

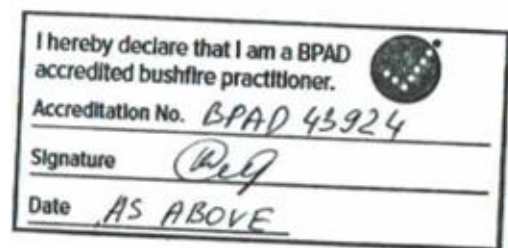


BUSHFIRE MANAGEMENT STATEMENT

Site Details			
Address:	43 Butcher Road ROLEYSTONE		
Suburb	ROLEYSTONE	State:	WA
Local Government Area:	City of Wanneroo		
Description of Building Works:	Class 1a		

Report details			
Report/Job Number	#NM5097-BMS	Report Version:	2
Assessment Date	Tuesday, 8 September 2020	Report Date:	Tuesday, 8 September 2020

BPAD Accredited Practitioner Details (Report Author)	
Company Name:	Bushfire Perth
Contact Details:	Booking@BALRating.com.au - 0416 985 859
Representative:	Natalia Smirnova
BPAD Number	BPAD 43924
Accreditation Expiry Date	10/31/2020



Authorised Practitioner Stamp

Report Review and Approval

Roderick - Insured under Bushfire Perth Pty Ltd
 Accreditation No: BPAD37279
 Accreditation Expiry Date 30/04/2021





DOCUMENT RECORD

Report Version	Purpose	Date
This report is based on the WAPC "BMP Template for a Simple Development Application"		
1	Development application – single house	8/09/2020

DISCLAIMER

The measures contained in this report are considered to be minimum standards only. The author does not guarantee that if such standards are complied with a building or property will not be damaged or that lives will not be lost in a bush fire.

Bushfire and weather conditions can be extremely dangerous and unpredictable. The management of bushfire risk will depend on, among other things, the actions of property owners and/or occupiers over which the author has no control.

All surveys, forecasts, projections and recommendations made in this report are made in good faith on the basis of information available at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

Notwithstanding anything contained therein, the author will not, except as the law may require, be liable for any loss or other consequences arising out of the services provided.

The Bushfire Attack Levels contained in this report are valid for a period of up to 12 months from the date of the Bushfire Attack level assessment.

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SUBJECT SITE AND DEVELOPMENT PROPOSAL

Address	43 Butcher Road ROLEYSTONE
Local Authority	City of Armadale
Building Classes	Class 1a
Description of building works:	Development application – single house
Is the site identified as Bushfire Prone on DFES mapping?	Yes

PURPOSE OF REPORT

A Bushfire Attack Level (BAL) Assessment Report has been completed for the proposed development (Bushfire Perth Job number #NM5097 Dated 8/09/2020) and should be read in conjunction with this report.

The BAL Assessment Report has identified that the proposed development is subject to a BAL rating of BAL-Flamezone due to the potential impact from onsite vegetation.

ASSET PROTECTION ZONE

An Asset Protection Zone is to be installed and maintained for the dwelling and any associated structures within 6m of the dwelling, to the following extents;

- APZ to be installed for a distance of 35m in all direction or until the edge of lot

The required APZ is illustrated in Figure 1 and the specifications for installing and maintaining the required APZ are included in Appendix 1.

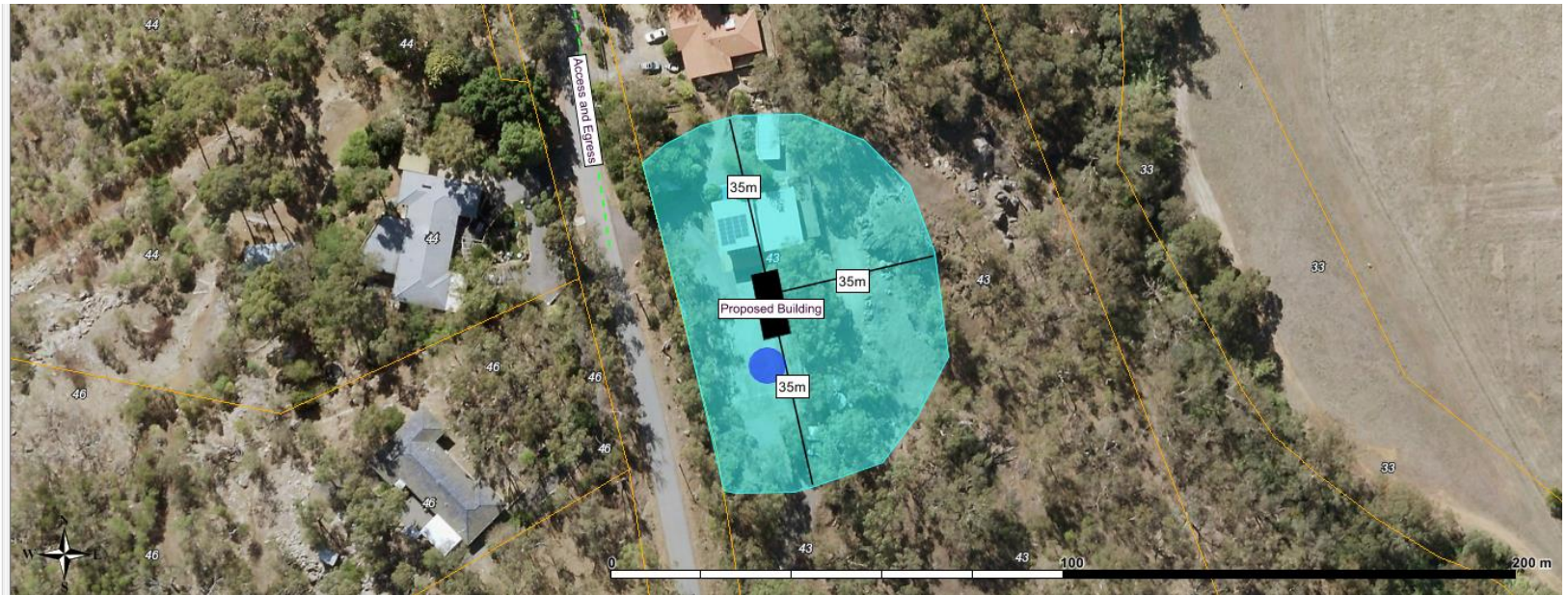
BUSHFIRE MANAGEMENT STRATEGIES

The required bushfire risk management measures are illustrated in the following Bushfire Management Strategies Map (Figure 1) with associated specifications.

Bushfire management Statement - 43 Butcher Road ROLEYSTONE

Legend


- Water Tank**
■ Water Tank
- Proposed Building**
■ Proposed Building
- Asset Protection Zone**
— 35m
■ Asset Protection Zone
- Hydrants**
● Abandoned
● Existing
● Inactive
- Access and Egress**
— Access and Egress
- Image**
 RGB
■ Red: Band_1
■ Green: Band_2
■ Blue: Band_3
- Cadastral Address (LGATE-002)**
- Populated Places (Geoscience Australia)**
•
- DAFWA 2m Contours**
—



P1 - Location	BAL RATING • The BAL rating of the dwelling is assessed as an acceptable BAL-29 with an asset protection zone of 35m	
P2 - Sitting and design	ASSET PROTECTION ZONE <ul style="list-style-type: none"> ☑ APZ to be established and maintained incorporating the entire Lot. ☑ Fuel load to be maintained <2t/ha. ☑ Trim Low hanging limbs to 2m from ground. ☑ clear separation of 5m between adjoining or nearby tree crowns. ☑ No trees or branches to overhang dwellings. ☑ Grass to be kept <5cm (50mm) ☑ Trees should be a minimum of 2m from the dwelling. ☑ No tree crowns or branches hanging over habitable buildings. <ul style="list-style-type: none"> ☑ Remove dead material from within trees and shrubs. ☑ Ensure roofs, gutters and walls of all buildings are free of flammable material. ☑ Fences within APZ to be constructed of non-combustible materials (e.g. steel, limestone, etc.) ☑ Sheds within APZ should not contain flammable materials. Information regarding APZs, Fuel Loads and Maintenance standards can be found in the Shire of Mundaring annual Fire Break and Fuel Load Notice and Residents' Fuel Load Depth Gauge Tool Kit.	Shire of Armadale Stamp
P3 – Vehicular access	ACCESS & EGRESS Site is accessed from Butcher Road (dead end road) that connects onto to Soldiers Rd allowing Access and Egress in both directions and access to Brookton Hwy to the North. This provide multiple access and egress alternatives through connections to the wider public road network. (Existing Road network – no new roads created)	
P4 - Water	WATER HYDRANT Site is required to have a water tank with the effective capacity of 10,000 litres for dedicated fire fighting	Fire management statement completed by Roderick BPAD37279

Appendix 1 Local Government Firebreak

FIREBREAK NOTICE



CITY OF Armadale

7 Orchard Avenue, Armadale
Western Australia 6112

Locked Bag No 2, Armadale
Western Australia 6992

www.armadale.wa.gov.au
ABN: 79 863 269 538

For updated information on alerts and warnings about fires, floods, storms, earthquakes, cyclones, hazardous material incidents and more visit www.emergency.wa.gov.au

DFES 1300 657 209
www.dfes.wa.gov.au

Western Australian
Bureau of Meteorology 1196

City of Armadale Rangers
9394 5000
After Hours 1300 886 885
To obtain a fire permit
9394 5000

NOTICE TO ALL OWNERS AND OCCUPIERS OF LAND WITHIN THE CITY OF ARMADALE

IN ALL EMERGENCIES CALL 000
FIRE AMBULANCE POLICE

Date: 5 August 2019

BUSH FIRES ACT 1954

Pursuant to the powers contained in Section 33 of the *Bush Fires Act 1954*, you are hereby required on or before the 30th day of November 2019 or within fourteen days of you becoming the owner or occupier of land should this be after the 30th day of November 2019 to clear firebreaks and remove flammable materials from the land owned or occupied by you as specified hereunder and to maintain the specified land and firebreaks clear of all flammable materials up to and including the 31st day of March 2020.

Definitions

FIREBREAK means plough, cultivate, scarify, burn or otherwise clear upon the land firebreaks in such manner, at such places, of such dimensions, and to such number, and whether in parallel or otherwise, as the local government may and is hereby empowered to determine and as are specified in the notice, and thereafter to maintain the firebreaks clear of inflammable matter – Section 33(a) of the *Bush Fires Act 1954*.

FLAMMABLE means any bush, plant, tree, grass, mineral, vegetable, substance, object, thing or material that may, or is likely to, catch fire and burn.

TRAFFICABLE means to be able to travel from one point to another in a 4x4 fire vehicle on a firm and stable surface, unhindered without any obstruction or getting stuck, bogged or trapped.

VERTICAL AXIS means a continuous vertical uninterrupted line at a right angle to the horizontal line of the firebreak.

All Areas of Land over 5000m²

Install and maintain a minimum three (3) metres wide by four (4) metres high clearance, bare mineral earth, trafficable (refer to definition) firebreak no more than 10 metres from the property boundary for the entire perimeter of that property. A reticulated and maintained green lawn may be accepted in lieu of a firebreak.

The firebreak must be a minimum of three (3) metres wide to accommodate for the width of emergency vehicles and have a minimum height clearance of four (4) metres to allow for the height of emergency vehicles.

Bare, mineral earth is essential for the safety and effectiveness of all firebreaks and is considered a safe passage for emergency vehicles to travel along. If a firebreak contains combustible material, it could potentially set vehicles alight and facilitate the growth of a fire.

Install bare mineral earth trafficable firebreaks to a minimum of three (3) metres wide immediately surrounding all buildings, sheds and haystacks or groups of buildings situated on that land, with all overhanging branches, trees, limbs etc. to be trimmed back to three (3) metres high with a clear vertical axis over firebreak area. This includes driveways and access to all buildings on the land.

All Areas of Land less than 5000m²

Have all flammable matter except living trees, shrubs and plants under cultivation, slashed, mowed or trimmed down by other means to a height no greater than five (5)cms across the entire property. This includes slashing between parkland, includes weeds, all grasses and hay.

Shrubs are to be trimmed back over driveways and access ways to all buildings to three (3) metres wide with a clear vertical axis over it four (4) metres high to afford access for emergency vehicles to all structures and points of the property.

Hazard Reduction

In addition to the provisions of this notice you may be required to carry out further works which are considered necessary by Council or an Authorised Officer of the City and specified by way of a separate written notice forwarded to the address as shown on the City of Armadale rates record for the relevant land.

Application to Vary Firebreak Requirements

Note: No firebreak exemptions will be given. Please apply for a firebreak variation if an alternative location for firebreak installation is required.

If it is considered impracticable for any reason whatsoever to clear firebreaks or establish other arrangements as required by this notice, you may apply in writing to the City of Armadale, or its duly Authorised Officers, **no later than the 1st day of October 2019** for permission to provide firebreaks in alternative positions on the land. If permission is not granted by the City or its duly Authorised Officers you must comply with the requirements of this notice.

In some instances naturally occurring features such as rocky outcrops, natural watercourses or landscaping such as reticulated gardens, lawns or driveways may be an acceptable substitute for cleared firebreaks.

All firebreaks and other alternative arrangements allowed by the preceding parts of this notice must be established on or before the 30th day of November 2019 (or within 14 days of you becoming the owner or occupier should this occur after that date) and remain clear of flammable material up to and including the 31st day of March 2020.

All approved firebreak variations must be installed as close to the property boundary as practicable.

Fuel Storage

On all land where fuel drum ramps are located and where fuel dumps, whether containing fuel or not, are stored, clear maintained firebreaks three (3) metres wide with a clear vertical axis over it of four (4) metres in height, around any drum, ramp or stack of drums.

Penalties

The penalty for failing to comply with this notice is a fine not exceeding \$5000 and a person in default is also liable whether prosecuted or not to pay the costs of performing the work directed by this notice if it is not carried out by the owner and/or occupier by the date required by this notice.

By order of the City of Armadale
Cliff Frewing - Chief Executive Officer

