under s70A of the Transfer of Land Act 1893 must be registered over the Certificate of Title on the subject land of the proposed development prior to issuing of a Building Permit. The s70A shall notify owners and prospective purchasers of the land that restrictions apply for the use of the Rural Worker's Dwelling as stipulated in condition 2."*

Therefore, the landowner has engaged Harley Dykstra to facilitate a more favourable outcome that properly takes into account the existing approved use of the land.



FIGURE 1 – HISTORIC AERIAL IMAGERY (29 SEPTEMBER 1979)



FIGURE 2 – HISTORIC AERIAL IMAGERY (24 FEBRUARY 2000)

THE SUBJECT LAND

The subject land is located approximately 8km east of the Mundijong Town Centre and 12km south east of Byford Town Centre. It is 33.06ha in area, with frontage (500m) to and deriving access from Mundijong Road. The subject land is directly adjoined by rural land on the eastern and western lot boundaries with a Water Corp drain abutting the northern boundary.

A summary of the property details are included in **Table 1**, and a copy of the Certificate of Title attached at **Appendix B**. An Aerial Locality Plan at **Figure 3** shows the location of the subject land while an Aerial Photograph at **Figure 4**, depicts the key physical features of the site.

| LOT NO. | PROPERTY ADDRESS | LANDOWNER | AREA | VOL. | FOLIO | PLAN NO. |
|---------|-----------------------------------|---------------|---------|------|-------|----------|
| 101 | 693 & 725 Mundijong Road, Oldbury | Robert Davies | 33.06ha | 1931 | 433 | 82617 |

TABLE 1

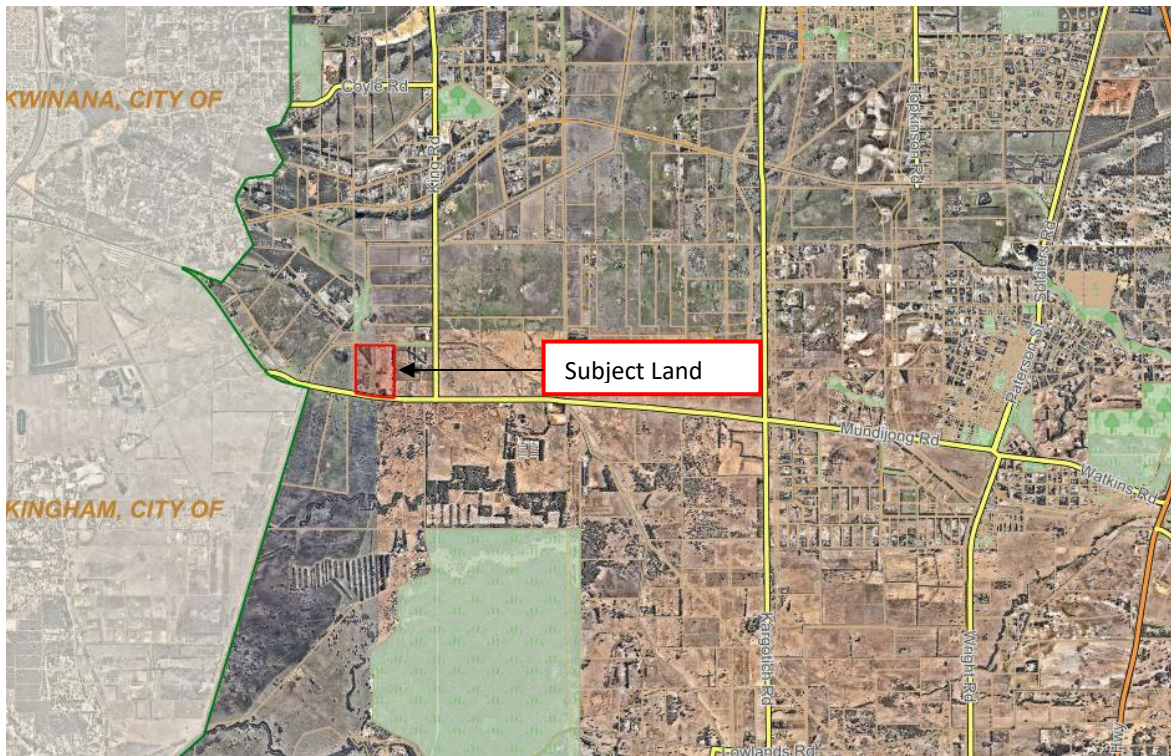


FIGURE 3 – AERIAL LOCALITY PLAN



FIGURE 4 – AERIAL PHOTOGRAPH

THE PROPOSAL AND PLANNING ANALYSIS

Land Use Permissibility

The subject land is currently zoned 'Rural' under the Metropolitan Region Scheme (MRS) with a 20m strip on the southern boundary being reserved as 'Other Regional Roads.' Under both TPS 2 and Draft Local Planning Scheme No.3 (LPS 3), the subject land is zoned 'Rural.' Draft LPS 3 also identifies the land as being within Special Control Area 6 which sets out the general permissibility of land uses and relevant development controls.

Clause 5.10.1 of TPS 2 describes the purpose of the 'Rural' zone as follows:

"The purpose and intent of the Rural Zone is to allocate land to accommodate the full range of rural pursuits and associated activities conducted in the Scheme Area."

The continuing use of the subject land for two dwellings is consistent with the above objective. Clause 5.10.3 (a) of TPS 2 provides for the construction of an additional dwelling on a lot within the rural zone provided that:

- i. *"the lot has a land area of not less than 4 hectares; and*
- ii. *The total number of dwelling on the lot will not exceed two; and*
- iii. *The additional dwelling is to be used for the purposes of a rural worker's dwelling as defined in Appendix 1 of the Scheme; and*
- iv. *The additional is located within close proximity of the existing dwelling on the lot as determined by the Council and shares all services where practical."*

As neither of the dwellings will be used solely to accommodate rural workers (in accordance with the definition contained in the scheme), this application seeks approval for the new dwelling on 693 Mundijong Road and the cancellation of the existing approval (18 May 2020) under Part 4 – *Non Conforming Uses of TPS 2* as detailed below.

Non-Conforming Use Right under TPS 2 and LPS 3

Noting that our client does not wish the house on 725 Mundijong Road to be limited to use by Rural Workers, it is important that the non-conforming use is retained. The landowner wishes the historic use of both dwellings to continue moving forward.

This application for planning approval is made on the basis that non-conforming use rights exist for both dwellings on the subject land. Both TPS 2 and LPS 3 provide for the alteration and extension of buildings used in conjunction with a non-conforming use after planning consent is provided by Council as detailed below:

TPS 2 – Part 4.2

“A person shall not alter or extend a non-conforming use or erect, alter or extend a building used in conjunction with a non-conforming use without first having applied for and obtained the planning consent of the Council under the Scheme and unless in conformity with any other provisions and requirements contained in the Scheme (TPS 2 – Part 4.2).”

LPS 3 – Clause 23

“A person must not, without development approval –

- a) Alter or extend a non-conforming use of land; or*
- b) Erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or*
- c) Repair, rebuilt, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% of more of its value; or*
- d) Change the use of land from a non-conforming use to another use that is not permitted by the scheme”*

While it is noted the non-conforming use right is not contained within a schedule of non-conforming uses as required by Part 4.6 of TPS 2, the Shire’s Planning Officers informed the applicant on 16 June 2020 that no such schedule has been maintained. It is our submission as both residential buildings lawfully exist, there is a non-conforming use right, meaning that no provision of the scheme shall prevent the continued use of the buildings for residential purposes as detailed in Part 4.1 of TPS 2 included below:

“No provision of the Scheme shall prevent the continued use of any land or building for the purpose for which it was being lawfully used at the time of coming into force of the Scheme, or the carrying out of any development thereon for which, immediately prior to that time, a permit or permits, lawfully required to authorise the development to be carried out, were duly obtained and are current (Part 4.1 of TPS 2).”

In the first instance, written confirmation is sought from the Shire that a non-conforming use right exists for both dwellings on the subject land under TPS 2 and that this non-conforming use right shall continue under draft LSP 3.

Continuance of the Non-Conforming Use Right for the Dwelling at 693 Mundijong Road

Even though this proposal includes the total demolition of the existing dwelling constructed at No. 693, it is our view that the non-conforming use right remains and that the replacement dwelling is able to be constructed on this basis. As described by Part 4.4.1 of TPS 2, the non-conforming use right falls away if the use or building has been discontinued for a period of six months. As both dwellings are already existing and a new dwelling will be constructed

as soon as practicable following the demolition of the dwelling on 693 Mundijong Road, the non-conforming use is not considered to discontinue.

Part 4.5 (Destruction of Buildings) of TPS 2 and Clause 23 c of LPS 3, states a non-conforming use right discontinues if the buildings is damaged or destroyed by more than 75% of its value. It is considered that this clause does not apply to the proposal given in our view, this clause is intended to relate to damage and destruction by forces of nature rather than demolition associated with approved construction work.

Even if the construction timeframe brings about a discontinuance of the use of greater than six months, this is provided for by the Clause 78H (Notice of Exemption From Planning Requirements During State of Emergency) (see **Table 2** below) which exempts any approval for a non-conforming use from a provision that annuls the approval because of its discontinuance.

| Schedule 3 – Exemptions relating to non-conforming uses | | | |
|--|-----------------------------|---|------------|
| 3.1 Any approval for a non-conforming use, is exempt from a provision that annuls the approval because of a discontinuance of that non-conforming use. | All local planning schemes. | <p>1. The period during which the State of Emergency is declared shall be excluded from any calculation of the period for which a non-conforming use ceases to exist.</p> <p>2. An exemption under this clause will expire on the day after that upon which the State of Emergency Declaration ceases to have effect or is revoked.</p> | Proponents |

TABLE 2

Further weight to the applicant’s submission in relation to discontinuance of non-conforming uses is provided having regard to the 6 November 2018 Metro East Joint Development Assessment Panel Agenda where approval for amendments to an existing development approval for the redevelopment of Oakford Traders Liquor Store at Lot 196 Thomas Road, Oakford was sought. The Shire’s planning team considered that for a non-conforming use right to be applicable, it would need to be demonstrated that the built form is consistent with the existing use. The officers considered that it would be contrary to the principles of orderly and proper planning to allow for a non-conforming use to be demolished and completely replaced by a building so significantly larger that it could not be considered an alteration or extension. As such, it was the Shire’s position approval of a use on the basis of a non-conforming use right, where the original use is entirely demolished, requires the new development to be of a similar scale to the original building. The Shire’s position supports the principle that a non-conforming use right is not extinguished merely because the use is demolished but then replaced ‘like for like.’ As the proposed dwelling will be sited in the same location and will be of similar scale to the existing dwelling (see details below), the non-conforming use right shall continue.

Proposed Replacement Dwelling

Following the demolition of the dwelling constructed on 693 Mundijong Road, a replacement dwelling will be constructed in the exact same location. The new dwelling will be 585.4m² which is generally consistent with the area of the existing dwelling of approximately 419m². The dwelling will comprise a double garage, living area, alfresco, outdoor living areas, patio and verandas. Overall, the proposed scale of the building is consistent with the scale of the existing dwelling meaning that it will not be visually obtrusive or out of character with the existing rural character of the locality as also stated in the officer’s report to the 18 May 2020 Council meeting as follows:

“the two dwellings already existing and their built form would not have any adverse effect upon the locality.”

Further, as the dwelling will be sited in the same location as the existing dwelling, all existing trees on the land will be retained so that the natural amenity of the locality is preserved in compliance with Clause 7.12 of TPS 2. It should be noted the plans submitted as part of this application are consistent with the development plans approved by Council on 18 May 2020.

It is clear that the replacement of the existing dwelling is not in itself objectionable.

Cancellation of the Development Approval for 'Single House' and 'Rural Worker's Dwelling'

As previously noted, the Council granted approval for a Proposed Single House and Rural Worker's Dwelling at Lot 101 Mundijong Road, Oldbury. As the use of the second dwelling on 725 Mundijong Road, Oldbury will not be used as a 'Rural Worker's Dwelling,' and a non-conforming use right exists, support for the cancellation of the existing approval is sought. This will result in the continued use of the land for two residential dwellings (removal of the limitation for the dwelling on 725 Mundijong Road to be used by rural workers).

BUSHFIRE MANAGEMENT

The Western Australian Planning Commission's State Planning Policy 3.7 – *Planning in Bushfire Prone Areas* (SPP 3.7) sets out specific guidelines and requirements for subdivision and development in order to preserve life and reduce the impact of bushfire on property and infrastructure. Given the site is identified as Bushfire Prone by the Department of Fire and Emergency Services (DFES), any application for development approval on the subject land is required to be supported by a Bushfire Assessment capable of achieving compliance with State Planning Policy 3.7 and the associated Guidelines. A Bushfire Attack Level (BAL) Assessment has been prepared by Bushfire Solutions South West, and is attached at **Appendix C**.

The BAL Assessment confirms that the proposed development is sited in a location that achieves a maximum BAL rating of BAL-19. The BAL demonstrates that the development is capable of achieving compliance with all other bushfire protection criteria. Separation distances from various vegetation plots are required to be achieved as described below:

- Plot 1 – 23m
- Plot 2 – 21m
- Plot 3 – N/A (BAL Low)
- Plot 4 – N/A (BAL Low)

The proposed dwelling is able to achieve these separation distances.

It should be noted that upon construction of the new dwelling, development on the land will more consistent with TPS 2 and SPP 7.3 given that the new dwelling will be constructed to a BAL – 19 standard. The existing dwelling that is to be demolished has not been constructed to such a standard.

SERVICING

Access to the proposed dwelling at 693 Mundijong Road will be via an existing 245m driveway and crossover onto Mundijong Road as depicted on the Site Plan attached at **Appendix A**.

All stormwater runoff from the roof catchment and paved areas can be appropriately managed and fully contained on site. Stormwater from the roof areas will be stored in water tanks for use as the potable water supply. The dwelling on 693 Mundijong Road, Oldbury will continue to be connected to the mains water supply.

Power and telecommunications infrastructure is currently connected to the existing dwelling and will be made available to the proposed dwelling. No reticulated sewer is available to the land meaning that the current septic system will be utilised (Existing Biomax 10 system for the proposed dwelling). On-site effluent disposal is able to continue to occur in compliance with the September 2019 Government Sewerage Policy.

SUMMARY OF PLANNING RATIONALE

The proposed use and development of the subject land is considered appropriate and capable of development approval for the following reasons:

- The subject land is zoned 'Rural' under the Shire's Town Planning Scheme No.2. The proposed use is consistent with the intent of the land under the current and future planning framework (Draft Local Planning Scheme No.3).
- As TPS 2 only permits the construction of an additional dwelling in the 'Rural' zone if it is limited to use by rural workers, the proposed 'replacement dwelling is proposed on the basis that both existing dwellings on the subject land have non-conforming use rights.
- Even though the existing dwelling on 693 Mundijong Road, Oldbury is proposed to be demolished, the non-conforming use right will continue given that no change in use is proposed, and the proposed dwelling will be of similar scale and built form to the existing dwelling.
- Even if the construction timeframe brings about a discontinuance of the use of greater than six months, this is provided for by the Clause 78H Notice of Exemption From Planning Requirements During State of Emergency.
- On the basis that a non-conforming use right exists for the dwelling on 725 Mundijong Road, Oldbury, for use as a 'Single House,' the May 2020 approval should be cancelled and the use of the dwelling not limited to use by rural workers.
- As mentioned in the Officer's report to the 18 May 2020 Council Meeting, two dwellings already exist and their built form would not have any adverse effect upon the locality.
- As no material change in development plans is proposed, the officer's finding contained in the 18 May 2020 ordinary Council meeting minutes which states that the replacement dwelling is compliant with the Deemed-to-Comply requirements of the R-Codes, is also applicable to this application.
- The proposed development will retain all existing trees in compliance with Clause 7.12 of TPS 2 – *Tree Preservation and Planting*.
- As no change of use is proposed, vehicle movements to and from the site will not increase.
- Development will continue to be appropriately setback from neighbouring rural properties.
- Construction of the dwelling is able to achieve a BAL rating of BAL 19.
- All services currently connected to the existing dwelling are readily able to service the proposed dwelling.

CONCLUSION

This Application for Development Approval is being proposed to gain approval from the Shire of Serpentine-Jarrahdale for construction of a 'Single House' following the demolition of the existing dwelling on 693 Mundijong Road. This application also seeks the Shire's written confirmation that non-conforming use rights exist for both dwellings on the subject land and that the right will remain even when the dwelling on 693 Mundijong Road, is demolished. Finally, this application seeks the cancellation of the approval for the Single House and Rural Worker's Dwelling (18 May 2020) so that the use of the dwelling on 725 Mundijong Road, Oldbury is not limited to rural workers.

This planning report has provided the relevant details and supporting rationale for the development. Overall, support for the above does not represent any inconsistency with the current and continuing rural use of the land.

In view of the attributes described in this report, the supporting plans and technical information, it is respectfully requested that the Shire of Serpentine-Jarrahdale favourably consider this application.

I trust all of the information submitted is satisfactory, however, please do not hesitate to contact the undersigned should you require any additional information to facilitate approval of this application in a timely manner.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ben Houweling', with a stylized flourish at the end.

Benjamin Houweling
Graduate Planner
HARLEY DYKSTRA PTY LTD

E-mail: benh@harleydykstra.com.au

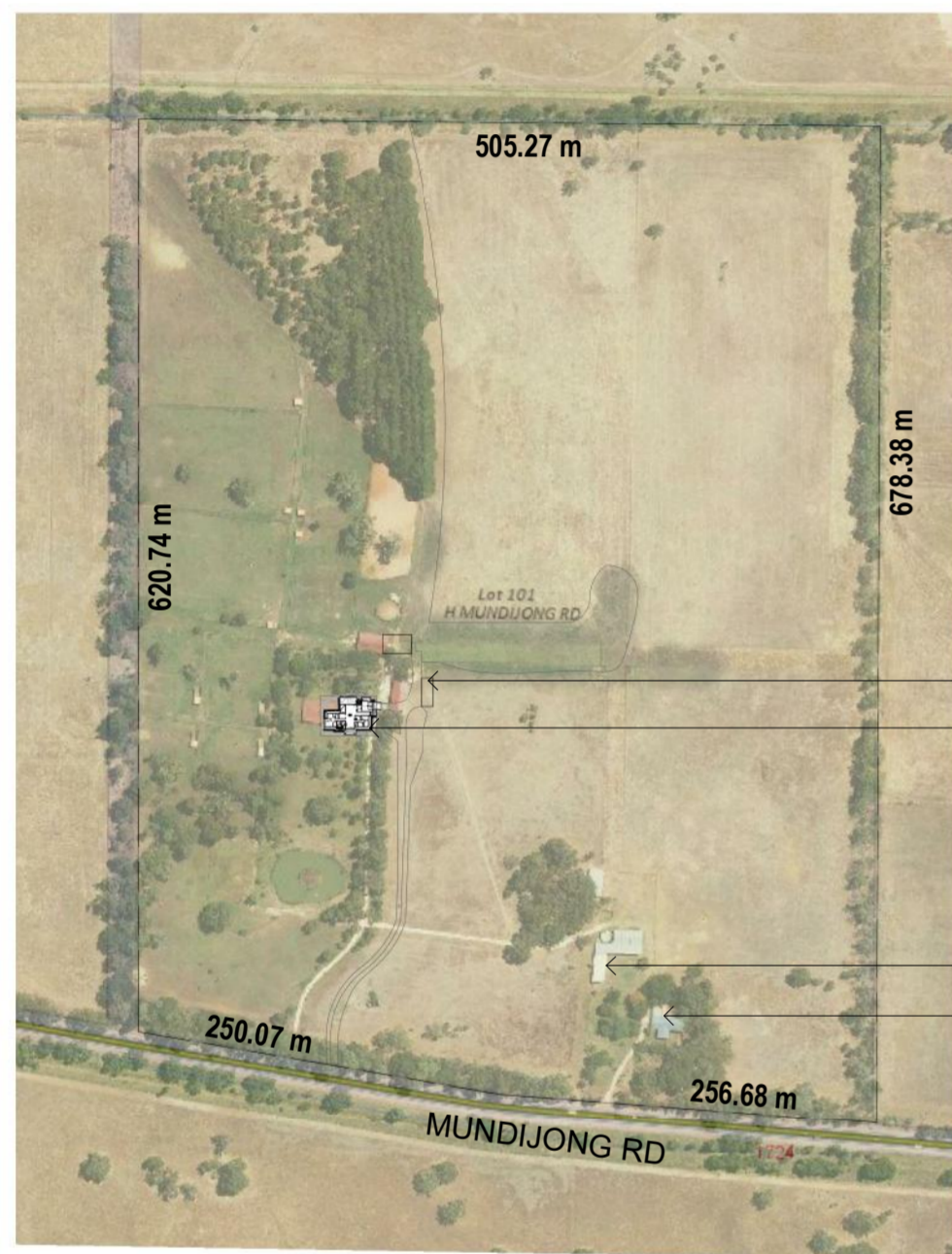
APPENDIX A | DEVELOPMENT PLANS

| SHEET LIST-PRELIMINARY | | |
|------------------------|--------------------|----------|
| SHEET | SHEET NAME | REVISION |
| P1 | SITE/LOCATION PLAN | 2 |
| P2 | FLOOR PLAN | 2 |
| P3 | ELEVATIONS | 2 |
| P4 | VEWS | 2 |

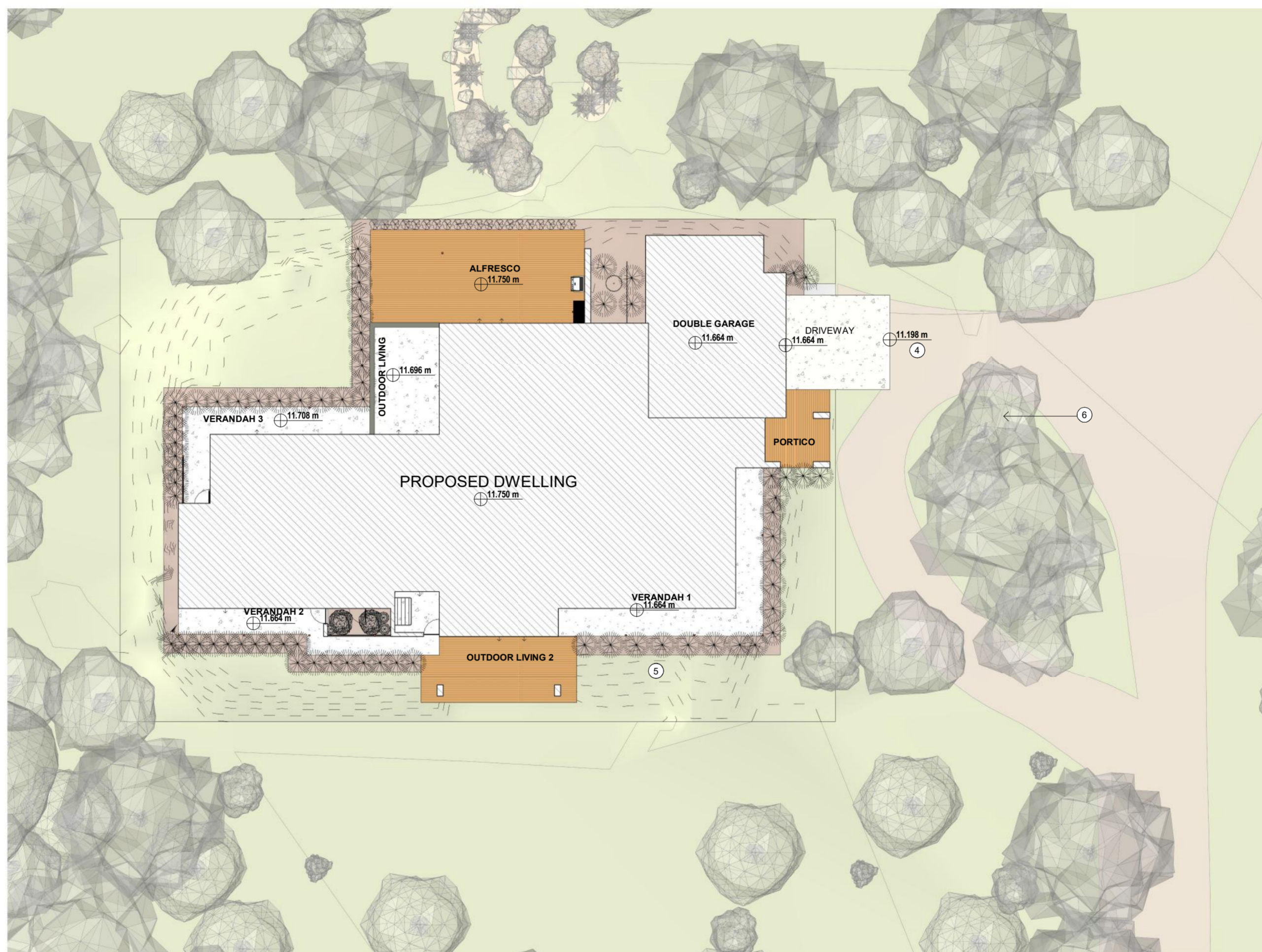
| NOTES-SITE PLAN | |
|-----------------|--|
| MARK | DESCRIPTION |
| 1 | DWELLING EXISTING/PROPOSED LOCATION |
| 2 | SHEDS: EXISTING |
| 3 | DWELLING: EXISTING |
| 4 | DRIVEWAY: EXISTING |
| 5 | SITWORKS: EXISTING SITE BUILD UP EXTENDED TO SUPPORT PROPOSED DWELLINGUP |
| 6 | TREES: EXISTING INDICATIVELY SHOWN AROUND DWELLING |

| NOTES-DESIGN | |
|---|--|
| DESIGN SUBJECT TO SURVEY, ENGINEERING, CONSULTANTS AND STATUTORY APPROVALS. | |

| NOTES-CONSTRUCTION | |
|--------------------|---|
| 1. FLOOR: | • INTERNAL: CONCRETE SLAB ON GROUND • EXTERNAL: EXPOSED AGG CONCRETE, COMPOSITE/HARDWOOD DECKING |
| 2. WALLS: | • EXTERNAL: BRICK VENEER W/90THK TIMBER FRAME-FC SHEET W/FC TRIM ON 90THK TIMBER FRAME-STANDING SEAM COLORBOND SHEETING ON 90THK TIMBER FRAME • INTERNAL: 90THK TIMBER FRAME |
| 3. WINDOWS: | • ALUMINIUM FRAME/SINGLE GLAZING |
| 4. LININGS: | • WALLS: PLASTERBOARD SHEETING • CEILINGS(FLAT U.N.O): PLASTERBOARD SHEETING, FLUSHED AND FINISHED IN SELECTED PAINT SYSTEM |
| 5. ROOF: | • FRAME: SITE BUILT TREATED TIMBER FRAME • CLADDING: COLORBOND SHEETING |
| 6. EAVES: | • LINED ON THE FLAT WITH FC SHEETING |
| 7. LIGHTS: | • ALL FIXTURES REPLACED |
| 8. APPLIANCES: | • COOKTOP: 900W, LPG, B-TOP FIX • OVEN: 900W, ELEC, CABINET FIX |
| 9. MECHANICAL: | • DUCTED REVERSE-CYCLE A/C |
| 10. HOT WATER: | • SOLAR SYSTEM, ELECTRIC BOOSTED |
| 11. BUSHFIRE: | • SEE BAL REPORT |
| 12. DRIVEWAY: | • EXPOSED AGG CONCRETE |
| 13. WASTE SYSTEM: | • EXISTING BIOMAX ATU SYSTEM |



LOCATION PLAN
1 : 5000



SITE PLAN
1 : 200

| LEGEND-SITE PLAN | |
|-------------------------|---|
| [Solid Grey] | BUILDING-EXISTING |
| [Hatched Grey] | BUILDING-PROPOSED |
| [Dotted Grey] | BUILDING-FUTURE |
| [Diagonal Lines] | EASEMENT |
| [Pink] | SETBACK-INCURSION |
| [Light Blue] | SETBACK-COMPENSATION |
| [Light Green] | VISUAL PRIVACY-INCURSION |
| [Circle with crosshair] | LEVEL-FLOOR PROPOSED, # =HEIGHT |
| [Circle] | LEVEL-EXISTING SITE, # =HEIGHT |
| [Circle with crosshair] | LEVEL-PROPOSED SITE, # =HEIGHT |
| [P] | POWER CONNECTION POINT-AS PER HORIZON POWER (LOCATION TBC) |
| [WM] | WATER CONNECTION POINT- AS PER WATER CORP(LOCATION TBC) |
| [TEL] | COMMUNICATION CONNECTION POINT- AS PER AUTHORITY(LOCATION TBC) |
| [DP] | DOWNPIPE LOCATION, FINAL LAYOUT CONFIRMED ONSITE, SEE NOTES BELOW |
| [SW] | STORMWATER PIT, TRAFFICABLE, SEE NOTES |

| NOTES-DESIGN CRITERIA | |
|-----------------------|--|
| 1. | R-CODEZONE: RURAL |
| 2. | EXISTING BUILDINGS: SINGLE DWELLING(TO BE DEMOLISHED), SHEDS |
| 3. | SITE CLASSIFICATION: SEE ENGINEER NOTES |
| 4. | PARKING: 2+ |
| 5. | CLIMATE ZONE: 5 |
| 6. | BUSHFIRE PRONE AREA: YES, SEE BAL ASSESSMENT |
| 7. | WIND CLASSIFICATION: SEE ENGINEER NOTES |
| 8. | CORROSION ENVIRONMENT(DURABILITY): SEE ENGINEER NOTES |
| 9. | STORMWATER: SEE NOTES FOR FURTHER INFORMATION REFER SEPARATE SITE REPORT BY THIRD PARTY CONSULTANT |

NOTE: DESIGN SUBJECT TO ENGINEERING AND STATUTORY APPROVALS

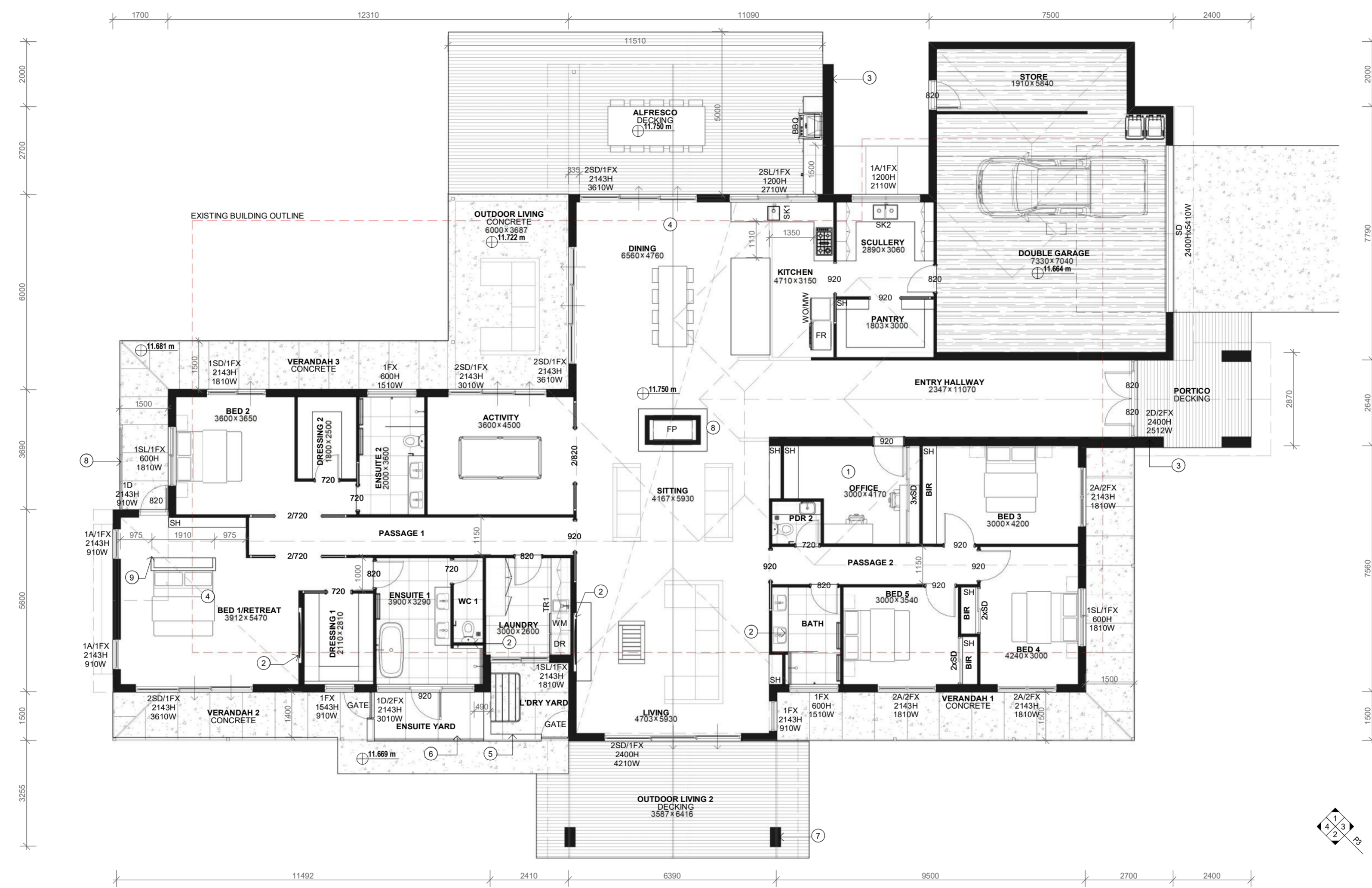
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|-----|----------|----------------------------|
| 1 | 29/05/19 | CLIENT EMAILS 29/05/19 |
| 2 | 17/06/19 | CLIENT EMAIL CALL 17/06/19 |

| ISSUED FOR CLIENT REVIEW | | | |
|------------------------------------|---------------------------------|----------|----------|
| SITE/LOCATION PLAN | | | |
| Project: | NEW HOME | | |
| Client: | ROB AND ROBYN DAVIES | | |
| Address: | L101 #693 MUNDIJONG RD, OLDBURY | | |
| North Point: | [North Arrow] | | |
| Revision: | 2 | Sheet: | P1 |
| PH: 0431245256 | Scale @A2: | Project: | AA11381 |
| Web: www.allaspectdesign.com.au | As indicated | Drawn: | JN |
| Email: allaspectdesign@outlook.com | | Date: | 29/05/19 |

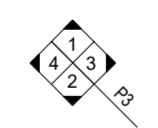
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| AREA | |
|----------------|----------------------|
| NAME | AREA |
| ENCLOSED | |
| GARAGE | 69.4 m ² |
| LIVING | 356.8 m ² |
| UNENCLOSED | |
| ALFRESCO | 32.5 m ² |
| ENTRY VERANDAH | 27.7 m ² |
| NW VERANDAH | 20.5 m ² |
| OUTDOOR LIVING | 22.1 m ² |
| PORTICO | 10.3 m ² |
| SOUTH GABLE | 23.0 m ² |
| SW VERANDAH | 23.0 m ² |
| | 159.1 m ² |
| | 585.4 m ² |

| NOTES-FLOOR PLAN | |
|------------------|--|
| MARK | DESCRIPTION |
| 1 | ROOF LIGHT: VELUX W/FRAMED OUT SHAFT |
| 2 | NICHE: LAYOUT TBC |
| 3 | WALL: FEATURE STONE CLAD MASONRY BLADE WALL |
| 4 | CEILING: GABLE LINED ON THE RAKE |
| 5 | WALL: 1800H MASONRY, ACRYLIC RENDER FINISH |
| 6 | SCREEN: HDG STEEL FRAME, W/SELECTED INFILL |
| 7 | COLUMN: FEATURE STONE CLAD MASONRY |
| 8 | SCREEN: TO VERANDAH, AS SELECTED |
| 9 | BEDHEAD: 1200H STUD WALL, W/CABINETRY TO BACKSIDE+NICHE TO BED |

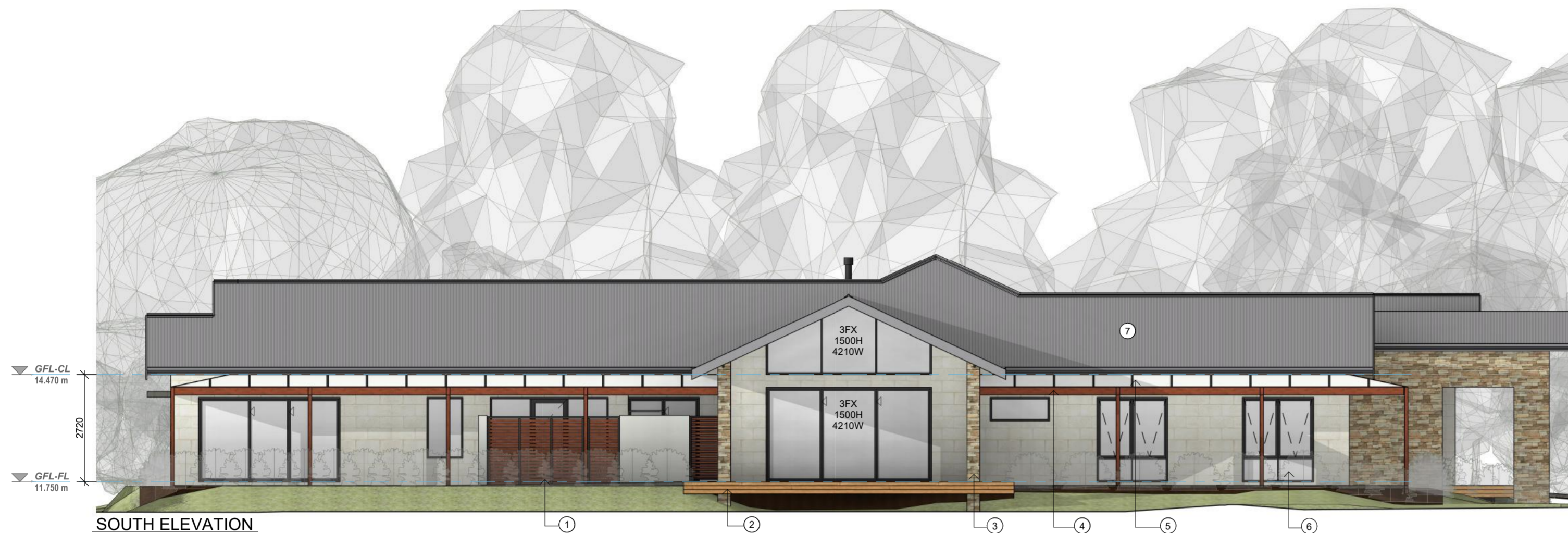


FLOOR PLAN
1: 100



| ISSUED FOR CLIENT REVIEW | |
|------------------------------------|--------------------------------|
| FLOOR PLAN | |
| Project: | NEW HOME |
| Client: | ROB AND ROBYN DAVIES |
| Address: | L101 #693 MUNDJONG RD, OLDBURY |
| Revision: | Sheet: 2 p2 |
| AllAspectDesign | |
| PH: 0431245256 | Scale @A2: 1: 100 |
| Web: www.allaspectdesign.com.au | Project: AA11381 |
| Email: allaspectdesign@outlook.com | Drawn: JN |
| | Date: 29/05/19 |

| NOTES-ELEVATIONS | |
|------------------|---|
| MARK | DESCRIPTION |
| 1 | SCREEN: HDG STEEL FRAME, W/SELECTED INFILL |
| 2 | DECKING: HARDWOOD OR COMPOSITE TIMBER |
| 3 | COLUMN: FEATURE STONE CLAD MASONRY |
| 4 | STRUCTURE: HARDWOOD TIMBER FRAME |
| 5 | ROOF: TO VERANDAH, TWIN WALL POLYCARBONATE SHEETING/ALUMINIUM FRAME |
| 6 | WALL: BRICK VENEER, ACRYLIC RENDER FINISH |
| 7 | ROOF: COLORBOND SHEETING FIXED TO TREATED TIMBER FRAME |
| 8 | FIREPLACE: DOUBLE SIDED WOOD BURNER, AS SELECTED |
| 9 | DOOR: ALUMINIUM FRAME/TIMBER PANEL |
| 10 | GABLE INFILL: FC SHEETING W/FC TRIM |
| 11 | WINDOW: ALUMIUM FRAME W/ SELECTED GLAZING |
| 12 | WINDOW: TO GABLE TO FOLLOW RAKE OF CEILING |
| 13 | CLADDING: STANDING SEAM COLORBOND SHEETING, FIXED TO TREATED TIMBER FRAME |
| 14 | SHADE: HORIZONTAL, COLORBOND PRESSING OVER FRAME |
| 15 | FLUE: FOR FIREPLACE |



SOUTH ELEVATION
1: 100



EAST ELEVATION
1: 100



NORTH ELEVATION
1: 100



WEST ELEVATION
1: 100

29/05/2019 4:51:14 PM

ISSUED FOR CLIENT REVIEW

ELEVATIONS

| | |
|-----------|--------------------------------|
| Project: | NEW HOME |
| Client: | ROB AND ROBYN DAVIES |
| Address: | L101 #693 MUNDJONG RD, OLDBURY |
| Revision: | Sheet: |
| 2 | p3 |

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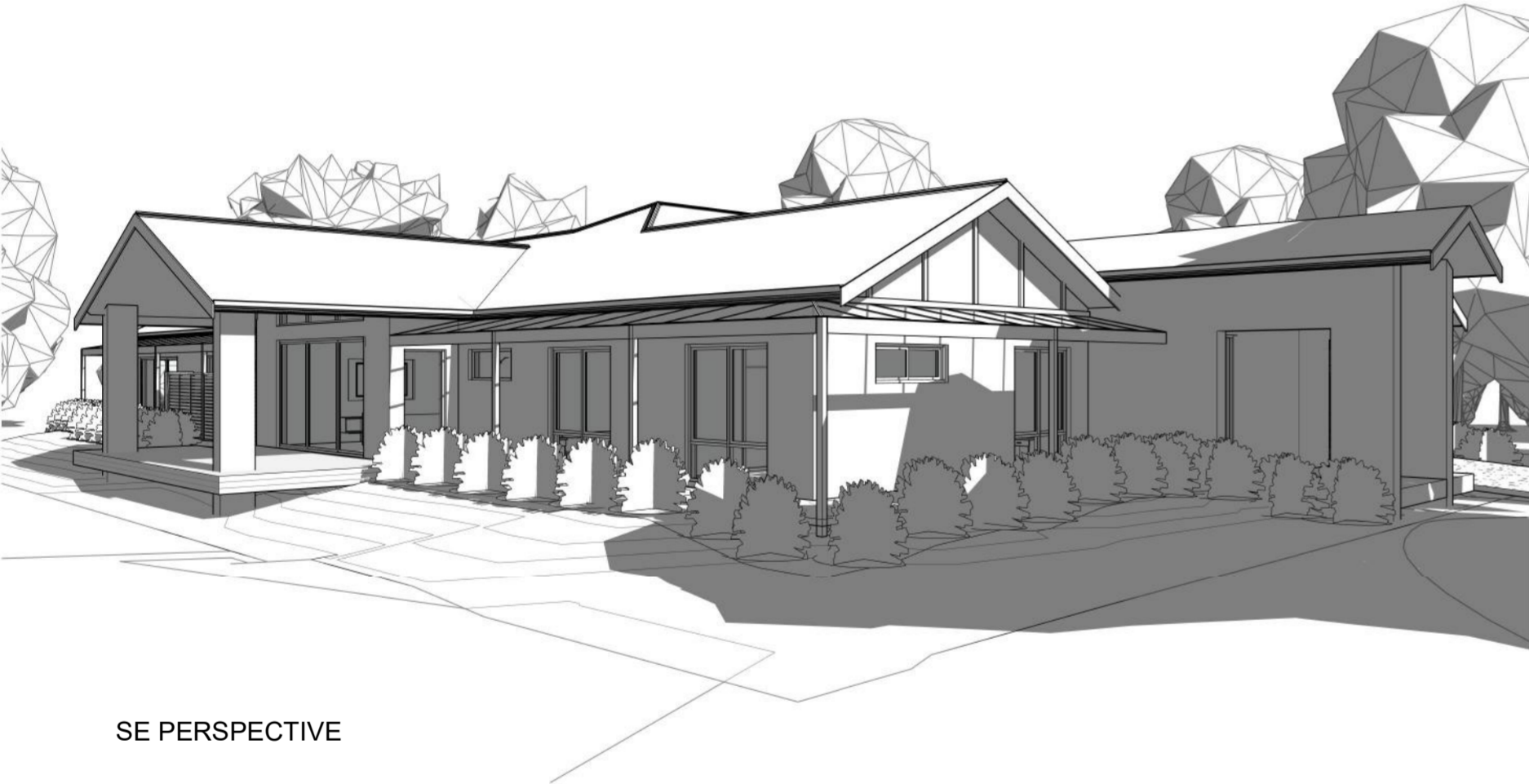
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FRONT FACADE



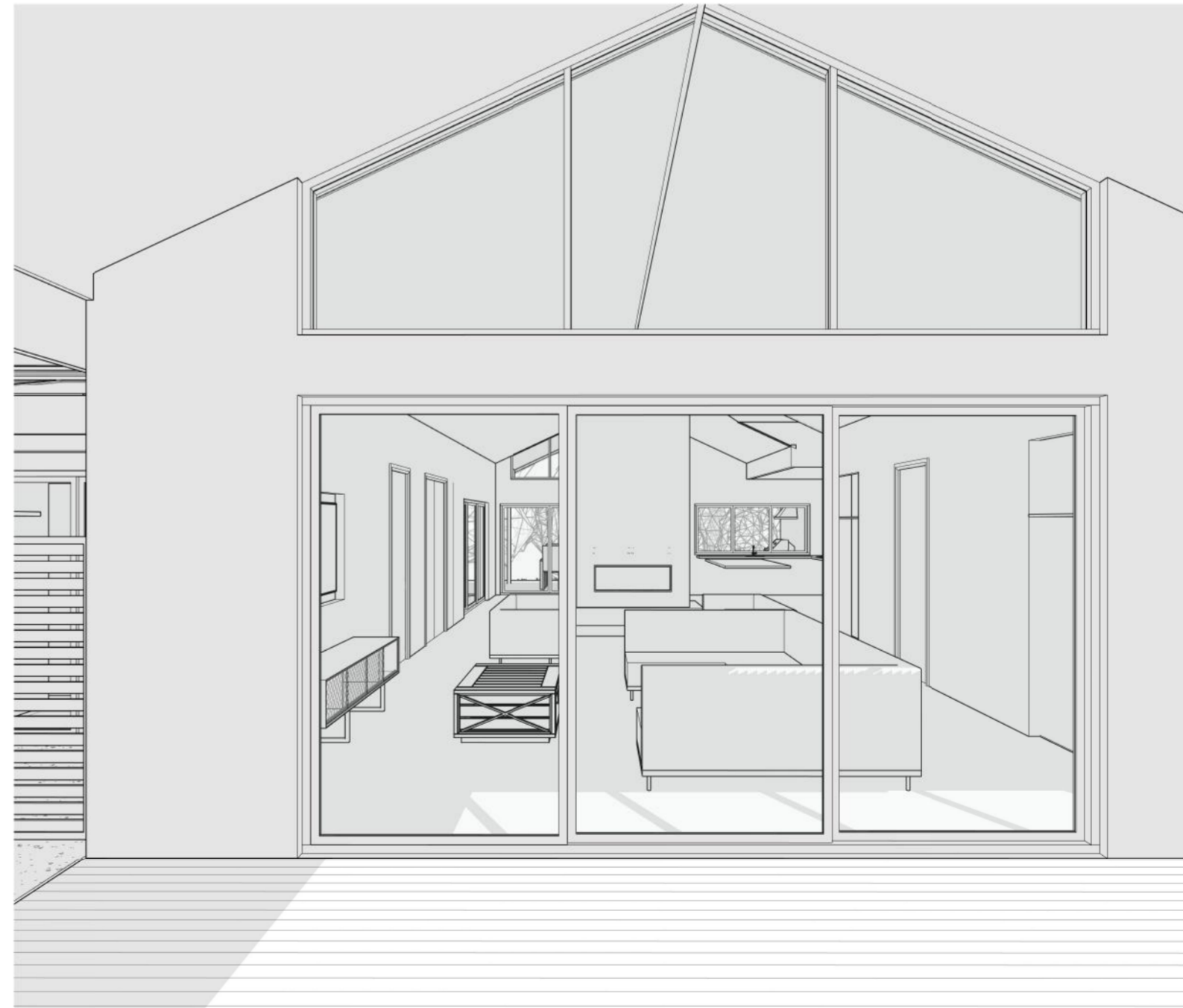
BED 1



SE PERSPECTIVE



ALFRESCO



LIVING

| ISSUED FOR CLIENT REVIEW | | VIEWS | |
|--|--------------------------------|--------------|----------------------|
| Project: | NEW HOME | Client: | ROB AND ROBYN DAVIES |
| Address: | L101 #693 MUNDJONG RD, OLDBURY | North Point: | |
| Revision: | Sheet: | Revision: | Sheet: |
| 2 | P4 | | |
| PH: 0431245256 | | Scale @A2: | Project: |
| Web: www.allaspectdesign.com.au | | Drawn: | AA11381 |
| Email: allaspectdesign@outlook.com | | Date: | 29/05/19 |
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NOTE: DESIGN SUBJECT TO ENGINEERING AND STATUTORY APPROVALS

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------------|
| 1 | 29/05/19 | CLIENT EMAILS 29/05/19 |
| 2 | 17/06/19 | CLIENT EMAIL CALL 17/06/19 |

APPENDIX B | CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

| | |
|--------------------------------------|---|
| REGISTER NUMBER 101/D82617 | |
| DUPLICATE EDITION 2 | DATE DUPLICATE ISSUED 28/7/2005 |

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1931FOLIO
433

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 101 ON DIAGRAM 82617

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ROBERT DAVID DAVIES OF 597 BALDIVIS ROAD, BALDIVIS

(T J359777) REGISTERED 14/7/2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *N089238 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 11/8/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1931-433 (101/D82617)
PREVIOUS TITLE: 1898-131
PROPERTY STREET ADDRESS: 693 MUNDIJONG RD, OLDBURY.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF SERPENTINE-JARRAHDALÉ

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N089238

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application E893302
Volume 1898 Folio 131

WESTERN



AUSTRALIA

REGISTER BOOK VOL. FOL.

CT 1931 433



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 28th May, 1992

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Peel Estate Lot 1132 and being Lot 101 on Diagram 82617, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

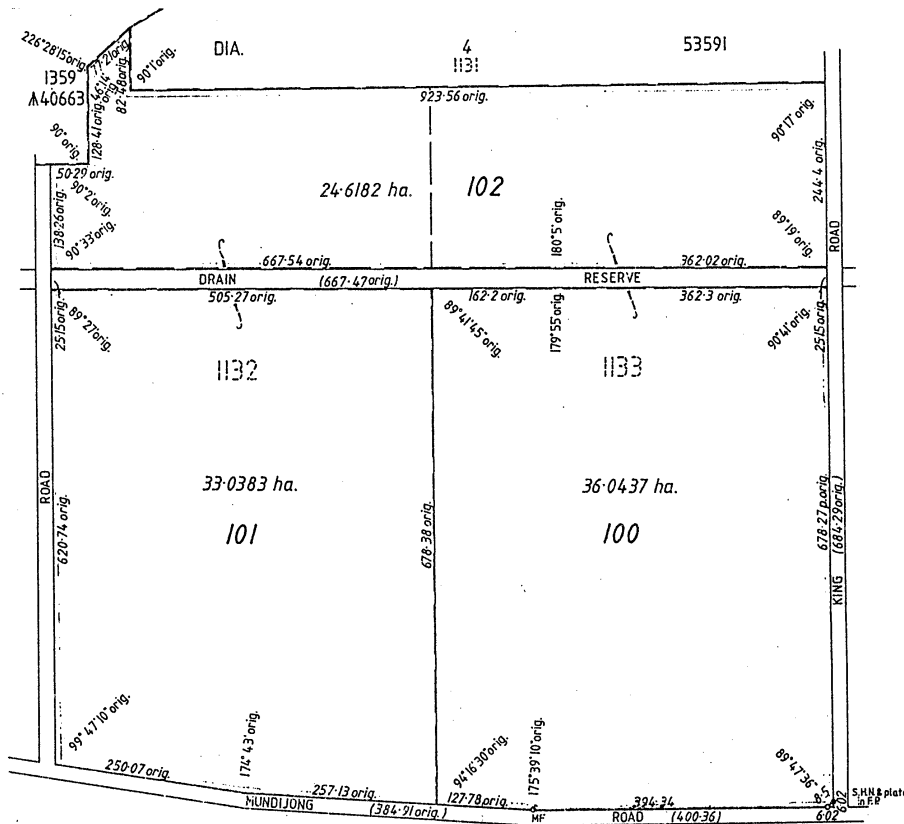
FIRST SCHEDULE (continued overleaf)

~~N. & M. Gangemi Nominees Pty. Ltd. of care of Wendy Pabst, 28 Burton Street, Cannington.~~

SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE E561138 to R & I Bank of Western Australia Ltd. Registered 7.3.91 at 9.39 hrs. Discharged E918968 26.6.92~~

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Superseded - Copy for Sketch Only



Page 1 (of 2 pages) 1931 433 VOL. FOL.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

LT. 37

Superseded - Copy for Sketch Only

Page 2 (of 2 pages)

| FIRST SCHEDULE (continued) | | NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS | | | | |
|--|-------------------|--|------------|------|---|---|
| REGISTERED PROPRIETOR | INSTRUMENT NATURE | INSTRUMENT NUMBER | REGISTERED | TIME | SEAL | CERT. OFFICER |
| | | | | | | |
| The interest of Peter Kenneth Sterne is transferred to Jane Sterne. The registered proprietors are now David John Ferguson and Anne Beverley Doherty both of 13 Lakemba Way, Waikiki as joint tenants of one undivided half share and Jan Sterne of 2 Rodinga Close, Rossmoyne of one undivided half share as tenants in common. | Transfer | G60735 | 20.12.95 | 9.47 |  |  |

| SECOND SCHEDULE (continued) | | NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS | | | | |
|-----------------------------|-------------------|--|------------|------|------|---------------|
| INSTRUMENT NATURE | INSTRUMENT NUMBER | PARTICULARS | REGISTERED | TIME | SEAL | CERT. OFFICER |
| | | | | | | |

CERTIFICATE OF TITLE VOL. 1931 FOL. 433

APPENDIX C | BUSHFIRE ATTACK LEVEL ASSESSMENT

AS3959 BAL Assessment Report

This report has been prepared by an Accredited BPAD Practitioner using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018 . FPA Australia makes no warranties as to the accuracy of the information provided in the report. All enquiries related to the information and conclusions presented in this report must be made to the BPAD Accredited Practitioner.

Property Details and Description of Works

| | | | | | |
|---|--------------------------------|------------------|--------------------|-------------------------------------|-----------------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | 693 | | Mundijong Road | |
| Local government area | Suburb | | | State | Postcode |
| | Oldbury | | | WA | 6121 |
| Main BCA class of the building | Use(s) of the building | | Habitable Building | | |
| Description of the building or works | Construction of a new dwelling | | | | |

Report Details

| | | | |
|----------------------------|-----------------------|------------------------|--------------------|
| Report / Job Number | Report Version | Assessment Date | Report Date |
| | A | 22 August 2019 | 6 September 2019 |

BPAD Accredited Practitioner Details

| | |
|--|---|
| <p>Name Neill Thompson Level 2 BPAD FPAA</p> <p>Company Details Bushfire Solutions South West Mobile: 0447 395 173 E: neill@bushfiresolutionsouthwest.com.au</p>  <p>BUSHFIRE SOLUTIONS SOUTH WEST</p> | <div style="border: 2px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36648</p> <p>Signature </p> <p>Date 06/09/2019</p> </div> <p style="text-align: center;"><i>Authorised Practitioner Stamp</i></p> |
|--|---|

Reliance on the assessment and determination of the Bushfire Attack Level contained in this report should not extend beyond a period of 12 months from the date of issue of the report. If this report was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated report issued.

Site Assessment & Site Plans

The assessment of this site / development was undertaken on 1 August 2019 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).

Legend

- 693 Mundijong Road Oldbury
- Lot Boundary
- 100m Buffer
- 150m Buffer
- Dwelling
- BAL Vegetation**
- B Woodland
- Excluded
- Photo Location & Direction**
- Local Government Authority
- Other Roads**



Map Printed from WALGA Environmental Planning Tool on Fri Sep 06 16:07:21 AWST 2019

Environmental Planning Tool

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.

| | | |
|--|-----------------------|--|
| <p>Photo ID: 1</p> | <p>Plot: 1</p> | |
| <p>Vegetation Classification or Exclusion Clause</p> | | |
| <p>Class B Woodland - Woodland B-05</p> | | |
| <p>Description / Justification for Classification</p> | | |
| <p>Trees 10m-30m high: 10%-30% foliage cover, dominated by eucalyptus and/or callistris with a prominent understorey. May contain isolated shrubs.</p> | | |
| <p>Photo ID: 2</p> | <p>Plot: 2</p> | |
| <p>Vegetation Classification or Exclusion Clause</p> | | |
| <p>Class B Woodland - Woodland B-05</p> | | |
| <p>Description / Justification for Classification</p> | | |
| <p>Trees 10m-30m high: 10%-30% foliage cover, dominated by eucalyptus and/or callistris with a prominent understorey. May contain isolated shrubs.</p> | | |

| | | | |
|---|----------------|--|--|
| Photo ID: 3 | Plot: 3 | | |
| Vegetation Classification or Exclusion Clause | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | |
| Description / Justification for Classification | | | |
| Low threat vegetation in a maintained state. Maintained gardens/grasses/low ground surface fuel. | | | |
| Photo ID: 4 | | | |
| Vegetation Classification or Exclusion Clause | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | |
| Description / Justification for Classification | | | |
| Low threat vegetation in a maintained state. Maintained gardens/grasses/low ground surface fuel. | | | |
| Photo ID: 5 | | | |
| Vegetation Classification or Exclusion Clause | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | |
| Description / Justification for Classification | | | |
| Low threat vegetation in a maintained state. Maintained gardens/grasses/low ground surface fuel. | | | |

| | | |
|--|---------|--|
| Photo ID: 6 | Plot: 4 | |
| Vegetation Classification or Exclusion Clause | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | |
| Description / Justification for Classification | | |
| <p>Low threat vegetation in a maintained state.</p> <p>Maintained gardens/grasses/low ground surface fuel.</p> | | |
| Photo ID: 7 | Plot: 4 | |
| Vegetation Classification or Exclusion Clause | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | |
| Description / Justification for Classification | | |
| <p>Low threat vegetation in a maintained state.</p> <p>Maintained gardens/grasses/low ground surface fuel.</p> | | |

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger IndexFDI 40 *Table 2.7*FDI 50 *Table 2.6*FDI 80 *Table 2.5*FDI 100 *Table 2.4***Potential Bushfire Impacts**

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

| Plot | Vegetation Classification | Effective Slope | Separation (m) | BAL |
|------|--------------------------------|-----------------|----------------|-----------|
| 1 | Class B Woodland | Flat/Upslope | 23.0m | BAL - 19 |
| 2 | Class B Woodland | Flat/Upslope | 21.0m | BAL - 19 |
| 3 | Excludable – Clause 2.2.3.2(f) | N/A | N/A | BAL - LOW |
| 4 | Excludable – Clause 2.2.3.2(f) | N/A | N/A | BAL - LOW |

*Table 1: BAL Analysis***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**

Appendix 1: Plans and Drawings

Plans and drawings relied on to determine the bushfire attack level

Drawing / Plan Description Proposed dwelling

| Job Number | Revision | Date of Revision |
|------------|----------|------------------|
|------------|----------|------------------|

SHEET LIST - PRELIMINARY

| SHEET | SHEET NAME | REVISION |
|-------|--------------------|----------|
| P1 | SITE LOCATION PLAN | 1 |
| P2 | FLOOR PLAN | 1 |
| P3 | ELEVATIONS | 1 |
| P4 | ROOF | 1 |

NOTES - SITE PLAN

| SYMBOL | DESCRIPTION |
|--------|---|
| 1 | BUILDINGS EXISTING/PROPOSED LOCATION |
| 2 | BOUNDARY EXISTING |
| 3 | BOUNDARY EXISTING |
| 4 | BOUNDARY EXISTING |
| 5 | BOUNDARY EXISTING SITE BUILD UP EXTENDED TO SUPPORT PROPOSED DWELLING |
| 6 | FENCES EXISTING INDICATIVELY SHOWN AROUND DWELLING |

NOTES - DESIGN

DESIGN SUBJECT TO SURVEY, ENGINEERING, CONSULTANTS AND STATUTORY APPROVALS.

NOTES - CONSTRUCTION

- FLOOR:
 - INTERNAL: CONCRETE SLAB ON GRADE
 - EXTERNAL: EXPOSED AGGREGATE CONCRETE/PAVED/WOOD DECK
- WALLS:
 - EXTERNAL: BRICK VENEER WITH FRAME FC SHEET WALL FROM ON FRAME/STANDING SEAM COLOR GLASS WITH TYPICAL FRAME
 - INTERNAL: STEEL/TIMBER FRAME WINDOWS
- ALUMINIUM FRAME SINGLE GLASS WINDOWS
- WALLS: PLASTERFACED SHEET CEILING/PLASTER OR PLASTER SHEETING, FLUSHED AND FRAME FINISH SYSTEM
- FRAME: SITE BUILT TREATED TO CLASSIFICATION COLORBOND SHEET GALVANNE
- LAND ON THE FLAT WITH FC SLAB LAYOUT ALL FEATURES REFLECTED
- APPLIANCES:
 - COVER, DOWN, B.L.C. CABINET FOR MECHANICAL DUCTED SYSTEM BOOTED
 - WASTE: SEE BAL REPORT
 - DRIVEWAY: EXPOSED ROAD
 - WASTE SYSTEM: EXISTING

LOCATION PLAN
1:5000

SITE PLAN
1:500

LEGEND - SITE PLAN

| SYMBOL | DESCRIPTION |
|-----------|--|
| [Pattern] | BUILDING EXISTING |
| [Pattern] | BUILDING PROPOSED |
| [Pattern] | BUILDING FUTURE |
| [Pattern] | ALLEYWAY |
| [Pattern] | SETBACK INCURSION |
| [Pattern] | SETBACK COMPENSATION |
| [Pattern] | ORIGINAL PROPERTY INCURSION |
| [Symbol] | LEVEL EXISTING SITE |
| [Symbol] | LEVEL PROPOSED SITE |
| [Symbol] | POWER CONNECTION POINT AS PER AUTHORISATION (TRC) |
| [Symbol] | WATER CONNECTION POINT AS PER WATER CONNECTION (TRC) |
| [Symbol] | COMMUNICATION CONNECTION POINT AS PER AUTHORITY (LOCATION TRC) |
| [Symbol] | DOMESTIC LOCATION PAUL LAYOUT |
| [Symbol] | CONFIRMED ON SITE, SEE NOTES BELOW |
| [Symbol] | COORDINATED BY: TRADESMAN, SEE NOTES |

NOTES - DESIGN CRITERIA

- 1) BUSHFIRE ZONE
- 2) EXISTING BUILDINGS: SINGLE DWELLING TO BE DEMOLISHED, SHEED
- 3) SITE CLASSIFICATION: SEE ENGINEER NOTES
- 4) PARKING: 2 SPACES
- 5) BUSHFIRE PHONE AREA: YES, SEE BAL REPORT
- 6) WIND CLASSIFICATION: SEE ENGINEER NOTES
- 7) CORROSION ENVIRONMENT DURABILITY: SEE ENGINEER NOTES
- 8) STORMWATER: SEE NOTES FOR FURTHER INFORMATION REFER SEPARATE USER REPORT BY THIRD PARTY CONSULTANT

ISSUED FOR CLIENT R

Project: **SITE/AC**

Client: **Al Aspect**

Address: **110**

Revision: **3**

Drawn: **P1**

Checked: **Al Aspect**

Scale: **1:500**

File: **04102020**

Web: **www.alaspectdesign.com.au**

Email: **alaspectdesign@outlook.com**

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Appendix 2: Additional Information / Advisory Notes

All trees around the APZ will require ongoing maintenance and have a vertical to ground clearance of 2 metres.

No branches or tree crown canopies are to be overhanging the roof space of the dwelling.
The ground fuel will require maintaining, to minimise any future risk.

All grasses are to be managed and maintained to a maximum height of 100 millimetres.

Bush fire hazard can be altered by reducing fuel loads in bush areas, by modifying fuel zones, removing understorey vegetation and leaf litter by chemical or mechanical means or by control burning. Providing adequate separation between the vegetation and the building is strongly recommended for all new homes.

Statement:

I have taken all reasonable steps to ensure that the information provided in this assessment, is accurate and supports the conditions on and around the site, and the corresponding lot, on the date of this assessment.

This does not guarantee that a building will not be destroyed or damaged by a bushfire. This assessment for the proposed new dwelling is made in good faith based on the information available to the bushfire consultant at the time of the assessment. Notwithstanding, the bushfire consultant or Local Government authority will not, except as may be required by law, be liable for any loss or other consequences whether due to negligence arising out of the services rendered by the bushfire consultant or Local Government authority.

Note: Any new plantings of vegetation, or a failure to maintain the properties requirements for fuel loading maintenance, can and will change the BAL rating significantly.

It is the owner's responsibility to maintain fuels and vegetation's, in accordance to the Shire of Serpentine-Jarrahdale Annual Fire Break Order Notice.

BUSHFIRE ATTACK LEVEL ASSESSMENT EXPLAINED

A Bushfire Attack Level (BAL) Assessment is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

The methodology used for the determination of the BAL rating, and subsequent building construction standards, are directly referenced from Australian Standard AS 3959–2018 Construction of Buildings in Bushfire Prone Areas.

The BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating; assumed to be FDI - 80 for Western Australia;
- All classified vegetation **within 100 and 150m** of the Site;
- Separation distance between the building and the classified vegetation source(s); and
- Slope of the land under the classified vegetation.

CONSTRUCTION REQUIREMENTS

AS 3959–2018 has six levels of BAL categories based on the radiant heat flux exposure to the building, and identifies the relevant sections for building construction, as detailed below in the Bushfire Attack Levels Table.

The BAL and the corresponding Sections for specific construction requirements are listed in the table below:

Bushfire Attack Levels Table

| Bushfire Attack Level (BAL) | Classified Vegetation within 100m of the site heat flux exposure thresholds | Description of predicted bushfire attack and levels of exposure | Construction Section |
|------------------------------------|--|---|-----------------------------|
| BAL – LOW | | There is insufficient risk to warrant specific construction requirements. DFES recommend ember protection where possible to limit the risk of fire attack | 4 |
| BAL – 12.5 | $\leq 12.5 \text{ kW/m}^2$ | Ember attack | 3 and 5 |
| BAL – 19 | $> 12.5 \text{ kW/m}^2$ $\leq 19 \text{ kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 and 6 |
| BAL – 29 | $> 19 \text{ kW/m}^2$ $\leq 29 \text{ kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 and 7 |
| BAL- 40 | $> 29 \text{ kW/m}^2$ $\leq 40 \text{ kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames | 3 and 8 |
| BAL-FZ | $> 40 \text{ kW/m}^2$ | Direct exposure to flames from fire front in addition to heat flux and ember attack | 3 and 9 |

An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level.

The width of the required APZ varies with slope and vegetation.

The APZ should at a minimum be of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL-29). It should be lot specific.

The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.

It is the responsibility of the landowner/proponent to maintain their APZ in accordance with Schedule 1 'Standards for Asset Protection Zones'.

Schedule 1: **STANDARDS FOR ASSET PROTECTION ZONES**

Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

Objects: within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Fine Fuel load: combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.

Trees (> 5 metres in height): trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Shrubs (0.5 metres to 5 metres in height): should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres.

Shrubs greater than 5 metres in height are to be treated as trees. **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height.

Ground covers greater than 0.5 metres in height are to be treated as shrubs.

Grass: should be managed to maintain a height of 100 millimetres or less.

References

Shire of Serpentine-Jarrahdale Fuel Reduction and Firebreak Notice 2019/20

WA Planning Commission: Standards for Asset Protection Zones

Environmental Planning Tool

Standards Australia AS3959 (2018) Construction of buildings in bushfire prone areas.