

CITY OF ALBANY

LOCAL PLANNING SCHEME No. 1

AMENDMENT No 33

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:

CITY OF ALBANY

DESCRIPTION OF LOCAL
PLANNING SCHEME:

LOCAL PLANNING SCHEME No. 1

TYPE OF SCHEME:

DISTRICT SCHEME

SERIAL No. OF AMENDMENT:

AMENDMENT No. 33

PROPOSAL:

- i. Incorporating portion of Lot 1, Frenchman Bay Road within 'Additional Uses' site no. 33;*
- ii. Amending Schedule 2 – Additional Uses (CL 4.5) by including Lot 1 within the second column under 'Description of Land';*
- iii. Amending Condition II within the fourth column by replacing the R 30 code with the R 40 code; and*
- iv. amending the Scheme Maps accordingly.*

LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 33

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1. RESOLUTION
2. REPORT
3. EXECUTION

**RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME**

**CITY OF ALBANY
LOCAL PLANNING SCHEME No. 1**

DISTRICT SCHEME

AMENDMENT No. 33

RESOLVED that the local government pursuant to Section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- i. Incorporating portion of Lot 1, Frenchman Bay Road within 'Additional Uses' site no. 33;*
- ii. Amending Schedule 2 – Additional Uses (CL 4.5) by including Lot 1 within the second column under 'Description of Land';*
- iii. Amending Condition II within the fourth column by replacing the R 30 code with the R 40 code; and*
- iv. amending the Scheme Maps accordingly.*

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason.

- The amendment is consistent with the Albany Local Planning Strategy, which sets a strategic objective to support urban infill development based on compatibility of land uses and infrastructure capacity;
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT No. 33

PLANNING REPORT

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APPENDIX A: BAL CONTOUR PLAN AND BUSHFIRE MANAGEMENT - PLAN BIO DIVERSE SOLUTIONS - JUNE 2018

1. INTRODUCTION

The Little Grove 'Local Centre' is located on Lots 1 and 312 on the corner of Frenchman Bay Road and Bay View Drive. As the centre is only located on a portion of Lot 1 and has limited further potential for additional retail floor space, a scheme amendment has recently been initiated to designate Lot 312 for 'Additional Uses' in order to allow for the option of developing residential and mixed use development.

The owner of Lot 1 now wishes to extend the 'Additional Uses' designation over the vacant portion of the property in order to also allow for the option of residential/mixed use development.

As the amendment relating to Lot 312 has been advertised and is awaiting final approval, a separate scheme amendment is required to extend the 'Additional Uses' designation.

The following report provides background information and justification for the proposed scheme amendment.

2. BACKGROUND

Lot 1 Frenchman Bay Road contains the Little Grove Local Centre on the corner of Frenchman Bay Road and Bay View Drive, which is located approximately 9km from the Albany Town Centre, Refer to Location Plan below.



LOCATION PLAN

Lot 1 is 3,197m² in area and approximately 2065m² or 65% of the site has been developed with a service station, convenience and liquor store, associated office space, storage, car parking and loading/service area. The balance of the site is 1132m² and is currently vacant and the owner of the property requests the flexibility to develop residential units and/or mixed uses on the site. Refer Site Plan.

It is proposed that this 'Additional Use' designation also be extended to Lot 1 so that the vacant portion of the site can be developed for the same purposes.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



3. PLANNING CONTEXT

The key planning document relating to the distribution and development of retail centres in Albany is the City of Albany's 'Activities Centre Planning Strategy' (ACPS) which was endorsed by the Council in June 2010.

The Strategy notes that Local Centres play an important role in Albany, providing a local convenience service. However, as the higher order services provided by the larger neighbourhood centres also provide a local convenience function, the need for future purely-local centres is considered limited.

Local Centres are allowed to develop Shop/Retail floorspace up to 600²m, although the ACPS notes that most will probably remain smaller than this.

The Strategy recommends that Local Centres:

- Encourage and facilitate the development of other local-serving uses at an appropriate scale within local activity centres. Such uses could include some local offices and residential development.
- Where practicable, within a 100 metre radius of local centres, facilitate increased residential density of at least R30, preferably R40. This will enhance the commercial potential of these centres.
- Allow additional, appropriately sited, local activity centres to be planned in new urban areas as part of the structure planning process, to serve as (amongst other things) focal points for increased residential densities.

The first dot point is relevant to this amendment proposal as it encourages the development of residential development as well as other local servicing uses such as some local offices. While offices are a discretionary use within the 'Local Centre' zone, a single house, grouped dwelling and multiple dwelling are not permitted.

Other uses which may be considered within the 'Local Centre' zone include:

Amusement Parlour	Industry - service
Caretaker's Dwelling	Market
Child Care Premises	Medical Centre
Civic Use	Office
Club Premises	Restaurant
Community Purposes	Service Lunch Bar
Consulting Rooms	Service Station
Convenience Store	Shop
Dry Cleaning Premises	Small Bar
Exhibition Centre	Storage
Fast Food Outlet	Tavern
Industry – Cottage	Veterinary Service

While some of the above uses may not be suitable for particular locations, their retention will allow for their consideration in an appropriate situation without having to go through the process of a Scheme amendment.

Current practice generally excludes the development of a 'Single House' and most Schemes in WA encourage 'Grouped Housing' and 'Multiple Housing' within a 'Local Centre'.

With regard to proposed retail development in the locality, the only proposal is a 'Village Centre' associated with the Big Grove Outline Development Plan. The Village Centre is nominated for convenience shopping and commercial uses along with complimentary residential uses.

The size of the centre was not determined as it was considered outside the study time frame. However, it was noted that surrounding development potential could support a small to medium sized Neighbourhood Centre.

Within this context, the Little Grove Local Centre is likely to remain a local centre and will have the capacity to extend from 400m² Shop Retail to 600m² should demand increase pending the development of the Big Grove Centre.

This additional floor space can be accommodated by making more efficient use of the existing site or by extending into the vacant land remaining within Lot 1.

4. BUSH FIRE PLANNING

As the property is located within a bushfire prone area, a BAL Contour Plan and Bushfire Management Plan has been prepared and is attached in Appendix 'A'.

BAL 12.5 will apply to any future development of the vacant land and BAL 29 will apply to the existing building.

5. PROPOSED SCHEME AMENDMENT

In order to provide for the flexibility to develop residential and mixed use development on the vacant portion of Lot 1, it is proposed to incorporate the lot within the 'Additional Uses' site which is currently the subject of a Scheme Amendment relating to Lot 312 to the north.

The 'Additional Uses' will allow 'Grouped Housing', Multiple Housing' and 'Mixed Use' to become discretionary ('A') uses.

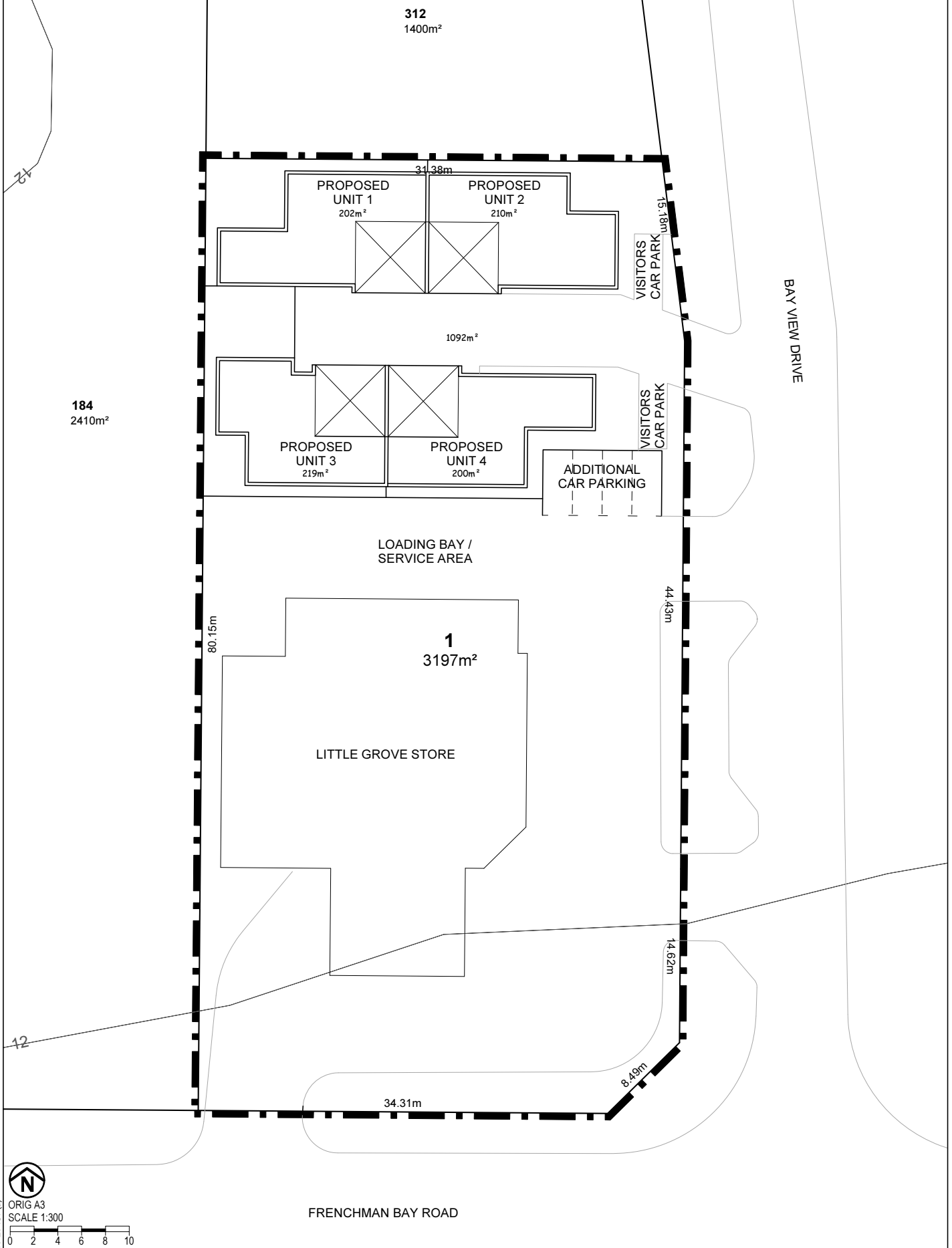
This will allow for the flexibility for a number of development options ranging from commercial, residential or mixed use within the vacant land. The proponent's preference at this stage is to develop up to four residential units on the site which would also have potential to incorporate suitable commercial use such as a small scale office.

An Indicative Concept Plan has been prepared (refer over leaf) which illustrates how four units can be developed on the site with two visitor parking bays and an additional four car parking bays which are integrated with the local centre site. These bays could be used both for the local centre and possible commercial use(s) associated with the residential units.

While the 'Additional Uses' conditions associated with Lot 312 immediately to the north, designate an R30 density code, it is recommended that an R40 density code apply to both sites in order to allow greater scope for the possibility of mixed use development.

The Indicative Concept Plan demonstrates that the vacant portion of Lot 1 and Lot 312 can be developed independently. Lot 312 is larger in area and with two road frontages can be developed in a number of ways depending on the proposed use or mix of uses.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



6. CONCLUSION

This scheme amendment proposes to extend the 'Additional Uses' designation applying to Lot 312, within the Little Grove Local Centre zone, to the vacant portion of Lot 1, which is also zoned 'Local Centre'.

The proposal provides an opportunity to develop medium density housing in close proximity to the Local centre and meets Council's objective to encourage provision of a greater range of housing in an area which is still predominantly large lot single residential.

An R40 density code is recommended which will also provide greater scope for mixed use development.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

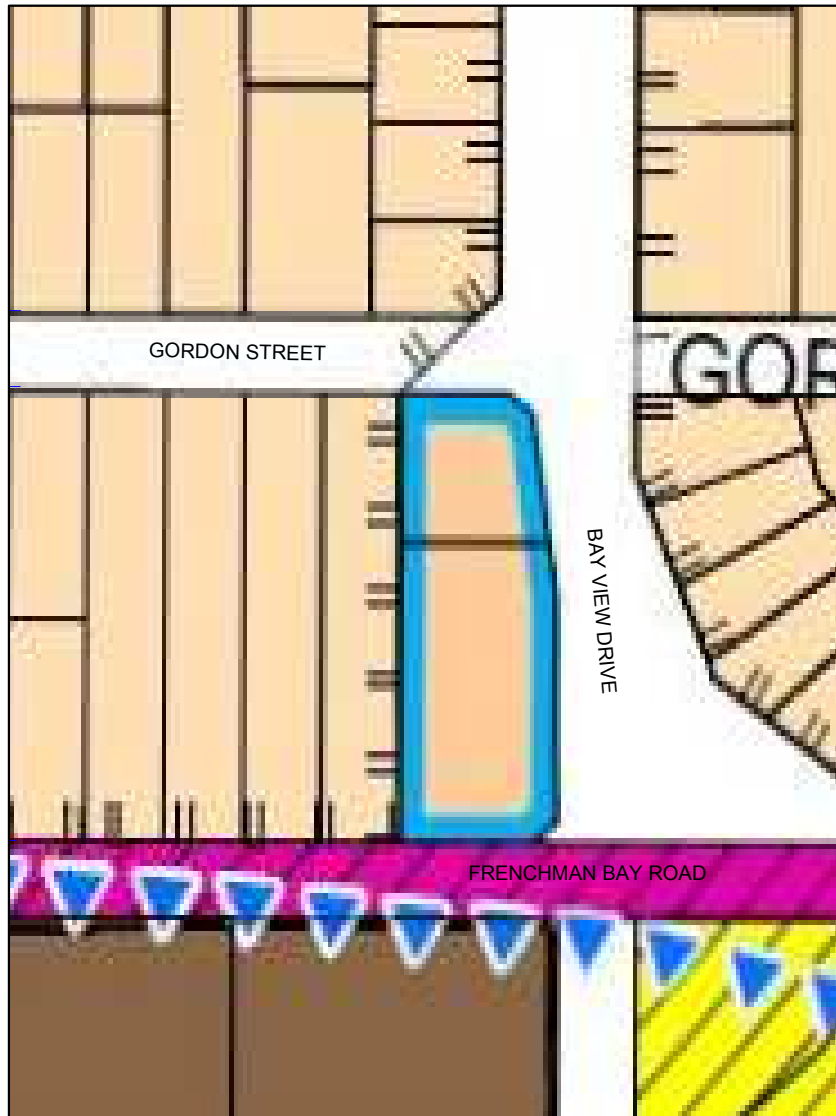
LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 33

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

- i. Incorporating portion of Lot 1, Frenchman Bay Road within 'Additional Uses' site no. 33;*
- ii. Amending 'Schedule 2 – Additional Uses (CL 4.5) No. AU 33' by including Lot 1 within the second column under 'Description of Land';*
- iii. Amending 'Schedule 2 – Additional Uses (CL 4.5) No. AU 33' Condition II within the fourth column under 'Conditions' by replacing the R 30 code with the R 40 code; and*
- iv. amending the Scheme Maps accordingly.*

Existing Zoning



LEGEND

LOCAL SCHEME RESERVES

(see scheme text for additional information)

- Local road
- Priority road
- Public use

LOCAL SCHEME ZONES

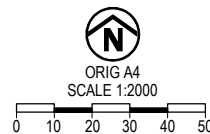
(see scheme text for additional information)

- Local centre
- Residential
- Rural residential

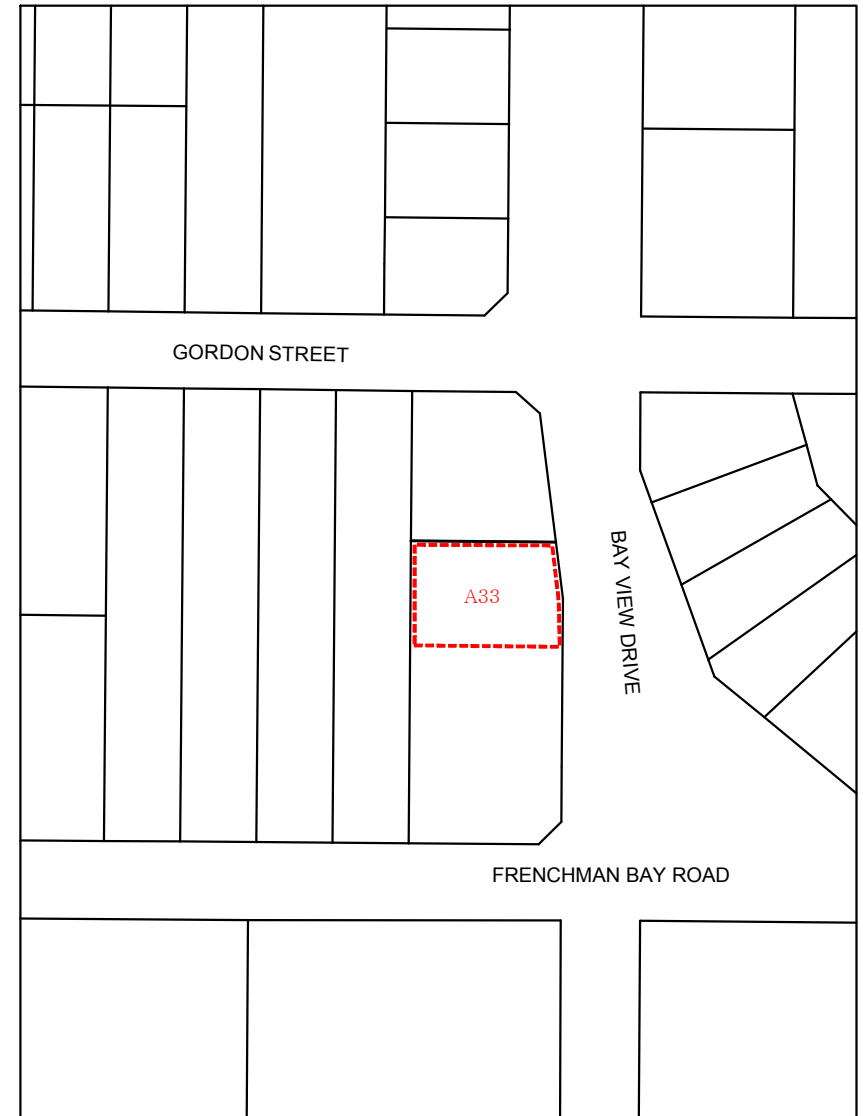
OTHER CATEGORIES

(see scheme text for additional information)

- R20 R Codes
- A1 Additional uses
- Public drinking water sources special control areas (see c.6.3)



Proposed Zoning



ADOPTION

Adopted by resolution of the Council of the City of Albany at the Meeting of the Council held on the _____ day of _____ 20____.

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 20_____ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

**Delegated Under S.16
of the PD Act 2005**

Date

Final Approval Granted

Minister for Planning

Date

APPENDIX A

BAL CONTOUR PLAN AND BUSHFIRE MANAGEMENT PLAN

BIO DIVERSE SOLUTIONS

JUNE 2018

BAL Contour Plan and Bushfire Management Plan (BMP)

Site Details			
Address:	Lot 1 Frenchman Bay Road		
Suburb:	Little Grove	State:	W.A.
Local Government Area:	City of Albany		
Description of Building Works:	N/A		
Stage of WAPC Planning	Rezoning		

BAL Contour Plan Details			
Report / Job Number:	AB0030	Report Version:	FINAL version 1
Assessment Date:	12/03/2018	Report Date:	20/06/2018
BPAD Practitioner	Kathryn Kinnear	Accreditation No.	BPAD30794



SECTION 1: Proposal details

Lot 1 Frenchman Bay Road is zoned 'Local Centre' and the purpose of the Scheme Amendment is to allow residential and mixed-use development by designating 'Grouped Housing' and 'Multiple Housing' as discretionary uses within the zone. An R30 Density Code is proposed. These uses are currently not permitted in the zone. The City of Albany's 'Activities Centre Planning Strategy' (2010) recommends that Local Centres should be encouraged to include residential uses.

The subject site is located in the municipality of the City of Albany (CoA) in the locality of Little Grove. The northern portion of the site is undeveloped land/vacant land. The southern portion of the site has an existing shop/fuel station. Refer to the Site Plan Figure 1 and Locality Plan Figure 2. The subject site is located in the WA bushfire prone area mapping (SLIP, 2018), refer to Figure 3.

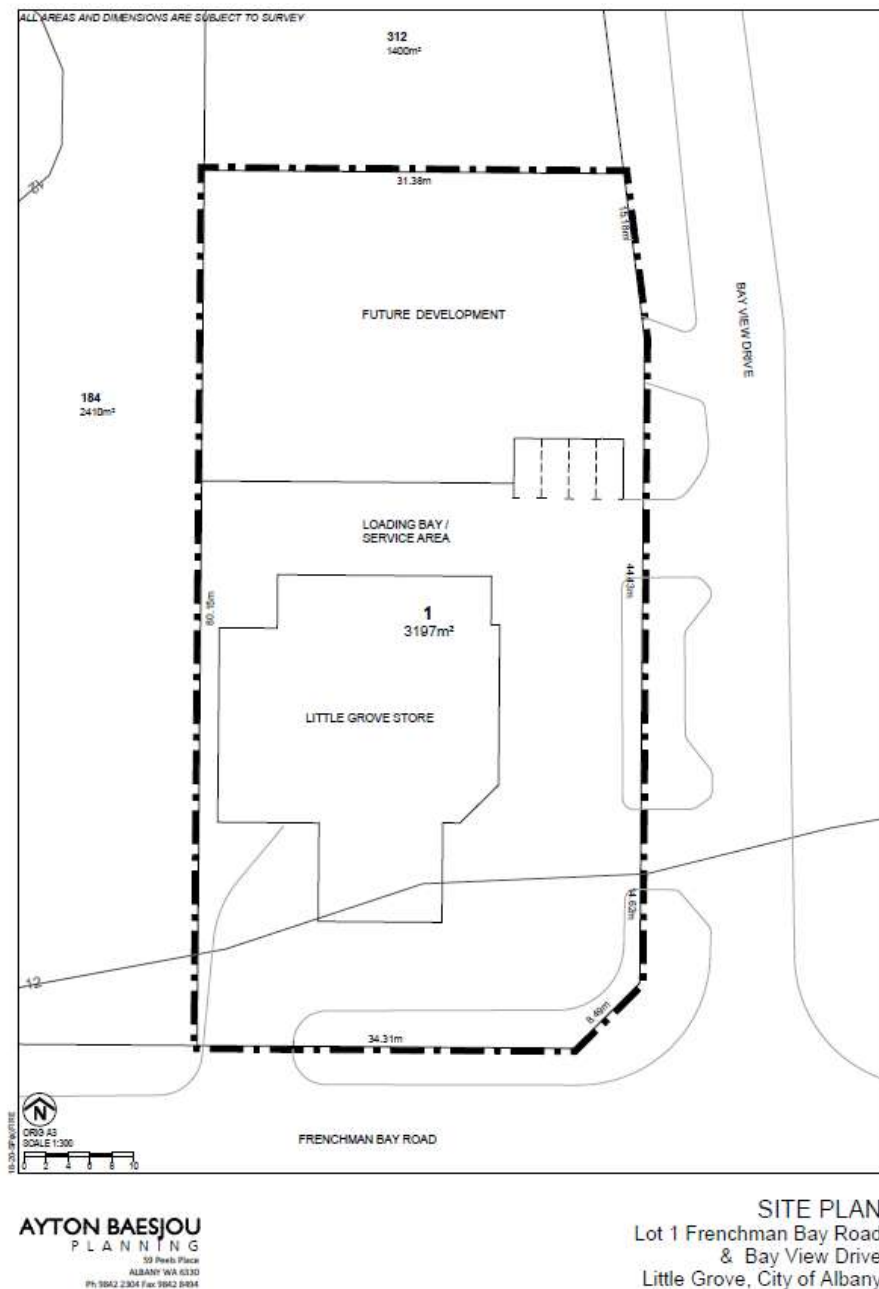


Figure 1: Site plan

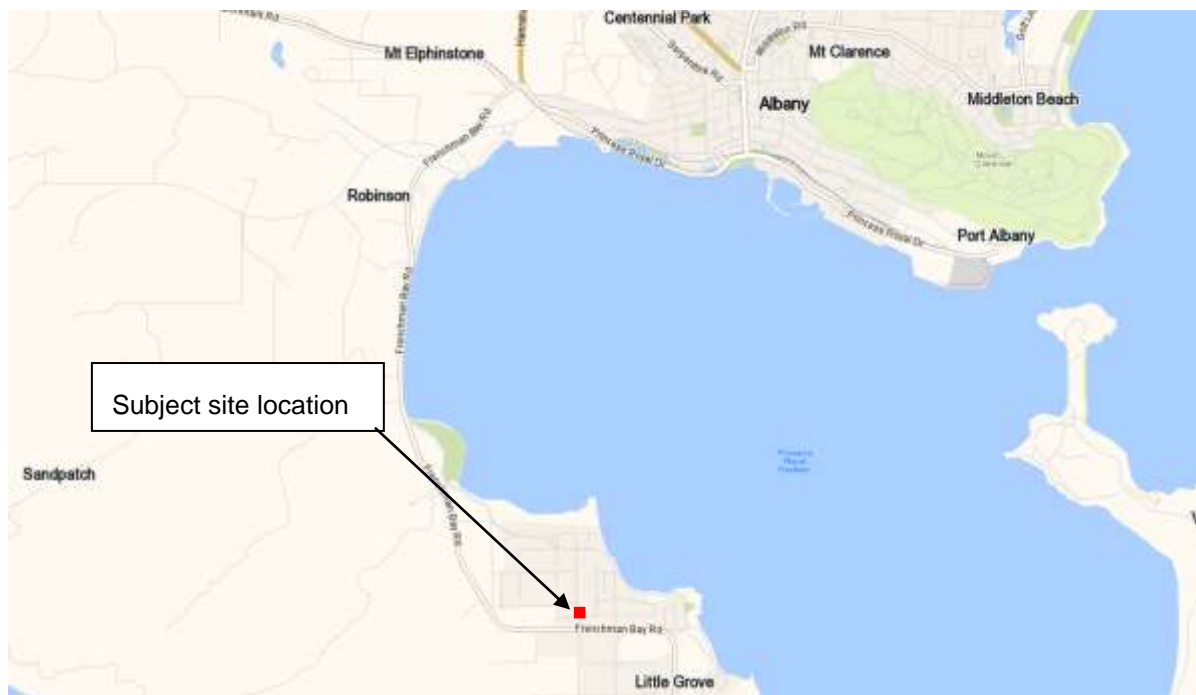


Figure 2: Location Plan



Figure 3: State Bushfire Prone Area Mapping (SLIP 2018)

SECTION 2: Environmental Considerations

Vegetation modification proposed: Vegetation clearing of the northern portion of the site is proposed to enable future site development/construction. The southern portion is cleared for buildings and parking.

Re-vegetation/landscape plans: No revegetation or landscaping plans are proposed for the proposal.

SECTION 3: Assessment Results

SECTION 3.1 – Assessment Inputs

Bushfire Assessment inputs for the site has been calculated using the Method 1 procedure as outlined in AS3959-2009. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

Vegetation Classification (Bushfire Fuels)

All vegetation within 150m of the site / proposed development was classified in accordance with Table 2.3 and Exclusion clauses 2.2.3.2 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Map (Figure 4) page 5.

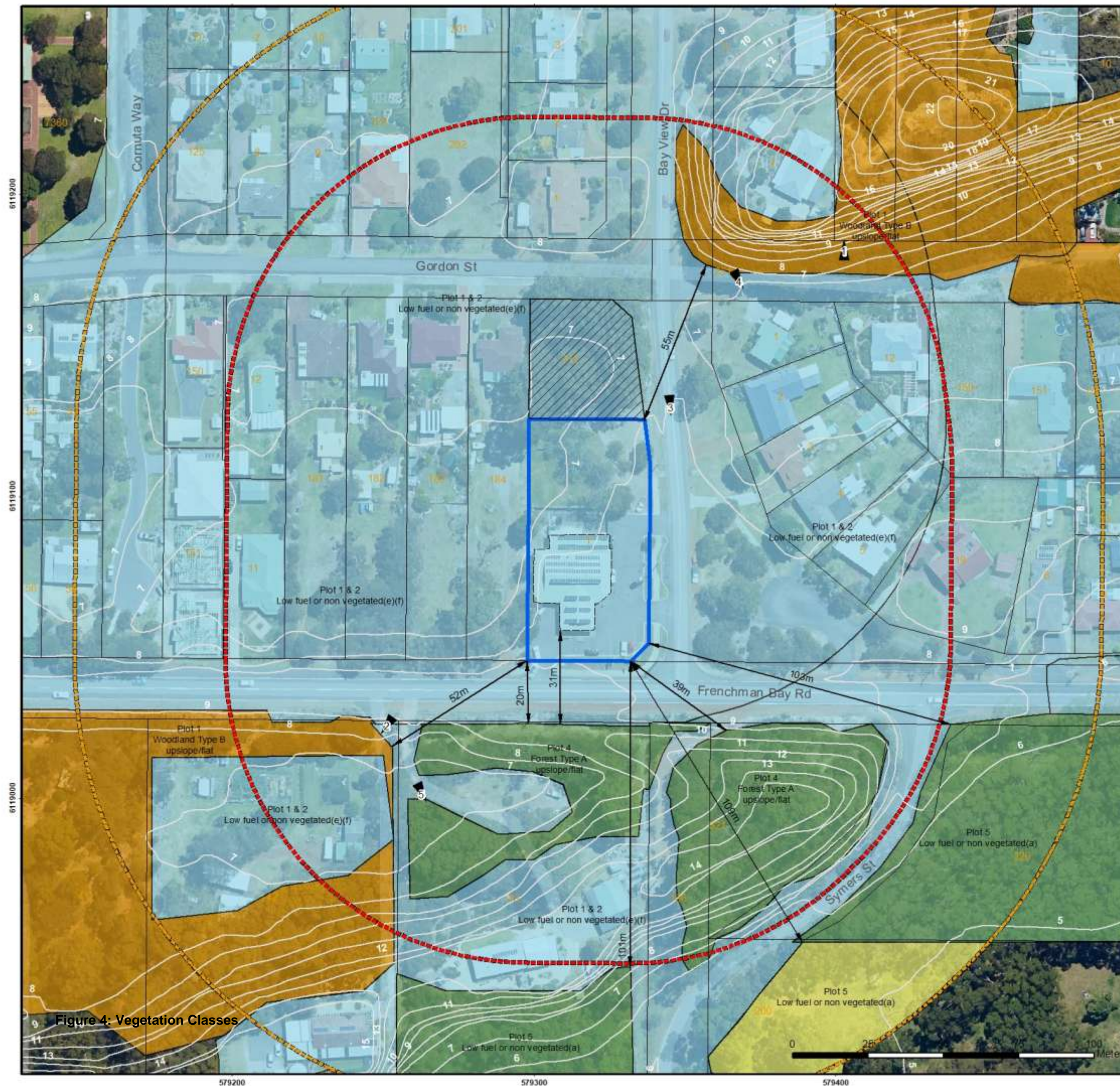


Figure 4: Vegetation Classes

This BAL Plan was prepared by:
Kathryn Kinnear, Bio Diverse Solutions
Accreditation No: BPAD30794
Jurisdiction: Level 2 - WA



29 Hercules Crescent
Albany, WA 6330
Australia
Tel: 08 9842 1575
Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- Existing Building
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- Photo Point
- 1m Contours
- Separation Distance
- Future Low Fuel
- Vegetation**
- Forest Type A
- Woodland Type B
- Grassland Type G
- Low fuel or non vegetated 2.2.3.2



Scale
1:1,250 @ A3
GDA MGA 94 Zone 50

Data Sources
Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

CLIENT
Nick Ayton
Ayton Baesjou Planning
Lot 1 Frenchman Bay Road
Little Grove, WA 6330

Vegetation Classes

BAL Assessor	QA Check	Drawn by
KK	KK	BT
STATUS	FILE	DATE
FINAL	AB0030	18/06/2018


Plot	1	Classification or Exclusion Clause	Woodland Type B
			<p>Location: North east of the subject site near the Gordon Street and Bay View Drive intersection.</p> <p>Separation distance: 55m to the north east and 52m to the south west.</p> <p>Dominant species & description: Peppermint trees, with a small amount of coastal vegetation as understorey.</p> <p>Average vegetation height: 8m.</p> <p>Vegetation Coverage: 10-30%.</p> <p>Available fuel loading: 15-25t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 1: View looking north through Plot 1 to the north east of the subject site.


Plot	1	Classification or Exclusion Clause	Woodland Type B
			<p>Location: South west along Frenchman Bay Road.</p> <p>Separation distance: 55m to the north east and 52m to the south west.</p> <p>Dominant species & description: Peppermint trees, with a small amount of coastal vegetation as understorey.</p> <p>Average vegetation height: 8m.</p> <p>Vegetation Coverage: 10-30%.</p> <p>Available fuel loading: 15-25t/ha.</p> <p>Effective slope: Upslope.</p>

Photo Id 2: View looking into Woodland Type B situated to the south west (south of Frenchman Bay Road).


Plot	2	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (e)
			<p>Location: Located to the east, north, west and south of the subject site in existing urban area.</p> <p>Description: All roads, driveways, buildings and other non-vegetated areas. As per AS3959-2009 exclusion clause 2.2.3.2 (e).</p>

Photo Id 3: View looking south along Bay View Drive.



Plot	3	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (f)
			<p>Location: Located to the east, north, west and south of the subject site in existing urban area.</p> <p>Description: Managed gardens, lawns and other low-threat fuel areas. As per AS3959-2009 exclusion clause 2.2.3.2 (f).</p> <p>Available fuel loading: <2t/ha.</p>

Photo Id 4: View of maintained garden to the north east of the subject site.

Plot	4	Classification or Exclusion Clause	Forest Type A
			<p>Location: South of Frenchman Bay Road in private property.</p> <p>Separation distance: 20-39m.</p> <p>Dominant species & description: Peppermint trees and occasional Karri trees, Closed low forest. Mid and understorey of sedges, juvenile trees, herbs and grasses.</p> <p>Average vegetation height: 8-10m, occasional 15-20m (Karri).</p> <p>Vegetation Coverage: >30-70% foliage cover.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Upslope.</p>
<p><i>Photo Id 6: View of Forest Type A taken within private property to the south.</i></p>			
Plot	5	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (a)
<p><i>No photo available</i></p>			<p>Location: Vegetation located south and south east of the subject site to the south of Frenchman Bay Road.</p> <p>Separation distance: 101-103m.</p> <p>Description: Areas of vegetation excluded as located >100m from subject site boundary as per exclusion clause 2.2.3.2 (a) of AS3959-2009.</p>

COMMENTS ON VEGETATION CLASSIFICATIONS

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2009) Simplified procedure was used for vegetation classification process;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to Table 2.3 and Exclusions 2.2.3.2 (a-f) of AS3959; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

SECTION 3.2 Bushfire Assessment Outputs

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below (Table 1) and shown on the BAL Contour Plan Page 10.

Table 1 - Potential Bushfire impacts to AS3959

Lot number	Vegetation Type (Table 2.3)	Slope (Table 2.4.3)	Separation distance to vegetation (m)	Highest BAL Contour	Modified BAL Contour
1	Woodland Type B (Plot 1)	Upslope	52m	BAL 12.5	BAL 12.5 can apply
	Forest Type A (Plot 4)	Upslope	20m	BAL 29	BAL 12.5 can apply
Existing Building	Forest Type A (Plot 4)	Upslope	31m	BAL 19	BAL 19 can apply

It is noted in Table 1 that where multiple BAL ratings apply - the highest BAL is always to apply. The final BAL allocation is dependent on final placement of the dwelling on the lot. BAL assessments may be considered on the lot by the new owners when dwelling design/placement is known and can be undertaken at building approval stages with the engagement of an Accredited Level 1 BAL Assessor.

NOTES ON BAL ASSESSMENT

- The BAL Contour Plan was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794); and
- The BAL Contour Map has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone Areas Version 1.3 (WAPC, 2017);
- Subdivision based on plan of subdivision as supplied by Ayton Baesjou Planning, (Figure 1)
- Subject site is located in a Bushfire Prone Area; see Figure 3 (SLIP, 2017).
- APZ areas will be maintained in a Low Fuel state as per APZ standards in the Guidelines for Planning in Bushfire Prone Areas Version 1.3(WAPC, 2017) and CoA Fire Management Notice. Refer to Appendix A.
- All new buildings are to be placed in BAL 12.5 zones.

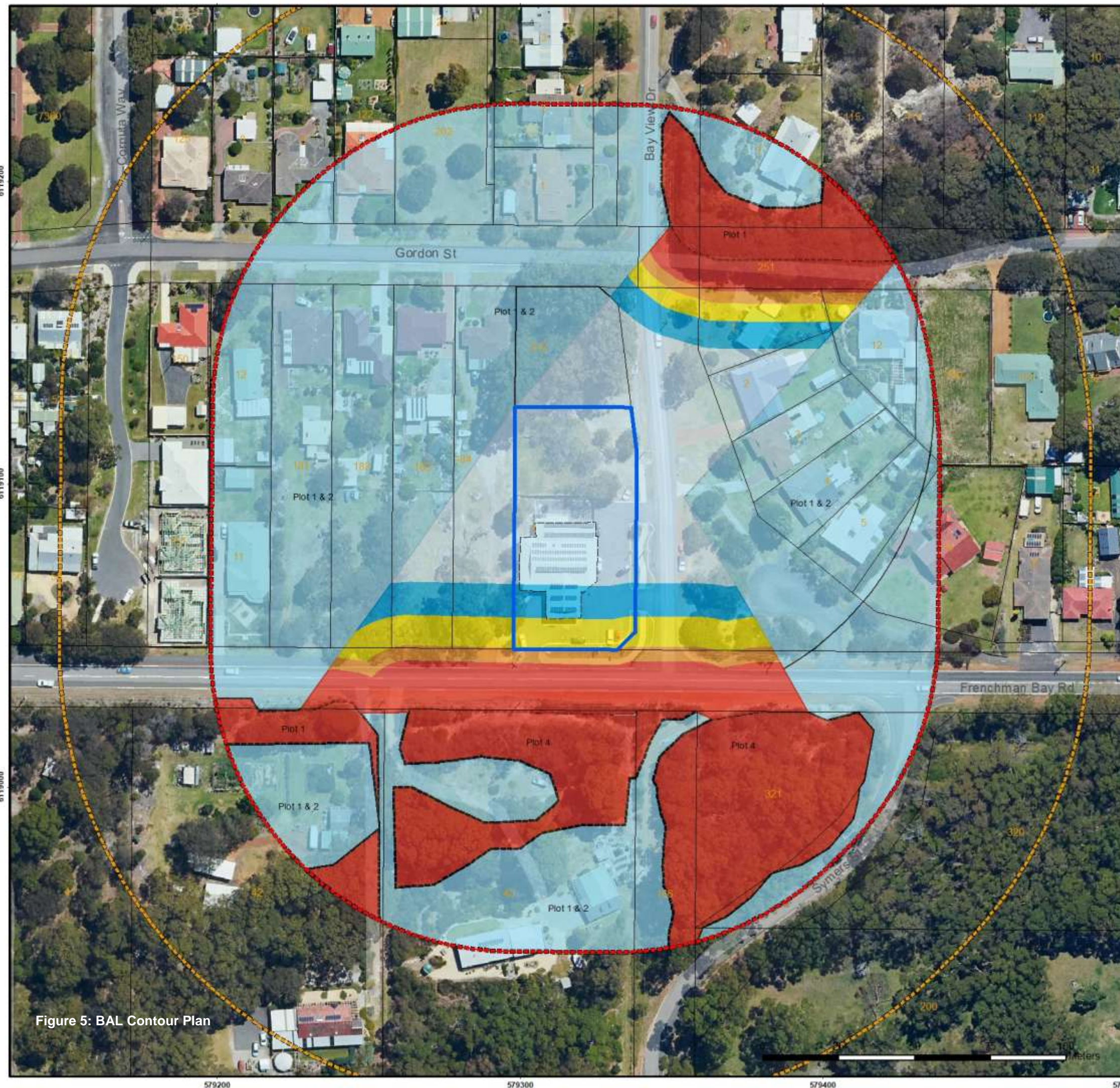


Figure 5: BAL Contour Plan

This BAL Plan was prepared by:
Kathryn Kinnear, Bio Diverse Solutions
Accreditation No: BPAD30794
Jurisdiction: Level 2 - WA



29 Hercules Crescent
Albany, WA 6330
Australia
Tel: 08 9842 1575
Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- Existing Building
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre

BAL Contours

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



Scale
1:1,250 @ A3
GDA MGA 94 Zone 50

Data Sources

Aerial Imagery: WA Now, Landgate Subscription Imagery
Cadastre, Relief Contours and Roads: Landgate 2017
IRIS Road Network: Main Roads Western Australia 2017
Overview Map: World Topographic map service, ESRI 2012

CLIENT

Nick Ayton
Ayton Baesjou Planning
Lot 1 Frenchman Bay Road
Little Grove, WA 6330

BAL Contour Plan

BAL Assessor KK	QA Check KK	Drawn by BT
STATUS FINAL	FILE AB0030	DATE 18/06/2018

SECTION 4: Identification of Bushfire Impacts

The bushfire threats associated with the subject site are the continuous remnant Woodland vegetation located to the north east in Gordon Street Road Reserve and to the south west in private property located along Frenchman Bay Road. Continuous Woodland Type B vegetation occurs in this area which has been modified in the urban landscape, however is not managed. There is also continuous Forest Type A vegetation located to the south of the subject site situated to the south of Frenchman Bay Road.

To the north, south and west all properties have applied the CoA Fire Management Notice and fuel reduced their property. Continuous vegetation occurs linking along to Gordon Street to the east which can act as a “wick” into the Little Grove urban area. It is recommended for the safety of residents in the area, the CoA Fire Management Notice is applied in residential lots and fuel reduction occurs.

Surrounding the subject site to the north, south, east and west is existing residential area which is classified low fuel or non-vegetated areas as per exclusion clauses 2.2.3.2 of AS3959.

SECTION 5: ASSESSMENT TO GUIDELINES FOR PLANNING IN BUSHFIRE PRONE AREAS

The Bushfire Protection Criteria have been provided by WAPC in the “Guidelines for Planning in Bushfire Prone Areas” (WAPC, 2017) to assist the assessment of the proposal in bushfire prone areas. The BMP report assesses the proposal to the “Acceptable Solutions” of the four elements a summary of this assessment is outlined over the page (Table 2).

Table 2: Bushfire protection criteria applicable to the site

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 1 – Location	A1.1 Development Location	Yes	Compliant. BAL 12.5 will apply to any future buildings on site, BAL 29 applies to the existing building, meeting acceptable solution A1.1
Element 2 – Siting and Design	A2.1 Asset Protection Zone	Yes	Compliant. An APZ area will apply to the whole of the lot and will also utilise the surrounding existing low fuel areas of Bayview Drive and Gordon Street. APZ standards to be as per WAPC requirements, refer to Appendix A. An APZ area consistent with 12.5 will apply which is compliant to the WAPC guidelines.
Element 3 – Vehicular Access	A3.1 Two Access Routes	Yes	Compliant. Access is via future driveways onto Bay View Drive (north/south) where people can reach two separate destinations to the west and east and/or north and south depending on the bushfire attack direction. Access to the existing Little Grove Store is onto Bay View Drive (north/south) and Frenchman Bay Road (east/west). Although Frenchman Bay Road to the south is ultimately a dead-end road, this is deemed a legacy issue to the Little Grove suburb.
	A3.2 Public Road	No	No public roads are proposed. Not assessed to A3.2.
	A3.3 Cul-de-sacs	No	No cul-de-sacs are proposed. Not assessed to A3.3.
	A3.4 Battle axes	No	No battle axes are proposed. Not assessed to A3.4.

Table 2 cont.

Element	Acceptable Solution	Applicable or not Yes/No	Meets Acceptable Solution
Element 3 – Vehicular Access	A3.5 Private driveways	Yes	Compliant. A driveway is to be installed to 4m trafficable surface and 6m horizontal clearance. To be conditioned through the DA approvals process.
	A3.6 Emergency Access Ways	No	No EAWs proposed as the public road network will be utilised. Not assessed to A3.6.
	A3.7 Fire Service Access Ways	No	No FSA's proposed as the public road network will be utilised. Not assessed to A3.7.
	A3.8 Firebreaks	Yes	Firebreaks and fuel loads are to be compliant to CoA Fire Break Notice.
Element 4 – Water	A4.1 Reticulated areas	Yes	Not assessed to A4.1.
	A4.2 Non-reticulated areas	No	Not assessed to A4.2.
	A4.3 Individual lots in non-reticulated areas	No	Compliant. Water supply will be through the extension of the existing reticulated scheme water into the area. Connections are known to be available. Standards are to be as per WCWA and approval by the CoA.

SECTION 6: IMPLEMENTATION ACTIONS

The responsibilities of the developer(s), Landowners and local government are shown in Table 3.

Table 3 – Implementation Actions

Developer – Prior to issue of titles		
No	Implementation Action	
1	APZ areas to apply to the whole of the lot and to be maintained as per WAPC (Appendix A) and CoA requirements by the Developer until lots are relinquished to new owners.	<input type="checkbox"/>
3	A driveway cross over to be designated/ installed off for access into subject site (min of 4m wide stabilised and 6m wide clearance).	<input type="checkbox"/>
4	Reticulated water supplied to the site to WCWA requirements and to CoA approval.	<input type="checkbox"/>

SECTION 7: DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO's research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

AS3959-2009 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2009) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition.

Building to AS3959-2009 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

(AS3959, 2009)

SECTION 8: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendment Nos 1, 2 and 3) and the Guidelines for Planning in Bushfire Prone Areas Ver. 1.3 (WAPC, 2017).

SIGNED, ASSESSOR: ..  DATE:

Kathryn Kinnear, Bio Diverse Solutions
Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)



References

Western Australian Planning Commission (WAPC) (2017) Guidelines for Planning in Bushfire Prone Areas Version 1.3. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) (2015) State Planning Policy 3.2 Planning in Bushfire Prone Areas. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2018) Map of Bushfire Prone Areas. Office of Bushfire Risk Management (OBRM) data retrieved from:

<https://maps.slip.wa.gov.au/landgate/bushfireprone/>

REVISION RECORD

Revision	Summary	Revised By	Date
DRAFT ID 18/6/2018	Internal QA review	Bianca Theyer	18/6/2018
Issued to client as final		Bianca Theyer	20/6/2018

Appendix A

Standards for an Asset Protection Zone (APZ) (WAPC, 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.

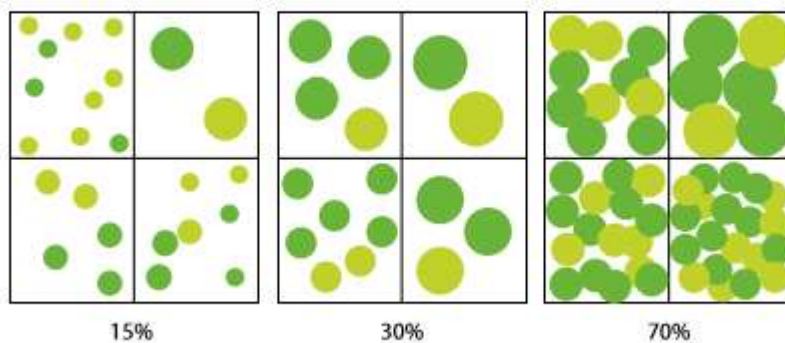
Objects: Within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

Fine Fuel load: Combustible dead vegetation matter less than 6 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. See Figure 2 (WAPC Figure 16, Appendix 4) below.

Figure 2 – Tree Canopy Cover

Figure 16: Tree canopy cover – ranging from 15 to 70 per cent at maturity



(WAPC, 2017)

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.