

Bushfire Management Statement

Lot 3 (No 415) Mundaring Weir Road, Piesse Brook (City of Kalamunda)

	<p style="text-align: right;"><b>Legend</b></p> <ul style="list-style-type: none"> <li>- Classified vegetation</li> <li>- Plot 1 – Exclusion, clause 2.2.3.2 (e) and (f) and includes the asset protection zone (APZ) and the 'low threat vegetation' areas as required by the City</li> <li>- Plot 2 – Class A – Forest</li> <li>- Plot 3 – Class B – Woodland</li> <li>- Vegetation Assessment area (150 m) – Red Circle</li> <li>- Fire water supply (50,000 litre tank on the lot plus an additional 37,000 litres is available) – red T</li> </ul> <p><b>APZ (ongoing maintenance required)</b>(based on the City of Kalamunda <i>Fire Hazard Reduction Notice 2019/20</i>)</p> <ol style="list-style-type: none"> <li>1. Create and maintain a fuel reduced zone around buildings or an asset of value which extends 20m from the outermost point of the asset by clearing all rubbish, long dry grass, bark and materials that may catch fire.</li> <li>2. Trees over 5m in height must be under pruned to a height of 2m from the ground. Trees and shrubs 2m from the asset must be pruned to a height no greater than 2m.</li> <li>3. Fuel loads within the 20 metres surrounding the Asset Protection Zone must be no more than 2t/ha.</li> </ol> <p><b>General lot requirements:</b></p> <ol style="list-style-type: none"> <li>1. <b>Slashing</b> <ul style="list-style-type: none"> <li>• Dead flammable matter including dead grass, shrubs and plants shall be slashed, mowed or trimmed down to a height no greater than 50mm across the entire property.</li> <li>• This includes slashing between parkland, including weeds, all grasses and hay.</li> <li>• All material as a result of slashing must be removed from the property to maintain a fuel load under 8t/ha.</li> </ul> </li> <li>2. <b>Remove Dead Flammable Material</b> <ul style="list-style-type: none"> <li>• All Dead Flammable Material (DFM) must be maintained to a standard of no greater than 8t/ha across the entirety of the property. This is the leaf litter on the ground inclusive of leaves, twigs (up to 6mm diameter) and bark. A litter depth of 15mm from the top of the layer to the mineral earth beneath is indicative of approximately 8t/ha.</li> </ul> </li> <li>3. <b>Firebreaks</b> <ul style="list-style-type: none"> <li>• Install and maintain a 3m wide by 4m high clearance, bare mineral earth, trafficable firebreak immediately inside the entire perimeter of the property. A reticulated and maintained green lawn may be accepted in lieu of a fire break. The firebreak must be in a drivable, continuous form meaning that any emergency service vehicle is able to drive the fire break from the entry point to the exit point without leaving the firebreak.</li> <li>• The firebreak must be a minimum of 3m wide to accommodate for the width of emergency vehicles and have a minimum height clearance of 4m to allow for the height of emergency vehicles.</li> <li>• Bare, mineral earth is essential for the safety and effectiveness of all firebreaks and is considered a safe passage for Emergency Services to travel along. If a firebreak contains combustible material, it could potentially set vehicles alight and facilitate the growth of a fire.</li> </ul> </li> </ol>
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Element 1: Location

Complies with the acceptable solution. The proposed development is located in an area where the bushfire attack level is assessed at a maximum of BAL-29 on the buildings. The area surrounding the buildings on the lot is cleared of most of the overstorey and very limited surface vegetation remains which is managed to a 'low threat'.

Element 2: Siting and Design of Development

Complies with the acceptable solution. The development is located in an area that is a long established semi-rural area. The Western Australian government has declared the site as bushfire prone. The development has upgraded and undertaken extension to the restaurant and support facilities which comprises industrial or commercial buildings other than Class 1, 2 or 3 buildings. It must be noted that under building legislation, bushfire related construction requirements do not apply to Class 4 to 9 buildings in designated bushfire prone areas. The BAL report has been developed to comply with the State Planning Policy 3.7. The State Government *Guidelines for Planning in Bushfire Prone Areas version 1.3* section 5.8.3 states that *In the local planning scheme, Class 4 to 9 buildings will usually require planning approval. The planning process will apply the bushfire protection criteria to ensure that the optimal outcome is achieved for bushfire protection, such as appropriate siting of the building on the lot/s, the provision of water tanks and passing bays*. In these instances the applicant has the discretion to utilise any or all of the elements of AS 3959 in the construction of the building that they deem appropriate. The APZ extends to the lot boundaries.

Element 3: Vehicular access

Complies with the acceptable solution. There is a bitumen road, being Mundaring Weir Road, that currently services the lot. This provides alternative access to facilitate movement for the public, emergency services and other vehicles which provides the required two alternative routes.

Element 4: Water

Complies with the acceptable solution. The development is serviced by a 50,000 litre firefighting water supply tank. There is also a fire hydrant located on Aldersyde Road around 1.2 km to the south of the lot.

Company – Smith Bushfire Consultants Pty Ltd  
 Assessor – Ralph Smith  
 BPAD Accreditation – Level 2 No 27541  
 Date – 12/05/2020 (information based on 2019 BAL report)