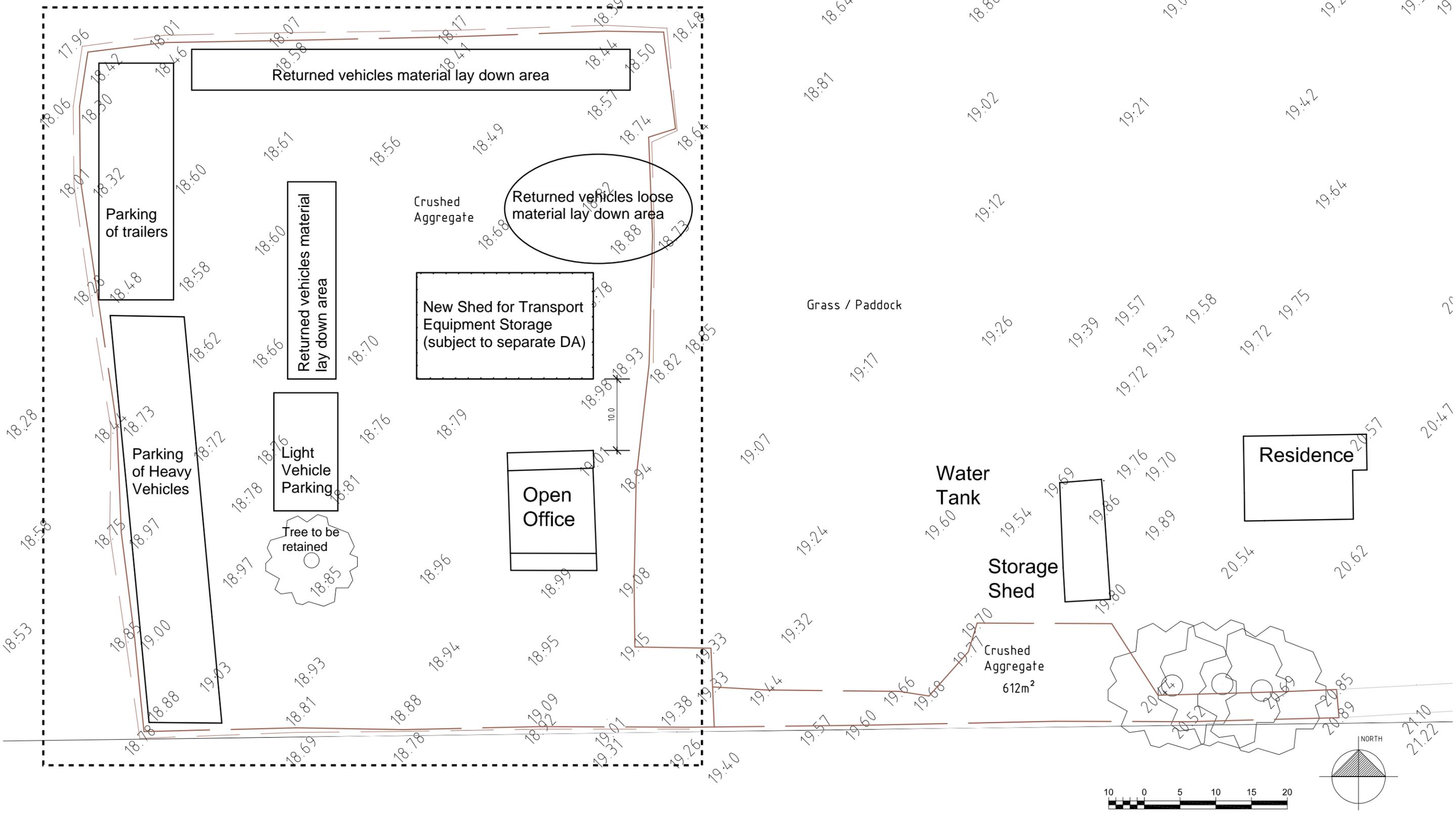


Area for Proposed Transport Depot



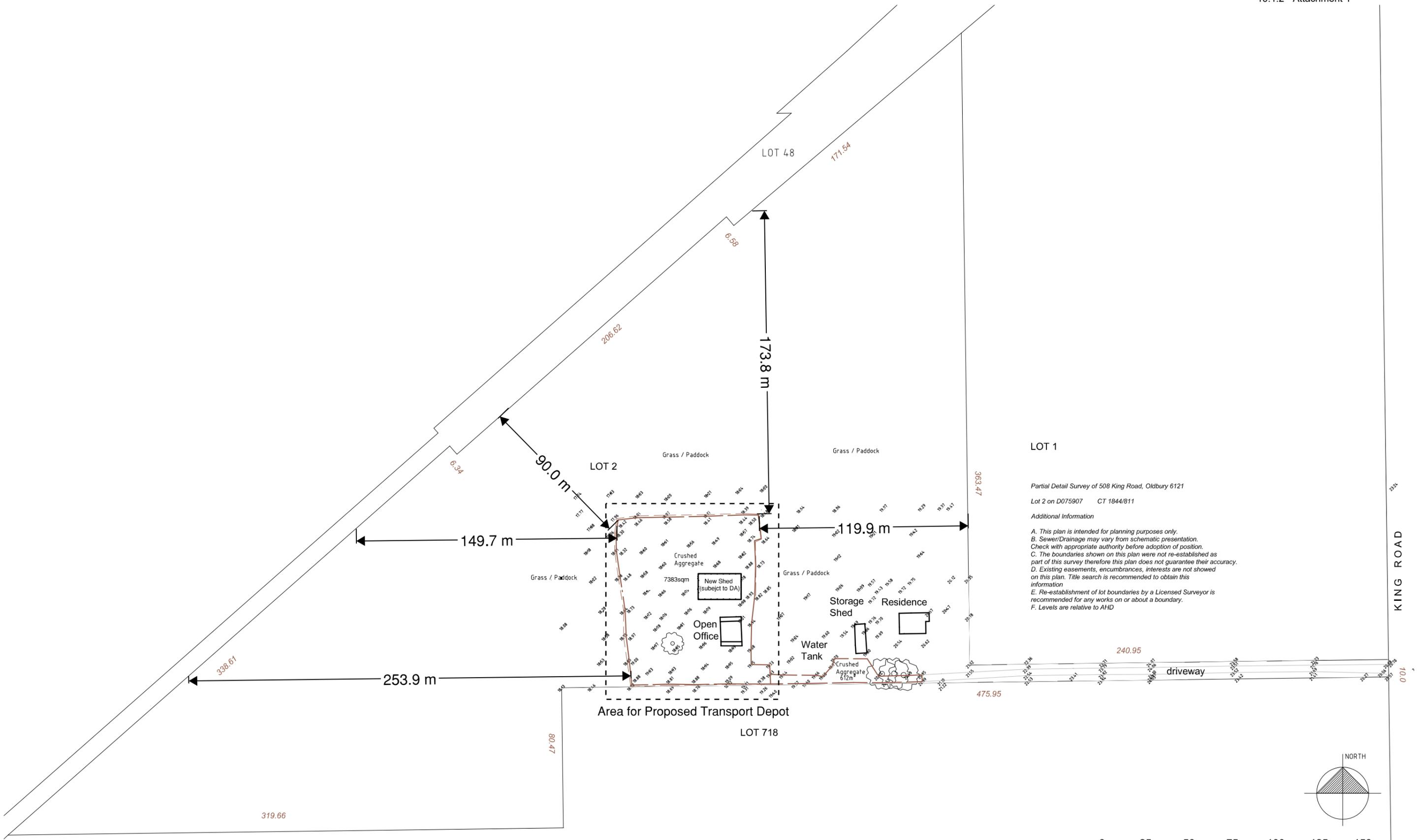
Issue	Date	Amendment
A	OCT20	ISSUED FOR DEVELOPMENT APPROVAL


Planning Horizons
 Development Solutions
 Mobile: 0402 349 224
 Email: info@planninghorizonswa.com.au
 Web: www.planninghorizonswa.com.au

CHANGE OF USE TO 'TRANSPORT DEPOT' WITH HARDSTAND PARKING AT LOT 2 (508) KING ROAD, OLDBURY

Title
SITE PLAN

Job No.	Date	Scale (@ A3)
	SEP20	1:500
Drawn	Drawing No.	Issue
	DA02	A



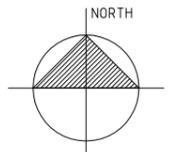
LOT 1

Partial Detail Survey of 508 King Road, Oldbury 6121
 Lot 2 on D075907 CT 1844/811

Additional Information

- A. This plan is intended for planning purposes only.
- B. Sewer/Drainage may vary from schematic presentation. Check with appropriate authority before adoption of position.
- C. The boundaries shown on this plan were not re-established as part of this survey therefore this plan does not guarantee their accuracy.
- D. Existing easements, encumbrances, interests are not showed on this plan. Title search is recommended to obtain this information
- E. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary.
- F. Levels are relative to AHD

KING ROAD



Issue	Date	Amendment
A	OCT20	ISSUED FOR DEVELOPMENT APPROVAL


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 Development Solutions
 Mobile: 0402 349 224
 Email: info@planninghorizonswa.com.au
 Web: www.planninghorizonswa.com.au

**CHANGE OF USE TO 'TRANSPORT DEPOT'
 WITH HARDSTAND PARKING AT LOT 2
 (508) KING ROAD, OLDBURY**

Title
LOCATION PLAN

Job No.	Date	Scale (@ A3)
	SEP20	1:2000
Drawn	Drawing No.	Issue
	DA01	A



BUSHFIRE MANAGEMENT PLAN

Lot 2 (508) King Rd, Oldbury

Project Number: #BX1514-FMP
Project Name: Lot 2 (508) King Rd, Oldbury
GPS Address: -32.263257101675904, 115.90279427098322
Project Purpose: Development Application

Author: Natasha Smirnova
 Accreditation No: BPAD 43924
 Accreditation Expiry Date: 31/10/2020
 Insured and accredited to work under Bushfire Perth Pty Ltd

Review and Approval Roderick Cameron
 Accreditation No: BPAD37279
 Accreditation Expiry Date: 31/04/2021
 Accreditation level: BPAD level 2
 Insured and accredited to work under Bushfire Perth Pty Ltd



Version: 1.0
Date of issue: 2 December 2020

I hereby declare that I am a BPAD accredited bushfire practitioner.	
Accreditation No.	BPAD 43924
Signature	<i>(Handwritten Signature)</i>
Date	AS ABOVE

Author: Natalia Smirnova

In signing the above, the author declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7. This report supersedes all previous Bushfire Management Plans for the site.

DISCLAIMER AND LIMITATION

This report is prepared solely for (the 'proponent') and any future landowners of the subject lot(s) and is not for the benefit of any other person and may not be relied upon by any other person.

The mitigation strategies contained in this Bushfire Management Plan are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Perth.Pty.Ltd and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Bushfire Perth.Pty.Ltd has no control. If the proponent becomes concerned about changing factors then a new Fire Risk Management Plan should be requested.

To the maximum extent permitted by the law, Bushfire Perth.Pty.Ltd and the writer excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and

the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

If despite the provisions of the above disclaimer Bushfire Perth.Pty.Ltd and/or the writer is found liable then liability is limited to the lesser of the maximum extent permitted by the law and the proceeds paid out by Bushfire Perth.Pty.Ltd professional or public liability insurance following the making of a successful claim against such insurer.

Bushfire Perth.Pty.Ltd and/or the writer accept no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

This report is valid for a period of three years only from the date of its issue.

Bushfire Perth.Pty.Ltd

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1.0 Summary

This Bushfire Management Plan (the Plan) has been prepared to accompany the application for Lot 2 (508) King Rd, Oldbury, located in the City of Serpentine-Jarrahdale authority area.

The has access to King Rd. The site is within a designated bushfire prone area and the Proposal requires the application of State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP3.7).

The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan. It has been determined that a maximum radiant heat level of 29KW/m² or lower is achievable. The Proposal, as set out in this Plan, has addressed all applicable bushfire legislation, policy, standards and guidelines including the four elements of the Bushfire Protection Criteria as follows:

1.1 Aims and Objectives

The aim of this Bushfire Management Plan is to identify issues, requirements and provide bushfire risk mitigation measures for the proposed development. Aims for this site include:

- avoid increasing the threat to people, property and infrastructure
- reduce the developments vulnerability from extreme bushfire behaviour
- allow ingress and egress for fire and emergency services
- consider and minimize environmental impacts.

The objectives of this Bushfire Management Plan are to:

- demonstrate suitability for development
- display bushfire risk levels, fuels, vegetation types and the impact before and after
- show Bushfire management strategies recommended for the site
- demonstrate compliance with the bushfire protection criteria and the use of acceptable solutions for the site.

Key management responsibilities

Developer – Install asset protection zones, driveway access and water tanks

Landowner/Occupier – Maintain asset protection zone, comply with local firebreak notices,

Local government – Enforcement of firebreak notices

2.0 Proposal Details

2.1 Subject Site

The site the subject of this report is located on for Lot 2 (508) King Rd, Oldbury, located in the City of Serpentine-Jarrahdale. Figure 2A illustrates the plan for the subject site. Figure 2B illustrates the subject site and immediate surrounds.

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

2.2 Description

The assessed bushfire risk is considered manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan.

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

2.3 Previous Bushfire Assessments

No previous BAL assessments have been completed at this location.

This assessment has not taken into consideration any other reports or plans when undertaking this application.

Figure 2b: Subject site and immediate surrounds.



Figure 2C: Designated Bushfire Prone Area (2019) DigitalGlobe | Landgate / SLIP | Landgate/SLIP/OBRM (<https://maps.slip.wa.gov.au/landgate/bushfireprone/>)



Legend

- | | | | | |
|---|---|--|---|---|
| Lot
[Blue outline] Lot | Existing Image
[Red dot] Existing
[Orange dot] Inactive
[Red] Red: Band_1
[Green] Green: Band_2
[Blue] Blue: Band_3 | Cadastral Address (LGATE-002)
[Yellow box] Populated Places (Geoscience Australia) | Bushfire Prone Areas (OBRM, Sept 2019)
[Pink shaded] Local Government Authority | State Roads
[Black line] Other Roads
[Yellow line] DAFWA 2m Contours |
| Proposed Building
[Brown box] Proposed Building | Hydrants
[Red dot] Abandoned
[Cyan dashed circle] 100m
[Cyan dashed circle] 150m | | | |
- Map Printed from FireMaps on Wed Dec 02 15:50:19 AWST 2020

Designated bush fire prone areas (coloured pink on the map) have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack. This site has been in a designated bush fire prone area for longer than four months.

3.0 Environmental Considerations

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

On site vegetation clearing will be required to install asset protection zones.

Figure 3A illustrates the identified environmental considerations for the application. The proponent has not identified any additional environmental considerations located within the site.

3.1 Native Vegetation

The site is not within an area designated as a Local Natural Areas (LNA) category for planning purposes.

3.2 Environmentally Sensitive Areas

The subject site is not located within a environmental sensitive area as per the national map - <https://nationalmap.gov.au/>

3.3 Re-vegetation & Landscaping

Aside from the installation and maintenance of Asset Protection Zones, no areas of the proposed Lots are known to not require re-vegetation or landscaping that may potentially impact the future bushfire threat.

The following databases have been reviewed for environmental considerations

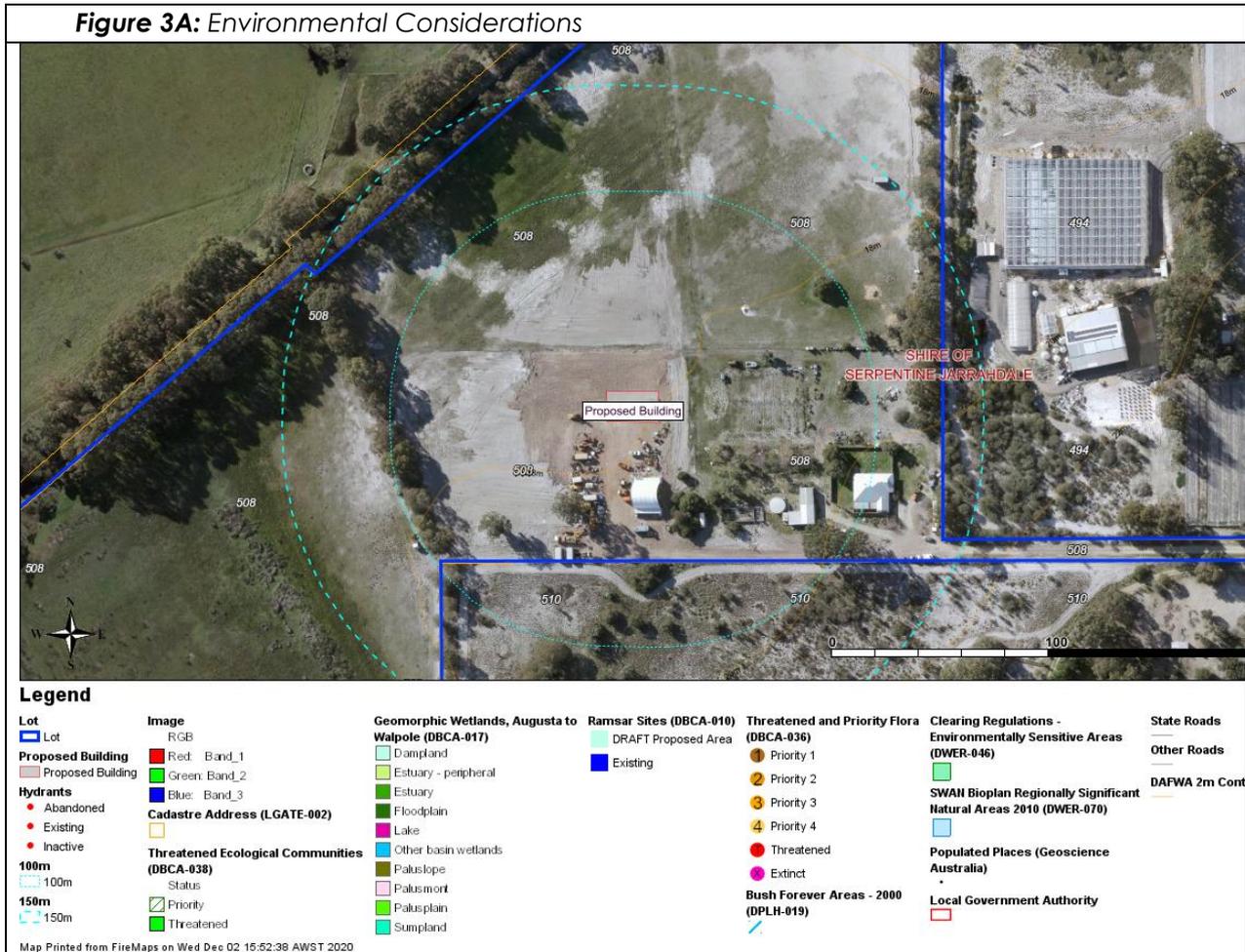
Department of Biodiversity, Conservation and Attractions	Known issues
RAMSAR wetlands (DBCA-010)	n/a
Threatened and priority flora (DBCA-036)	n/a
Threatened Ecological Communities (DBCA-038)	n/a

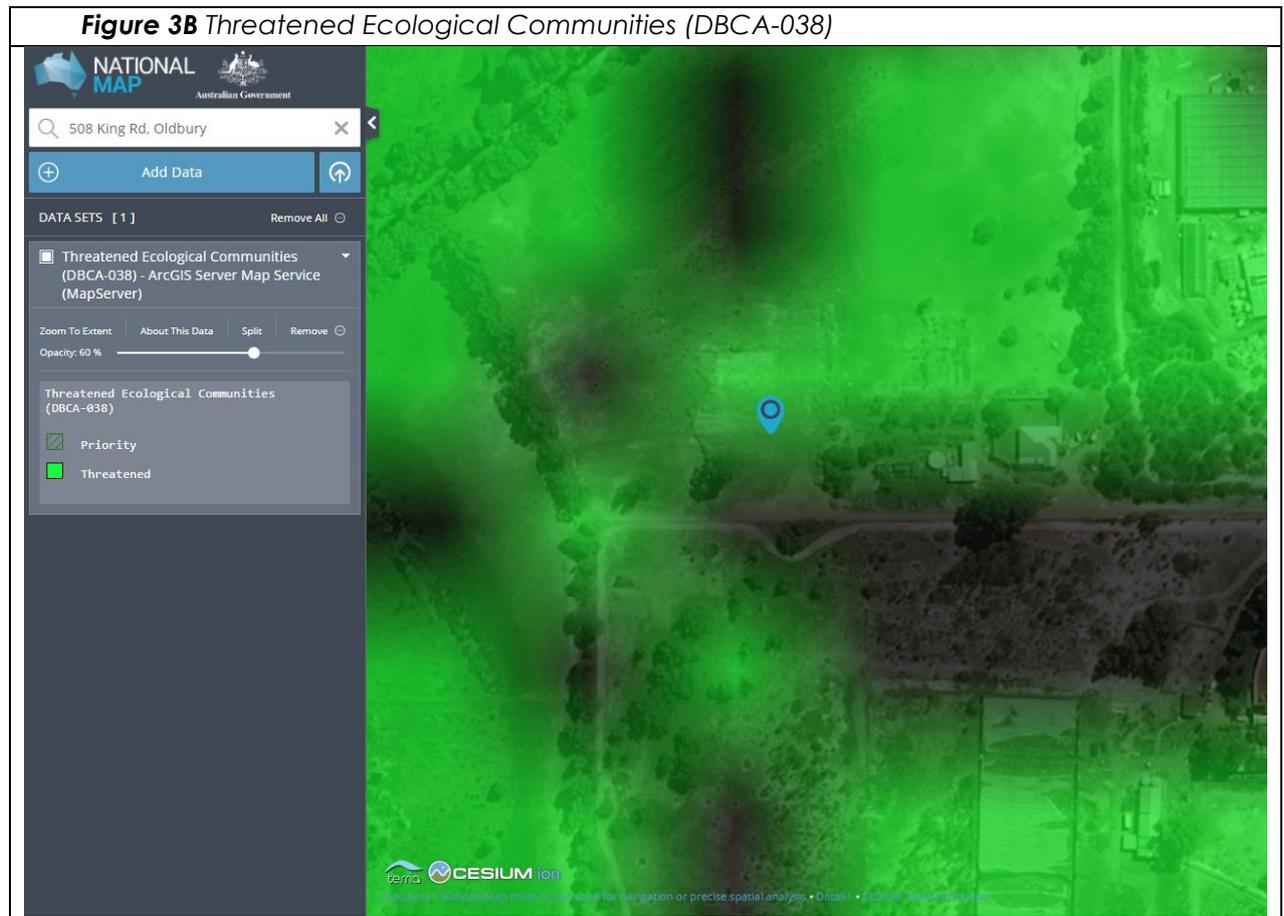
Department of Planning, Lands and Heritage	Known issues
Bush Forever areas 2000 (DOP-071)	n/a

Department of Water and Environmental Resources (DWER)	Known issues
Clearing regulations – Environmentally Sensitive Areas (DWER-046)	n/a
Swan Bioplan Regionally Significant Natural Areas 2010 (DWER-070)	n/a
Threatened Ecological Communities (DBCA-038)	Further investigation required

Department of Primary Industries and Regional Development (DPIRD)	Known issues
Conservation Covenants Western Australia (DPIRD-023)	n/a

Figure 3A: Environmental Considerations





Ecological communities throughout WA that are "Presumed Totally Destroyed", "Critically Endangered", "Endangered", "Vulnerable", "Priority 1-5", "Lower Risk" and "Not evaluated". Communities are based on various life-forms including plants, invertebrates and micro-organisms. Further information will be required to confirm if a threatened ecological community is located within this lot.

4.0 Bushfire Threat Assessment

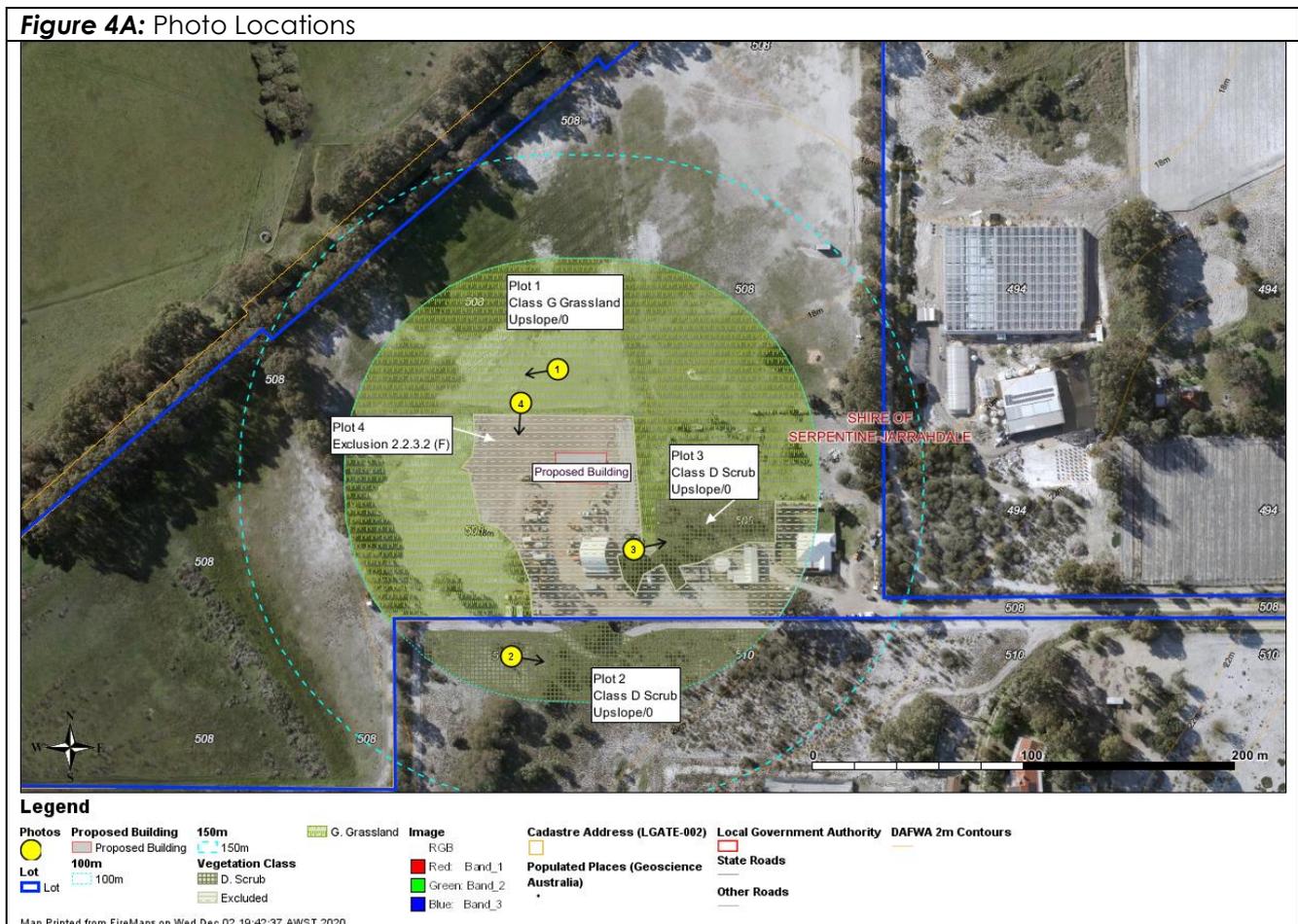
4.1 Effective Slope

Effective slope under each vegetation plot was assessed in accordance with the methodology detailed in AS 3959-2019 Construction of buildings in bushfire prone areas (AS 3959) (Standards Australia, 2009)

The effective slope of each vegetation plot is listed in the tables provided in Section 3.2 below.

4.2 Bushfire Fuels

The location and extent of AS 3959-2018 vegetation structures, including Clause 2.2.3.2 exclusions, within 150 metres of the site are mapped in Figures 4A & 4B and illustrated in the photos below. All bushfire structures and fuel loads are assessed in their mature states (including revegetation and rehabilitation areas) unless otherwise identified. The areas of classified vegetation are summarised in Table 4A. Where relevant, the requirements of the City of Serpentine-Jarrahdale Annual Firebreak and Fuel Load Notice have been referenced to support the classification and/or Exclusion of vegetation as a bushfire threat.



Plot 1	
Existing	Class G Grassland
Post Development	Class G Grassland
Effective Slope	Upslope/0
Photo ID	1

Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.



Plot 2	
Existing	Class D Scrub
Post Development	Class D Scrub
Effective Slope	Upslope/0
Photo ID	2
<p><i>Scrub vegetation typically with continuous horizontal and vertical vegetation structures, greater than 2 metres high.</i></p>	



Plot 3

Existing	Class D Scrub
Post Development	Class D Scrub
Effective Slope	Upslope/0
Photo ID	3

Scrub vegetation typically with continuous horizontal and vertical vegetation structures, greater than 2 metres high.



Plot 4

Existing	Exclusion 2.2.3.2 (F)
Post Development	Exclusion 2.2.3.2 (F)
Effective Slope	Upslope/0
Photo ID	4

Exclusion clause 2.2.3.2 F, Low threat vegetation including maintained areas including grass under 100mm in height.



Table 4A Areas of classified vegetation (post-development):

Vegetation Plot	Vegetation Classification	Effective Slope
Plot 1	Class G Grassland	Upslope/0
Plot 2	Class D Scrub	Upslope/0
Plot 3	Class D Scrub	Upslope/0
Plot 4	Exclusion 2.2.3.2 (F)	n/a

* Asset protection zone to be installed to standard stated in this fire management plan

Figure 4A: Vegetation Classifications (post-development)



Figure 4B: Vegetation Classifications – including Photo Points



5.0 Bushfire Hazard Issues

5.1 Potential Bushfire Impact

Potential bushfire impact analysis was undertaken in accordance with AS 3959-2018 Methodology 1 (Basic BAL assessment) to determine the potential worst-case scenario radiant heat impact on buildings within the proposed Lot.

In accordance with SPP 3.7, BAL Contour Maps have been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment proposed lot after all works are completed (see Figures 5A & 5B). The resulting **maximum** BAL ratings is presented in the following table (Table 5A).

Table 5A: Maximum BAL rating assessed at the proposed lot boundaries (AS3959-2018 Method 1)

Plot	Vegetation Classification	Effective Slope	Vegetation Separation	Maximum BAL
Plot 1	Class G Grassland	Upslope/0	14m	BAL-19
Plot 2	Class D Scrub	Upslope/0	70m	BAL-12.5
Plot 3	Class D Scrub	Upslope/0	30m	BAL-12.5
Plot 4	Exclusion 2.2.3.2 (F)	n/a	n/a	BAL-LOW

Bushfire attack level (BALs) have been assessed using method 1 as per AS3959-2019. All lots within the proposed development site can achieve BAL-29 or lower

Proposed Shed (After Asset Protection Zone has been installed)

Plot	Vegetation Classification	Effective slope	Separation	Achievable BAL
Plot 1	Class G Grassland	Upslope/0	20m	BAL-12.5
Plot 2	Class D Scrub	Upslope/0	70m	BAL-12.5
Plot 3	Class D Scrub	Upslope/0	30m	BAL-12.5
Plot 4	Exclusion 2.2.3.2 (F)	n/a	n/a	BAL-LOW
Achievable BAL				BAL-12.5

As indicated above, buildings on the this lots can achievea ratings of BAL-12.5 as required by SPP3.7, subject to appropriate siting with Asset Protection Zones.

* Asset protection zone to be installed as detailed in this fire management plan – Please refer figure 6a and 6b

Figure 5A: BAL Contour Map (overview)

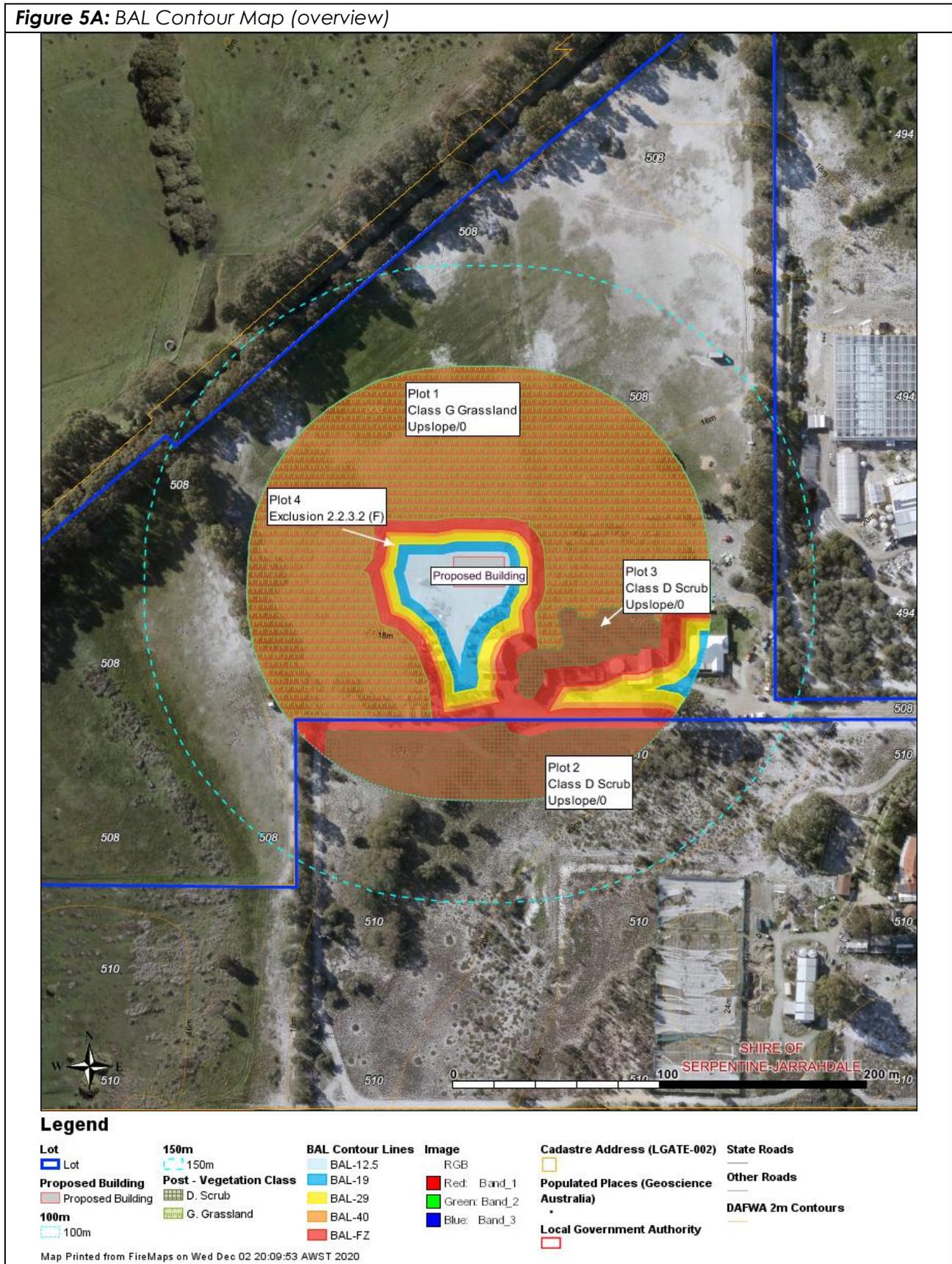
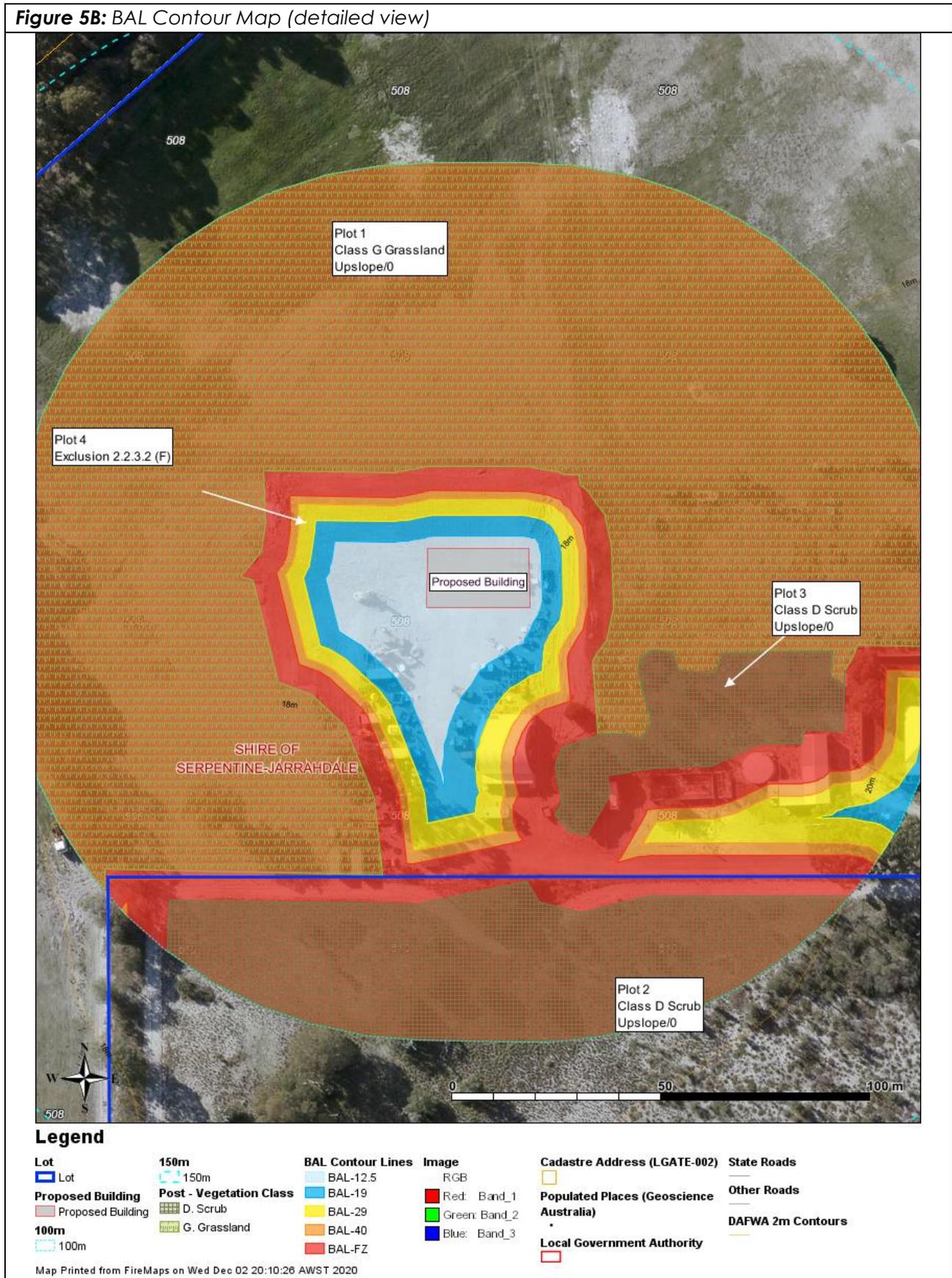


Figure 5B: BAL Contour Map (detailed view)



5.2 Bushfire Hazard Issues

The intent of State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas (Department of Planning and Western Australian Planning Commission, 2015) is to ensure that bushfire risks are considered in a timely manner and that planning documents demonstrate the appropriate application of the various policy measures. Table 3 summarises the intent and objectives of SPP 3.7 and provides evidence of how the site complies.

From the BAL Assessment and BAL Contour Maps, the following bushfire hazard issues have been identified:

- The proposed building are subject to a rating of BAL-12.5 when assessed subject to appropriate siting.
- Asset Protection Zones are required to be maintained to ensure the BAL ratings for future applicable buildings are not impacted by any onsite vegetation. This is addressed in Section 6 of this report.
- The BAL ratings provided in the BAL Contour Maps and associated tables are indicative only and are for the purposes of demonstrating compliance with the bushfire protection criteria of SPP 3.7. Individual BAL assessments are required to determine the final BAL ratings for applicable buildings prior to the issuance of building permits.
- Future residential buildings and any associated Class 10a buildings are to be constructed to the applicable construction standard of AS 3959.
- Due to the proposed building being subject to a rating above BAL-LOW the relevant bushfire protection criteria apply and are addressed in Section 6 of this report.

6.0 Bushfire Protection Criteria

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

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

6.2 Proposal Assessment

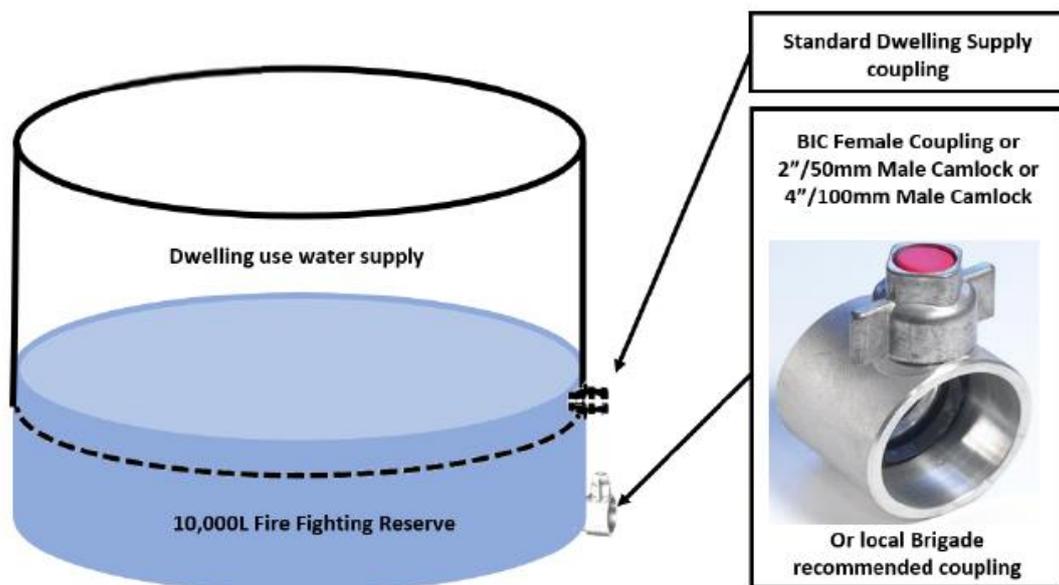
Table 6A provides an assessment against the bushfire protection criteria detailed in Appendix 4 of the Guidelines, including the applicable Acceptable Solutions for each element.

Table 6A: Assessment against the bushfire protection criteria of the Guidelines

Element	Acceptable Solution (A)	Compliance	Notes
1. Location	A1.1 Development location	YES	The development location is assessed as capable of achieving a BAL rating of BAL-12.5 for proposed lots subject to appropriate siting.
2. Siting of Development	A2.1 Asset Protection Zone	YES	A 20m APZs to be implemented in accordance with Figure 6A and is to be maintained in accordance with the specifications detailed in Appendix 1.
3. Vehicular Access	A3.1 Two access routes	YES	The lot can be directly accessed from King Road with a connection onto Coyle Road to the North and access and egress to the Duckpond Road to the South allowing for Access and Egress in two directions.
	A3.2 Public road	N/A	Public roads are existing do not form part of this subdivision.
	A3.3 Cul-de-sac	N/A	No cul-de-sacs are part of this subdivision.
	A3.4 Battle-axe	YES	The site is located on a Battle-axe that is under 600m and over 6m wide
	A3.5 Private driveways longer than 50m	YES	Driveway is over 50m and will need to comply with Appendix 3.
	A3.6 Emergency access way	N/A	No emergency access ways are required.
	A3.7 Fire service access routes	N/A	No fire service access routes are required.

Element	Acceptable Solution (A)	Compliance	Notes
	A3.8 Firebreak widths	YES	3m wide Firebreaks are required to be installed
4. Water	A4.1 Reticulated areas	N/A	The lot is located in a reticulated area
	A4.2 Non-reticulated areas	N/A	Water tanks for firefighting purposes with a hydrant or standpipe are to be provided (50,000 litres capacity tank)
	A4.3 Individual lots within non-reticulated areas	YES	A 10,000L dedicated water tank for firefighting is required.

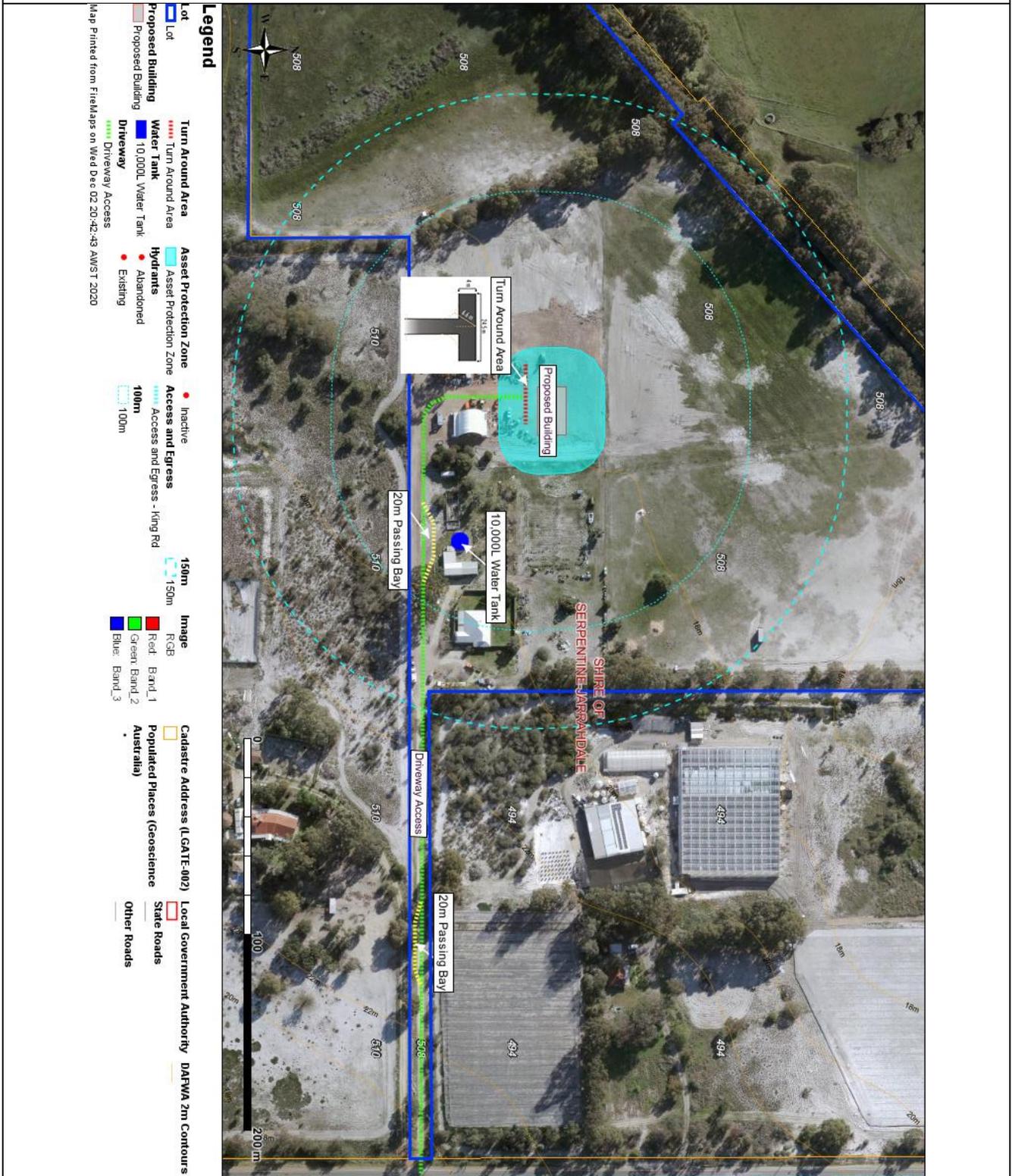
A dedicated water tank for firefighting is required to meet the following standard



6.3 Bushfire Management Strategies

The required risk management measures, as detailed in Table 6A, are illustrated in the following Bushfire Management Strategies Map (Figure 6A)

Figure 6A: Bushfire Management Strategies Map



Bushfire Risk Management Strategies

7.0 Implementation and Management

Table 7A: Schedule of Required Works

Developer	
No.	Management Action
1	Maintain the Asset Protection Zone (APZ) to the standards stated in the Bushfire Management Plan
2	Make this report available to all new land owners
3	Install Driveway access with passing lanes every 200m
4	Install 10,000L water Tank with shire approved fitting

Landowner/Occupier	
No.	Management Action
1	On an ongoing basis, maintain the Asset Protection Zones (APZ) to the standards stated in the Bushfire Management Plan
2	Each year, comply with the relevant local government Annual Firebreak and Fuel Load Notice issued under s33 of the Bush Fires Act 1954.

Local Government	
No.	Management Action
1	Enforcement of firebreak notices and asset protection zones

8.0 References

City of Serpentine-Jarrahdale. Annual Firebreak and Fuel Load Notice 2020/21

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

Standards Australia. (2009). AS 3959-2018 Construction of buildings in bushfire prone areas. SAI Global.

WAPC. (2015). State Planning Policy 3.7 Planning in Bushfire Prone Areas. Western Australian Planning Commission & Department of Planning.

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

WAPC. (2017a). Guidelines for Planning in Bushfire Prone Areas Version 1.3. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.

WAPC. (2017b). Guidelines for Planning in Bushfire Prone Areas Appendices Version 1.3. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.

Table A1: Abbreviations- General terms

APZ	Asset Protection Zone
AS 3959	<i>Australian Standard 3959-2018 Construction of buildings in bushfire prone areas</i>
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
BPAD	Bushfire Planning and Design
FDI	Fire Danger Index
FZ	Flame Zone
MRS	Metropolitan Regional Scheme
POS	Public Open Space

Appendix 1 – Asset Protection Zone Specifications

Source: Guidelines for Planning in Bushfire Prone Areas (DoP/DFES v1.3 2017)

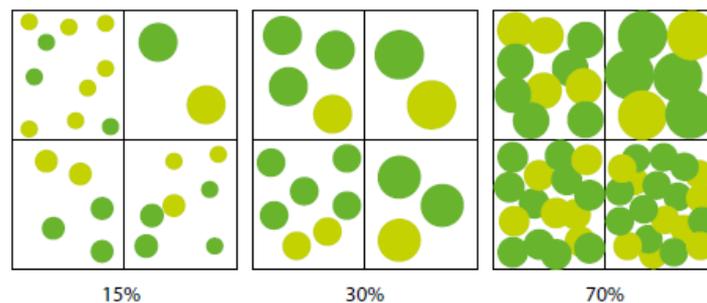
Fences: within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

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 mm in thickness reduced to and maintained at an average of two tonnes per hectare. The visual guide below shows a fuel load that equates to approximately 2t/ha (source: Shire of Augusta Margaret River).



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. Diagram below represents tree canopy cover at maturity.



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.

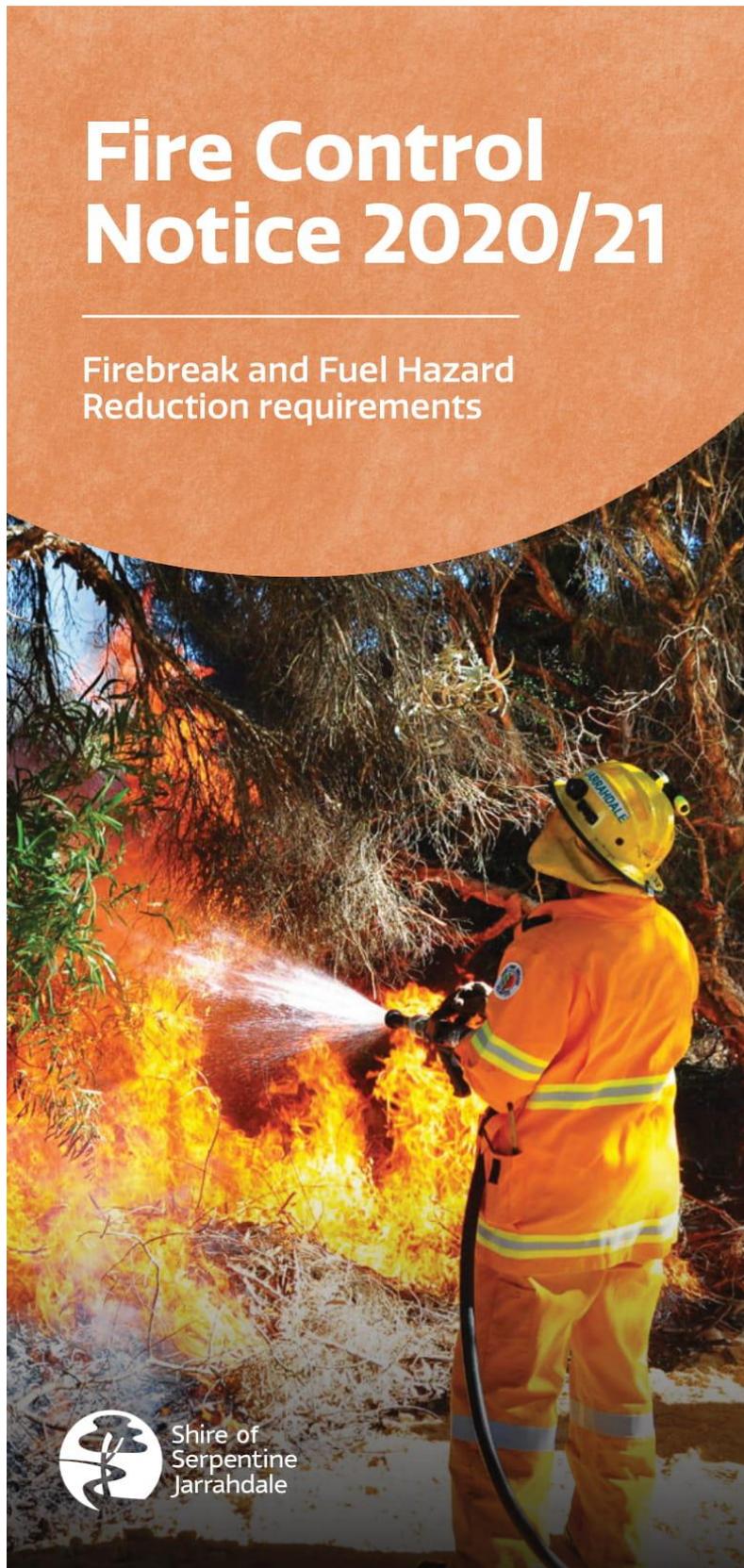
Ground covers (<0.5 metres in height): can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to be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

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

Appendix 2 – Local Government Firebreak and Fuel Load Notice

Fire Control Notice 2020/21

Firebreak and Fuel Hazard
Reduction requirements



Shire of
Serpentine
Jarrahdale

Firebreak Notice

Please read carefully as these are your legal requirements.

This notice applies to all owners and/or occupiers of land within the Shire of Serpentine Jarrahdale.

Pursuant to Section 33 of the *Bush Fires Act 1954* you are required to take action in accordance with this notice for the duration indicated in your category.

The following categories detail what you must do to comply, with no exemptions. Failure to comply may result in you being fined and/or Council entering your land to complete works at the owners expense.

This notice and information has effect **1 October 2020**. All previous Firebreak Notices are hereby cancelled.

By order of the Chief Executive Officer.

Definitions

Acre - 4047m² area of land.

Agricultural buildings - Any sheds or groups of buildings on agricultural zoned land.

Asset Protection Zone (APZ) - An area required to achieve a BAL-29 or less, measured from the outer edge of the building or as stated in your approved BAL assessment (within the boundaries of your land). Fuel loads in this zone may not exceed 2 tonnes per hectare.

Bushfire Attack Level (BAL) Assessment - A measurement of the buildings potential exposure to a bushfire, in accordance with Australian Standard 3959 - Construction of buildings in bushfire prone areas.

Firebreak - A strip of land that has been cleared of all flammable material, leaving bare mineral earth. This includes the trimming back of anything overhanging the fire break area. Mowed firebreaks are not acceptable.

Flammable material - Any vegetation (bushes, grasses, trees, mulch and green waste), object or material that is likely to catch fire.

Fire Management Plan (FMP) - A document forming part of a building, development or subdivision approval that sets out short, medium and long-term bushfire risk management strategies for the life of the development.

Fuel and vegetation storage - Storage of hydrocarbons and/or fuel dumps (containing fuel or not) including drums, piles or stacks and any other flammable material.

Trafficable - The ability for 4x4 vehicles to access your land on a firm surface without obstruction. No firebreak is to terminate without provision for departure to a safe place or a cleared turnaround area of not less than a 21m radius (prior written approval from the Shire is required).

You - Owner or occupier of any land within the Shire.

Vertical axis - An uninterrupted vertical line at a right angle to the horizontal line of the firebreak.

Your legal requirements

If you live on 1 acre or less

On your land:

- Cut all grass to less than 25mm in height and maintain until 31 May, 2021
- Trim all trees and bushes that overhang driveways, access ways and firebreaks to leave a 4 metre wide clearance and a clear vertical axis.

OR

Install firebreaks that are:

- Immediately inside all external boundaries.
- Immediately surrounding all agricultural buildings, sheds or group of buildings.
- A minimum of 3 metres wide, but not wider than 5 metres.
- Trim all trees and bushes that overhang driveways, access ways and firebreaks to leave a 4 metre wide clearance and a clear vertical axis

For your dwellings

- Maintain 20 metre asset protection zones or as per your approved BAL/FMP assessment.
- Trim back all trees overhanging buildings.

Compliance is required by 30 November and must be maintained until 31 May each and every year.



If you live on more than 1 acre

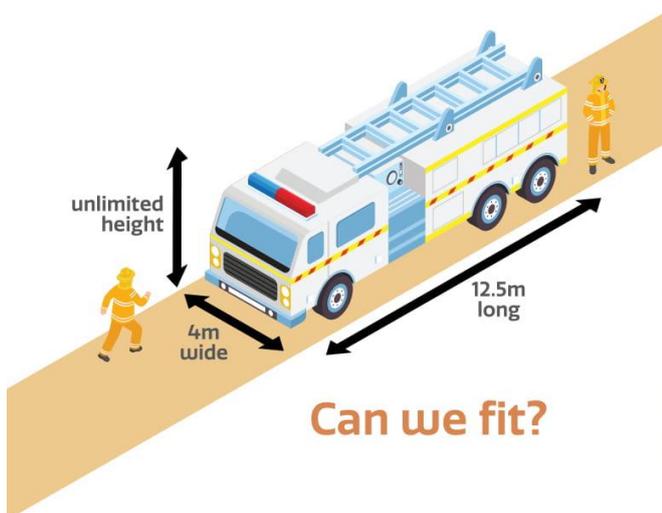
On your land:

- Keep grasses below 150mm or if used for grazing ensure rotation of grazed and un-grazed to prevent large fire run.
- Trim all trees and bushes that overhang driveways, access ways and firebreaks to leave a 4 metre wide clearance and a clear vertical axis.

Install firebreaks that are:

- Immediately inside all external boundaries.
- Immediately surrounding all agricultural buildings, sheds or group of buildings.
- A minimum of 3 metres wide, but not wider than 5 metres.
- For your dwellings
- Maintain 20 metre asset protection zones or as per your approved BAL/FMP assessment.
- Trim back all trees overhanging buildings

Compliance is required by 30 November and must be maintained until 31 May each and every year.



To vary your firebreak

Apply in writing to the Shire from 1 June to 31 October requesting your variation and the reasons for your application. If approved all firebreak conditions will be as per your variation with a new notice being issued for your property..

If your variation is not approved or your previous variation is cancelled, you must comply with the Firebreak Notice requirements for your land.

You don't need to apply for a variation every year. Remember, variations are provided to the property owner, not the land.

To apply for a variation call **9526 1111** and request a Firebreak Variation Application Form. Further information, including key dates, is available at www.sjshire.wa.gov.au/firebreaks

Compliance is required by 15 November and must be maintained until 31 May each and every year.



For further information on firebreaks, including properties with plantations, storing fuel and haystacks and other flammable materials, hazard reduction, as well as FAQs, visit the Shire's website at www.sjshire.wa.gov.au/firebreaks



Bushfire prone areas

The Fire and Emergency Services Commissioner has identified Bushfire Prone Areas as being subject, or likely to be subject, to bushfire attack.

Around **97% of our Shire is declared bushfire prone**. This means that additional planning and building requirements may apply to developments on your land. A Bushfire Attack Level (BAL) assessment and/or a Bushfire Management Plan may be required.

You can check if your land is bushfire prone on the Map of Bush Fire Prone Areas website maps.slip.wa.gov.au/landgate/bushfireprone

Contractors who can help

The Shire maintains a list of contractors that can assist you with:

- Firebreak works.
- Fuel hazard reduction works.

Visit www.sjshire.wa.gov.au/firebreaks

For assistance with:

- Bushfire Attack Level Assessments
- Fire management planning.

Visit www.fpaa.com.au/bpad

Before you burn

Before you commence the burn, you need to notify the Department of Fire and Emergency Services Communications Centre on **9395 9209** and the Shire on **9526 1111**.

Go to www.sjshire.wa.gov.au/burning to find out what you need to do while burning or if you're being paid to burn.



6 Shire of Serpentine Jarrahdale

Burning

Fire Danger Rating (FDR)

The FDR tells us what the level of bushfire threat could be on any given day. The FDR is supplied daily by the Bureau of Meteorology.

You can find it at www.bom.wa.gov.au or www.emergency.wa.gov.au or by calling the Perth Weather Service on **9263 2222**.

When the fire rating is Very High, Severe, Extreme or Catastrophic:

- Campfires aren't allowed.
- Permits are automatically cancelled.
- No burning (including garden refuse) is allowed.
- You can't use any BBQ or cooker in the open air that requires solid fuel (wood or charcoal). This includes wood-fired ovens or stoves.



Burning periods

We have burning periods because risks vary depending on the time of the year. Burning periods define what is allowed during these periods of risk.

We may vary burning periods depending on weather and other conditions, so it is essential that you stay up to date.

You can find the latest on burning periods on our website www.sjshire.wa.gov.au/burning and Facebook page @shireofsj.

JAN	FEB	MAR	APR
MAY	JUN	JUL	AUG
SEP	OCT	NOV	DEC

Prohibited burning period

All burning and fires are prohibited during this time.

Restricted burning period

No burning on Sundays and Public Holidays.
You can burn one 1m x 1m pile of garden waste without a permit under the conditions on the website.
You need a permit to burn grass, paddocks and bush.

Unrestricted burning period

Burning is allowed on any day.

Fire Control Notice 2020/21

7

Total Fire Ban (TFB)

TFBs are declared by the Department of Fire and Emergency Services on days of extreme weather or when widespread fires are seriously stretching firefighting resources. TFBs are generally declared the evening before they take effect. To find out if a TFB has been declared visit www.emergency.wa.gov.au or tune in to 720AM on your radio.

When a TFB is declared it prohibits the lighting of any fires in the open air and any other activities that may start a fire.

The ban includes all open air fires for cooking or camping. It also includes incinerators, welding, grinding, soldering or gas cutting. For more information including exemptions visit www.dfes.wa.gov.au/totalfirebans.

Harvest and Vehicle Movement Bans (HVMB)

A HVMB, once declared by the Shire, prohibits all harvesting operations and all vehicle movements on a property (except for the essential watering of stock using a diesel powered vehicle).

HVMBs remain in place until midnight on the day called or until lifted (revoked) by the Shire.

A ban may be called on the basis of:

- Unfavourable fire weather conditions.
- Lack of firefighting resources due to existing commitments.
- Public holidays.

You can find out if a HVMB has been declared on the Shire's website www.sjshire.wa.gov.au and Facebook page or by tuning into 720AM on your radio.

Burning permits

If you want to burn grass, paddocks and bush during the Restricted Burning Period, you will need a burning permit. To apply for a permit call your local Fire Control Officer **at least 1 week before your burn**. They will assess your burn and issue a written permit (if approved).

Burning permits are only valid for the day or days written on the permit. If you have been refused a permit, you can't reapply for the same burn. Appeals to a refusal can only be lodged to the Chief Bush Fire Control Officer by emailing info@sjshire.wa.gov.au.

If you want to burn a Council road reserve or verge you need written approval from the Shire, as well as an approved permit from a Fire Control Officer. Contact us on **9526 1111** for more information.

Who to call for a permit

Name	Contact
Byford, Darling Downs, Karrakup and Cardup (East of Hopkinson Rd)	
Frank Rankin	9525 1146
David Gibson	0425 250 100
Oakford, Oldbury (North of the rail line) and Cardup (West of Hopkinson Rd)	
Paul Williamson	0439 994 803
Mundijong, Whitby, Mardella (North of Lowlands Rd and Oldbury, South of the rail line)	
Steve Chadwick	0419 983 838
Jarrahdale	
Belinda Briscoe	0427 474 809
Serpentine (West of the rail line), Hopeland (North or Utley Rd, Punrak Rd and Wigg Rd)	
Ray Elliott	0409 106 610
Serpentine (East of the rail line)	
Don Downey	0400 252 352
Keysbrook (East of Westcott Rd)	
Scott Hambley	0417 173 410
Keysbrook and Hopeland (West of Westcott Rd and South of Utley Rd)	
Ken Elliott	0419 860 010

Please only contact Fire Control Officers between the hours of 9am - 5pm Monday to Friday.

Remember you can only call the Fire Control Officer appointed to your area or call us on **9526 1111**.

For further information on burning permits, including tips, fines and penalties, visit the Shire's website at www.sjshire.wa.gov.au/permits

Be Bushfire Ready

Bushfire and Emergency Management Plans Assessments

Some properties need to comply with approved:

- Bushfire Management Plans.
- Emergency Management Plans.

These requirements are in addition to the requirements of this Notice.

Compliance is required throughout the whole year. Find out more on our website.

Be prepared

Bushfires are unpredictable and happen every year with the single biggest killer being indecision.

To survive a bushfire you must be prepared to make your own decision, every minute counts.



1 When will you know to leave?



2 Where will you go?



3 Which way will you go?

More information on being prepared can be found at www.emergency.wa.gov.au and www.redcross.org.au/prepare

Alerts and warnings

During emergencies, alerts and warnings may be issued by the Department of Fire and Emergency Services. You can get these warnings by visiting www.emergency.wa.gov.au or calling **13 DFES (13 33 37)**.



Bushfire Emergency Warning

Authorities have confirmed that you are in danger and need to take immediate action to protect yourself and your family. Leave now if the way is clear, or prepare to actively defend your home.



Bushfire Watch and Act

Authorities have confirmed that there is a threat or possible threat to life and/or property. Take action now to stay safe.



Bushfire Advice/Other Fires

An incident has been reported near this location. You need to be aware and keep up to date – act for your safety. Get prepared.



Prescribed Burn/Bushfire All Clear

An incident has been reported near this location. You need to be aware and keep up to date – act for your safety. Get prepared.

Do not wait to take action. If you see fire activity or smoke put your plan in place straight away.

Alerts, warnings, and fire ban information is broadcast on ABC radio (720 AM).

Prescribed burns

The Parks and Wildlife Service at the Department of Biodiversity, Conservation and Attractions conduct prescribed burns throughout the year. Find out where these are occurring at www.dpaw.wa.gov.au/management/fire/prescribed-burning/burns or by calling **9219 8000**.

Important contacts

In emergencies call 000

Other important numbers

State Emergency Service	132 500
DFES Public Information	13 33 37
Main Roads WA	138 138
Western Power	13 13 51
ATCO Gas	13 13 52
Water Corporation	13 13 75
Telstra	13 22 03
RSPCA WA	9209 9300
Wildcare Helpline	9474 9055
DBCA Perth Hills District	9290 6100



Shire of
Serpentine
Jarrahdale

 6 Paterson Street
Mundijong WA 6123
 9526 1111
 9525 5441
 info@sjshire.wa.gov.au
 www.sjshire.wa.gov.au
 facebook.com/shireofsj
 instagram.com/shireofsj

Disclaimer: Shire of Serpentine Jarrahdale does not accept any liability for loss, damages, or inconvenience caused due to any errors in the information provided.

This program is available in an alternative format on request by phoning 9526 1111.

Appendix 3 - Driveway Access

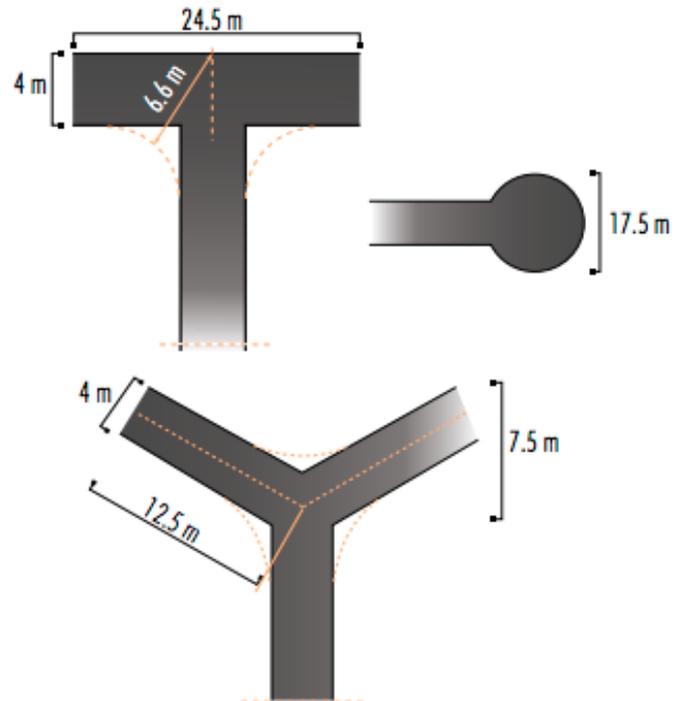
Driveway access longer than 200 metres

Where sites are more than 50 metres from a public road, access to individual houses and turnaround areas should be available for both conventional two wheel drive vehicles of residents and type 3.4 fire appliances.

Turn-around areas should be located within 50 metres of the proposed building. Passing bays must be installed every 200 metres and turn-around areas will also need to be installed..

Passing bays should be provided at 200 metre intervals along private driveways to allow two-way traffic. The passing bays should be a minimum length of 20 metres, with the combined width of the passing bay and the access being a minimum of six metres.

Turn-around areas should allow type 3.4 fire appliances to turn around safely (i.e. kerb to kerb 17.5 metres) and should be available at the house sites and at 500 metre intervals along the driveway



Vehicular access technical requirements

TECHNICAL REQUIREMENTS	Public road	Cul-de-sac	Private driveway	Emergency access way	Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

Bushfire Management Plan/Statement addressing the Bushfire Protection

Criteria Coversheet

Site Visit: Yes No

	YES	NO
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed using a performance principle (tick no if only acceptable solutions have been used to address all the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposal any of the following (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

If then why has it been given one of the above listed classifications (E.g. Considered vulnerable land- use as the development is for accommodation of the elderly, etc.)?

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



Author: Roderick Cameron BPAD37279 - Date: Wednesday, 2 December 2020