



# The Reserve Stage 8, The Vines

Satterley Property Group

**Bushfire Management Plan Compliance and Condition Clearance Report**

162,736 | 68030

**3 October 2024**



**We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.**

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.



## Table of Contents

<b>1. Introduction</b> .....	Error! Bookmark not defined.
1.1 Site/development summary.....	3
1.2 Purpose of report .....	3
1.3 Subdivision conditions.....	4
<b>2. Bushfire Management Plan compliance audit</b> .....	<b>6</b>
<b>3. Bushfire assessment results</b> .....	<b>8</b>
3.1 Assessment inputs.....	8
3.1.1 Vegetation classification .....	8
3.1.2 Effective slope .....	8
3.1.3 Summary of inputs.....	8
3.2 Assessment outputs .....	11
3.2.1 Bushfire Attack Level (BAL) assessment.....	11
3.2.2 BAL certificates.....	11
<b>4. Conclusion and recommendations</b> .....	<b>14</b>
<b>5. Limitations</b> .....	<b>15</b>
<b>6. References</b> .....	<b>16</b>

### List of Tables

Table 1: Site/development summary .....	3
Table 2: Relevant subdivision conditions.....	4
Table 3: BMP compliance audit .....	6
Table 4: Summary of vegetation classifications, exclusions and effective slope.....	9
Table 5: BAL contour assessment results.....	12

### List of Figures

Figure 1: Vegetation classification and effective slope .....	10
Figure 2: BAL contour map.....	13

### Appendices

<b>Appendix A</b>	<b>BAL certificates</b>
<b>Appendix B</b>	<b>Vegetation plot photos and descriptions</b>
<b>Appendix C</b>	<b>Civil Roads Layout Plan</b>
<b>Appendix D</b>	<b>Civil Water Reticulation Plan</b>
<b>Appendix E</b>	<b>Deposited Plan</b>
<b>Appendix F</b>	<b>City of Swan firebreak notice 2024/25</b>



# 1. Introduction

## 1.1 Site/development summary

Table 1 provides a summary of the site and proposed development. The development layout and subject lots are shown in Figure 1 and Figure 2.

**Table 1: Site/development summary**

Site details	
Address details	17 proposed residential lots within The Reserve Stage 8, The Vines, WA 6069
Local government area	City of Swan
Description of building works	Construction of a single residential dwelling (Class 1a building and associated Class 10a structure/s) within each proposed lot

## 1.2 Purpose of report

This Bushfire Management Plan (BMP) compliance and condition clearance report has been prepared for 17 proposed residential lots within The Reserve Stage 8, The Vines (hereon referred to as the project area). Lots within the project area are subject to WAPC subdivision approval under Ref 158756 (issued on 27 March 2020) and Ref. 164018 (issued on 23 November 2023).

This report has been prepared to address bushfire-related Condition 12 of WAPC Ref. 158756 and Conditions 4 and 6 of WAPC Ref. 164018 (refer to Table 2) to facilitate subdivision clearances and creation of title for lots within the project area.

This report also provides a post-subdivisional works BAL assessment and certification for individual lots within the project area to facilitate future lot sales and building approvals. Nine of the 17 proposed lots within the project area are situated within a designated bushfire prone area as per the Map of Bush Fire Prone Areas (DFES 2024, see Plate 1) and therefore require a BAL assessment and certification to support future building approval. BAL certificates have been prepared for the nine bushfire prone lots and are appended to this report (see Appendix A).

The BAL assessment outlined in this report is the most up to date assessment by JBS&G relating to the project area and has been prepared in consideration of the previous BAL assessments contained in the approved Strategen-JBS&G (2019) subdivision stage BMP (Ref: 57442/125126 Rev 0) and subsequent JBS&G (2023) subdivision stage BMP addendum (Ref: JBS&G65571-153,699 Rev 0).

The approach for preparation of this BMP compliance and condition clearance report is consistent with Section 4.2 and Appendix 3 of *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2021).





**Plate 1: Designated bushfire prone status of the project area (OBRM 2024)**

### 1.3 Subdivision conditions

The bushfire-related subdivision conditions documented in the WAPC subdivision approvals (Refs. 158756 and 164018) relevant to the project area are outlined in Table 2.

**Table 2: Relevant subdivision conditions**



Condition	Condition description	Clearance comments
12 (WAPC Ref. 158756)	Information is to be provided to demonstrate that the measures contained in Section 6; Table 5 of the bushfire management plan (Strategen-JBS&G 2019 Ref 57442/125126 27 November 2019) or in a subsequent version supported by the City have been implemented during subdivision works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.	This BMP compliance and condition clearance report provides the necessary evidence to demonstrate that the bushfire management measures documented within the subdivision stage BMP have been suitably implemented on site during subdivisional works.
4 (WAPC Ref. 164018)	Information is to be provided to demonstrate that the measures contained in Section 6; Table 4 of the bushfire management plan prepared by JBS&G dated 22 August 2023 have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.	This BMP compliance and condition clearance report provides the necessary evidence to demonstrate that the bushfire management measures documented within the subdivision stage BMP have been suitably implemented on site during subdivisional works.

Condition	Condition description	Clearance comments
6 (WAPC Ref. 164018)	<p>A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-Flame Zone. A restrictive covenant to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land within areas that have been assessed as BAL-40 or BAL-Flame Zone. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: “No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone”.</p>	<p>Results of the BAL contour assessment outlined in Section 3.2 and Figure 2 demonstrate the areas of proposed Lot 2 subject to BAL-40/FZ and the required 9 m wide APZ setback and corresponding restrictive covenant on title depicted on the relevant deposited plan.</p>




## 2. Bushfire Management Plan compliance audit

The two subdivision stage BMPs (Strategen-JBS&G 2019 and JBS&G 2023) list the bushfire management measures required to be implemented by the developer prior to issue of titles. A site audit was undertaken on 11 September 2024 to confirm that all relevant works from the subdivision stage BMPs have been implemented in relation to the project area. This is evidenced by aerial imagery contained in Figure 1, on-site photo evidence contained in Appendix B and other supporting documentation as described. The relevant bushfire management requirements and associated evidence of compliance are documented in Table 3, along with the required certification by bushfire consultant.

**Table 3: BMP compliance audit**

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
<b>Strategen-JBS&amp;G 2019 – BMP prepared to support subdivision of Lot 9033 Portmarnock Drive</b>			
Table 5 (No. 1)	Construct the public road and reticulated water supply to the standards stated in the BMP.	<p>The single proposed public road, Serenade Corner is under construction and bonded to the City in accordance with the civil roads layout plan contained in Appendix C. The plans align with the technical provisions of the BMP and the Guidelines.</p> <p>The new road and existing public road network will deliver the multiple access routes for the proposed lots, as described in the BMPs.</p> <p>Reticulated water supply for the project area is under construction and bonded to the City in accordance with the civil water reticulation plan contained in Appendix D, which align with the technical provisions of the BMP and Guidelines. This will deliver a compliant reticulated water supply and network of street hydrants for the project area in accordance with Water Corporation Design Standard 63.</p>	<p>Zac Cockerill (Level 2 BPAD37803)</p> 
Table 5 (No. 5)	Undertake BMP compliance assessment.	This BMP compliance and condition clearance report provides the necessary evidence that the BMP has been suitably implemented for the project area throughout the duration of subdivisional works.	<p>Zac Cockerill (Level 2 BPAD37803)</p> 



BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
<b>JBS&amp;G 2023 – BMP addendum prepared to support subdivision of Lot 9036 Portmarnock Drive (applicable to proposed Lot 2)</b>			
Table 4 (No. 1)	Establish and enforce the required APZ setback sufficient to achieve BAL-29 or lower through one or a combination of restrictive covenants on Title, R-code setback and/or LDP, as advised by the decision-making authority.	The required 9 m APZ setback along the southern boundary of proposed Lot 2 has been provided for via a restrictive covenant on title. Evidence is provided on the Deposited Plan at Appendix E.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 2)	Comply with the relevant requirements of the City of Swan annual firebreak notice (refer to Appendix F).	Compliance with the firebreak notice was not required to be assessed given the firebreak season falls between November 1 and April 30 each year. However, all proposed lots were observed as being maintained in accordance with the notice provisions, including APZs where required (e.g. within Lot 2) and all grass maintained at 10 cm height or below.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 3)	If required, prepare a BMP compliance report/letter to demonstrate the relevant bushfire management measures have been implemented to deliver compliance in accordance with this BMP addendum.	This BMP compliance and condition clearance report provides the necessary evidence that the BMP has been suitably implemented for the project area throughout the duration of subdivisional works.	Zac Cockerill (Level 2 BPAD37803) 

## 3. Bushfire assessment results

### 3.1 Assessment inputs

#### 3.1.1 Vegetation classification

JBS&G assessed classified vegetation and exclusions within the 150 m assessment area through on-ground verification on 11 September 2024 in accordance with AS3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018) and the *Visual Guide for Bushfire Risk Assessment in Western Australia* (DoP 2016). Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix B and depicted in Figure 1. A summary of the vegetation classifications and exclusions is contained in Table 4.

Site observations indicate that the current on-ground vegetation classifications/exclusions include the following:

- Class A forest is situated west and southeast of the project area comprising a canopy of dense eucalyptus trees
- Class B woodland is situated within the golf course to the west and southwest of the project area and contains a fuel structure of sparse trees lacking canopy connectivity over grasses and weeds.
- Class D scrub to the south, along the southern fringes of a small waterbody consisting of melaleuca species with a continuous horizontal and vertical structure 2–6 m high and rushes.
- Class G grassland is situated adjacent south of proposed Lot 2 and comprises grass which is unmanaged and greater than 100 mm in height with limited tree cover.
- Existing non-vegetated areas (i.e. roads, buildings, footpaths, driveways, golf, earthworked land, etc) and low threat managed areas (i.e. golf course fairway and parkland cleared trees, managed gardens/lawns, urban street verges, etc), are excluded from classification under Clauses 2.2.3.2 (e) and (f).

#### 3.1.2 Effective slope

JBS&G assessed effective slope under classified vegetation within the 150 m assessment area through on-ground verification on 11 September 2024 in accordance with AS3959. Results were cross-referenced with DPIRD 2 m contour data and are depicted in Figure 1.

Site observations indicate that effective slope under classified vegetation aligns with the post-development conditions outlined in the approved subdivision stage BMPs (Strategen-JBS&G 2019, JBS&G 2023). This includes an effective slope of flat/upslope in all instances. A summary of effective slope under classified vegetation is contained in Table 4.

#### 3.1.3 Summary of inputs

Figure 1 illustrates the current vegetation classifications, exclusions and effective slope observed during site inspection. The vegetation classifications, exclusions and effective slope are summarised in Table 4.

**Table 4: Summary of vegetation classifications, exclusions and effective slope**

Vegetation plot	Vegetation classification	Effective slope
1	Class A Forest	Flat/upslope (0°)
2	Class B Woodland	Flat/upslope (0°)
3	Class D Scrub	Flat/upslope (0°)
4	Class G Grassland	Flat/upslope (0°)
5	Excluded – Clause 2.2.3.2 [b]	N/A
6	Excluded – Clause 2.2.3.2 [d]	N/A
7	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A





Legend	
	Project area
	100m assessment area
	150m assessment area
	Cadastral boundary
	Stage boundaries
	Proposed lot layout
	Indicative future subdivisions on adjacent stages
	Topographic contours (mAHd)
	Class A Forest
	Class B Woodland
	Class D Scrub
	Class G Grassland
	Clause 2.2.3.2 (b)
	Clause 2.2.3.2 (d)
	Clause 2.2.3.2 (e) & (f)
	Photo point directions
	Minor road

Scale: 1:2,600 at A4			
Coord. Sys. GDA2020 MGA Zone 50			
Job Number: 65571			
Client: LWP Property Group			
Version: A	Date: 03-Oct-2024		
Drawn By: jcrute	Checked By: ZC		

**The Reserve Stage 8, The Vines WA**

**VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE**

**FIGURE 1**



## 3.2 Assessment outputs

### 3.2.1 Bushfire Attack Level (BAL) assessment

JBS&G has undertaken a BAL contour assessment for the project area in accordance with Method 1 of AS 3959 (Figure 2). The Method 1 procedure incorporates the following factors:

- state-adopted Fire Danger Index (FDI) rating of 80
- vegetation classification
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

The BAL contours are based on the current on-ground site conditions observed during the inspection on 11 September 2024 and take into consideration the current clearing and earthworks footprint, as well as a 9m wide APZ for proposed Lot 2.

As previously stated, nine of the proposed lots within the project area are situated within a designated bushfire prone area and therefore require a BAL assessment and certification to support future building approvals. Results of the BAL contour assessment are illustrated in Figure 2, with a detailed summary of the assessment provided in Table 5.

### 3.2.2 BAL certificates

BAL certificates for the nine proposed lots within a bushfire prone area are provided in Appendix A in accordance with the BAL contour assessment results depicted in Figure 2 and summarised in Table 5.

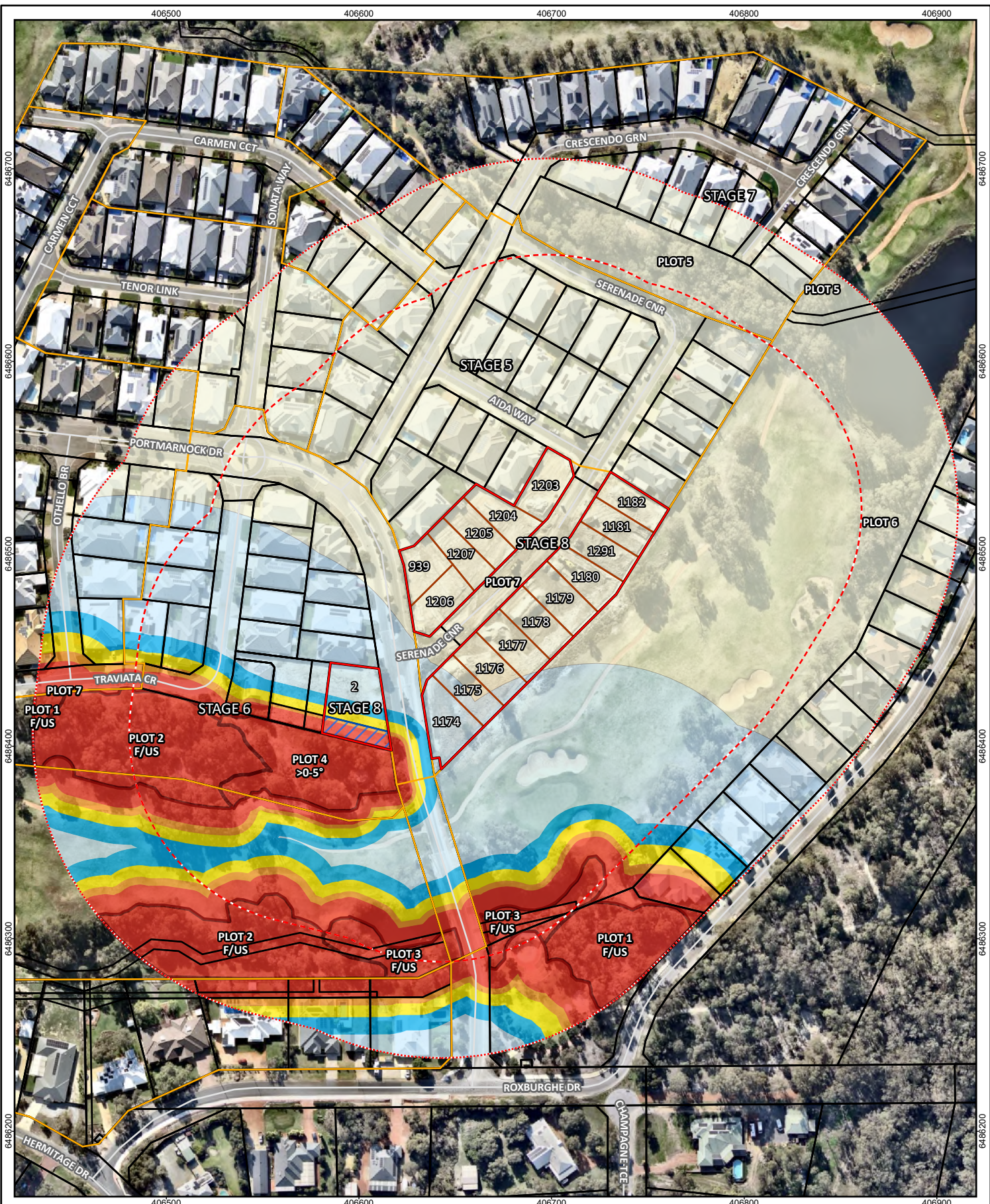
Should a lower BAL rating be realistically achievable through an appropriate building setback, then the landowner can refer to the recommended setbacks listed in Table 5. The lower BAL rating may be achieved if the recommended building setback is reflected on the building plan for that lot and a revised BAL certificate can be issued at that time to support building permit application.

**Table 5: BAL contour assessment results**

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation distance to lot boundary (m)	Highest BAL to lot boundary	Setback required to achieve lower BAL	Reduced BAL with setback*
2	Yes	4	Class G Grassland	Downslope >0–5°	9 m (including APZ setback)	<b>BAL–29</b>	14 m setback off southern boundary (5 m additional to 9 m APZ setback)	BAL–19
939	Yes	2	Class B Woodland	Flat/upslope (0°)	>100 m	<b>BAL–Low</b>	N/A	N/A
1174	Yes	4	Class G Grassland	Downslope >0–5°	20 m	<b>BAL–12.5</b>	N/A	N/A
1175	Yes	3	Class D Scrub	Flat/upslope (0°)	87 m	<b>BAL–12.5</b>	N/A	N/A
1176	Yes	3	Class D Scrub	Flat/upslope (0°)	90 m	<b>BAL–12.5</b>	N/A	N/A
1177	Yes	3	Class D Scrub	Flat/upslope (0°)	96 m	<b>BAL–12.5</b>	4 m truncated rear setback	BAL–Low
1178	Yes	3	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL–Low</b>	N/A	N/A
1179	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1180	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1181	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1182	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1203	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1204	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1205	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1206	Yes	2	Class B Woodland	Flat/upslope (0°)	>100 m	<b>BAL–Low</b>	N/A	N/A
1207	Yes	2	Class B Woodland	Flat/upslope (0°)	>100 m	<b>BAL–Low</b>	N/A	N/A
1291	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A

\*The new BAL rating can only be confirmed once the building plan for the relevant lot has been prepared to demonstrate compliance with the recommended setback. An updated BAL certificate can be prepared at that time.





Legend	
	Project area
	100m assessment area
	150m assessment area
	Cadastral boundary
	Classified vegetation
	9m wide APZ setback
	Stage boundaries
	Proposed lot layout
	Indicative future subdivisions on adjacent stages
	BAL contours
	BAL 40
	BAL 29
	BAL 19
	BAL 12.5
	BAL Low
	Minor road

Scale: 1:2,600 at A4			
Coord. Sys. GDA2020 MGA Zone 50			
Job Number: 65571			
Client: LWP Property Group			
Version: A	Date: 12-Sep-2024		
Drawn By: jcrute	Checked By: ZC		

**The Reserve Stage 8, The Vines WA**

**BAL CONTOUR MAP**

**FIGURE 2**



## 4. Conclusion and recommendations

This BMP compliance and condition clearance report has been prepared for 17 proposed lots within The Reserve Stage 8, The Vines WA to address Condition 12 of WAPC Ref. 158756 and Conditions 4 and 6 of WAPC Ref. 164018.

Assessment results are consistent with current on-ground conditions as audited through site inspection on 11 September 2024. JBS&G can confirm that the subdivision stage BMP has been suitably implemented on site throughout the duration of subdivisional works for the project area and adjacent land to achieve compliance with the BMP and associated bushfire protection criteria of the Guidelines sufficient to satisfy Condition 12 of WAPC Ref. 158756 and Conditions 4 and 6 of WAPC Ref. 164018.

This report also provides a final BAL assessment and certification for individual lots within the project area to facilitate future building approvals. Nine of the proposed lots within the project area are situated within a designated bushfire prone area and require a BAL assessment, as per Figure 2 and Table 5, with the associated BAL certificates provided in Appendix A.

Should a lower BAL rating be realistically achievable through an appropriate building setback, then the landowner can refer to the recommended setbacks listed in Table 5. The lower BAL rating may be achieved if the recommended building setback is reflected on the building plan for that lot and a revised BAL certificate can be issued at that time to support building permit application.

JBS&G considers that the BAL contour assessment and BAL certificates outlined in this report are accurate to support future building permit applications for individual lots.

## 5. Limitations

### Scope of services

This report (“the report”) has been prepared by JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

### Reliance on data

In preparing the report, JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report (“the data”). Except as otherwise expressly stated in the report, JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (“conclusions”) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. JBS&G has also not attempted to determine whether any material matter has been omitted from the data. JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to JBS&G. The making of any assumption does not imply that JBS&G has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. JBS&G disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law as at the date of this report.

### Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made, including to any third parties, and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G or reproduced other than in full, including all attachments as originally provided to the client by JBS&G.



## 6. References

- Department of Planning (DoP) 2016, *Visual guide for bushfire risk assessment in Western Australia*, Department of Planning, Perth.
- Office of Bushfire Risk Management (ORBM) 2024, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, [01/10/2024].
- Standards Australia (SA) 2018, *Australian Standard AS 3959–2018 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.
- JBS&G 2023, *Bushfire Management Plan Addendum (Subdivision Application): Lot 9036, The Reserve, Lot 2 Subdivision Eleventh Road, Hilbert*, report prepared for LWP Property Group, August 2023.
- Strategen-JBS&G 2019, *Bushfire Management Plan (Subdivision Application): Lot 9033 Portmarnock Drive, The Vines*, report prepared for LWP Property Group, November 2019.
- Western Australian Planning Commission (WAPC) 2021, *Guidelines for Planning in Bushfire Prone Areas*, Version 1.4 December 2021, Western Australian Planning Commission, Perth.

## Appendix A BAL certificates

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.


## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			2	Portmarnock Drive	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Downslope >0-5 degrees	9 m (lower BAL possible with setback)	BAL – 29

## BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <hr/> <p>Signature <i>ZC</i></p> <hr/> <p>Date 3/10/2024</p> </div>
Company Details JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			939	Portmarnock Drive	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	Flat/upslope	>100 m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
<b>Company Details</b> JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1174	Portmarnock Drive	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Downslope >0-5 degrees	20 m	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
Company Details JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.



# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1175	Serenade Corner	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Flat/upslope	87 m	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
Company Details JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.


## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1176	Serenade Corner	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Flat/upslope	90 m	BAL – 12.5

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <hr/> <p>Signature <i>Zac Cockerill</i></p> <hr/> <p>Date 3/10/2024</p> </div>
<b>Company Details</b> JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1177	Serenade Corner	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	City of Swan		Class 1a	Use(s) of the building	Residential
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Flat/upslope	96 m (lower BAL possible with setback)	BAL – 12.5

## BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
Company Details JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1178	Serenade Corner	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Flat/upslope	>100 m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
<b>Company Details</b> JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			1206	Serenade Corner	
Local government area	Suburb			State	Postcode
	the Vines			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	Flat/upslope	>100 m	BAL – LOW

## BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
Company Details JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.



# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.



## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 1207	Street name / Plan Reference Serenade Corner	
	Suburb the Vines			State WA	Postcode 6069
Local government area	City of Swan				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential		
Description of the building or works	Construction of a single Class 1a dwelling and associated Class 10a garage				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class B Woodland	Flat/upslope	>100 m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 37803</p> <p>Signature </p> <p>Date 3/10/2024</p> </div>
<b>Company Details</b> JBS&G Pty Ltd	
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 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate 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 certificate issued.

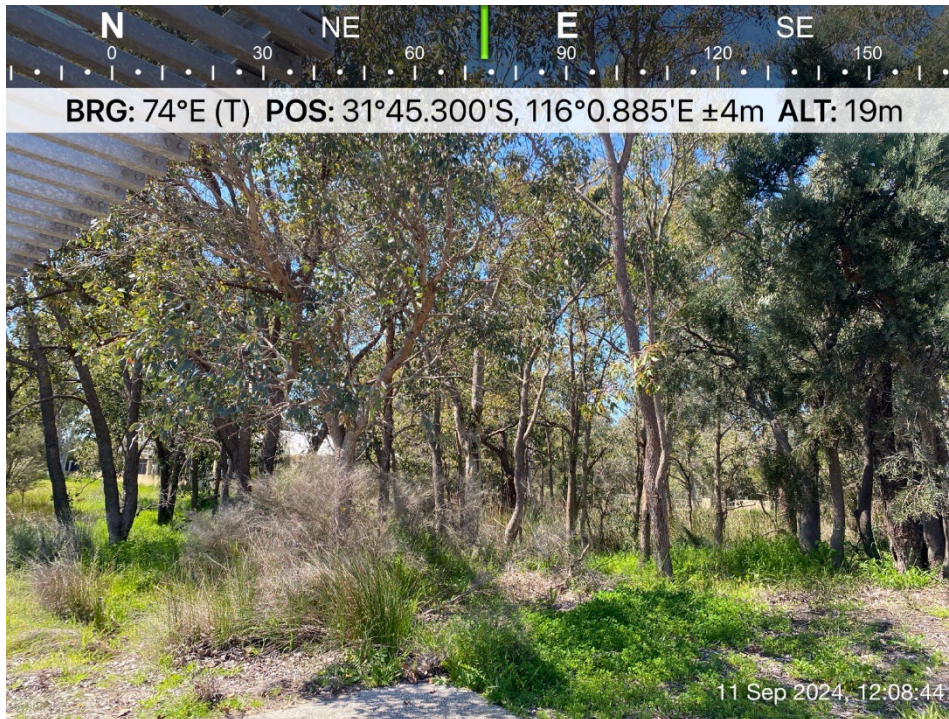
## Appendix B Photos of vegetation plots

**Plot 1**

<b>Vegetation classification</b>	Class A Forest
<b>Description / justification</b>	Trees 10-30 m high at maturity, dominated by Eucalypts, multi-tiered structure comprising tall canopy layer, shrubby middle layer and grass/herb/sedge understorey



**Photo ID: 1a**



**Photo ID: 1b**



**Plot 2**

**Vegetation classification**      Class B Woodland

**Description / justification**      Trees 2-30 m at maturity, dominated by trees with a grassy understorey (lacks shrubby middle layer and deep surface litter)



**Photo ID: 2a**



**Photo ID: 2b**



**Photo ID: 2c**



**Plot 3**

<b>Vegetation classification</b>	Class D Scrub
<b>Description / justification</b>	Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



**Photo ID: 3a**



**Photo ID: 3b**



**Plot 4**

<b>Vegetation classification</b>	Class G Grassland
<b>Description / justification</b>	Grassland at maturity, greater than 100 mm in height with sparse canopy cover.



**Photo ID: 4a**



**Photo ID: 4b**



**Plot 5**

<b>Vegetation classification</b>	Excluded – Clause 2.2.3.2 [b]
<b>Description / justification</b>	Single area of vegetation less than 1 ha in area and not within 100 m of classified vegetation.



**Photo ID: 5a**

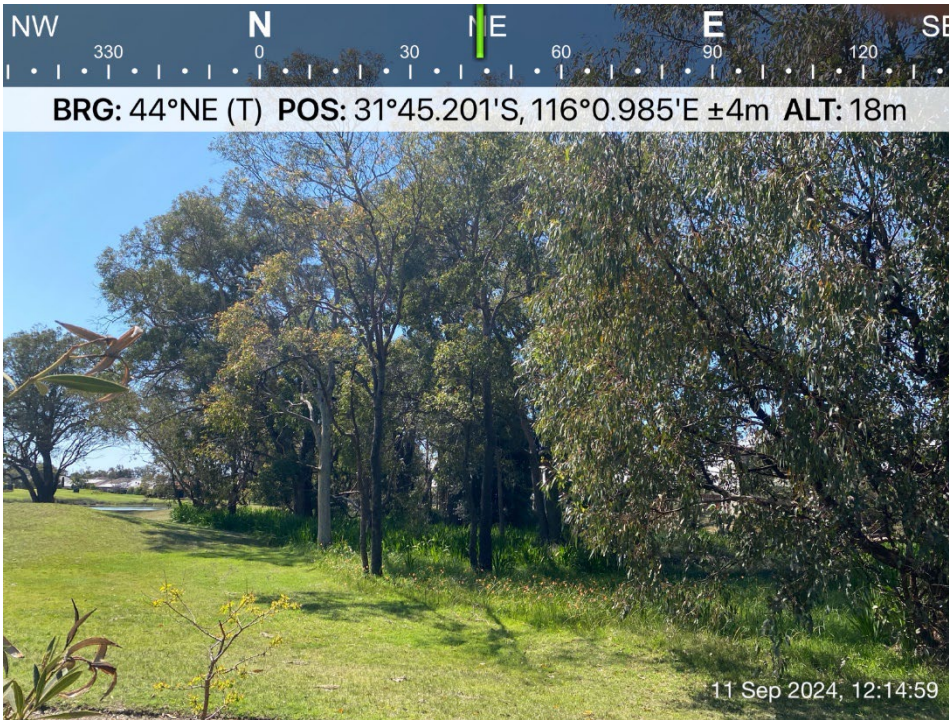


**Photo ID: 5b**



**Plot 6**

<b>Vegetation classification</b>	Excluded – Clause 2.2.3.2 [d]
<b>Description / justification</b>	Strip of vegetation less than 20 m in width and not within 20 m of the site or other areas of classified vegetation.



**Photo ID: 6a**

**Plot 7**

<b>Vegetation classification</b>	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])
<b>Description / justification</b>	Areas of non-vegetated and low threat vegetation, including the project area development footprint, existing surrounding urban areas, golf course fairway and managed vegetation.



**Photo ID: 7a**



**Photo ID: 7b**



**Photo ID: 7c**



**Photo ID: 7d**



**Photo ID: 7e**



**Photo ID: 7f**



**Plot 7**



**Photo ID: 7g**



**Photo ID: 7h**



**Photo ID: 7i**



**Photo ID: 7j**



**Photo ID: 7k**



**Photo ID: 7l**



Plot 7

NE 30 60 90 E 120 SE 150 S 180  
 BRG: 99°E (T) POS: 31°45.141'S, 116°0.980'E ±7m ALT: 19m



11 Sep 2024, 12:16:27

Photo ID: 7m

SE 120 150 S 180 SW 210 240 W 270  
 BRG: 205°SW (T) POS: 31°45.161'S, 116°0.913'E ±12m ALT: 19m



11 Sep 2024, 12:19:3

Photo ID: 7n

SW 10 240 W 270 NW 300 330 N 0 30  
 BRG: 304°NW (T) POS: 31°45.158'S, 116°0.896'E ±4m ALT: 20m



11 Sep 2024, 12:20:03

Photo ID: 7o

NW 300 330 N 0 30 NE 60 E 90  
 BRG: 24°NE (T) POS: 31°45.139'S, 116°0.853'E ±4m ALT: 21m



11 Sep 2024, 12:20:5

Photo ID: 7p

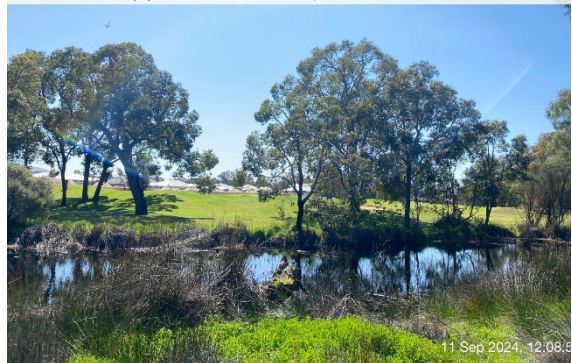
SE 150 S 180 SW 210 240 W 270 300 NW  
 BRG: 229°SW (T) POS: 31°45.140'S, 116°0.850'E ±8m ALT: 19m



11 Sep 2024, 12:21:01

Photo ID: 7q

NW 300 330 N 0 30 NE 60 E 90  
 BRG: 7°N (T) POS: 31°45.299'S, 116°0.885'E ±4m ALT: 19m

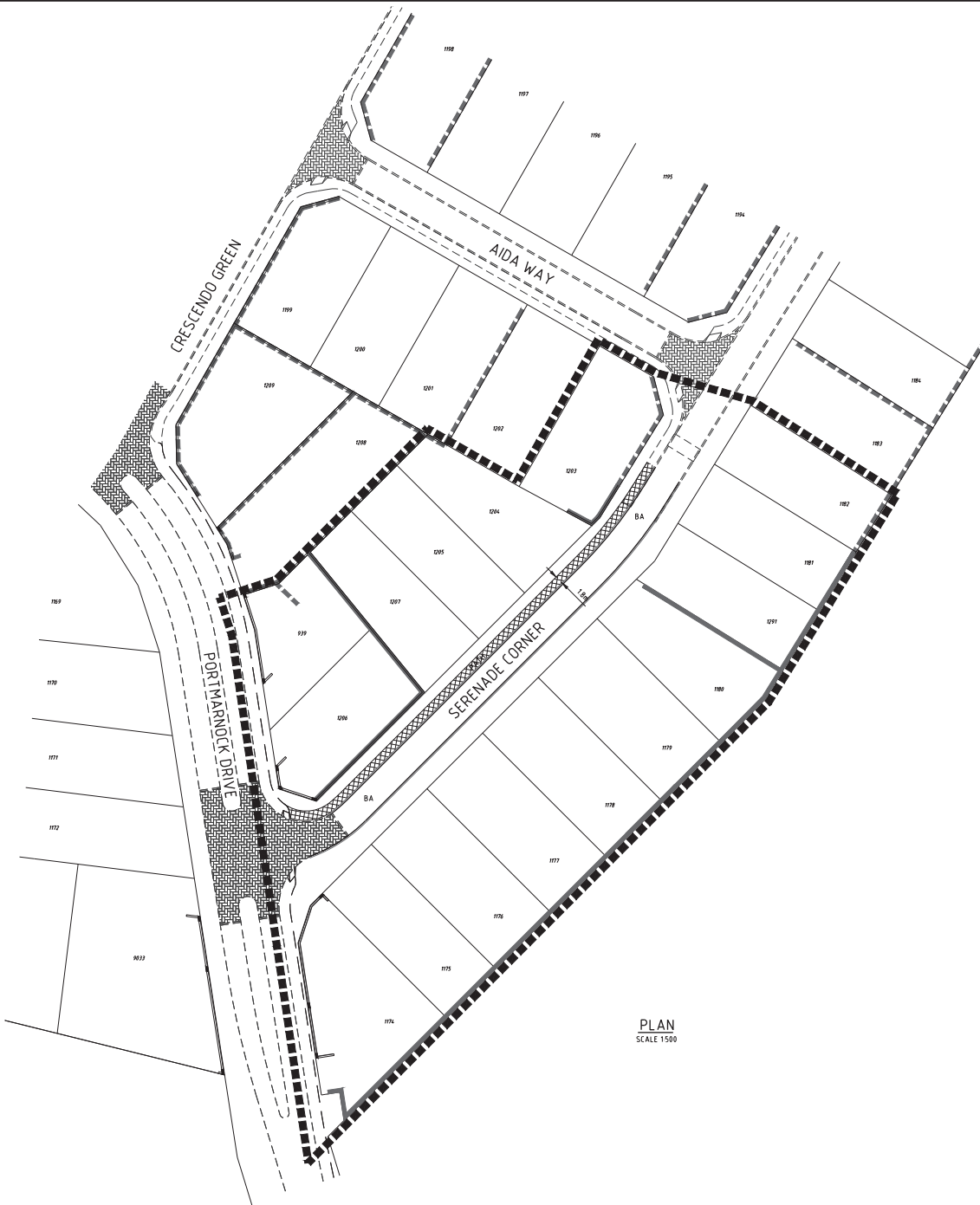


11 Sep 2024, 12:38:5

Photo ID: 7r

## Appendix C Civil Roads Layout Plan





PLAN  
SCALE 1500

STANDARD NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE LOCAL AUTHORITY.
2. THE CONTRACTOR SHALL LIAISE WITH ALL PUBLIC UTILITIES PRIOR TO COMMENCING WORK TO LOCATE ALL SERVICES WITHIN THE CONTRACT SITE.
3. ALL LEVELS SHALL BE LOCATED FROM ESTABLISHED BENCHMARKS AS ESTABLISHED BY THE PROJECT SURVEYOR.
4. ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE.
5. REFER INTERSECTION DETAIL DRAWINGS FOR CORNER RADI AT INTERSECTIONS AND CUL-DE-SACS.
6. ALL KERBING TO BE MOUNTABLE TYPE UNLESS NOTED OTHERWISE.
7. TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m.
8. WHERE POSSIBLE, STREET SIGNS TO BE STRAPPED TO STREET LIGHT POLES.
9. ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES.
10. STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 2) R.R.J. UNLESS NOTED OTHERWISE.
11. DRAINAGE PIPES TO BE INSTALLED IN ACCORDANCE WITH AS3725. CONTRACTOR TO CONSIDER GROUND CONDITIONS, HAUNCHING, TRENCH CONDITIONS, LOAD PARAMETERS AND COMPACTION METHODS TO ENSURE INTEGRITY OF PIPE.
12. MANHOLES AND SIDE ENTRY PITS SHALL BE LOCATED IN POSITIONS SHOWN IRRESPECTIVE OF THE INDICATED PIPE LENGTHS AND WHERE APPLICABLE THE PITS SHALL BE LOCATED AT THE ACTUAL LOW POINT.
13. MINIMUM COVER TO DRAINAGE PIPES TO BE 600mm UNLESS NOTED OTHERWISE. CLEARANCE WITH ALL OTHER SERVICES TO BE 150mm. CONTRACTOR TO ADVISE OF ANY DISCREPANCIES.
14. WHERE A SEWER LINE INTERSECTS WITH A STORMWATER DRAINAGE LINE AND THE SEWER PASSES OVER THE DRAIN THEN THE SEWER SHALL HAVE A TIMBER PILE AND KEEL PROVIDED FOR THE FULL EXTENT NECESSARY TO SUPPORT THE SEWER DURING EXCAVATION FOR THE DRAIN.
15. THE ROADWORKS AND DRAINAGE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SEWERAGE RETICULATION PLAN(S) AND THE STANDARD DRAWING(S).
16. STORMWATER ACCESS CHAMBER LIDS IN VERGES ARE TO BE SET TO MATCH VERGE CROSSFALLS AND LEVELS.

STAGE NOTES

1. LOCAL AUTHORITY - CITY OF SWAN
2. PROJECT SURVEYOR - PMG
3. LANDSCAPE ARCHITECT - PLAN E
4. REFERENCE DRAWINGS:  
SEWERAGE RETICULATION PLAN 6118-08-400  
WATER RETICULATION PLAN 6118-08-500
5. DRAINAGE PIPES TO BE LAID ON X-Xm ALIGNMENT IN ROAD RESERVES UNLESS NOTED OTHERWISE.

LEGEND

DESCRIPTION	SYMBOL																				
LIMIT OF WORKS BOUNDARY																					
PROPOSED ROAD																					
EXISTING ROAD																					
FUTURE ROAD																					
PROPOSED DRAINAGE PIPE																					
EXISTING DRAINAGE PIPE																					
FUTURE DRAINAGE PIPE																					
PROPOSED DRAINAGE PIPE WITH JUNCTION PIT (JP), SIDE ENTRY PIT (SEP), GRATED PIT (GP) AND CIRCULAR GRATED PIT (IGP)																					
DRAINAGE PIT LABEL	<table border="1"> <tr> <td>PIT TYPE</td> <td>JP</td> <td>JP</td> <td>JP</td> </tr> <tr> <td>PIT ID</td> <td>01</td> <td>02</td> <td>03</td> </tr> </table>	PIT TYPE	JP	JP	JP	PIT ID	01	02	03												
PIT TYPE	JP	JP	JP																		
PIT ID	01	02	03																		
DRAINAGE PIT LID NOTATION	<ul style="list-style-type: none"> <li>● PROVIDE TEMPORARY LID</li> <li>● CONVERT EXISTING LID</li> </ul>																				
UPSTREAM INVERT LEVEL	<table border="1"> <tr> <td></td> <td>PROPOSED</td> <td>EXISTING</td> <td>FUTURE</td> </tr> <tr> <td>PIPE DIAMETER / GRADE</td> <td>100/20 50</td> <td>100/20 50</td> <td>100/20 50</td> </tr> <tr> <td>DISTANCE BETWEEN PITS</td> <td>300/100 0</td> <td>300/100 0</td> <td>300/100 0</td> </tr> <tr> <td>DOWNSTREAM INVERT LEVEL</td> <td>50 0</td> <td>50 0</td> <td>50 0</td> </tr> <tr> <td></td> <td>100/20 00</td> <td>100/20 00</td> <td>100/20 00</td> </tr> </table>		PROPOSED	EXISTING	FUTURE	PIPE DIAMETER / GRADE	100/20 50	100/20 50	100/20 50	DISTANCE BETWEEN PITS	300/100 0	300/100 0	300/100 0	DOWNSTREAM INVERT LEVEL	50 0	50 0	50 0		100/20 00	100/20 00	100/20 00
	PROPOSED	EXISTING	FUTURE																		
PIPE DIAMETER / GRADE	100/20 50	100/20 50	100/20 50																		
DISTANCE BETWEEN PITS	300/100 0	300/100 0	300/100 0																		
DOWNSTREAM INVERT LEVEL	50 0	50 0	50 0																		
	100/20 00	100/20 00	100/20 00																		
TABLE DRAIN																					
PROPOSED SUBSOIL DRAINAGE PIPE																					
EXISTING SUBSOIL DRAINAGE PIPE																					
FUTURE SUBSOIL DRAINAGE PIPE																					
PROPOSED CONCRETE PATH AND PRAM RAMP																					
BRICK PAVING (REFER BRICK PAVING TABLE)																					
BLACK ASPHALT WEARING COURSE																					
RED ASPHALT WEARING COURSE																					
DESIGNATED GARAGE LOCATION																					
EXTEND ROAD PAVEMENT 30m PAST LIMIT OF ASPHALT AND INSTALL D4-5 CHEVRON BOARD																					
EXTEND ROAD PAVEMENT 30m PAST LIMIT OF ASPHALT, CONSTRUCT TEMPORARY #18 TURNAROUND AND INSTALL 2 No. D4-5 HAZARD MARKERS																					
PROPOSED KERB TRANSITION																					
POST WITH STREET NAME PLATES																					
CHEVRON BOARD																					
PROPOSED RETAINING WALL																					
EXISTING RETAINING WALL																					
FUTURE RETAINING WALL																					
<b>KERB TYPES</b>																					
DESCRIPTION	SYMBOL																				
MOUNTABLE KERB	MK																				
SPECIAL MOUNTABLE KERB	MK(S)																				
SEMI MOUNTABLE KERB	SMK																				
REINFORCED SEMI-MOUNTABLE KERB	SMK(R)																				
BARBER KERB	BK																				
SPECIAL BARBER KERB	BK(S)																				
FLUSH KERB	FK																				
REINFORCED FLUSH KERB	RFK																				
600mm CONCRETE RAMP	CR																				
1200mm CONCRETE RAMP	12CR																				

NOTICE TO CONTRACTOR

IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

REV	DATE	DRN	CHKD	APP	AMENDMENT
0	05.04.24	HVD	MW	M WALLIS	ISSUED FOR CONSTRUCTION
A	03.11.23	HVD	MH	M WALLIS	ISSUED FOR PRICING/APPROVAL



**COPYRIGHT**  
The concepts and information contained in this document are the Copyright of Cossill & Webley Pty Ltd. Use or copying of this document in whole or part without the written permission of Cossill & Webley Pty Ltd constitutes an infringement of copyright.  
This plan shall only be printed in full colour. If this plan is printed in black and white or grey scale it is not to be used for construction.  
This plan is not to be used for construction unless issued as revision 0 or higher.

**CW Cossill & Webley CONSULTING ENGINEERS**  
Mailing Address: PO Box 680, Subiaco WA 6004  
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6005  
T: (08) 9422 5800 F: (08) 9422 5801 E: admin@cossillweb.com.au

CLIENT: THE MEWS JOINT VENTURE  
APPROVED:

PROJECT: ELLENBROOK - THE RESERVE - STAGE 8  
TITLE: ROADWORKS  
DESIGNED: HVD  
SCALE: 1:100 1:100 1:500  
WAPC NO: 158756/164.018  
DRAWING NO: 6118-08-600  
REVISION: 0  
ORIGINAL SIZE: A1

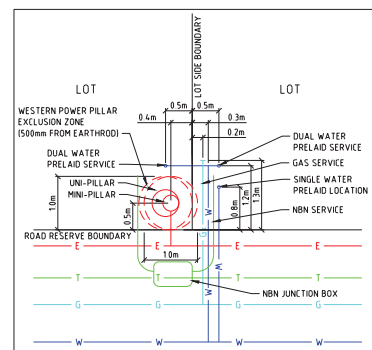
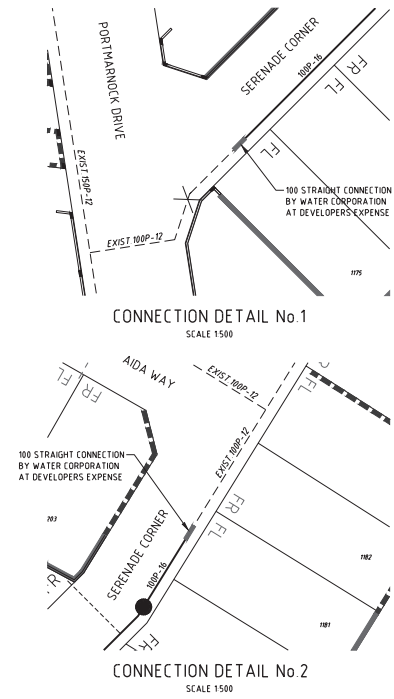
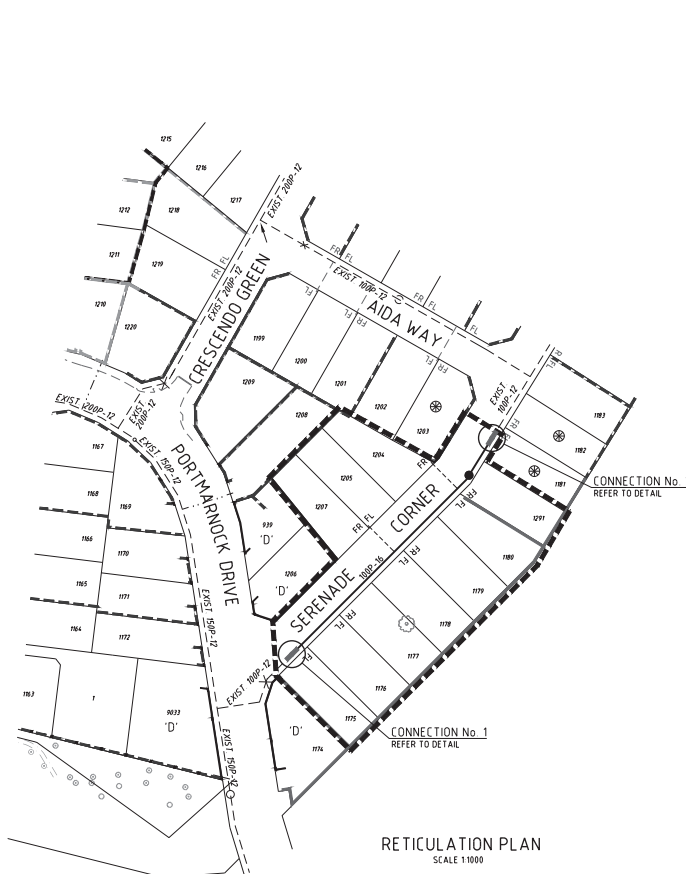
## Appendix D Civil Water Reticulation Plan

**CONTRACTOR'S RESPONSIBILITY**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE THE INSTALLATION OF ALL SERVICES WITHIN THE SUBDIVISION THE CONSULTANT SHOULD ENSURE THAT THERE IS NO CONFLICT BETWEEN THE POSITIONING OF FULLY PRE-LAID WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAID SERVICES ARE REQUIRED.

**SERVICES**

- ALL WATER MAINS SHALL BE INSTALLED ON 2m ALIGNMENT EXCEPT AS OTHERWISE AGREED
- FULLY PRE-LAID WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS-03 VERSION 2 REVISION 15, DECEMBER 2021 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG No's BD 62-8-15 AND BD62-8-24
- WATER SERVICE LOCATIONS SHALL BE IN ACCORDANCE WITH THE GUIDELINES FOR POSITIONING CONTAINED IN DRG No. BD42-8-14.
- WHERE POSSIBLE LOTS ARE ARRANGED IN PAIRS WITH A DUAL SERVICE PIPE ENTERING THE RIGHT HAND SIDE OF THE PAIR OF LOTS AND SPLITTING LEFT AND RIGHT TO SUPPLY EACH PAIR OF METERS
- WHERE SHORT AND LONG SINGLE SERVICES ARE INDICATED THE SERVICE PIPE AND METER SHOULD, IF POSSIBLE, BE LOCATED AT THE LEFT HAND SIDE BOUNDARY OF LOTS
- FOR A STRAIGHT ROAD RESERVE, SERVICE PIPES SHALL BE ALIGNED AT RIGHT ANGLES TO FRONT BOUNDARIES, RATHER THAN TO THE SUPPLY WATER MAINS
- WHERE THERE IS A BEND IN THE ROAD RESERVE AT THE SIDE BOUNDARY, THE SERVICE PIPE SHALL BE POSITIONED PARALLEL TO THE LINE BISECTING THE ANGLE
- FL AND FR (FULLY PRELAI LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION
- FULLY PRE-LAID WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. BD62-2-9
- CONTRACTOR TO ENSURE TAPPING BANDS ARE INSTALLED WITH A MINIMUM CLEARANCE OF 300mm FROM OTHER FITTINGS, PIPE JOINTS AND TAPPING BANDS

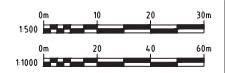


LEGEND	
DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	—
PROPOSED MAINS	—
PROPOSED VALVE (No. = 0)	—
PROPOSED HYDRANT (No. = 1)	—
PROPOSED PRELAI LONG SERVICE	—
CHANGE IN PIPE SIZE	—
FLUSHING POINT (No. = J)	—
TEMPORARY BLANK END AND FLUSHING POINT (No. = J)	—
CONNECTION BY WATER CORPORATION (No. = J)	—
EXISTING MAIN, HYDRANT AND VALVE	—
FUTURE MAIN, HYDRANT AND VALVE	—
FUTURE DISTRIBUTION MAINS	—
PROPOSED RETAINING WALL	—
EXISTING RETAINING WALL	—
FUTURE RETAINING WALL	—
DEFERRED SERVICE	⊂
SERVICE LAID IN THIS STAGE FOR RELEASE IN FUTURE STAGE	*
SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE	⊗
SERVICE UNDER RETAINING WALL	#1
SERVICE IN BELOW GROUND PIT (REFER WC DWG BD62-2-9)	#2

SERVICES	QTY (No.)
PRELAI SHORT DUAL	3
PRELAI LONG DUAL	1
PRELAI SHORT SINGLE	1
PRELAI LONG SINGLE	1
TOTAL	6
TOTAL NUMBER OF LOTS SERVED	10
NUMBER OF DEFERRED SERVICES	3
EXTENSION	QTY (m)
63mm MDPE	0.0
100 P-16	110.7
150 P-16	0.0
200 P-16	0.0
250 P-16	0.0

**NOTICE TO CONTRACTOR**  
IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

REV	DATE	DRN	CHKD	APP	AMENDMENT
0	08.12.23	HVD	MW		ISSUED FOR WATER CORPORATION APPROVAL AND CONSTRUCTION
A	03.11.23	HVD	MH	M WALLIS	ISSUED FOR PRICING/APPROVAL



**COPYRIGHT**  
The concepts and information contained in this document are the Copyright of Cossill & Webley Pty Ltd. Use or copying of this document in whole or part without the written permission of Cossill & Webley Pty Ltd constitutes an infringement of copyright.  
This plan shall only be printed in full colour. If this plan is printed in black and white or grey scale it is not to be used for construction.  
This plan is not to be used for construction unless issued as revision 0 or higher.

**CW Cossill & Webley CONSULTING ENGINEERS**  
Mailing Address: PO Box 680, Subiaco WA 6004  
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008  
T: (08) 9422 5800 F: (08) 9422 5811 E: admin@cossillweb.com.au

CLIENT: THE MEWS JOINT VENTURE  
APPROVED: [Signature]  
DESIGNED: HVD  
SCALE: AS SHOWN

PROJECT: ELLENBROOK - THE RESERVE - STAGE 8  
TITLE: WATER RETICULATION PLAN  
WAPC No: 158756  
DRAWING No: 6118-08-500  
REVISION: 0

This plan is accepted as complying with overall scheme planning. Compliance with the Water Corporation Design Standards or statutory requirements has not been checked and remains the responsibility of the Design Engineer.

**OJ23-103-001-01A**

FILE: 164.337246

ORIGINAL SIZE A1

P:\013 The Reserve\6118-08-500.dwg, 6/11/2023 3:27:29 AM, Name: C:\Users\Sergiy\OneDrive\Documents\OJ23-103-001-01A.dwg



## Appendix E    Deposited Plan

Plan Information	
Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

**Plan Heading**  
Lots 2, 939, 1174-1182, 1203-1207, 1291, 9037, Roads and Restrictive Covenant

Locality & Local Government	
Locality	THE VINES
Local Government	CITY OF SWAN

Department of Planning, Lands and Heritage	
File Number	

Examination	
Examined	Date

Planning Approval	
Planning Authority	Western Australian Planning Commission
Reference	158756, 159620

Delegated under S. 16 P&D Act 2005	Date
------------------------------------	------

In Order For Dealings	
Subject To	

For Inspector of Plans and Surveys	Date
------------------------------------	------

**Plan Approved** Reg. 26A (1), (4)

Inspector of Plans and Surveys / Authorised Land Officer	Date
--	------

Survey Details	
Field Records	65285, 78063, 78064, 78248, 95180
Declared as Special Survey Area	Yes

**Survey Method Regulatory Statement**  
Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.

Survey Method and Plan Content Variations	
<b>Approved Variation Type</b> REG 26A(1) FINAL MARKING DEFERRED	<b>Reference</b> (Approved ID XXXX-XX - Dated XX Month Year, Landgate File OXXXX-20XX)

**Survey Certificate - Regulation 54**  
I, Kenny R. SELLERS hereby certify that this plan is accurate and is a correct representation of the -  
(a) survey; and  
(b) calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor	Date
-------------------	------

Survey Organisation	
Name	MNG MCMULLEN NOLAN GROUP
Address	PO Box 3526, SUCCESS W.A. 6964
Phone	6436 1599
Fax	6436 1500
Email	info@mngsurvey.com.au
Reference	91097dp-1082c

Version	Lodgement Type	Amendment Description	Authorised By	Date

Former Tenure				
New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
2, 939, 1174-1182, 1203-1207, 1291, 9037	DP 69505	PT LOT 9036	4031/64	

Former Tenure Interests and Notifications						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
Ⓐ	EASEMENT (Drainage)	SEC 167, REG 5, P&D ACT 2005	DP 61698	LOT 9037	CITY OF SWAN	
Ⓑ	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC P430016	LOT 2	CITY OF SWAN	NO HABITABLE BUILDINGS TO BE BUILT

New Interests						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
Ⓒ	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN AND DOC	ALL LOTS EXCEPT 9037	ALL LOTS EXCEPT 9037	
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC	LOT 1174	ELECTRICITY NETWORKS CORPORATION	FIRE SEPARATION

New Notifications and Memorials						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
Ⓓ	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC 70A OF THE TLA 1893	DOC	LOT 1174		TRANSFORMER NOISE ZONE
	NOTIFICATION (Hazards or other Factors)	SEC 165 OF THE P&D ACT 2005	DOC	LOTS 2, 939, 1174-1177		BUSHFIRE MANAGEMENT PLAN

AMENDMENTS TABLE		
Revision	Description	Date
A	Initial Issue	23/02/2024
B	Amended to add 129ba and 70a notification	21/05/2024

**DRAFT**  
ALL AREAS AND DIMENSIONS  
ARE SUBJECT TO FINAL SURVEY  
AND WAPC APPROVAL

**PRELIMINARY ONLY  
UNLODGED VERSION  
SUBJECT TO  
LANDGATE AUDIT**  
This version is  
- Current as at 21/05/2024  
- Subject to change without notice  
- Not intended for design use,  
a LANDGATE APPROVED copy  
should be obtained for such purposes.

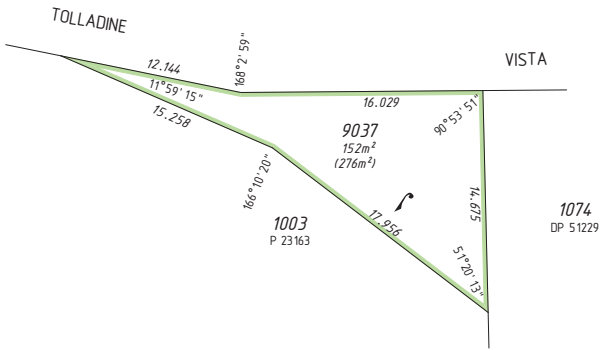
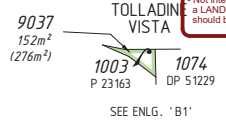
UNLODGED VERSION

UNLODGED VERSION

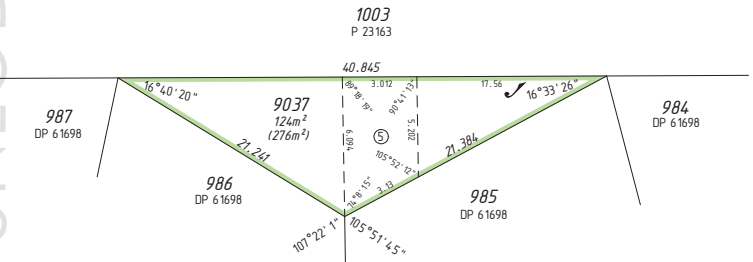
**DRAFT**  
ALL AREAS AND DIMENSIONS  
ARE SUBJECT TO FINAL SURVEY  
AND WAPC APPROVAL

# UNLOGGED VERSION

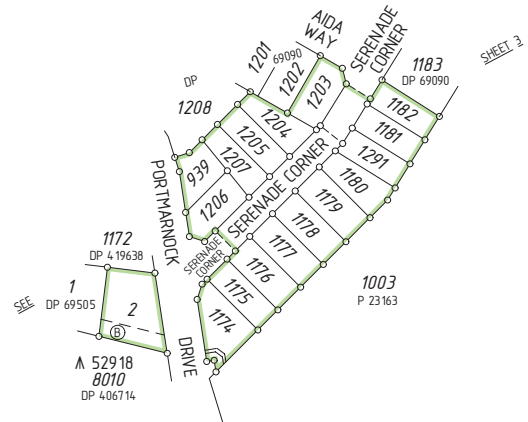
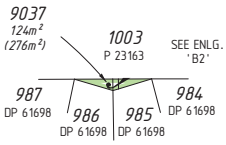
**PRELIMINARY ONLY  
UNLOGGED VERSION  
SUBJECT TO  
LANDGATE AUDIT**  
This version is  
- Current as at 21/05/2024  
- Subject to change without notice  
- Not intended for design use.  
a LANDGATE APPROVED copy  
should be obtained for such purposes.



ENLARGEMENT 'B1'  
Not to scale



ENLARGEMENT 'B2'  
Not to scale



UNLOGGED VERSION

UNLOGGED VERSION

# UNLOGGED VERSION

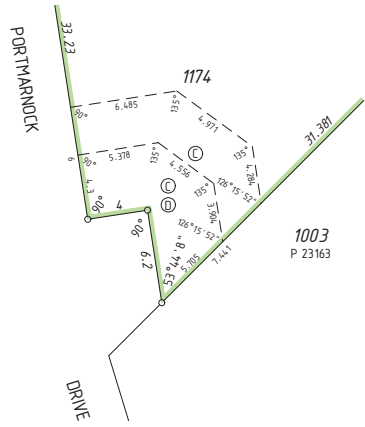


**DRAFT**  
 ALL AREAS AND DIMENSIONS  
 ARE SUBJECT TO FINAL SURVEY  
 AND WAPC APPROVAL

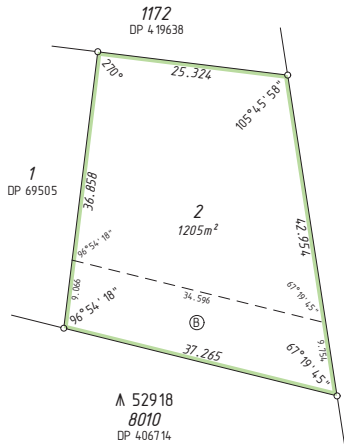
**PRELIMINARY ONLY  
 UNLODGED VERSION  
 SUBJECT TO  
 LANDGATE AUDIT**  
 This version is  
 - Current as at 21/05/2024  
 - Subject to change without notice  
 - Not intended for design use.  
 A LANDGATE APPROVED copy  
 should be obtained for such purposes.

UNLODGED VERSION

UNLODGED VERSION



ENLARGEMENT 'B1'  
 NOT TO SCALE



A 52918  
 8010  
 DP 406714

PORTMARKNOCK DRIVE

DRIVE

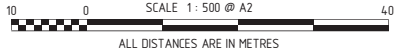
SERENADE CORNER

SERENADE

AIDA WAY

SERENADE CORNER

CORNER



**MNG**  
 MC MULLEN NOLAN GROUP  
 PO Box 5028, Sydney WA - 6884  
 Tel: (08) 9436 5559  
 Fax: (08) 9436 2300  
 Email: info@mngsurvey.com.au

MNG Ref : 91097dp-1082c - Stage 8 - DP428059-CSD

ADDITIONAL SHEETS  
 SURVEY SHEET

SHEET  
**3** OF **3**

VERSION NUMBER  
**1**

DEPOSITED PLAN  
**428059**

UNLODGED VERSION

**DRAFT**  
ALL AREAS AND DIMENSIONS  
ARE SUBJECT TO FINAL SURVEY  
AND WAPC APPROVAL

UNLODGED VERSION

PRELIMINARY ONLY  
UNLODGED VERSION  
SUBJECT TO  
LANDGATE AUDIT  
This version is  
- Current as at 21/05/2024  
- Subject to change without notice  
- Not intended for design use.  
a LANDGATE APPROVED copy  
should be obtained for such purposes.

UNLODGED VERSION

UNLODGED VERSION

THIS SURVEY SHEET WILL BE  
REPLACED BY THE SURVEY DATA

UNLODGED VERSION



GOVERNMENT OF  
WESTERN AUSTRALIA



MNG Ref : 91097dp-1082c

MC MULLEN NOLAN GROUP  
PO Box 5126, Southey W.A. 6564  
Tel: (08) 9436 5559  
Fax: (08) 9436 2500  
Email: info@mngsurvey.com.au

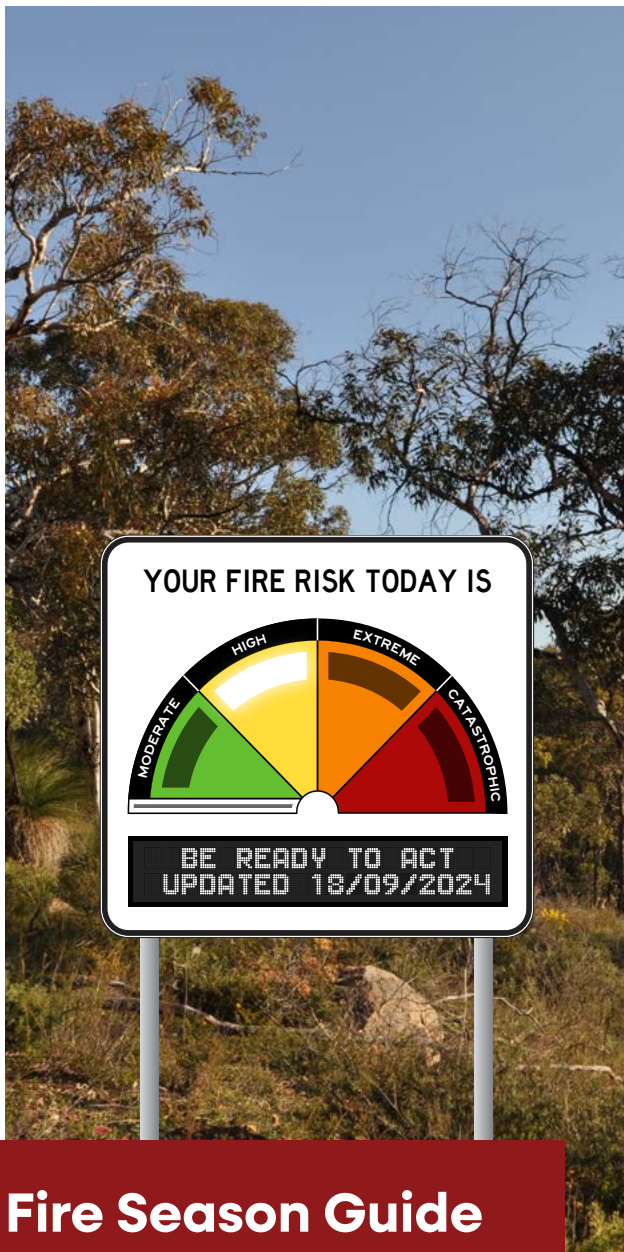
VERSION NUMBER

1

DEPOSITED PLAN  
428059

## Appendix F City of Swan firebreak notice 2024/25





# Fire Season Guide

Be ready to act

**Call 000 for all fires and  
life-threatening emergencies.**



Photo courtesy of DFES.

## **City of Swan**

Fire information - **9267 9326**

General enquiries - **9267 9267**

or visit **[www.swan.wa.gov.au](http://www.swan.wa.gov.au)**

## **Department of Fire and Emergency Services**

Emergency information line (alerts and warnings):

**13 33 37** or **[www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)**

Total fire ban information line:

**1800 709 355** or **[www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)**

General fire safety information:

**[www.dfes.wa.gov.au](http://www.dfes.wa.gov.au)**

## **Emergency WA**

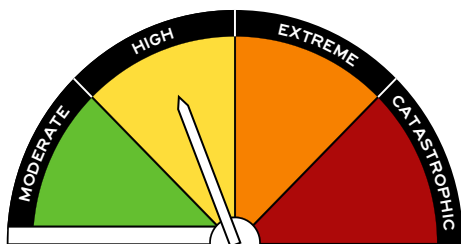
Western Australia's official emergency information site  
is **[www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)**

You'll find up-to-date information about emergencies,  
warnings, incidents, and alerts from government  
entities.

## Fire season quick guide

Burning restrictions					
RESTRICTED BURNING PERIOD		PROHIBITED BURNING PERIOD		RESTRICTED BURNING PERIOD	
Permits required		Burning prohibited		Permits required	
From Oct 1*	Until Nov 30*	From Dec 1*	Until Mar 31*	From Apr 1*	Until May 31*
<p><b>*These dates are subject to change according to seasonal conditions. Changes will be advertised on the City's website.</b></p> <p><b>All burning is prohibited on days where:</b></p> <ul style="list-style-type: none"> <li>· The fire danger rating is high or above or</li> <li>· A total fire ban is declared.</li> </ul>					
Firebreak and hazard reduction period					
Install by November 1			Maintain until April 30		
<p><b>Burning is prohibited on land less than 2,000sqm. Exemptions are listed on page 4.</b></p>					

## Fire danger rating - what does it mean?



**Moderate - plan and prepare**

**High - be ready to act**

**Extreme - act now to protect life and property**

**Catastrophic - for your survival leave bushfire risk areas**

Current and forecast fire danger ratings are provided daily by the Bureau of Meteorology at [www.bom.gov.au](http://www.bom.gov.au) and [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au).



## Seasonal burning restrictions

All burning, including exemptions, is prohibited on days when the fire danger rating is high or above, or a total fire ban is declared (see fire safety bans on pages 8-10 of this booklet for details).

### Prohibited period

**December 1 to March 31\***

All burning, including garden refuse and camping fires are prohibited. Cooking fires are exempt, subject to the conditions listed on page 4. Other exemptions are listed on page 5.

### Restricted periods

**October 1 to November 30 and April 1 to May 31\***

During this period you are not allowed to burn without a permit. You can request one from your local permit issuing officer (see details on the inside back cover of this booklet or visit the City's website). Garden refuse, cooking and camping fires are exempt subject to the conditions listed on page 7. Other exemptions are listed on page 8.

\*Note: Dates may be altered according to seasonal conditions. Changes will be advertised on the City's website.



## Burning a pile of garden refuse in the restricted period

A pile of dry garden refuse may be burnt during the restricted burning period without the need to obtain a permit subject to the following conditions:

- The fire must not be lit if the fire danger rating is high or above, or if a total fire ban is declared
- The pile being burnt does not exceed one cubic metre in size and only one pile alight at any time
- No flammable material within 5m of the fire
- The fire is only lit between 6pm and 11pm and is completely extinguished by midnight
- At least one person capable of controlling the fire attends at all times with adequate means of extinguishing the fire, e.g. a garden hose that easily reaches the fire
- Neighbours are notified of your intention to burn and you ensure the smoke from your fire doesn't cause a nuisance to neighbours or obscure the vision of motorists
- You do not burn household or commercial waste, any noxious materials, or any damp, wet, or green material.



## Cooking fires

Fires for cooking are exempt from burning period restrictions and do not require a permit subject to the following conditions:

- The fire must not be lit if the fire danger rating is high or above, or if a total fire ban is declared
- The fire is contained in a purpose-built appliance and
  - at a person's home or
  - an area is set aside for that purpose by the State authority or City of Swan
- No flammable material within 5m of the fire
- At least one person capable of controlling the fire attends at all times with adequate means of extinguishing the fire.

## Burning prohibited on land less than 2,000sqm

As per the Consolidated Local Law 2005, due to the impact smoke may have on densely built-up areas, burning is not permitted at any time on land with an area less than 2,000sqm (1/2 acre). Exemptions are listed on the following page.





## Exemptions

Exemptions include operations of a barbecue, heater, water heater, space heater, stove, oven, or incinerator. These must be fully enclosed and fired with dry wood, dry paper, synthetic char, or charcoal-type fuel. Suitable precautions must be taken so that no nuisance smoke arises. Causing excessive smoke is a prosecutable offence under the City's health local laws.

## Alternatives to burning

Consider the environment and the impact smoke may have on the surrounding community. Whenever practical, use alternative methods of fuel reduction such as composting, mulching, slashing or the application of herbicides. Green waste can be disposed of at the City's recycling centres, in your kerbside collection service or at the Red Hill Waste Management Facility.



## Fire safety bans

The responsibility remains with the individual to verify if a ban is currently in place and to ensure that the activity conducted does not breach any condition of the ban.

Total fire bans are declared by the Department of Fire and Emergency Services (DFES) during times of extreme weather conditions or when the possibility of widespread bushfires may impact heavily on resources.

When a total fire ban is declared it is illegal to light a fire or carry out any activity that is likely to cause a fire. Please note that there are significant differences in what activities are prohibited for local governments and businesses versus for the public.

Harvest and vehicle movement bans are declared by the local authority and limit the operation of combustion-powered vehicles, machinery, and plant equipment near flammable material, and vegetation including grass, stubble, or bush. No exemptions are available for harvest and vehicle movement bans.



## When a ban has been declared you **must not**:



- Light a fire in the open air
- Cook outside using a solid fuel fire (this includes under verandas and patios)
- Use combustion-powered vehicles or plant equipment in bushland or paddocks, except for necessary agricultural activities\*
- Harvest, except for necessary agricultural activities\*
- Conduct hot works such as welding, grinding, or activity that may cause a spark or ignition (see page 10 for exemption for prescribed activities).

### \* **Necessary agricultural activities are exempt during:**

- **Total fire bans** – if the activities cannot be postponed until after the ban ends without consequence to livestock or crops
- **Harvest and vehicle movement bans** – if the activities cannot be postponed without an immediate or serious risk to a person or livestock. Crop harvesting is not permitted.

## When a ban has been declared you **may**:



- Use a gas cooker or barbeque with an enclosed flame on your own property or in a public recreational area designated for that purpose
- Conduct essential feeding and watering of stock
- Use electrically powered mowers, chainsaws, line and hedge trimmers, and similar plant equipment – but not where use may cause sparks, e.g. mowing where rocks are present
- Conduct any work that has been approved by a current total fire ban exemption.



## Total fire ban – additional information

Activations and additional information are available on the DFES websites [www.dfes.wa.gov.au](http://www.dfes.wa.gov.au) and [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au) or by calling the total fire ban information line on **1800 709 355**.

Information is also broadcast on ABC local radio frequency 720AM and by other media outlets.

Subject to stringent conditions, business and public authorities may continue to carry out specifically prescribed activities. Prescribed activities and conditions are available on the DFES website. These amendments mean there is no longer a need to obtain a specific exemption from DFES to carry out these prescribed activities during a total fire ban.

Exemptions for other non-prescribed activities must be obtained from DFES in writing.

## Harvest and vehicle movement ban – additional information

Activations and additional information are available by calling the City's fire and emergency information line on **(08) 9267 9326** and on the City's website [www.swan.wa.gov.au](http://www.swan.wa.gov.au).

Information is also broadcast on ABC local radio frequency 720AM and by other media outlets.

During a harvest and vehicle movement ban, vehicles may be used on or across a paddock only if it is to prevent an immediate or serious risk to a person or livestock, and if reasonable precautions have been taken to prevent that activity from causing a bushfire.

## Notification service

The City provides an SMS and email notification service for total fire bans and harvest and vehicle movement bans. You can subscribe online by visiting [www.swan.wa.gov.au/fire](http://www.swan.wa.gov.au/fire).

## Penalties apply

You could be fined up to \$25,000 or imprisoned for 12 months, or both, if you commit an offence concerning a total fire ban. You could be fined up to \$5,000 if you commit an offence concerning a harvest and vehicle movement ban.

## City of Swan bushfire hazard regulations

This guide provides select relevant information about firebreak and asset protection zone requirements. Property owners are advised to familiarise themselves with the full annual Fire Hazard Reduction Notice published on the City's website and ensure that all requirements contained within the notice are carried out and maintained during the regulated firebreak periods. Property owners who are unsure of their responsibilities can contact the City on **(08) 9267 9267** for more information.

## Environment and heritage considerations

Property owners are responsible for conducting due diligence before starting works to ensure compliance with all relevant legislation.

For more information, contact the Department of Water and Environmental Regulation about the natural environment or the Department of Planning, Lands and Heritage about Aboriginal cultural heritage.

## Fire safety on your property

Property owners are required annually to reduce fire hazards and install firebreaks before November 1 and maintain their property in that condition until April 30. The bushfire hazard reduction strategies outlined below are legal requirements to reduce the likelihood of bushfire and the impacts it may have on life, property, and the environment.



Example of a maintained firebreak (i.e. free of flammable material) which prevented a fire from spreading into another paddock.

### **Land less than 5,000sqm (0.5 ha or 1.2 acres)**

- Install and maintain an asset protection zone
- Maintain all grass to or under 10cm high
- If your land predominantly consists of dense native vegetation then firebreaks or additional understory maintenance may be required
- Native vegetation should be maintained at or below eight tonnes per hectare.

### **All land greater than 5,000sqm (0.5 ha or 1.2 acres)**

- Install and maintain an asset protection zone
- Install firebreaks as close as practicable inside of, but no more than 10m from, the property's external boundaries. Firebreaks need to be 3m wide with a 4m vertical clearance, free from flammable materials and overhanging branches.
  - A boundary firebreak is not required where



the land is 90 per cent or more covered by buildings, other non-vegetated areas, and/or irrigated orchards/vineyards. All grass must be maintained to 10cm or less

- Properties over 100 hectares require additional firebreaks to divide the land into areas not exceeding 100 hectares.
- Maintain all grass:
  - On land between 5,000sqm and 25,000sqm (0.5 – 2.5ha) or (1.2 – 6.2 acres) to a height no greater than 10cm
  - On land greater than 25,000sqm (2.5 ha or 6.2 acres) all grass immediately adjacent to any firebreak must be reduced to a height of no greater than 10cm for a minimum width of 3m
  - If the land is stocked, grass compliance must be met by December 1.
- Natural vegetation within 100m of buildings, including attached and adjacent structures and essential infrastructure, shall be maintained at or below eight tonnes per hectare.

## Fuel loads

Fuel is any natural combustible material such as leaf litter, grass, shrubs, trees, wood piles, and more.

To help residents calculate the fuel tonnage per hectare across their property the City has produced a Residents' Vegetative Fuel Load Guide available for download on our website.

## Alternative firebreaks

If it is impractical for you to install firebreaks along all or parts of your internal boundaries, you may apply for approval to install a firebreak in an alternative location or of a different nature via the City's website. Your request must be received by October 1 for the application to be assessed by us and a decision made on whether you can install an alternative firebreak.

## Fire hazard advisory service

The City offers a free service for properties in fire-prone areas where our Fire Hazard Inspection Officer can come to your property and help you develop a plan to manage the risk on your land. The Officer can provide advice on developing a bushfire plan, reducing fuels around your home, developing a fuel management plan for your property, and firebreak requirements.

For more information, please contact (08) 9267 9022 or make a booking request on the City's website.

## Additional fire preparedness

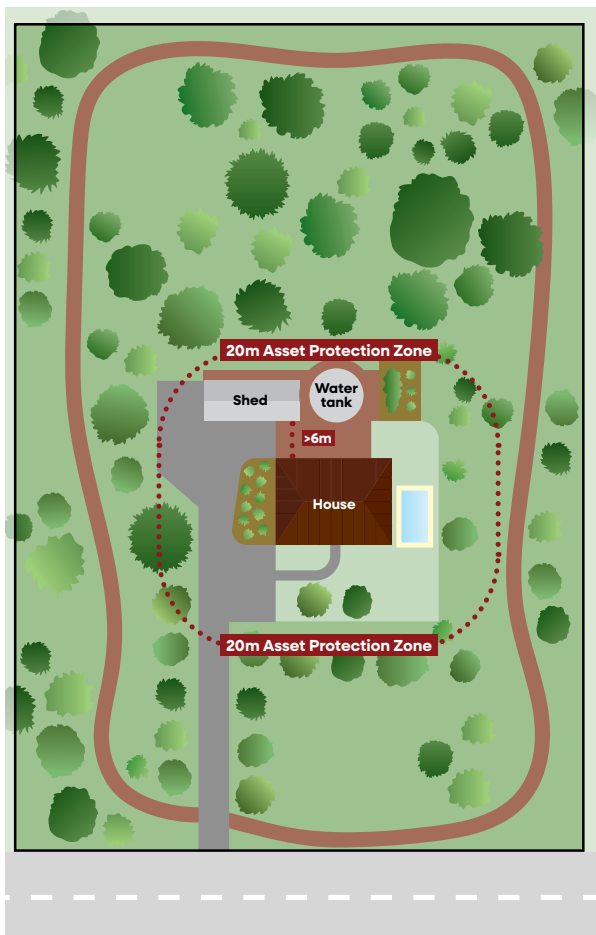
The City encourages all residents to conduct additional fire hazard reduction and preparedness measures for the safety of you, your property, and the community, such as:

- Ensuring gutters are cleared
- There is clear access around your house and property
- A family response plan is prepared and well known
- There is an accessible water supply on the property
- Leaves and twigs are raked up and removed.



## Asset protection zone

An asset protection zone (APZ) is a fuel-reduced area that surrounds relevant buildings. A well-maintained APZ can minimise the likelihood and impact of direct flame contact, radiant heat, and ember attack on buildings in the event of a bushfire.



The APZ extends 20m from the external walls of relevant buildings.

## **APZ requirements include:**

- Maintain fuel loads at two tonnes per hectare or lower
- Maintain grass at 10cm or under
- Keep tree crowns or branches clear from overhanging buildings
- Maintain clear separation between tree crowns
- Under-prune trees to 2m from the ground
- Ensure shrubs and trees taller than 2m are not located within 3m of the building
- APZ requirements only apply within the boundaries of the lot on which the asset is located and cannot be enforced across boundaries.

Refer to the Fire Hazard Reduction Notice on the City's website for the complete list of APZ requirements. Permanent clearing of vegetation beyond the requirements of the Fire Hazard Reduction Notice is not permitted without approval from the Department of Water and Environmental Regulation and the City of Swan.

## **Fire management plans**

Where a property is affected by an approved bushfire management plan, property owners must still comply with all requirements of the annual Fire Hazard Reduction Notice and any additional requirements outlined in that plan.

## **Firebreaks, fire service access routes (strategic firebreaks) and emergency access ways**

Firebreaks, fire service access routes (strategic firebreaks) and emergency access ways must be constructed and maintained to the standard specified in the City of Swan Fire Hazard Reduction Notice (see our website for details).



## Firebreaks, fire service access routes (strategic firebreaks) and emergency access ways

Firebreaks, fire service access routes (strategic firebreaks) and emergency access ways must be constructed and maintained to the standard specified in the City of Swan Fire Hazard Reduction Notice (see our website for details)

Type	Dimensions	Trafficable surface
Firebreak	3m wide 4m high	3m  Suitable for 4 x 4 vehicles
Fire service access route (strategic firebreak)	6m wide 4m high	4m Suitable for 4 x 4 vehicles
Emergency access way	6m wide 4m high	6m Suitable for all types of vehicles in all weather



Firebreaks must be constructed to this width and height, and corners must accommodate vehicles 9m in length.

## Engaging contractors

Landowners, including absentee landowners, must make efforts to verify contractor work is being completed to the standard required and not rely on their contractor's word. Ultimately, it is the landowner's responsibility to ensure their property complies with the annual Fire Hazard Reduction Notice.

## Precautions when slashing

Slashing and mowing can cause fires. These activities should not be conducted in hot or windy weather. It is recommended that a suitable fire extinguisher is fitted to any machinery conducting these activities.



## Permit issuing (restricted burning period)

During the restricted burning period, you may apply for a permit to burn. Please visit [www.swan.wa.gov.au/fire](http://www.swan.wa.gov.au/fire) to apply online or visit your local fire brigade to apply in person.

Brigade officers are volunteers and their availability may vary in some instances.

Assessment of a permit application may be subject to a site inspection.

### Online applications – entire City of Swan

[www.swan.wa.gov.au/fire](http://www.swan.wa.gov.au/fire)

---

#### Metropolitan fire district

Permits are issued by the City's Community Safety team. **(08) 9267 9267**

[www.swan.wa.gov.au/fire](http://www.swan.wa.gov.au/fire)

---

#### East Gidgegannup Volunteer Bushfire Brigade

Fire Station, Toodyay Road, Gidgegannup **(08) 9574 6000**  
Saturday 8.30–10am

[permits@egvbf.com](mailto:permits@egvbf.com)

---

#### West Gidgegannup Volunteer Bush Fire Brigade

Fire Station, Toodyay Road and O'Brien Road, Gidgegannup **(08) 9574 6536**  
Saturday 8.30–10am

---

#### East Swan Volunteer Bush Fire Brigade

Fire Station, Cathedral Avenue, Brigadoon **(08) 9296 1288**  
Sunday 9–11am

---

#### Bullsbrook Volunteer Fire and Emergency Service

Fire Station, Chittering Road, Bullsbrook **(08) 9571 2099**  
Sunday 9–11am

---

#### West Swan Volunteer Bush Fire Brigade

Permits within the metropolitan fire district are issued by the City of Swan (see above for details). **(08) 9296 4431**

Membership and controlled burn enquiries email [westswanbrigade@gmail.com](mailto:westswanbrigade@gmail.com)

---

# City of Swan

2 Midland Square, Midland  
PO Box 196 Midland WA 6936  
9267 9267

[www.swan.wa.gov.au](http://www.swan.wa.gov.au)



## *Safer in Swan*

This document can be made available in alternative formats and languages on request.



© JBS&G

This document is and shall remain the property of JBS&G. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited

#### Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue	
			Name	Date
Rev 0	Issued for use: to facilitate subdivision clearances and future building approvals	Zac Cockerill (BPAD 37803, Level 2)	Zac Cockerill (BPAD 37803, Level 2)	3 October 2024



### Adelaide

Kaurna Country | 100 Hutt St,  
Adelaide, SA 5000  
T: 08 8431 7113

### Brisbane

Turrbal/Yuggera Country | Level 37, 123  
Eagle Street, Brisbane, QLD 4000  
T: 07 3211 5350

### Bunbury

Wardandi Noongar Country | 177  
Spencer Street Bunbury, WA 6230  
T: 08 9792 4797

### Canberra

Ngunnawal Country | Level 1, The Realm  
18 National Circuit Barton, ACT 2600  
T: 02 6198 3278

### Darwin

Larrakia Country | Suite G1, Level 1  
48-50 Smith Street, Darwin NT 0800  
T: 08 8943 0600

### Hobart

Muwununa/Nuenon Country | Level 6,  
111 Macquarie Street Hobart, TAS 7000  
T: 03 6108 9054

### Melbourne

Kulin Country | Level 5, 10 Queen  
Street, Melbourne, VIC 3000  
T: 03 9642 0599

### Newcastle

Awabakal/Worimi Country | 61 / 63  
Parry Street Newcastle West, NSW 2302  
T: 02 8245 0300

### Perth

Whadjuk Nyoongar Country | Allendale Square,  
Level 9, 77 St Georges Terrace, WA 6000  
T: 08 9380 3100

### Sydney

Gadigal Country | Level 1, 50  
Margaret Street, Sydney, NSW 2000  
T: 02 8245 0300

### Wollongong

Dharawal Country | Suite 1A, 280 - 286  
Keira Street, Wollongong, NSW 2500  
T: 02 4225 2647