



FirePlan WA

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16th July 2012

Allerding & Associates
125 Hamersley Road
Subiaco WA 6008

Attention: Tyson Burkett

Dear Tyson,

RE: FMP 1595 - Bush Fire Hazard Assessment – LOT 311 Fifty Road Baldvis

I carried out a site inspection of Lot 311 Fifty Rd Baldvis on Monday the 9th July 2012.

The Site

The site consists of Banksia woodland with some Jarrah and Marri trees scattered though the site.

The area adjoining the site to the south is generally cleared with some scattered trees and an area to the southwest being a more parkland cleared type of vegetation (open woodland) with a grass understory.

To the east of Fifty Road some areas are cleared grassland with section to the southeast being Jarrah/Marri trees with a scattered grassy/ vegetation understory.

To the north part of the area is developed into urban residential, a school site with some trees and a vegetated Banksia/ Sheoak woodland with some areas of Jarrah/ Marri trees.

Fifty Road borders the site along the eastern boundary with Eighty Road located on the northern boundary.

Bush Fire Hazard Assessment

In Planning for Bush Fire Protection Edition 2 2010 Appendix 1, the methodology for classifying bush fire hazard levels is detailed.

The methodology rates bush fire hazard using vegetation type. The methodology is also based on the underlying assumption that land in Western Australia is predominantly undulating. The methodology specifies three bush fire hazard levels, “Low”, “Moderate”, and “Extreme”.

The bush fire hazard for this site is:

Woodland - Extreme

Adjoining Lots

West	-	grassland	-	Low
North	-	Urban	-	Low
		School	-	Low- Moderate
		Reserve	-	Extreme
East	-	cleared	-	low
		Woodland	-	Extreme

See attached map for bush fire hazard areas.

Bushfire Attack Level – BAL

The assumptions of this section of the report are based on that the area will be totally cleared except for the Public Open Space areas shown on the attached Proposed Structure Plan. As shown on the Structure Plan the POS areas are to have existing vegetation retained.

Using Table 2.4.3 of AS 3959 – 2009 (amended November 2011) the BAL level is:

This would apply to those Lots adjoining Eighty Road opposite to the Reserve. See Attachment 1

Fire Danger Index	-	FDI 80
Classified Vegetation Table	-	Class B woodland
Distance of proposed dwelling to retained vegetation	-	25-35 metres
Slope	-	0° - 5°
BAL	-	19
Construction Standard	-	AS 3959 – 2009 Sections 3 & 6

This would apply to Lots adjoining the grassland areas on the western, southern and east of Fifty Road in the northeast corner of the site. See Attachment 1.

Fire Danger Index	-	FDI 80
Classified Vegetation Table	-	Class G grassland
Distance of proposed dwelling to retained vegetation	-	20 metres
Slope	-	0° - 5°
BAL	-	12.5
Construction Standard	-	AS 3959 – 2009 Sections 3 & 5.

This would apply to those Lots adjoin the Public Open Space areas See Attachment 1.

Fire Danger Index	-	FDI 80
Classified Vegetation Table	-	Class B woodland
Distance of proposed dwelling to retained vegetation	-	20 metres
Slope	-	0° - 5°
BAL	-	29
Construction Standard	-	AS 3959 – 2009 Sections 3 & 7

The distance of the proposed dwelling to retained vegetation (detailed above) is to be managed to the Bushfire Protection Zone standards detailed in Planning for Bushfire Protection Appendix 2 Section A4.3. The distance of the proposed dwelling to retained vegetation can consist of the front setback of a lot to the dwelling and the road reserve. In the areas adjoining the POS areas with retained vegetation can achieve the 20 metres made up of the front setback and the road reserve a narrow strip within the POS (such as a

pathway) must be landscaped to achieve the required distance and compliance with Building Protection Zone standards.

A slip road proposed in the south east corner of the site can also be included as part of the setback from vegetation on the east side of Fifty Road thus reducing the construction standard of dwellings in that part of Stage 3.

Where retained vegetation influences the BAL rating as detailed above, all dwellings within 100 metres of the vegetation must be constructed to AS 3959. The unnecessary increase in construction standard to AS 3959 must be avoided where possible by ascertaining when adjoining areas to the west, south and east of Fifty Road are to be developed as urban residential.

It is recommended that as part of the approval for each stage of land release that a bush fire assessment is carried out to determine the AS 3959 BAL ratings once the site works have been finalised and road construction has commenced. The developer is to provide the City of Rockingham with a Map of the stage of land release showing the lots affected by AS 3959 and the BAL rating for those Lots.

Access.

Each stage of land release is to have two access/ egress public roads.

Fire Hydrants.

Fire Hydrants are to be installed to the Water Corporation No 63 Water Reticulation Standard in each stage of land release.

Based on the above bush fire hazard assessment and BAL determination, distance of proposed dwellings to retained vegetation complying with the Building Protection Zone standard, road and fire hydrants installed a Fire Management Plan can be prepared and meet the guidelines detailed in Planning for Bush Fire Protection Edition 2 2010.

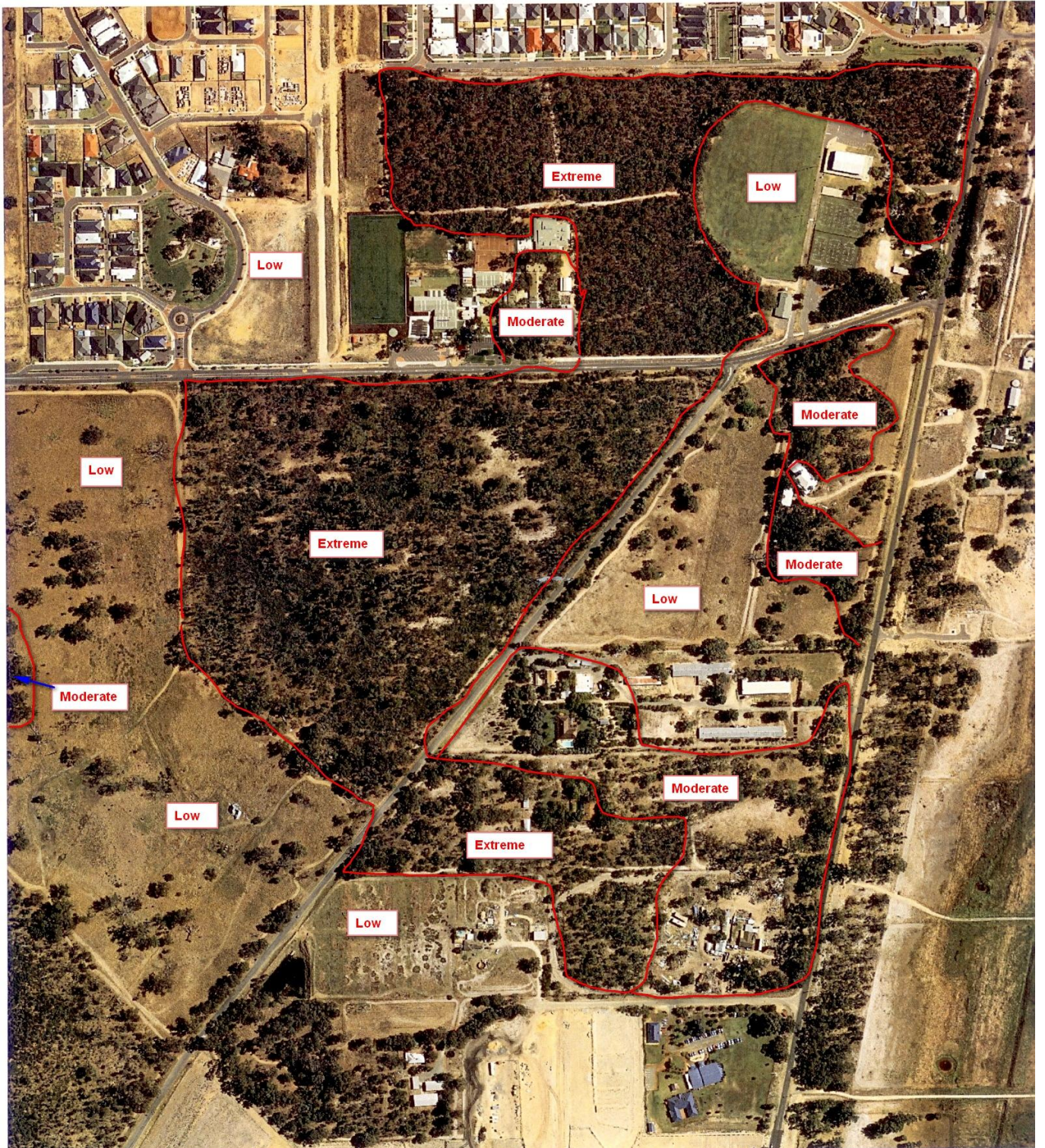
Yours faithfully



B.W. Harris. AFSM. ACM.

Managing Director FirePlan WA.

Attachment: Bush fire Hazard Assessment
Proposed Structure Plan



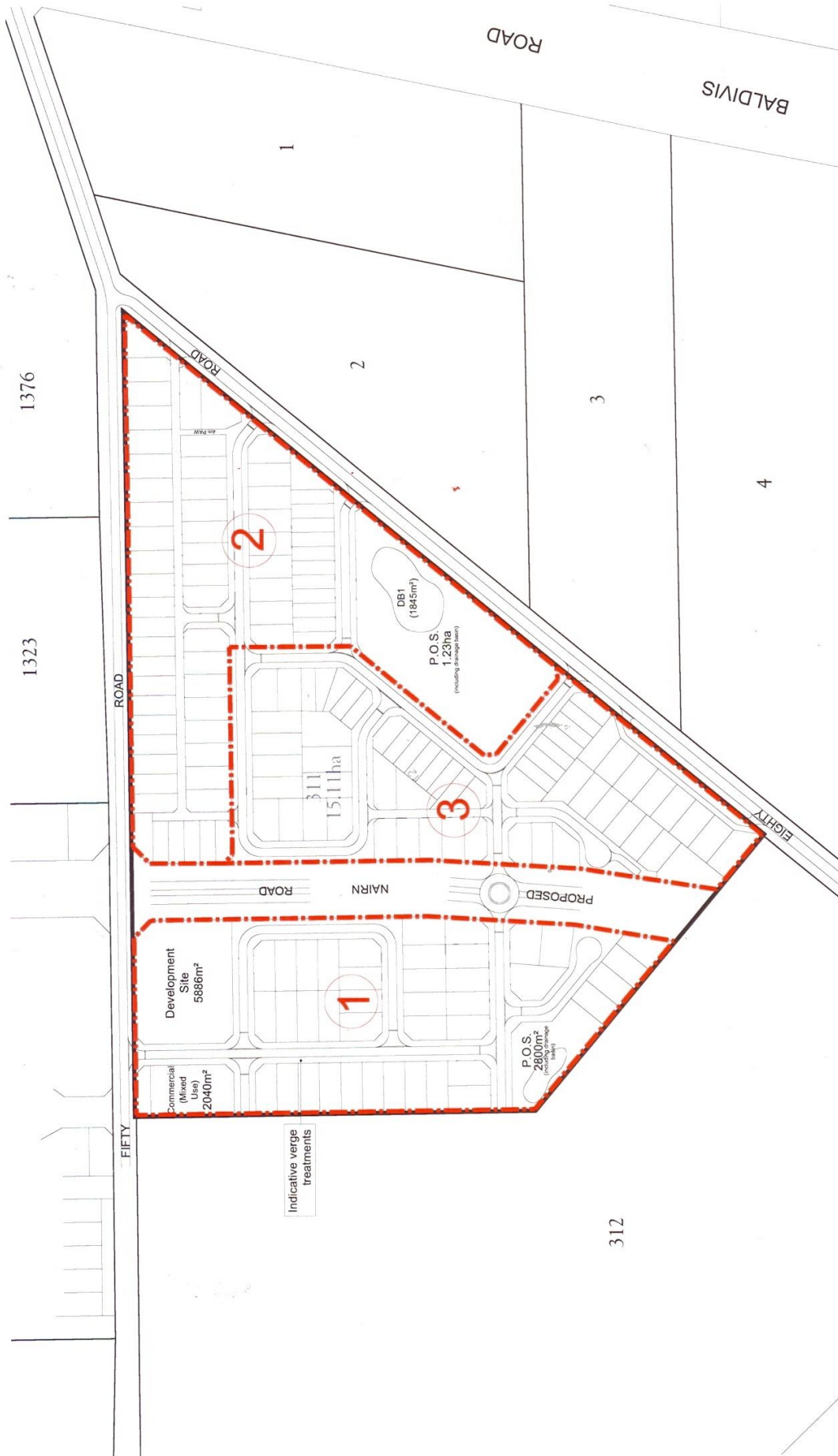
Bush Fire Hazard Assessment



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Proposed Structure Plan



Staging Plan

STAGING PLAN

LOT 311 FIFTY ROAD
BALDIVIS

CITY OF ROCKINGHAM



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LEGEND:

SUBJECT LAND -
STAGING BOUNDARY -
STAGING NUMBER -

0 25 50 75 100 125m
SCALE: 1:2500
ORIGINAL PLAN SIZE: A3



JOB CODE:
LIL BAL GE

DATE:
23.08.2012