



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 27 July 2023; 9:30am
Meeting Number: MOJDAP/261
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/87822927206>

To connect to the meeting via teleconference dial the following phone number -
+61 8 6119 3900
Insert Meeting ID followed by the hash (#) key when prompted - **878 2292 7206**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

1 Table of Contents

1.	Opening of Meeting, Welcome and Acknowledgement.....	2
2.	Apologies.....	2
3.	Members on Leave of Absence.....	2
4.	Noting of Minutes.....	2
5.	Declarations of Due Consideration.....	2
6.	Disclosure of Interests.....	3
7.	Deputations and Presentations.....	3
8.	Form 1 – Responsible Authority Reports – DAP Applications	3
8.1	Lot 302 (No.255) Welshpool Road, Carmel	3
9.	Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval	3
	Nil.....	3
10.	State Administrative Tribunal Applications and Supreme Court Appeals ..	3
11.	General Business.....	3
12.	Meeting Closure	3



Attendance

DAP Members

Eugene Koltasz (Presiding Member)
Karen Hyde (Deputy Presiding Member)
Neema Premji (A/Third Specialist Member)
Cr Margaret Thomas (Local Government Member, City of Kalamunda)
Cr Sue Bilich (Local Government Member, City of Kalamunda)

Officers in attendance

Charlotte Lavictoire (Western Australian Planning Commission)
Andrew Cook (Western Australian Planning Commission)
Anjali Parmar (City of Kalamunda)

Minute Secretary

Stephen Haimes (DAP Secretariat)

Applicants and Submitters

Tony Robb (Evolution Planning)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Jason Hick (Specialist Member)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.



6. Disclosure of Interests

Nil.

7. Deputations and Presentations

The Western Australian Planning Commission may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 302 (No.255) Welshpool Road, Carmel

Development Description: Proposed Installation of FM Antenna Array and Storage
Applicant: Evolution Planning
Owner: TX Australia Pty Ltd
Responsible Authority: Western Australian Planning Commission
DAP File No: DAP/23/02500

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

10. State Administrative Tribunal Applications and Supreme Court Appeals

File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DAP/22/02346 DR47/2023	City of Joondalup	8 Elcar Lane, Joondalup	Two Storey Mixed Used Development	17/03/2022
DAP/18/01543 DR 75/2022	City of Joondalup	Lot 649 (98) O'Mara Boulevard, Iluka	Commercial development	02/05/2022
DAP/22/02394 DR69/2023	City of Mandurah	Lot 9124 Cobaki Brace, Lakelands	Proposed Bulky Goods Showroom	28/04/2023
DAP/22/02379 DR98/2023	City of Swan	Lot 31 (No.1487) Neaves Road, Bullsbrook	Proposed roadhouse	16/06/2023

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure

LOT 302 (No.255) WELSHPOOL ROAD EAST, CARMEL - PROPOSED INSTALLATION OF FM ANTENNA ARRAY AND STORAGE

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Outer Joint Development Assessment Panel	
Local Government Area:	City of Kalamunda	
Applicant:	Evolution Planning	
Owner:	TX (Australia) Pty Ltd	
Value of Development:	\$2.54 million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)	
Responsible Authority:	Western Australian Planning Commission	
Authorising Officer:	Planning Director Metro North Land Use Planning	
WAPC Reference:	24-2910-16	
DAP File No:	DAP/23/02500	
Application Received Date:	07 June 2023	
Report Due Date:	18 July 2023	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Development Plans 2. Zoning Map 3. Aerial Photograph 4. BAL Report	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes	Complete Responsible Authority Recommendation section
	☒ N/A	
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

Approve DAP Application reference DAP/23/02500 and accompanying plans in accordance with the provisions of the *Metropolitan Region Scheme* for the proposal of the installation of FM antenna array and storage at Lot 302 (No.255) Welshpool Rd East, Carmel, subject to:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. This approval relates to the attached plans date stamped 12 June 2023 by the Department of Planning, Lands and Heritage on behalf of the Western Australian Planning Commission.

Advice Notes

1. This approval is not a building permit or an approval to commence or carry out development under any other law. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
2. The proponent is advised to consult with the relevant agencies whether a clearing permit is required.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme (MRS)
Region Scheme - Zone/Reserve	Parks & Recreation Special Area - Water Catchment
Local Planning Scheme	City of Kalamunda Local Planning Scheme No.3
Local Planning Scheme - Zone/Reserve	Parks & Recreation Special Control Area - Bushfire Prone Area
Structure Plan/Precinct Plan	N/A
Use Class and permissibility:	Telecommunication Infrastructure
Lot Size:	5.17ha
Existing Land Use:	Telecommunication Infrastructure and associated buildings and equipment
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

The proposal seeks development approval for additions and alterations to the existing telecommunication infrastructure at Lot 302 (No.255) Welshpool Road East in Carmel. The development includes the installation of an FM antenna array of 48 panels mounted on the existing tower, 2 x 2.4m diameter dishes, a satellite dish at ground level and a new building for storage/workspace to the west (**Attachment 1** - Development Plans).

The proposal will facilitate the conversion of the existing ABC radio broadcasting services from AM to FM and will remove existing reception difficulties being experienced by the community.

Background:

The subject site is a freehold lot owned by TX Australia Pty Ltd, reserved Parks & Recreation under the *Metropolitan Region Scheme* (MRS) and a portion of the property is mapped as being within a Water Catchment reserve (**Attachment 2** – Zoning Map).

The surrounding land and a small portion of the subject site form part of the Korung National Park which is highly vegetated. The existing tower and associated infrastructure was originally approved in 1991 and since, the land has been developed for telecommunications purposes (**Attachment 3** - Aerial Photograph).

The City of Kalamunda (the City) has forwarded the application to the Western Australian Planning Commission (WAPC) for consideration pursuant to Clause 29(1)a(i) of the MRS.

Legislation and Policy:Legislation

Metropolitan Region Scheme

Planning and Development (Development Assessment Panels) Regulations 2011

State Government Policies

State Planning Policy 3.7 - Planning in Bushfire Prone Areas

State Planning Policy 5.2 - Telecommunications Infrastructure

Development Control Policy 5.3 - Use of land reserved for parks, recreation and regional open space

Structure Plans/Activity Centre Plans

N/A

Local Policies

N/A

Consultation:Public Consultation

There is no requirement for public consultation as the additions are considered incidental to the existing approved telecommunication infrastructure.

Referrals/consultation with Government/Service Agencies

The City supports the proposal unconditionally.

The Department of Water and Environmental Regulation (DWER) has advised that based on the information received from the updated BAL assessment, clearing of scrub vegetation is required behind the proposed storage building and exemptions are likely to apply, if the proposed clearing is considered by the City to be appropriate, and is in accordance with the City's Firebreak and Fuel Hazard Reduction Notice. DWER has also advised that it is however the applicant's responsibility to determine compliance with these exemptions and whether a clearing permit is required.

The Department of Biodiversity, Conservation and Attraction has no comments on the proposal and defers to the clearing permit process to assess the vegetation impacts, if a clearing exemption does not apply.

Planning Assessment:

Pursuant to Clause 30 (1) of the MRS, the WAPC will have regard to the following factors when considering the development application:

- i. the purpose for which the land is zoned or reserved under the Scheme;*
- ii. the orderly and proper planning of the locality; and*
- iii. the preservation of the amenities of the locality.*

Having regard to the above, the following comments are provided:

- although the proposed infrastructure is not consistent with the purpose for which the land is reserved under the MRS being for Parks and Recreation, it is incidental to the existing infrastructure on the site and will not further impact on the public enjoyment of the broader reserve;
- the proposed development is consistent with orderly and proper planning as the additions and alterations and proposed storage are co-located within the existing infrastructure; and
- given the location of the infrastructure away from residential properties, the surrounding vegetation and the minor extent of the proposed additions, the development will relatively have a negligible visual impact on its surroundings and will not therefore have an adverse impact on the amenity of the locality.

Development Control Policy 5.3 - Use of land reserved for parks, recreation and regional open space (DC5.3)

DC5.3 establishes the WAPC's position in relation to the use and development of land reserved for Parks and Recreation and states that purposes inconsistent with the purpose of the reserve will not be supported.

Given that the use of telecommunication infrastructure is existing and the proposal is co-located with existing facilities on a freehold lot, it is considered the proposal will not impact on the use of the reserve any further than it presently does.

State Planning Policy 5.2 - Telecommunications Infrastructure (SPP5.2)

The objectives of SPP5.2 are to facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet the community needs, whilst managing environmental and visual impacts.

By integrating the proposed additions and alterations with existing buildings, structures and co-locating infrastructure, it is considered that the proposal is consistent with orderly and proper planning.

Further, the proposal is considered to be sited and designed to minimise visual impact and is located where it will not be prominently visible from significant viewing locations. The proposed works for the new storeroom will be at ground level and will not be visible from any public place or adjoining property, hence having negligible impact on the amenity of the locality.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)

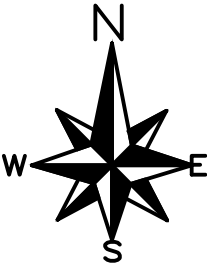
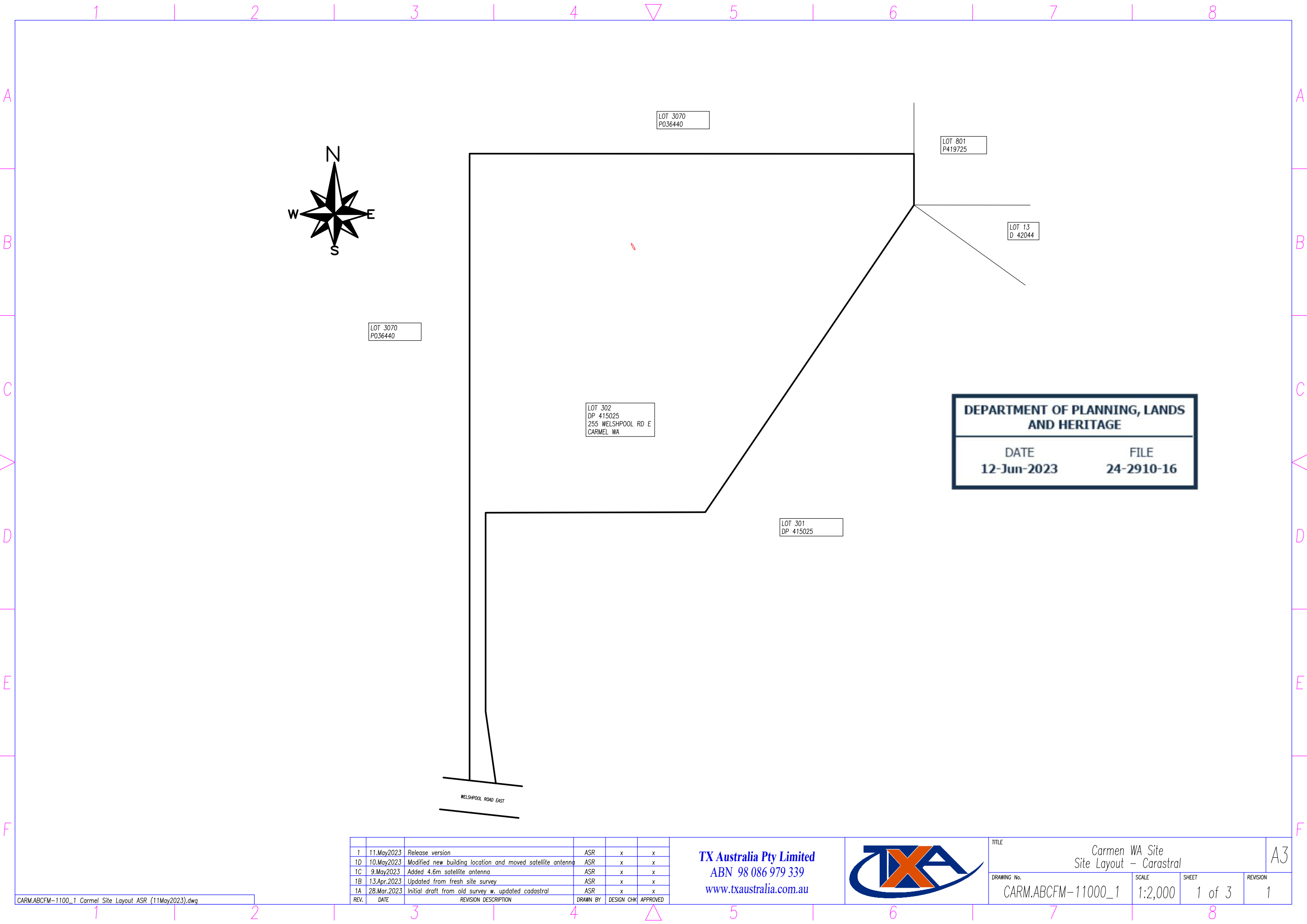
The subject site is designated as bushfire prone and is subject to SPP3.7 and associated *Guidelines for Planning in Bushfire Prone Areas*. Section 5.7 of the Guidelines classifies telecommunication facilities as potentially unavoidable development. However, Planning Bulletin 111/2016 indicates that exemptions may apply to infrastructure including telecommunications.

The exemption is considered to be applicable to the additions and alterations to the existing telecommunications infrastructure. In relation to the proposed storage/workspace, the BAL provided (**Attachment 4**) indicates that it will achieve a BAL-29 and that minor clearing of scrub vegetation will occur to the west of the proposed storage building.

The Department of Water and Environmental Regulation has advised that clearing exemptions are likely to apply if the proposed clearing is considered by the City to be appropriate. However, it is the applicant's responsibility to determine compliance with these exemptions and whether a clearing permit is required. The City and the Department of Biodiversity, Conservation and Attraction have not raised any specific concerns with the proposed clearing of vegetation.

Conclusion:

The proposed development comprises relatively of minor additions to the existing telecommunications infrastructure on the site and is supported. It is recommended that the proposed development be approved under the MRS subject to the recommended conditions.



LOT 3070
P036440

LOT 3070
P036440

LOT 801
P419725

LOT 13
D 42044

LOT 302
DP 415025
255 WELSHPOOL RD E
CARMEL WA

LOT 301
DP 415025

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
12-Jun-2023

FILE
24-2910-16

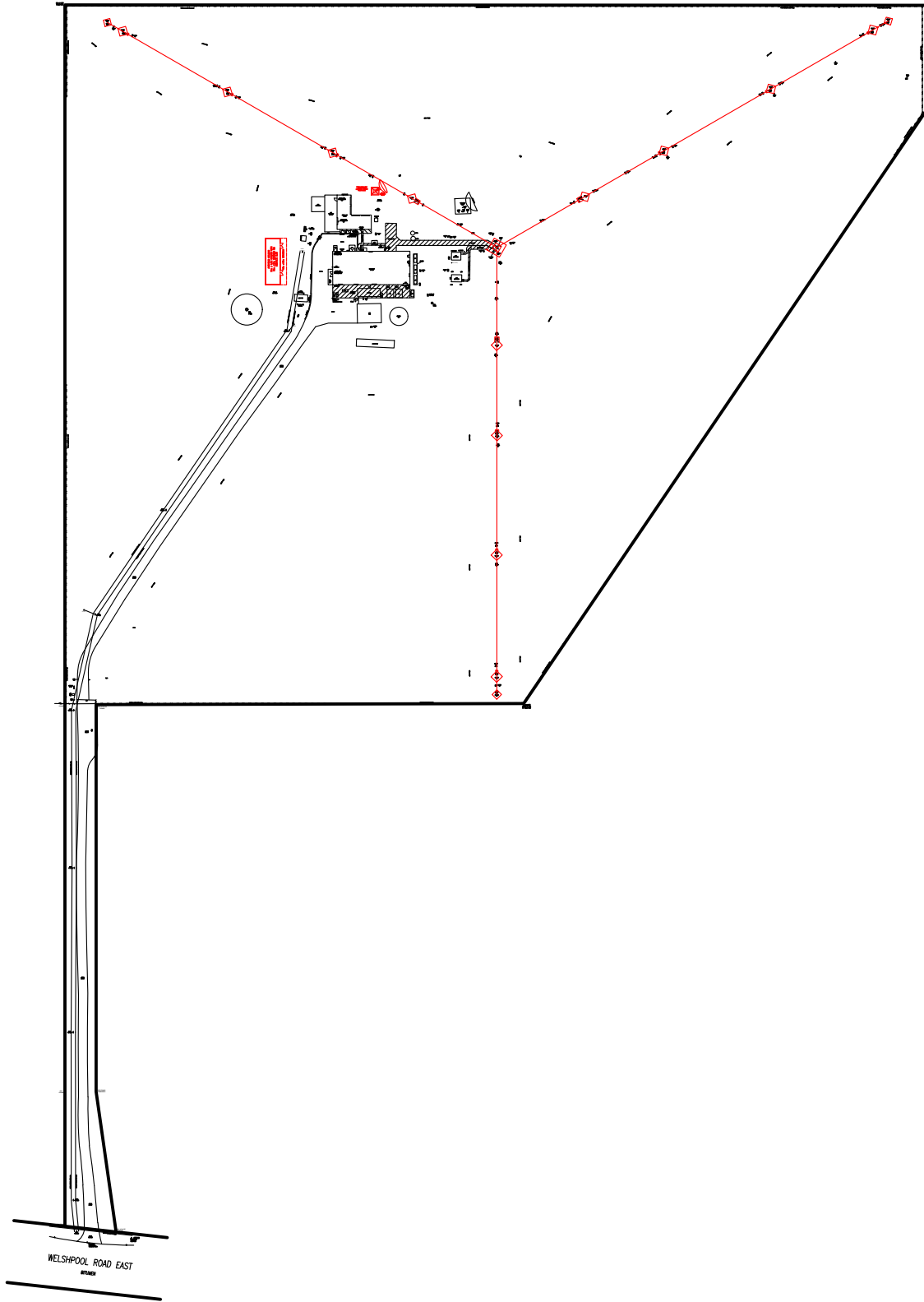
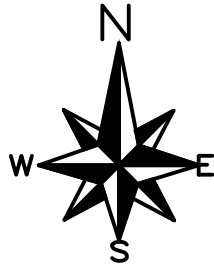
WELSHPOOL ROAD EAST

1	11.May2023	Release version	ASR	x	x
1D	10.May2023	Modified new building location and moved satellite antenna	ASR	x	x
1C	9.May2023	Added 4.6m satellite antenna	ASR	x	x
1B	13.Apr.2023	Updated from fresh site survey	ASR	x	x
1A	28.Mar.2023	Initial draft from old survey w. updated cadastral	ASR	x	x
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	DESIGN CHK	APPROVED

TX Australia Pty Limited
ABN 98 086 979 339
www.txaustralia.com.au



TITLE	Carmen WA Site Site Layout - Carastral			A3
DRAWING No.	SCALE	SHEET	REVISION	
CARM.ABCFM-11000_1	1:2,000	1 of 3	1	



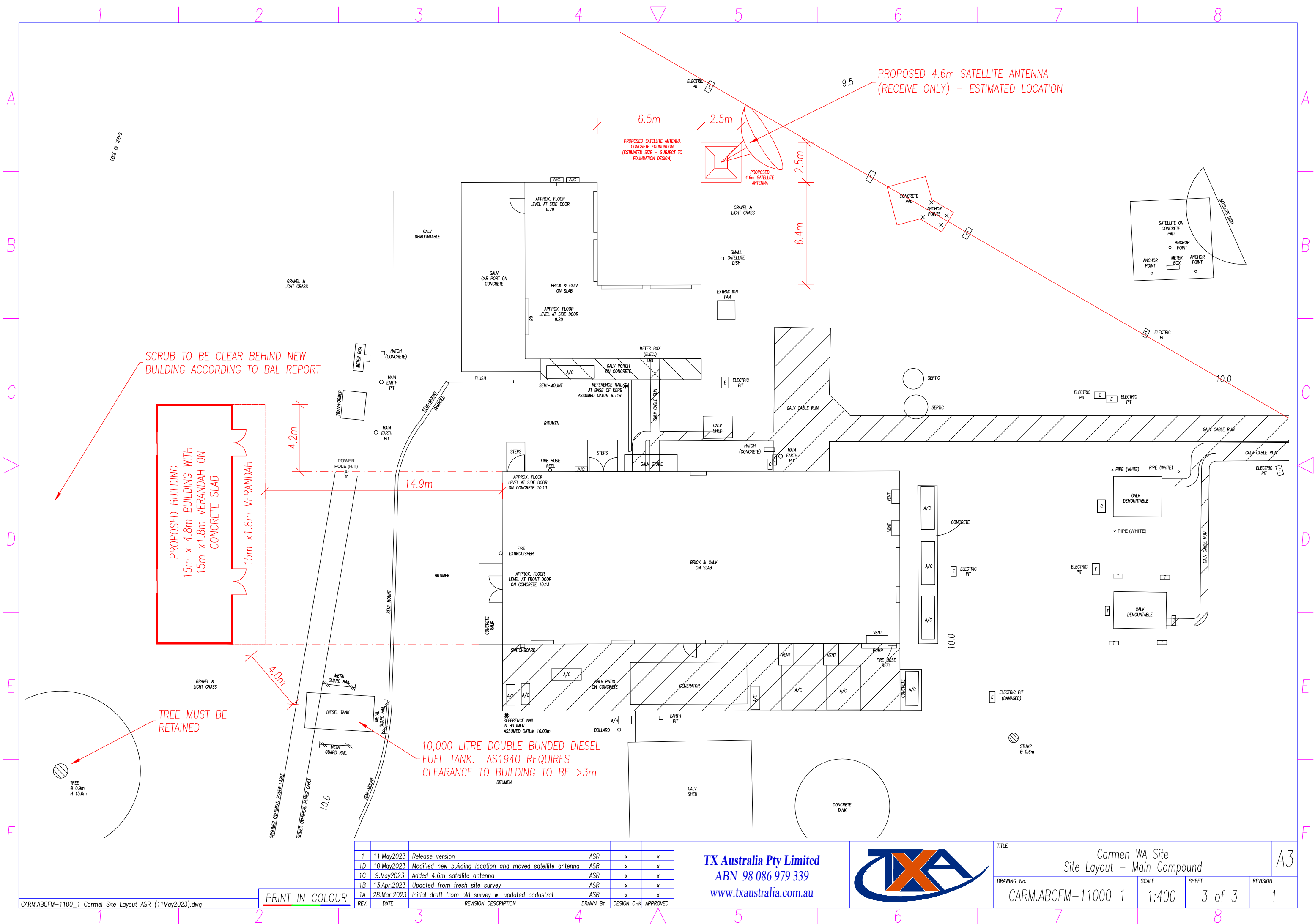
1	11.May2023	Release version	ASR	x	x
1D	10.May2023	Modified new building location and moved satellite antenna	ASR	x	x
1C	9.May2023	Added 4.6m satellite antenna	ASR	x	x
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1A	28.Mar.2023	Initial draft from old survey w. updated cadastral	ASR	x	x
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	DESIGN CHK	APPROVED

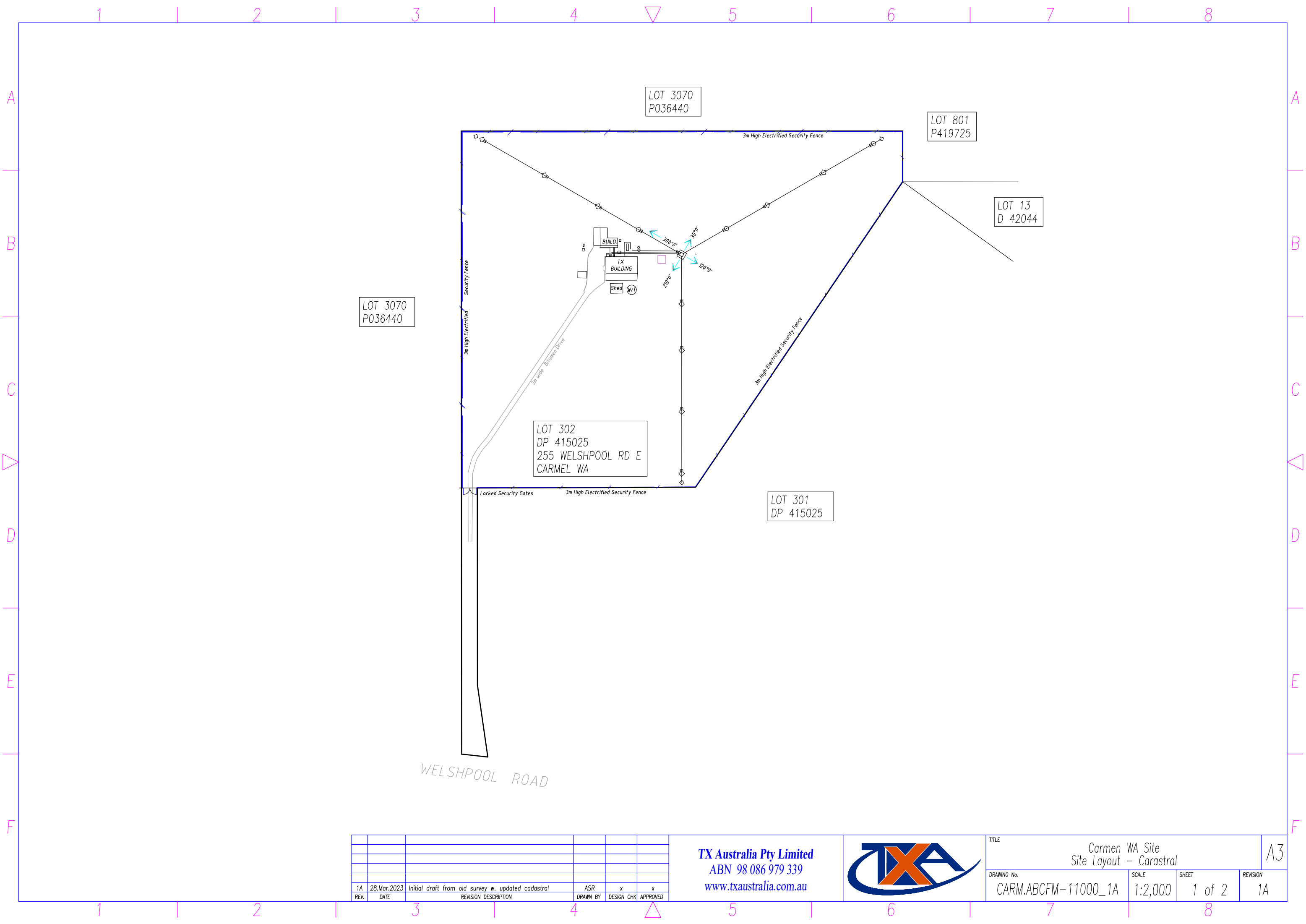
TX Australia Pty Limited
ABN 98 086 979 339
www.txaustralia.com.au



TITLE		Carmen WA Site Site Layout – Overview		A3
DRAWING No.	SCALE	SHEET	REVISION	
CARM.ABCFM-11000_1	1:2,000	2 of 3	1	

PRINT IN COLOUR



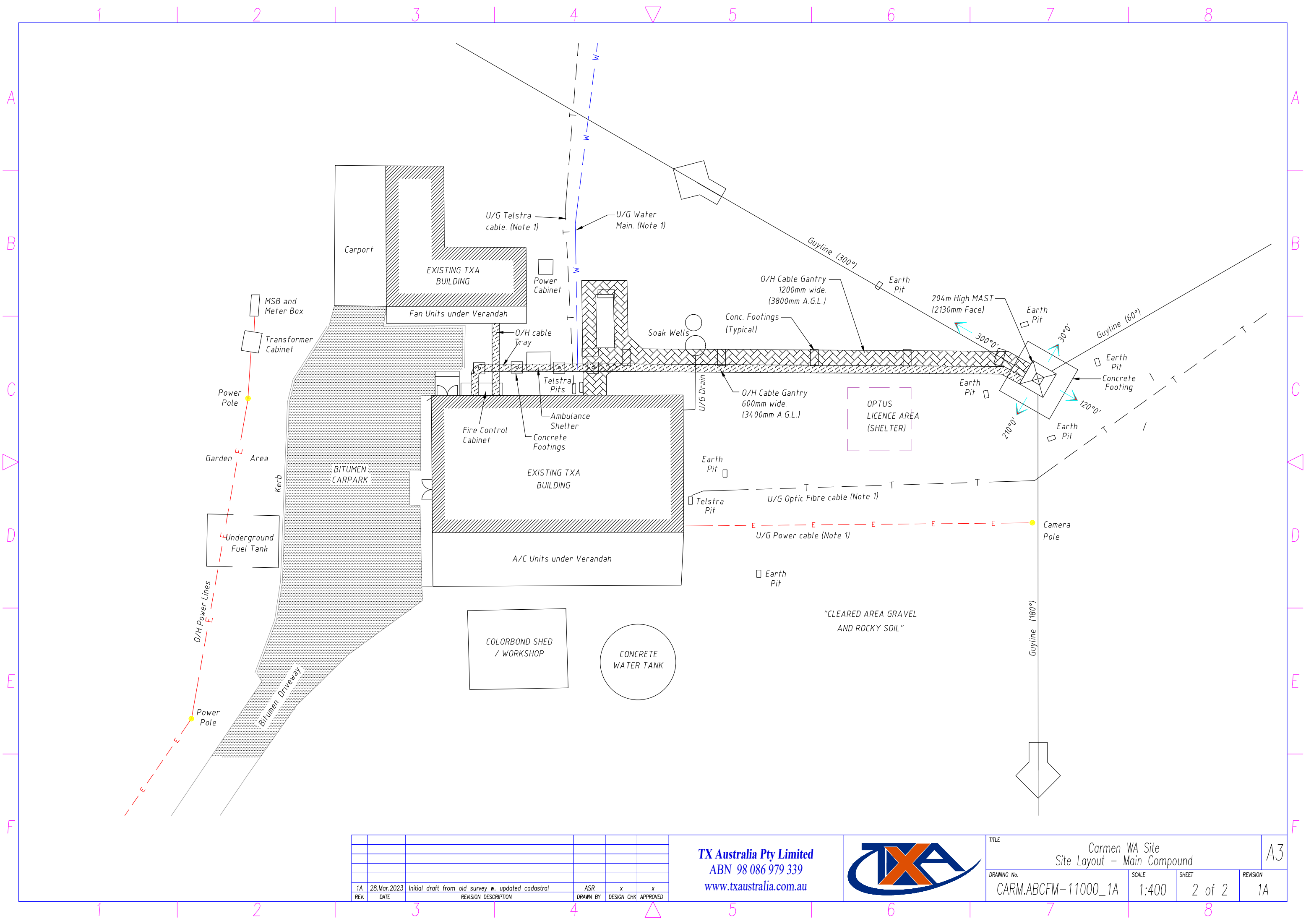


1A	28.Mar.2023	Initial draft from old survey w. updated cadastral	ASR	x	x
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	DESIGN CHK	APPROVED

TX Australia Pty Limited
ABN 98 086 979 339
www.txaustralia.com.au



TITLE	Carmen WA Site Site Layout - Cadastral			A3
DRAWING No.	SCALE	SHEET	REVISION	
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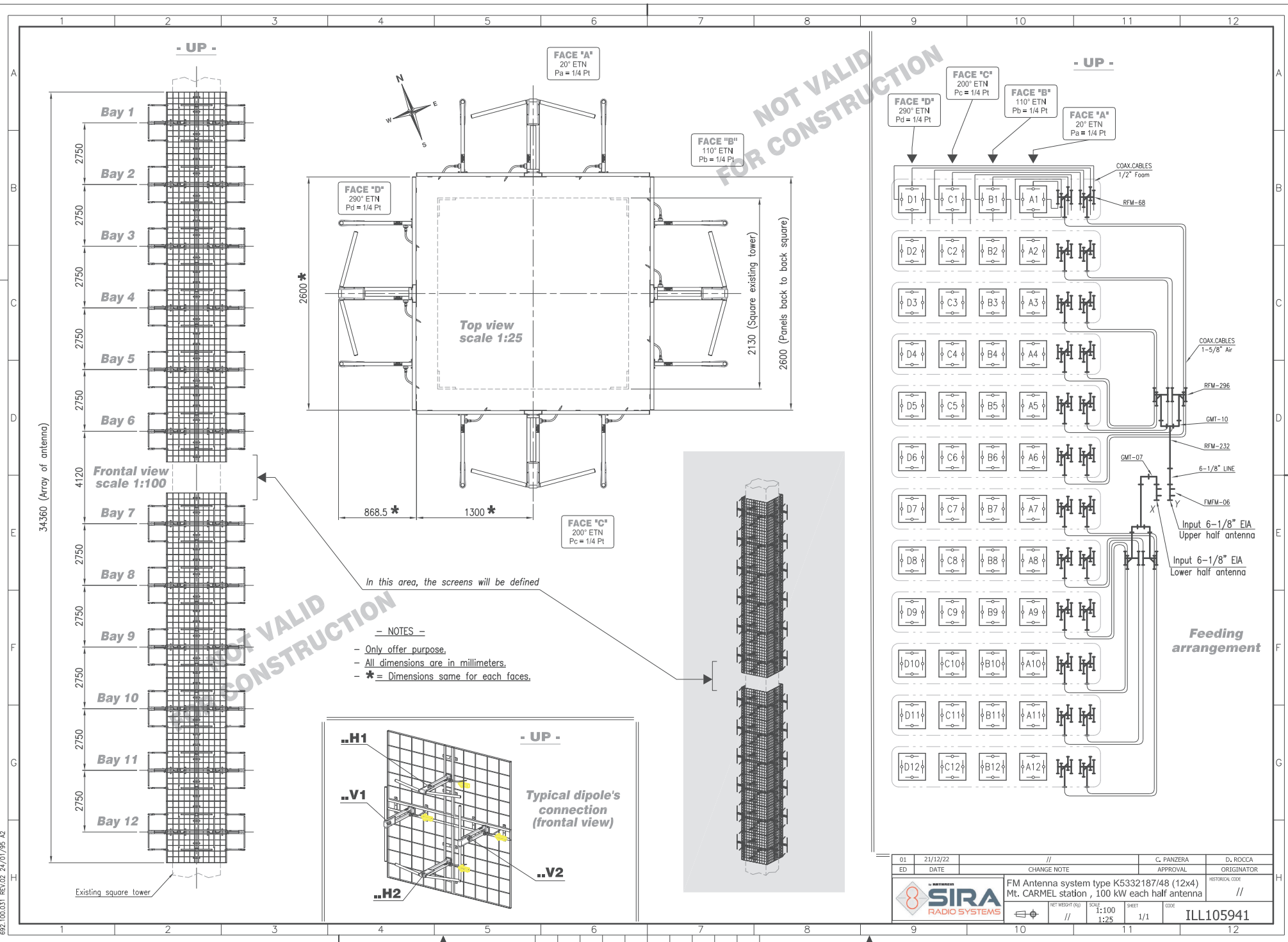
1A	28.Mar.2023	Initial draft from old survey w. updated cadastral	ASR	x	x
REV.	DATE	REVISION DESCRIPTION	DRAWN BY	DESIGN CHK	APPROVED

TX Australia Pty Limited
ABN 98 086 979 339
www.txaustralia.com.au



TITLE		Carmen WA Site Site Layout - Main Compound		A3
DRAWING No.	SCALE	SHEET	REVISION	
CARM.ABCFM-11000_1A	1:400	2 of 2	1A	

According to the law we reserve the right of ownership of this drawing with prohibition to reproduce it or however to notify it to competing business firm of to third parties without authorization.



GENERAL NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALL CONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO COMMENCEMENT OF ANY WORKS AND ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO STEEL FRAME AND DOES NOT INCLUDE EXTERNAL CLADDING OR INTERNAL LINING WIDTH.
3. INTERNAL FLOORING - BY OWNER AFTER HANDOVER.

CLIENT NOTE:

THIS PLAN IS TO BE READ IN CONJUNCTION WITH MODULAR WA ADDENDA AND ENGINEERED CERTIFIED DRAWINGS.

CARPENTERS NOTE:

SILICONE BEAD REQUIRED AT BASE OF WALL FRAMES TO ALL TILED WET AREAS

INTERNAL OPENINGS:

DHO: FLUSHED DOOR HEIGHT OPENING 2080mm A.F.L
FHO: FULL HEIGHT OPENING

DOORS & WINDOWS

1. WINDOW HEAD HEIGHT TO BE 2143mm A.F.L UNLESS NOTED OTHERWISE.
2. INSTALL SILL SUPPORT ANGLE TO ALL ALUMINIUM EXTERNAL SLIDING DOORS. REFER TO DETAIL

ABBREVIATION LEGEND

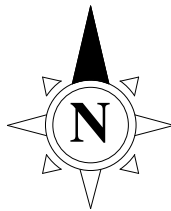
HP	HOT PLATE
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
OHC	OVERHEAD CUPBOARD
DR	DRAWER
FR/FZ REC	FRIDGE / FREEZER RECESS
DW REC	DISHWASHER RECESS
TR	TROUGH
WM REC	WASHING MACHINE RECESS
TRH	TOILET ROLL HOLDER
DTR	DOUBLE TOWEL RAIL
TRG	TOWEL RING
SR	SHOWER RAIL / ROSE
CAP	CEILING ACCESS PANEL
BRM	BROOM
V	VANITY
B	BASIN
OBS	OBSCURE
TF	TIMBER FRAME
AF	ALUMINIUM FRAME
SD	SLIDING DOOR
D	DOOR
W	WINDOW
AW	AWNING WINDOW
FW	FIXED WINDOW
COL	COLUMN
H/H	HEAD HEIGHT
RWP	RAIN WATER PIPE
SV	SUB-FLOOR VENT
P	PRIVACY LATCH

WATER FEED & CAB END
LOCATION
TO BE CONFIRMED

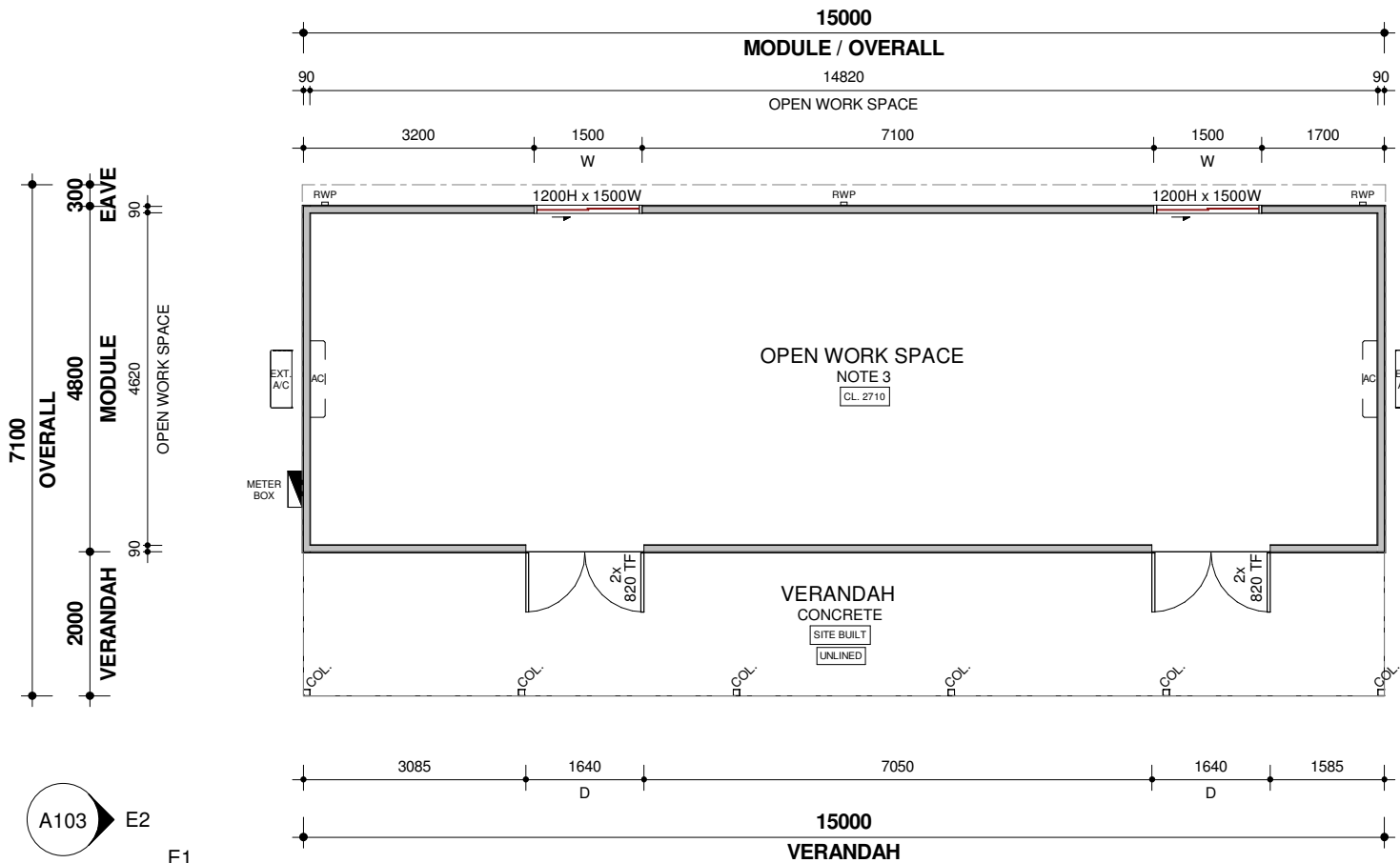
BUSHFIRE ATTACK
LEVEL (BAL): TBA

WIND CLASSIFICATION:
REGION A

SOIL CLASSIFICATION: "TBA"



TBA



A103

E3

E4

A103

A103

E2

E1

A103

BUILDING AREA

BUILDING	72.00m²
VERANDAH	30.00m²
GARAGE / CARPORT	N/A
PORCH	N/A
TOTAL	102.00m²

ROOF AREA

ROOF (YARD BUILT)	77.33m²
ROOF (SITE BUILT)	29.92m²
TOTAL	107.25m²

1

FLOOR PLAN

A102

1 : 100

CLIENT: TX AUSTRALIA

ADDRESS: 255 WELSHPOOL ROAD EAST

CARMEL, WA 6076

HOUSE TYPE: CUSTOM 1 MODULE

Rev	Description	Date
A	Preparation of PPA Plans	28/03/2023

JOB No.	23014
DATE:	28/03/2023 2:22:00 PM
DRAWN:	SS
CHECKED:	JP
REV:	SHEET
SCALE:	1 : 100

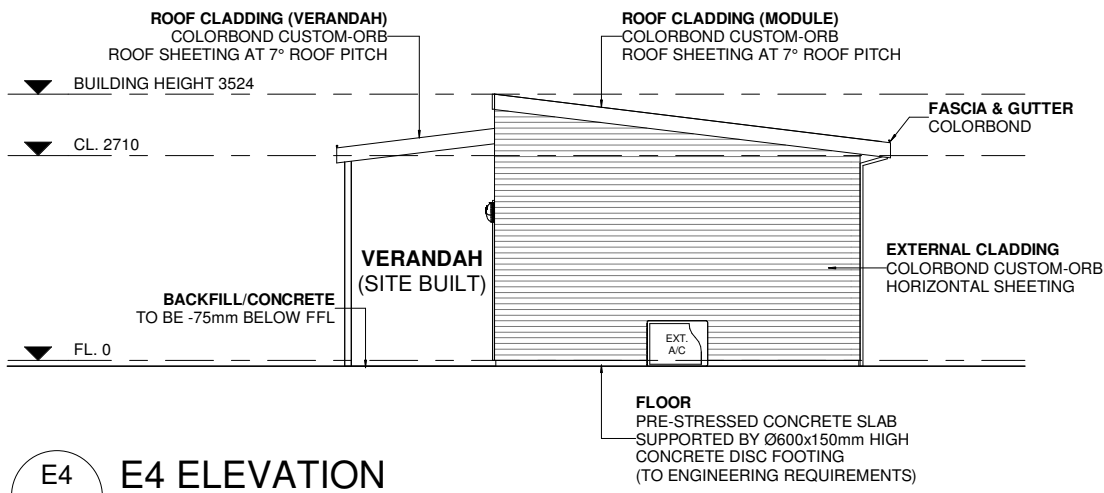
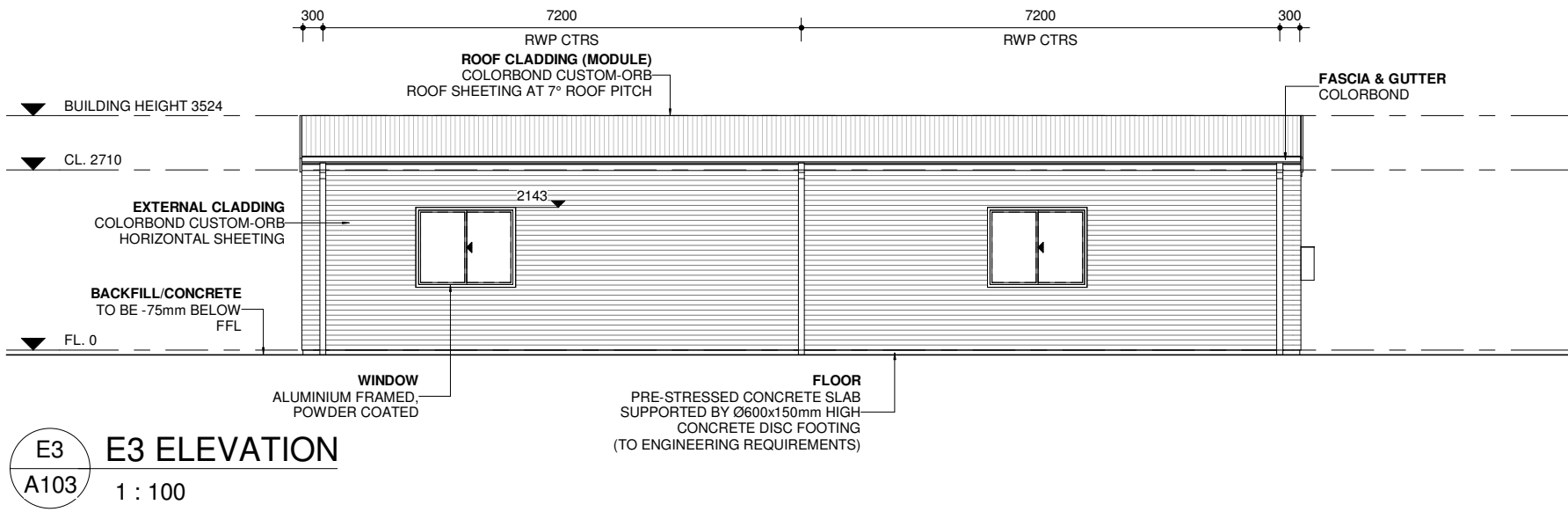
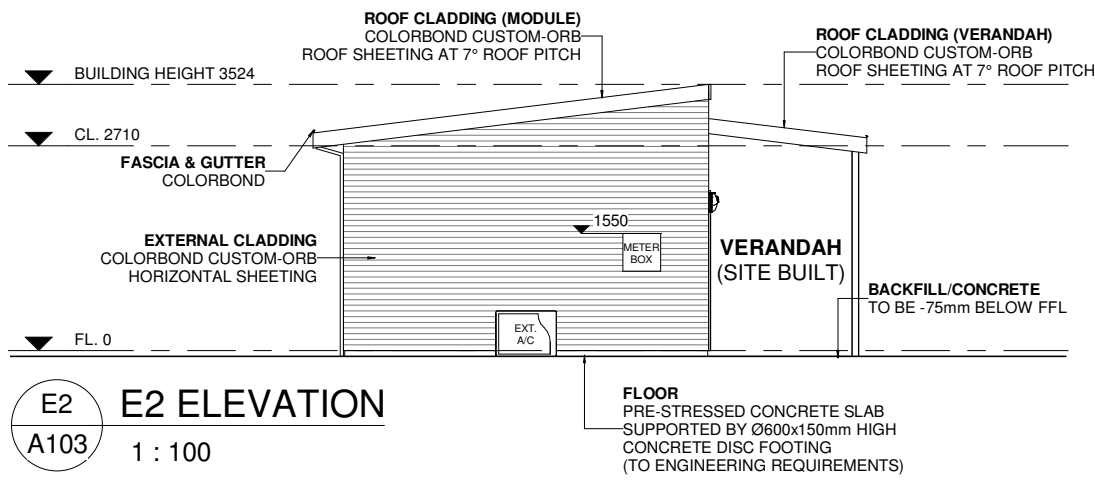
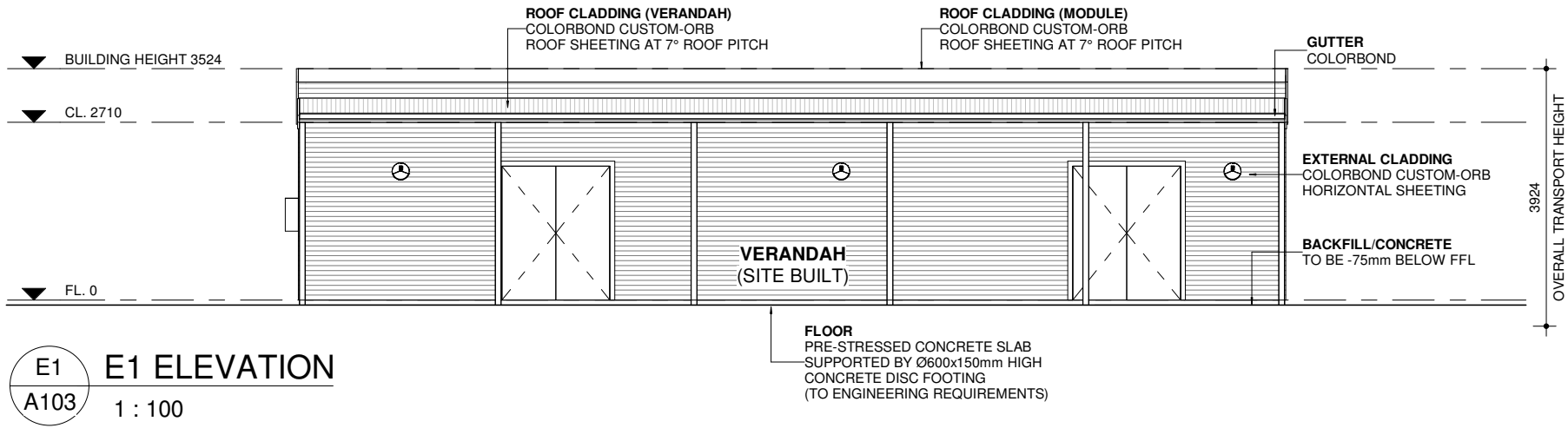


T: 08 64540919 F: 08 64540918
W: modularwa.com.au
e: sales@modularwa.com.au
Builders reg # 101630

Use figured dimensions in preference to scaled.
All dimensions to be verified and checked on the job. © .

A102

BACKFILL
BY BUILDER



CLIENT: TX AUSTRALIA

ADDRESS: 255 WELSHPOOL ROAD EAST
CARMEL, WA 6076

HOUSE TYPE: CUSTOM 1 MODULE

Rev	Description	Date
A	Preparation of PPA Plans	28/03/2023

JOB No.	23014
DATE:	28/03/2023 2:22:01 PM
DRAWN:	JP
CHECKED:	SS
REV:	SHEET
SCALE:	A103
1 : 100	



T: 08 64540919 F: 08 64540918
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e: sales@modularwa.com.au
Builders reg # 101630

Use figured dimensions in preference to scaled.
All dimensions to be verified and checked on the job. © .

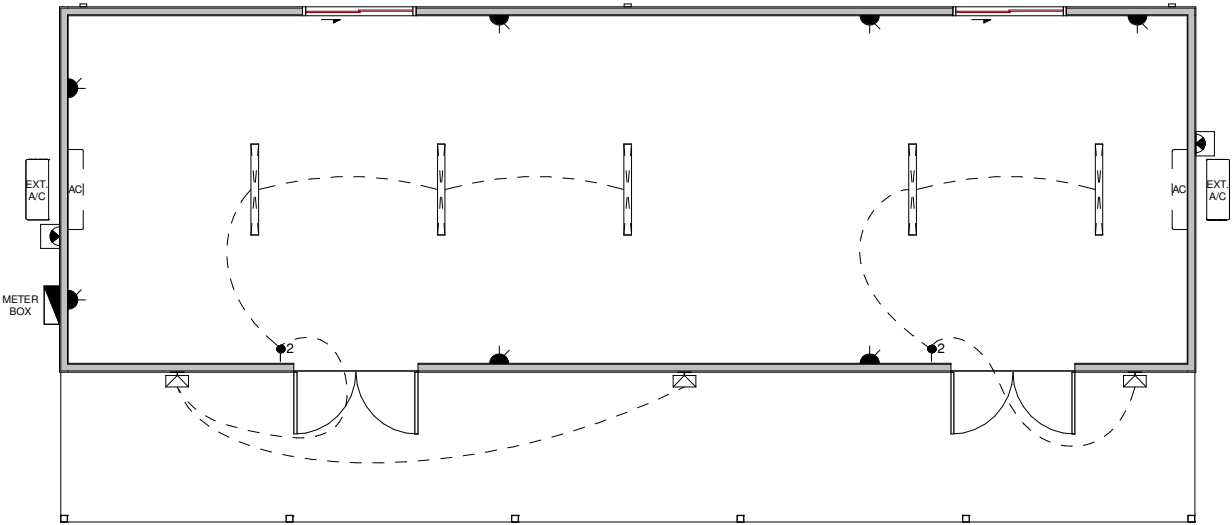
ELECTRICAL LEGEND	
	CEILING LIGHT - L.E.D OYSTER FITTING
	CEILING LIGHT - L.E.D DOWNLIGHT FITTING
	CEILING LIGHT - L.E.D PENDANT FITTING
	EXTERNAL WALL LIGHT
	EXTERNAL WALL LIGHT - UP/DOWN
	EXTERNAL FLOOD LIGHT - WITH SENSOR
	L.E.D. SURFACE MOUNTED BATTEN
	MOTION SENSOR
	SINGLE GPO
	DOUBLE GPO
	QUAD GPO
	SINGLE WEATHERPROOF GPO
	DOUBLE WEATHERPROOF GPO
	ISOLATION SWITCH
	AIR CONDITIONER UNIT ISOLATOR
	PHONE / DATA OUTLET
	TV POINT
	LIGHT SWITCH
	HARDWIRED SMOKE DETECTOR c/w BATTERY BACKUP
	EXHAUST FAN FLUMED
	HEAT / LIGHT / FAN
	LIGHT / FAN
	CEILING FAN
	CEILING FAN c/w LIGHT
	METER BOX

ELECTRICAL NOTES:

1. ALL ELECTRICAL HEIGHTS ARE MEASURED FROM FINISHED FLOOR LEVEL
2. ALL LIGHT SWITCHES TO BE 1200mm ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
3. INTERNAL GENERAL POWER OUTLETS, PHONE & DATA POINTS TO BE 300mm ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
4. EXTERNAL GENERAL POWER OUTLETS AND EXTERNAL ISO SWITCH TO BE 1200mm ABOVE FINISHED FLOOR LEVEL UNLESS OTHERWISE NOTED
5. EXTERNAL LIGHT FITTINGS TO BE 1900mm ABOVE FINISHED FLOOR LEVEL - MEASURED TO UNDERSIDE OF FITTING

AIR CONDITIONING NOTE:

1. ALL EXTERNAL A/C BOOTS TO BE LOCATED MIN. 400mm ABOVE FFL.
2. FIRE BLANKET TO BE INSTALLED AROUND PIPES PRIOR TO INSTALLING ALL EXTERNAL A/C BOOTS.



1
A104

ELECTRICAL PLAN

1 : 100

CLIENT: TX AUSTRALIA	<table><tr><th>Rev</th><th>Description</th><th>Date</th></tr><tr><td>A</td><td>Preparation of PPA Plans</td><td>28/03/2023</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Rev	Description	Date	A	Preparation of PPA Plans	28/03/2023																JOB No. 23014	 T: 08 64540919 F: 08 64540918 W: modularwa.com.au e: sales@modularwa.com.au Builders reg # 101630 Use figured dimensions in preference to scaled. All dimensions to be verified and checked on the job. © .
Rev		Description	Date																					
A		Preparation of PPA Plans	28/03/2023																					
ADDRESS: 255 WELSHPOOL ROAD EAST	DATE: 28/03/2023 2:22:01 PM																							
CARMEL, WA 6076	DRAWN: JP																							
HOUSE TYPE: CUSTOM 1 MODULE	CHECKED: SS																							
	REV: SHEET																							
	SCALE: A																							
	1 : 100																							



Location Plan for: Development Application

This data is to be used only for the processing of
Development Application

Application Number: **24-2910-16**

Decision: **OUTSTANDING**

Printed: **13/06/2023**



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by
Western Australian Land Information Authority SLIP 1180-2020-1

Application Status

- Approved
- Outstanding
- Cancelled

Existing LPS Zones and Reserves

- Rural conservation

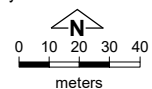
Easements and Referrals

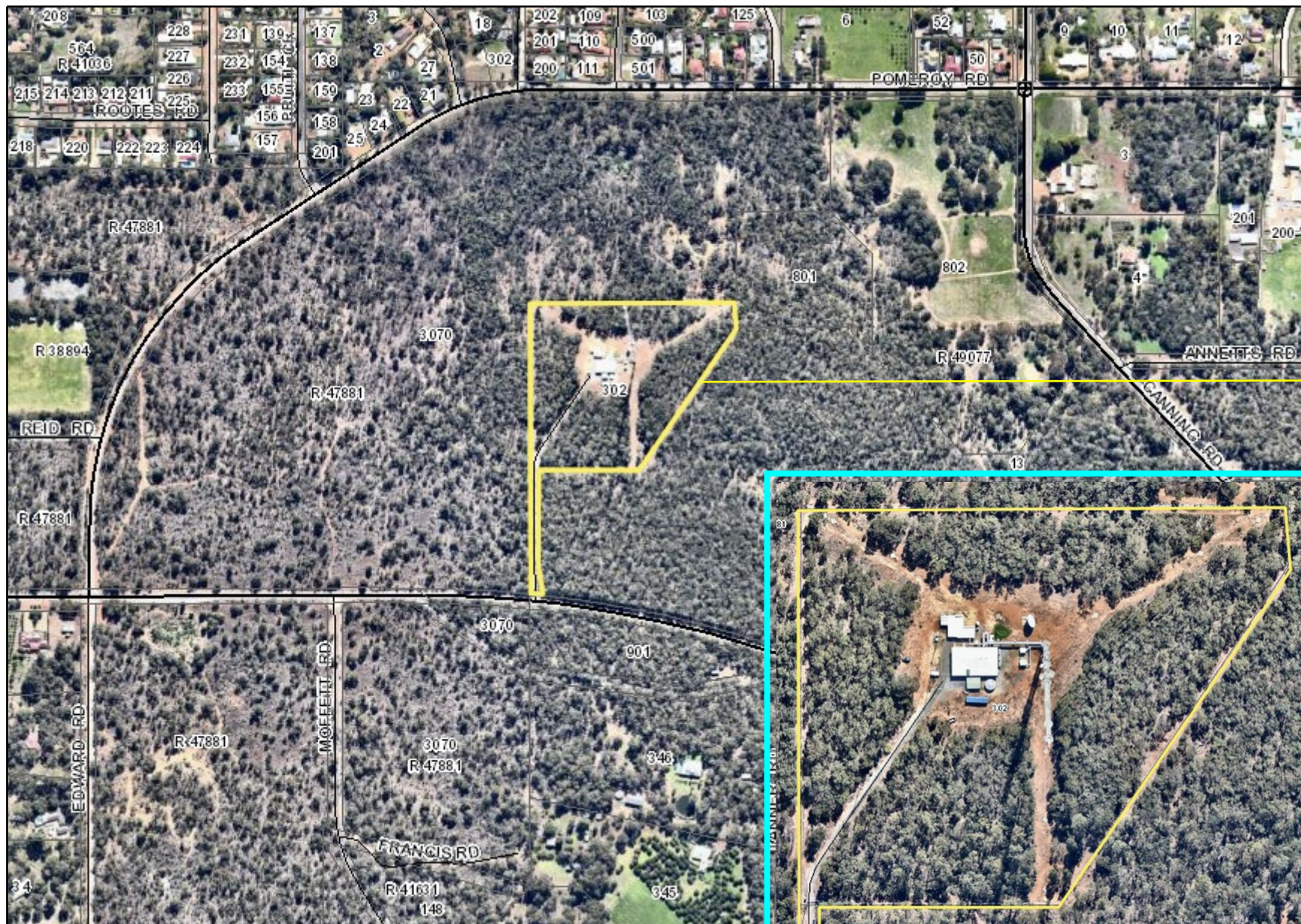
Region Scheme Reserves

- Water catchments
- Parks and recreation

Localities & Local Government Boundaries

- Local government boundary
- Locality





Legend

☐ Cadastre (View 1)

Roads

— Main

— Minor

... Not Applicable

➤ Subject Site

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuiry.

InQuiry Map

DPLH BUSINESS USE ONLY

Internal Spatial Viewer



0	0.19	0.39 Kilometres
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1: 9,028

at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere
Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced:

13-Jul-2023



**BUSHFIRE MANAGEMENT PLAN
255 WELSHPOOL ROAD EAST CARMEL**

TX AUSTRALIA

Lot 302 (#255) WELSHPOOL ROAD EAST
CARMEL WESTERN AUSTRALIA

21th June 2023

Bushfire Management Plan

DOCUMENT INFORMATION

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DOCUMENT CONTROL

DATE	VERSION	RECIPIENT	PURPOSE OF RELEASE
04/05/2023	1.1	TX Australia	Review and endorsement:
10/05/2023	1.2	TX Australia	Final Draft
18/05/2023	1.3	TX Australia	Final Document
21/06/2023	1.4	TX Australia	Final Document with Evacuation Plan

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Bushfire Ready
ABN: 70 897 262 379

TABLE OF CONTENTS

Document Information	II
Document Control	II
Disclaimer	III
Executive Summary	3
1. Proposal Details	5
1.1. Site Plan and Location	5
2. Environmental Considerations.....	7
2.1. Native Vegetation – Modification and Clearing	7
2.2. Re-vegetation/Landscape Plans.....	8
3. Bushfire Assessment Results	8
3.1. Assessment Inputs	8
3.2. Assessment Outputs	15
4 IDENTIFICATION OF THE BUSHFIRE MANAGEMENT ISSUES	16
4.1 Notes identified on Spatial Representation Plan	16
5 Assessment Against Bushfire Protection Criteria.....	18
5.1 Compliance.....	18
5.2 Additional Management Strategies	21
5.2.1 Landscaping.....	21
5.2.2 Management of Flammable Material Around the Building	22
5.2.3 Spatial Representation of Bushfire Management Plan	22
5.2.4 Maintenance of APZ and AS3959-2009 Construction Standard	22
5.2.5 Bulk Fuel Storage – High Risk Land Use.....	22
6 Responsibilities for Implementation and Management of the Bushfire Measures	23
7 Conclusion	25
8 References	26
9. APPENDIX.....	28
9.1 Risk Analysis EvaCuation Plan.....	28
9.2 City of Kalamunda Fire haard reduction notice 2022/2023	33
9.2 Asset Protection Zone Standard	35
9.3 Vehicle Access Technical Requirement	36
9.4 Environmental Report.....	37

Table 1: Bushfire Design Criteria Solution and Compliance Summary	3
Table 2: Qualified Persons Summary and Declaration.	4
Table 3: Summary of Environmental Constraints.....	7
Table 4: Vegetation Classification.....	8
Table 5: Classified and Excluded Vegetation (AS3595:2009).....	9
Table 6: Site Assessment Results and Maximum BAL for Proposed Subdivision.....	15
Table 7: BMP Compliance with the GPBPA Bushfire Protection Criteria Elements.....	17
Table 8: Bushfire Risk Mitigation Measures and Activity Program.....	22
Figure 1: Proposed Development Site Plan.....	5
Figure 2: Subject land relative to Bushfire Prone Areas.....	6
Figure 3: Vegetation Classification.....	14
Figure 4: Bushfire Management Plan Spatial Representation.....	16

EXECUTIVE SUMMARY

This BMP has been written in support of a development application with the Department of Planning, Lands and Heritage to establish a prefabricated building to be used for storage and workshop space at the TX Australia telecommunications facility located at 255 Welshpool Road East, Carmel. The proposal contains high-risk land use as specified in SPP 3.7 and its associated Guidelines. There is relatively small intensification of 1 to 2 workers periodically visiting the site as a result of the proposal.

Classifiable vegetation as determined by AS3959-2009 has been identified within 100 m of the site and a Bushfire Attack Level (BAL) assessment of BAL-29 has been applied. This BAL rating was determined using AS3959-2009 method 1 calculations.

The BMP presents “Acceptable solutions” that will be implemented to mitigate an extreme bushfire hazard and potential BAL-40 site assessment, down to a moderate hazard and BAL-29 or less rating. Bushfire mitigation measures focussed on the Guidelines for Planning in Bushfire Prone Areas V1.4; bushfire protection criteria’s acceptable solutions identified under the key elements of: Location, siting and design of development, vehicular access and water. A compliance summary of the four inputs of the Bushfire Design Criteria is outlined in Table 1 below.

Table 1: Bushfire Design Criteria Solution and Compliance Summary

BUSHFIRE DESIGN CRITERIA SOLUTION AND COMPLIANCE SUMMARY	
Acceptable Solutions Applied:	A1.1, A2.1, A3.1, A3.5 and A4.2
Acceptable Solutions Not Applicable:	A3.2, A3.3, A3.4, A3.6, A3.7, A3.8, A4.1 and A4.3
Non-Compliances:	None

Additional bushfire risk management measures are listed in section 5.2 as bushfire landscaping design, and management of flammable fuel bulk storage tank (diesel) on the development site. In addition, an Evacuation Plan has been developed and included at appendix 4.

This document, and information contained within, has been compiled by a suitably qualified person/s (the author/s). A summary of the qualified person/s’ accreditation and declaration are outlined in Table 2 below. In signing this document, the author affirms

that this Bushfire Management Plan (BMP) meets the requirements of State Planning Policy 3.7 (SPP 3.7) (WAPC, 2015a) and supersedes all previous BMPs for the site.

Table 2: Qualified Persons Summary and Declaration.

QUALIFIED PERSONS DECLARATION	
Author:	Robert Turner (BPAD Level 2 - 36103)
Signature:	 
Date:	21/06/2023
Checking Practitioner:	Gary McMahon (BPAD Level 3 -35078)
Comments:	
Signature:	 
Date:	19/05/2023

1. PROPOSAL DETAILS

1.1. SITE PLAN AND LOCATION

The subject land, Lot 302 (#255) Welshpool Road East is 51,785 m² in area and is located within the City of Kalamunda. It is located approximately 300 meters to the North of Welshpool Road East at the end of a private access way. A site plan of the proposed development is shown in Figure 1 and a geographical position of the site can be seen in figure 2 along with its classification as bushfire prone vegetation.

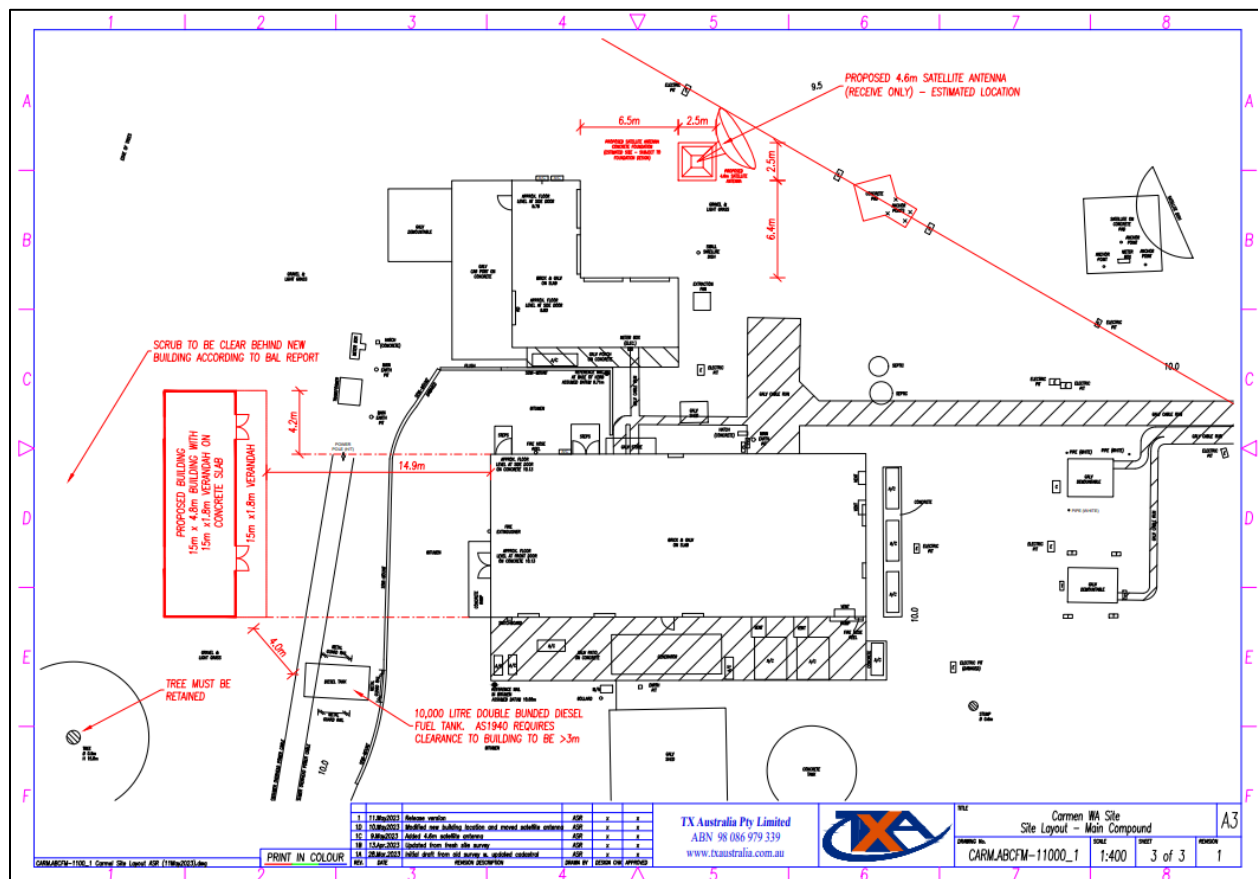


Figure 1: Proposed Development Site Plan

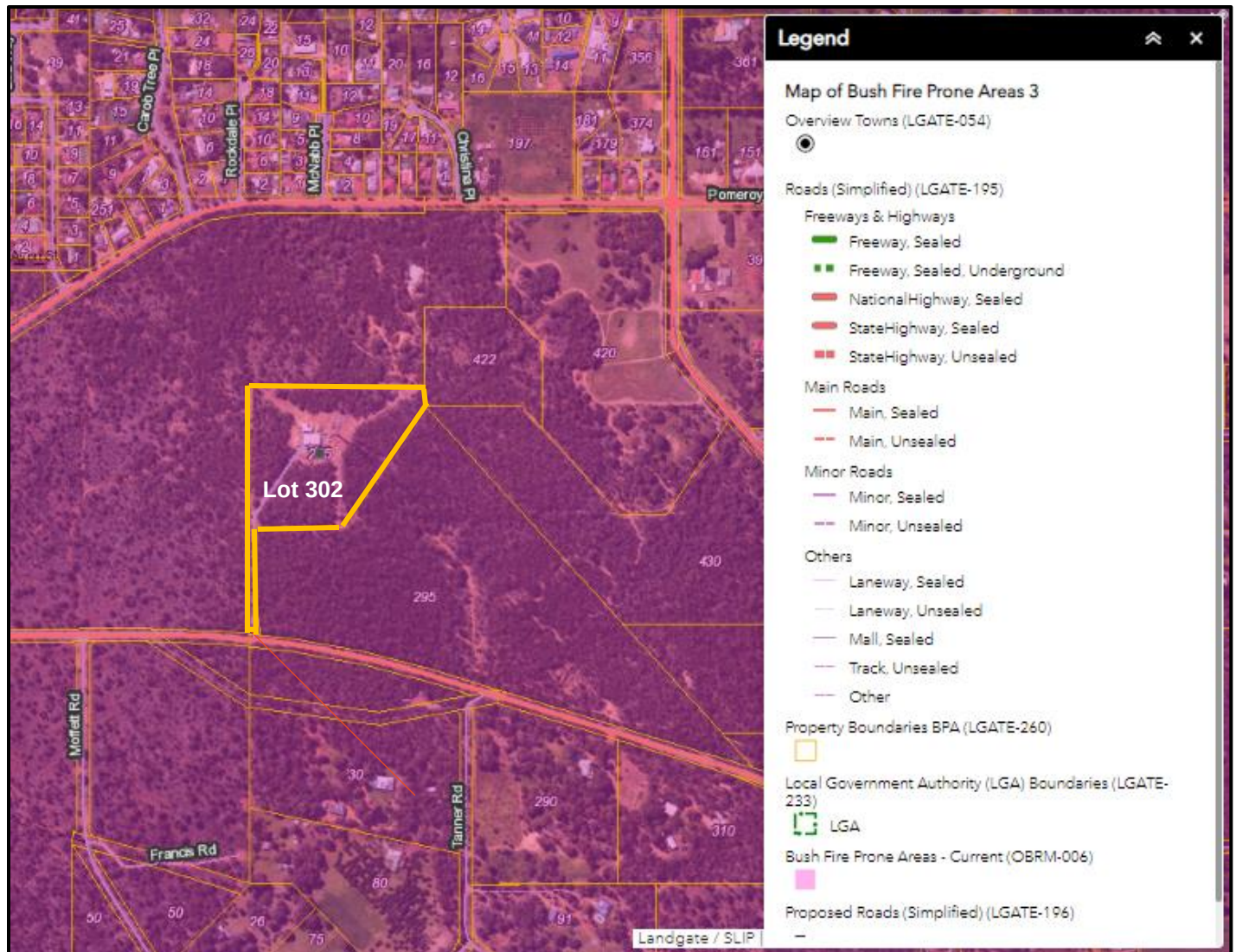


Figure 2: Subject Land Relative to Bushfire Prone Areas

2. ENVIRONMENTAL CONSIDERATIONS

2.1. NATIVE VEGETATION – MODIFICATION AND CLEARING

There is an area of native vegetation directly to the west of the proposed build that requires clearing in order to establish the required separation distance of 21m to achieve the necessary BAL-29 on the proposed build. The existing cleared area will need to be extended approximately 10m to the west in order to create this separation distance of 21m (Figure 3 and 4). This is an area of 540m² or 0.054ha of poorly established regrowth vegetation, that has been classified as low, open Forest – A.

There are no environmental constraints affecting the land that will restrict the ability for the proponent to implement the bushfire mitigation measures. Approval to establish this cleared area for bushfire asset protection was previously granted by Department of Parks and Wildlife, Mundaring Office following an assessment of the vegetation for Black cockatoo habitat by urbanplan's, Ian Brashaw concluded as follows; "The above information has been supplied to the Department as required by conditional approval of the Planning Commission. The necessity for clearing is for the purposes of reducing fire risk. While it is evident that some foraging of Marri has occurred, the TX Australia site is surrounded by state forest offering plentiful opportunities for alternative foraging sites in proximity to the proposed clearing of 260 square metres of vegetation." (Brashaw, 2015).

Because the vegetation assessment was undertaken 8 years ago the Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service has been consulted in order to confirm acceptance with the proposed clearing of 540m² for the purpose of bushfire protection. This confirmation is required prior to the removal of vegetation for the establishment of the asset protection zone. See responsibilities of the proponent listed in section 6, table 8.

Table 3: Summary of Environmental Constraints

Is the land affected by:	No Yes – describe	Constraint on ability to implement bushfire mitigation measures
Conservation Covenant	No	Nil
Bush forever	No	Nil
Conservation Wetland or buffer	No	Nil
Threatened Ecological Communities	No	Nil
Declared rare flora	No	Nil
Environmentally Sensitive Area	No	Nil
Significant for conservation Local Strategy	No	Nil

2.2. RE-VEGETATION/LANDSCAPE PLANS

There are no areas identified to revegetate and therefore hazard associated with vegetation retention will not impose any constraints on the Bushfire Management Strategies that would normally be applied in this BMP.

3. BUSHFIRE ASSESSMENT RESULTS

The basis of this BMP is a Bushfire Attack Level (BAL) assessment specifically outlined in AS3959:2009 (Standards Australia, 2009a) and GPBPA (WAPC & DFES, 2017). The site assessment involves the identification of three key inputs within 100m from the site by a qualified Bushfire Practitioner. The three key inputs are:

- Identification of classifiable vegetation.
- Measurement of slope under the classified vegetation; and
- Separation distances between the site and classifiable vegetation.

3.1. ASSESSMENT INPUTS

All vegetation within 100m from the site has been identified and classified in accordance with AS3959:2009 (Standards Australia, 2009a) vegetation structures, including low threat areas are summarised in table 4 and 5.

Table 4: Vegetation Classification

VEGETATION AREA/ PLOT	APPLIED VEGETATION CLASSIFICATION	EFFECTIVE SLOPE UNDER THE CLASSIFIED VEGETATION (DEGREES)
1	A - Forest	Flat
2	A - Forest	Downslope >0-5
3	AS3959 Exclusion cl. 2.2.3.2 (f)	N/A

Table 5: Classified and Excluded Vegetation (AS3595:2009)

DESCRIPTION CLASSIFICATION	CLASSIFIED VEGETATION PHOTOS
Photo 1 / Plot 1 Vegetation Classification: Class A Forest - Low open forest A-04 Justification for Classification: Trees 15-20m high and 30-60% canopy cover. Distinct middle and lower storey vegetation layers with tall shrub species and eucalyptus lignotubers and saplings. Over storey is dominated by eucalyptus calophylla (Marri) and eucalyptus marginata trees (Jarrah). Forest has over-storey saplings and pole stand (poorly formed) age class trees. One old habitat tree with majority of crown damaged. Mid-storey of Grass Trees, Banksia, Snotty Gobble and eucalyptus lignotubers is sparse. Surface layer of herbs makes up 40% - 50% ground cover.	 TXA 255 Welshpool Rd E, Carmel Photo 1 Build site west, Flat, Forest 22 Mar 2023, 13:36:15

Photo 2 / Plot 2

Vegetation Classification: Class A Forest - Low open forest A-04

Justification for Classification:

Trees 15-20m high and 30-60% canopy cover. Distinct middle and lower storey vegetation layers with tall shrub species and eucalyptus lignotubers and saplings. Over storey is dominated by eucalyptus calophylla (Marri) and eucalyptus marginata trees (Jarrah).

Forest has over-storey saplings and pole stand (poorly formed) age class trees. One old habitat tree with majority of crown damaged. Mid-storey is represented by Grass Trees, Banksia, Snotty Gobble and eucalyptus lignotubers. Surface layer of herbs makes up 50% - 60% ground cover

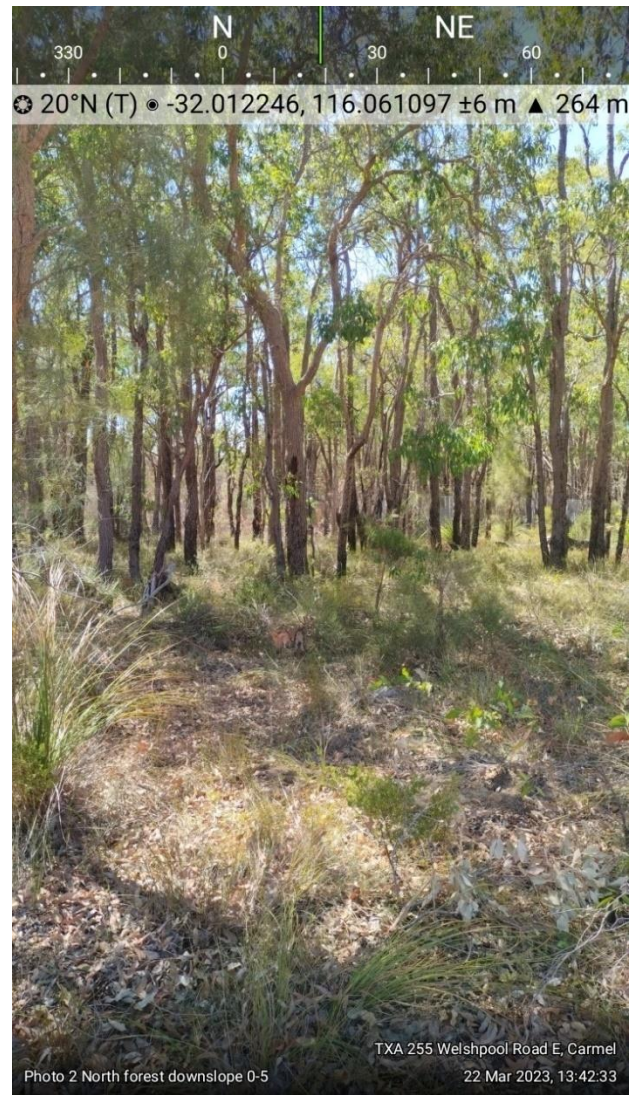


Photo 3 / Plot 2

Vegetation Classification: Class A Forest - Low open forest A-04

Justification for Classification:

Trees 20-25m high and 30-60% canopy cover. Distinct middle and lower storey vegetation layers with tall shrub species and eucalyptus lignotubers and saplings. Over storey is dominated by eucalyptus calophylla (Marri) and eucalyptus marginata trees (Jarrah).

Forest has over-storey saplings and pole stand (poorly formed) age class trees. A few older Marri trees. Mid-storey of Grass Trees, Banksia, Snotty Gobble and eucalyptus lignotubers is better represented in plot 2. Surface layer of herbs makes up 50% - 70% ground cover. The vegetation from the treetops to the ground herb layer form a vertical structure or arrangement. The vertical structure is a unique feature of Class A: Forest.

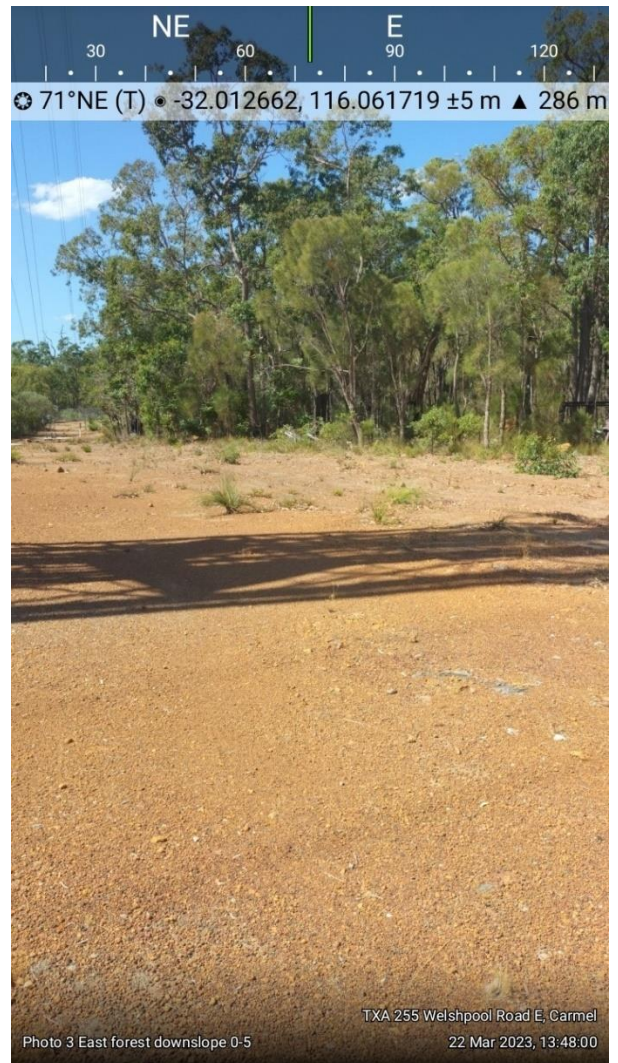


Photo 4 / Plot 1

Vegetation Classification: Class A Forest - Low open forest A-04

Justification for Classification:

Trees 20-25m high and 30-60% canopy cover. Distinct middle and lower storey vegetation layers with tall shrub species and eucalyptus lignotubers and saplings. Over storey is dominated by eucalyptus calophylla (Marri) and eucalyptus marginata trees (Jarrah).

Forest has over-storey saplings and pole stand (poorly formed) age class trees. A few older Marri trees. Mid-storey of Grass Trees, Banksia, Snotty Gobble and eucalyptus lignotubers is better represented in plot 2. Surface layer of herbs makes up 40% - 50% ground cover. The vegetation from the treetops to the ground herb layer form a vertical structure or arrangement. The vertical structure is a unique feature of Class A: Forest.



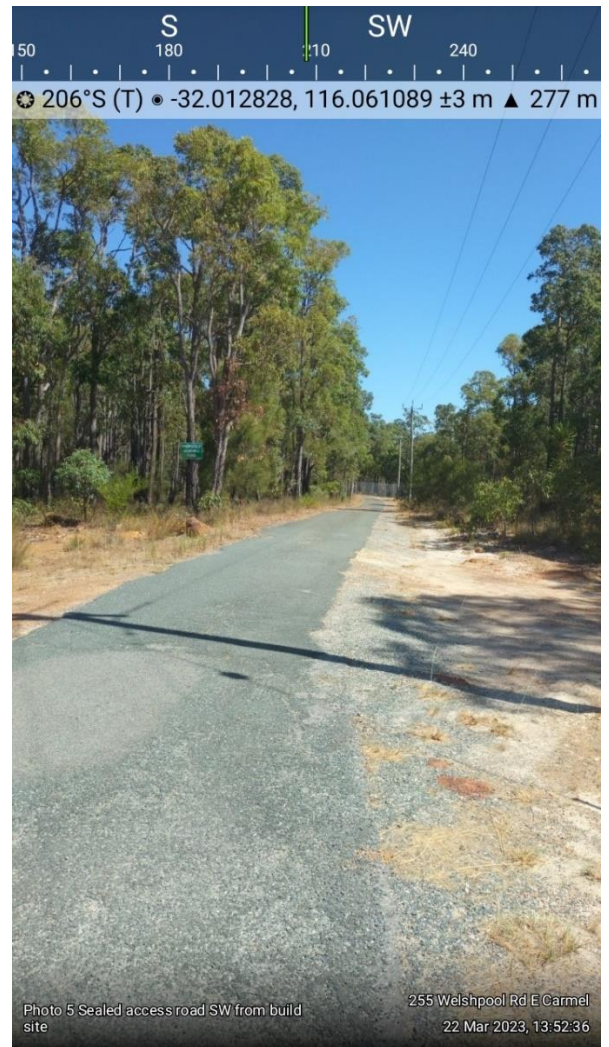
Photo 5 / Plot 1

Vegetation Classification: Class A Forest - Low open forest A-04

Justification for Classification:

Trees 20-25m high and 30-60% canopy cover. Distinct middle and lower storey vegetation layers with tall shrub species and eucalyptus lignotubers and saplings. Over storey is dominated by eucalyptus calophylla (Marri) and eucalyptus marginata trees (Jarrah).

Forest has over-storey saplings and pole stand (poorly formed) age class trees. A few older marri trees. Mid-storey of Grass Trees, Banksia, Snotty Gobble and eucalyptus lignotubers is better represented in plot 2. Surface layer of herbs makes up 40% - 50% ground cover. The vegetation from the treetops to the ground herb layer form a vertical structure or arrangement. The vertical structure is a unique feature of Class A: Forest.



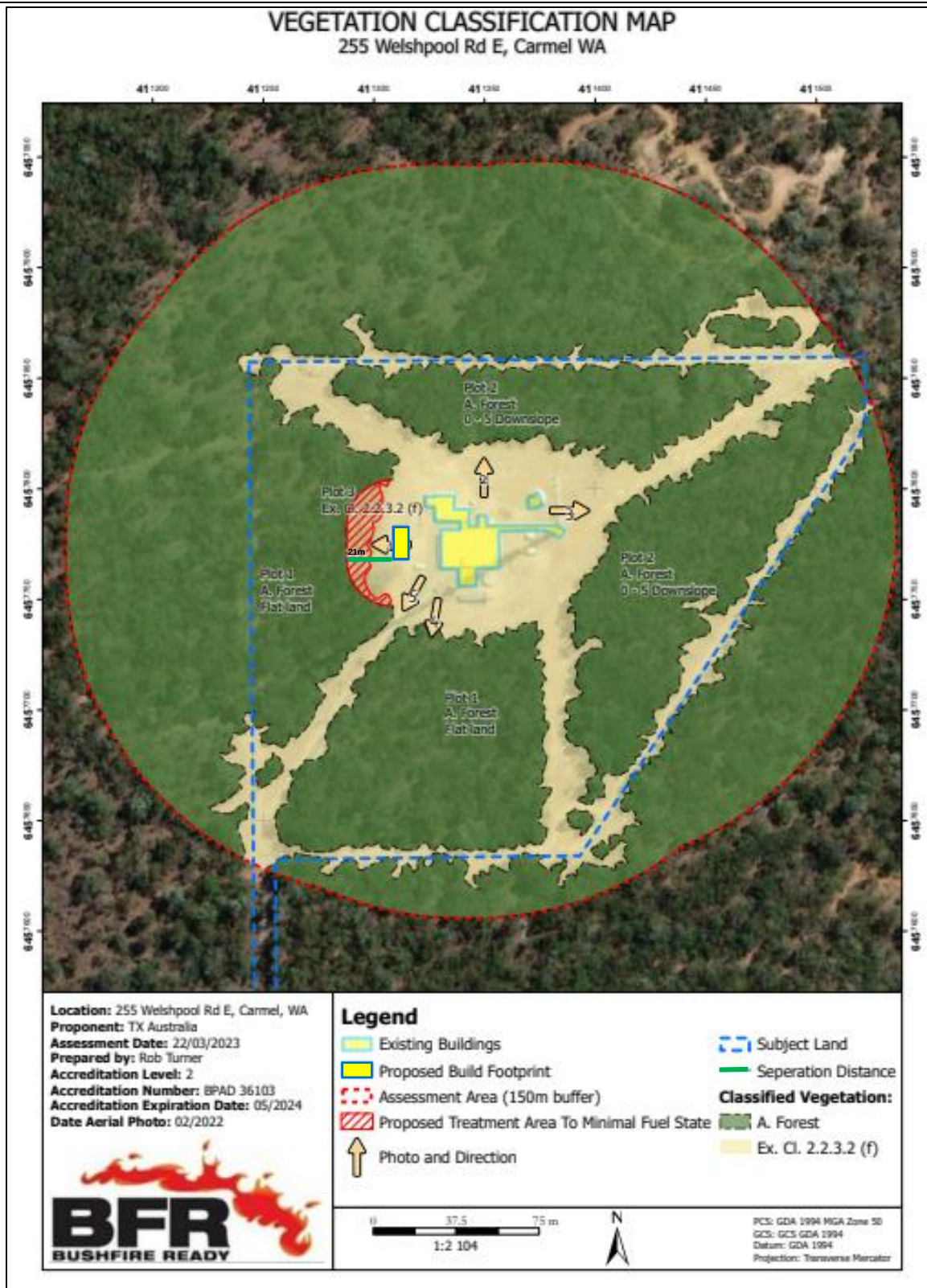


Figure 3: Vegetation classification map

3.2. ASSESSMENT OUTPUTS

The potential bushfire impact to the proposed development from each of the identified vegetation plots is summarised in Table 6 below. The slope and separation distances were obtained using a Nikon Forestry Pro Laser Range Finder and validated via manual measurement and calculations.

The Determined Bushfire Attack Level (highest BAL) for the proposed developments has been determined using method 1 calculations in accordance with clause 2.2.6 of AS 3959-2009. Determined maximum Bushfire Attack Level (BAL) for the proposed building is BAL-29

Table 6: Site Assessment Results and Maximum BAL for Proposed Subdivision

PLOT NUMBER	APPLIED CLASSIFICATION (AS3959:2009)	EFFECTIVE SLOPE (DEGREES)	MINIMUM SEPARATION DISTANCE (m)	MAXIMUM BAL	MODIFIED BAL CONTOUR
1	A - Forest	Flat	27	BAL- 40	BAL-29
2	A - Forest	Downslope >0-5	27	BAL - 29	BAL- 29
3	AS3959 Exclusion Clause 2.2.3.2 (f)	N/A	N/A	N/A	N/A

4 IDENTIFICATION OF THE BUSHFIRE MANAGEMENT ISSUES

4.1 NOTES IDENTIFIED ON SPATIAL REPRESENTATION PLAN

1. Vegetation treatment area to a minimal fuel state no less than 21 metres
2. Plot 1: A - Forest vegetation on flat land to the south and west of proposed building.
3. Plot 2: A – Forest vegetation on downslope >0-5 degrees north and east of proposed building.
4. Communication electronic infrastructure, store, workshop.
5. Office space and amenities
6. 10,000 litre Bulk storage diesel fuel tank.
7. 60,000 litre concrete water tank, dedicated emergency firefighting water supply with hardstand
8. Electrified security gate and cameras.
9. Proposed office/store build footprint. Setback 21m sets an AS3959 construction standard BAL-29.
10. Private driveway access road Compliant with specifications set out in the Guidelines for Planning in Bushfire Prone Areas V1.4, element 3, table 6. 6m running surface and 4m shoulders.
11. Perimeter security fence is electrified
12. Fire Breaks are constructed and maintained to the standards set out in the City of Kalamunda Fire Break Orders 2022/23. 3m wide with 4m vertical clearance
13. Public Road access from the lot access road to the west and built-up area of Kalamunda and Perth
14. Public Road access from the lot access road to the East and built-up area of Carmel
15. Area surrounding infrastructure to east and north managed to minimal fuel state 27m.
16. Guide wires for telecommunications tower restrict siting options of the build footprint
17. Tower base

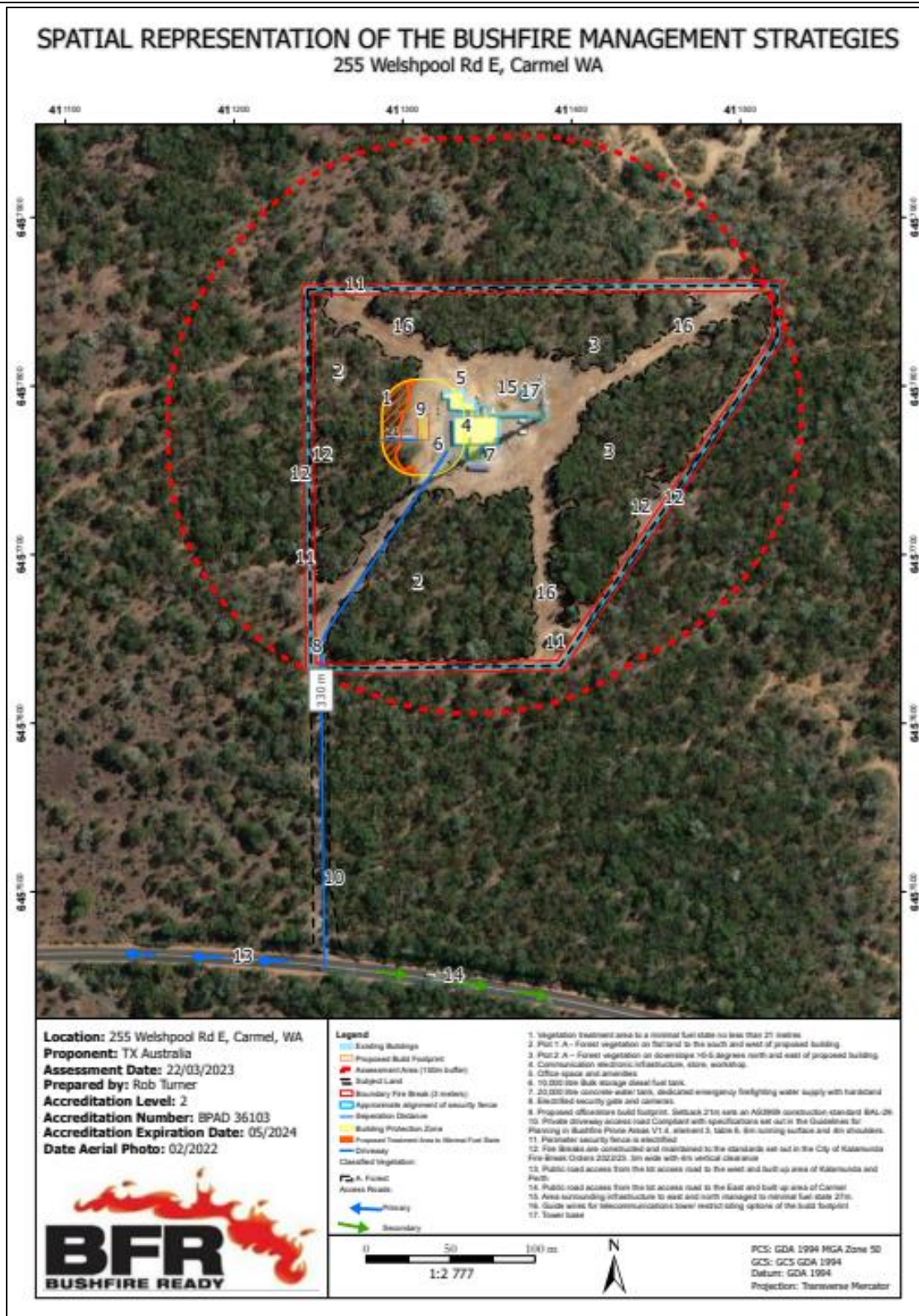


Figure 4: Bushfire Management Plan Spatial Representation

5 ASSESSMENT AGAINST BUSHFIRE PROTECTION CRITERIA

5.1 COMPLIANCE

This BMP has been prepared to comply with the *GPBPA V1.4* (WAPC & DFES, 2022). A summary of the compliance is outlined in Table below. The Acceptable Solutions outlined below are intended to reduce risk to the occupier of the land. The assessment of the four elements outlined are the basis of the bushfire risk management measures.

Table 7: BMP Compliance with the GPBPA Bushfire Protection Criteria Elements

ELEMENT 1: LOCATION	
Intent: To ensure that strategic planning proposals, subdivision or development applications are in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.	
Acceptable Solution	Compliance and proposed bushfire management strategies
A1.1: Development Location	Compliant: Yes The proposed development will have a BAL-29 construction standard applied. The build footprint for the proposed development is set back from classified vegetation as per AS 3959-2009 applying method 1 assessment to ensure. BAL-29 or less is achieved on the development site and ensuring the least amount of vegetation clearing will be required. See section 3 of this document for Bushfire Attack Level Assessment detail.

ELEMENT 2: SITING AND DESIGN

Intent: To ensure that the siting and design of development minimises the level of bushfire impact

Acceptable Solution	Compliance and proposed bushfire management strategies
A2.1: Asset protection Zone (APZ)	Compliant: Yes The development has the full potential to achieve an Asset Protection Zone (APZ) within the boundary of lot 302. The APZ and separation from classified vegetation of the proposed build is depicted in Figure 3 and 4. The AS3959-2018 construction standard on the proposed building will be. BAL-29. <u>Width</u> The APZ is of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstance. <u>Location</u> The proponent and future occupiers can manage the hazard to APZ standard onsite with no third-party agreement or approval required for this management. Any APZ can be contained solely within the boundaries of the lot and will be managed in a minimal-fuel state on an ongoing basis, in perpetuity. <u>Management</u> Ongoing maintenance of the hazard on lot 302 is ensured via its inclusion on the City of Kalamunda firebreak notice procedures. The proponent will ensure with the approval of the City of Kalamunda that a Section “70A Notice” will be placed on the certificate of title of lot 302

ELEMENT 3: VEHICULAR ACCESS

Intent: To ensure that the vehicular access serving a development is available and safe during a bushfire event.

Acceptable Solution	Compliance and proposed bushfire management strategies
A3.1: Two Access Routes	Compliant: Yes Figure 6 demonstrates compliance with a westerly and easterly egress on Welshpool Road East. Satisfactory alternative access can be achieved.
A3.2: Public Roads	Not applicable - No new Public Road proposed for the new development
A3.3: Cul-De-Sac (Including Dead End Road)	Not applicable - No new Cul-de-sac's proposed for the Development
A3.4: Battle-Axe	Not applicable - No new Battle-Axe proposed for the Development
A3.5: Private Driveway longer than 50 metres	Compliant: Yes • Access. The total driveway length is more than 50m • The proposed development has a "Private driveway" access to the property that extends 310m north of the Welshpool Road • The standard or vehicle access technical requirement is included at appendix 9.3 of this document. All specified standards for a public driveway have been achieved. • The "Private driveway" access has a turnaround standard of 17.5m at the access head that is in place on the subject land.
A3.6: Emergency Access Way	Not applicable - No emergency access ways are proposed for the new subdivision
A3.7: Fire Service Access Routes	Not applicable - The proposed subdivision does not require fire service access routes.
A3.8: Firebreak Width	Not applicable - No firebreaks are proposed for the subdivision

ELEMENT 4: WATER

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire

Acceptable Solution	Compliance and proposed bushfire management strategies
A4.1: Reticulated Areas	Lot 302 is provided with a reticulated water supply, but it is not in accordance with the specifications of Water Corporation Standard 63 and Department of Fire and Emergency Services “The supply of reticulated scheme water and firefighting hydrants” therefore does not satisfy Acceptable Solution A4.1
A4.2: Non-Reticulated Areas	Compliant: YES Additional bushfire risk provision has been established with a 60,000-litre concrete water tank with quick fill ability and hard stand. This dedicated firefighting water resource meets all specifications as per DFES requirements outlined in “Water Supply for Bushfire Firefighting”
A4.3: Individual Lots Within Non-Reticulated Areas	Not Applicable

5.2 ADDITIONAL MANAGEMENT STRATEGIES

5.2.1 LANDSCAPING

All Landscaping on site in future must be done with due consideration of maintaining the Asset Protection Zone clearing standards as outlined in the ‘*Guidelines for Planning in Bushfire Prone Area V1.4*’ (WAPC & DFES 2022)

It is important that landscaping design around the proposed development does not constitute a bushfire threat. Guidance can be found on the DFES website or within the below publications on landscaping in Bushfire areas:

1. Ramsay, C and Rudolph, L (2003) “Landscape and Building Design for Bush fire Areas”. CSIRO Publishing, Collingwood. “Landscape and Building Design for Bushfire Areas” G.C. Ramsay and L. Rudolph
2. Landscaping for Bushfire: Garden Design and Plant Selection – CFA; and
3. Plant Guide within the Building Protection Zone for the Swan Coastal Plain of Western Australia.

5.2.2 MANAGEMENT OF FLAMMABLE MATERIAL AROUND THE BUILDING

The landowner acknowledges that ignited embers finding flammable materials is the greatest threat. Adjacent ignited materials will expose the building to flame contact and increase its risk of ignition. The Landowner is responsible for the ongoing implementation of the annual and daily preparation tasks to improve the resistance of the building to bushfire.

5.2.3 SPATIAL REPRESENTATION OF BUSHFIRE MANAGEMENT PLAN

Figure 4 spatially represents the bushfire management strategies outlined as acceptable solutions outlined above. The Acceptable Solutions along with any additional mitigation measures are intended to reduce the risk to the occupier of the land and firefighters attending emergency bushfire incidents threatening the proposed development.

5.2.4 MAINTENANCE OF APZ AND AS3959-2009 CONSTRUCTION STANDARD

The undertaking of ongoing maintenance and seasonal works to maintain the Asset protection zone and integrity of the AS3959-2009 construction standard is a requirement of the landowner and occupier. See below list of responsibilities:

1. Prune all vegetation to provide 2m clearance
2. Ensure the asset protection zone is established that grasses are maintained less than 100mm
3. Ensure all access ways have the appropriate vertical and horizontal clearances and in good traversable condition.
5. Ensure all roof and building junctions are clear of litter.
6. Ensure all buildings present no gaps greater than 2mm aperture to all external surfaces.
7. Ensure all window screens are steel mesh 2mm aperture unbroken.
8. Ensure all buildings are free of flammable materials, none located within 2m.
9. Ensure all objects attached to the buildings are non-combustible or easily removable, the removing mechanism is in working order.
10. Ensure all gas cylinders are positioned with pressure relief valve facing away from the building and not within 6m of flammable material.
11. Ensure fire hoses and firefighting equipment is in working order. Check the charge level on all fire extinguishers is adequate.

5.2.5 BULK FUEL STORAGE – HIGH RISK LAND USE

The subject land of the proposed build includes the storage of hazardous materials, specifically a 10,000-litre bulk diesel storage tank which could increase the intensity of a bushfire. The tank is sited in an area that: achieves a radiant heat impact of 29 kW/m² (BAL-29) or below; and the tank has an inbuilt shield that protects the fuel from the radiant heat from the bushfire hazard. The proposed build is located greater than 3m from the tank.

6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE MEASURES

The objective of implementation and enforcement is to ensure that once 'post-control' mitigation measures (see Section 2.6 and 4.1) have been undertaken, the BAL does not deteriorate (or BAL number increase). A summary of the proposed bushfire risk mitigation measures and the activity programme has been outlined below. The proponent applying for planning approval will ensure the following activities will be undertaken.

Table 8: Bushfire Risk Mitigation Measures and Activity Program.

LANDOWNER/DEVELOPER – PRIOR TO SALE OR OCCUPANCY	
No.	Implementation Action
1	Ensure the Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service has been consulted and confirm acceptance with the proposed clearing
2	Establish the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP once confirmation from the the Department of Biodiversity, Conservation and Attractions has been received
3	Ensure vehicular access routes within the lot to the required surface condition and clearances
LANDOWNER/OCCUPIER – ONGOING	
No.	Management Action
1	Maintain vehicular access routes within the lot to the required surface condition and clearances
2	Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP
3	Comply with the relevant local government annual Firebreak and Fuel Load Notice issued under s33 of the <i>Bush Fires Act 1954</i>
LOCAL GOVERNMENT – ONGOING MANAGEMENT	
No.	Management Action
1.	Administer the <i>Bushfire Act 1954</i> and monitor landowner compliance. As per city works programme and protocol. Issue advice, warnings or fines where non-compliance of BMP or Bushfire Act has occurred



BUSHFIRE MANAGEMENT PLAN
255 WELSHPOOL ROAD EAST CARMEL

DEVELOPER – PRIOR TO PLANNING APPROVAL		
Implementation Action	Local Government Clearance	Bushfire Consultant Clearance
1. Ensure the Department of Biodiversity, Conservation and Attractions - Parks and Wildlife Service has been consulted and confirm acceptance with the proposed clearing	☐	☐

Certification by bushfire consultant

I _____, certify that at the time of inspection, the BAL ratings contained within this BMP are correct; and implementation actions 1 has been undertaken in accordance with the BMP.

Clearance by local government is recommended.

Signature: _____ Date: _____

Bushfire Consultant or Local/State Government representative details to be provided below.

7 CONCLUSION

The qualitative assessment comparing the proposed development with the bushfire threat with the Bushfire Protection Criteria has identified a satisfactory level of bushfire risk mitigation of the proposed development for this area is possible to allow SPP3.7 compliance.

This Bushfire Management Plan has demonstrated compliance of the proposed development with State Planning Policy 3.7 (WAPC, 2015a) and associated Guidelines for Planning in Bushfire Prone Areas V1.4 (WAPC & DFES, 2022) in order to reduce the occurrence and potential threat of bushfire to life, property and the environment.

Compliance with SPP3.7 should not be in question if the planning application is approved.



Robert Turner
Bushfire Ready
Date: 22/06/2023

On signing above, this report is true and accurate to the best of my knowledge at the time of issue and compliant with SPP3.7 and its Guidelines.

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9. APPENDIX

9.1 RISK ANALYSIS EVACUATION PLAN

RISK ANALYSIS – Bushfire Emergency Evacuation

(CFA Guide to Developing a Bushfire Emergency Plan)

Type of premise- Communications Facility

Occupant- TX Australia Staff, Licensees, Contractors

Needs – Limited to no bushfire experience, contractors unfamiliar with locality

Special health considerations – Occupants are able bodied, but some may suffer asthma/breathing difficulty in the presence of smoke.

Facility is in a bushfire prone area- Yes.

How accessible is the premise- good accessibility.

Quality of Roads- The roads to the location are in good condition, all-weather two-way access.

Does the transport route go through a bush fire area- Yes Access could be temporarily denied by a fire from the South, which would impact the access.

Building conditions-

Is the premise likely to be affected by significant radiant heat- Yes

Are occupant's needs better suited to evacuation- Yes

Is a defensible space available- Yes

Is there a designated assembly point - Yes

Are ground conditions maintained- Yes

Evacuate or Stay- Evacuate

EVACUATION ARRANGEMENTS:

Destination – Offsite via public road system.

Transport- Private vehicle

Are special need addressed- Special needs occupants are not a specific target, but individual care must include evacuation, i.e. the vehicle for arrival must be available.

Do you require an Ambulance or other type of special transport – No, not applicable

Is a community Bus available- No, not applicable

SHELTER IN PLACE

Is the property maintained free of fuel and litter in gutters and around buildings-
Yes – subject to management

Is there a building away from a direct threat of bushfire – No

Is building constructed to minimize bushfire attack / appropriate defensible space
- Yes

Is there access to onsite refuge/amenity - Yes

Is there disabled access to shelter - Yes

Is there sufficient supervision of occupants – Yes, occupants may be unfamiliar with bushfire and may become distressed.

CONCLUSION

Evacuation off site as directed by emergency services personnel.

EMERGENCY EVACUATION PLAN AS.3745 – 2010 (Amd2)

BUSHFIRE EMERGENCY EVACUATION PLAN

NOTE: To be reviewed by the landowner on an annual basis

1.0 FACILITY DETAILS

Location: 255 Welshpool Road E Carmel
Contact: Jason Thomas
Position: Regional Operations Manager WA and SA
Phone: (08) 92919177
Occupants: N/A
Refuge capacity: N/A

Name of organisation	Service Provided	Phone No. Website
Fire Brigade	Report a fire and receive assistance	000
Department of Fire & Emergency Services (DFES)	Alerts and Warnings, Fire Danger Ratings, Total Fire Bans	13 3337 www.dfes.wa.gov.au twitter.com/dfes
Bureau of Meteorology	Fire Danger Ratings and Weather	bom.gov.au/weather/WA
City of Kalamunda	Bushfire information Ranger Services	08 9257 9999

The Primary Action to follow under normal bushfire conditions is to: **EVACUATE EARLY**
– By a direct instruction in response to a direct enquiry.

The Secondary Action to follow under normal bush fire conditions is to: **TAKE REFUGE ON SITE**

2.0 PREPARATION

2.1 Seasonal Works

To be undertaken at the commencement of the Bushfire Season:

1. Prune all vegetation to provide clearance a 2m clearance
2. Ensure the asset protection zone is established that grasses are maintained less than 100mm
3. Ensure all access ways have the appropriate vertical and horizontal clearances and in good traversable condition.
4. Ensure the firebreak has been maintained to required standard.
5. Ensure all roof and building junctions are clear of litter.
6. Ensure all buildings present no gaps greater than 2mm aperture to all external surfaces.
7. Ensure all window screens are steel mesh 2mm aperture unbroken.
8. Ensure all buildings are free of flammable materials, none located within 2m.
9. Ensure all objects attached to the buildings are non-combustible or easily removable, the removing mechanism is in working order.
10. Ensure all gas cylinders are positioned with pressure relief valve facing away from the building and not within 6m of a flammable material.
11. Ensure fire hoses and firefighting equipment is in working order. Check the charge level on all fire extinguishers is adequate.
12. Ensure the plan and evacuation details is clearly displayed and conveniently located in all buildings.
13. Ensure the Emergency Response Equipment for the building is operational and accessible.

2.2 Daily Preparation during the fire season

In the morning:

1. Check the DFES website for any alerts.
2. Ensure occupants upon arrival are bushfire aware and familiar with the evacuation and refuge procedures.
3. Inspect grounds to:
 - Ensure grounds are maintained, grasses are kept below 100mm.
 - Ensure Flammable materials are not stored adjacent to buildings.
 - Ensure all refuse and waste is disposed of and contained in the designated bins located in the bin store.
 - Ensure firefighting equipment and access-ways are clear of any obstructions.

3.0 METHODS OF WARNING

The Department of Fire and Emergency Services provides community and emergency advice about predicted and current conditions that advise about the level of bushfire threat. The Fire Danger Rating FDR is based on the forecast weather conditions, the higher the rating the higher the threat. Extreme or Catastrophic ratings are the highest level and represent unsafe conditions.

3.1 Alert Triggers

The triggers for the Emergency Response are:

1. Signs of smoke, sight and smell
2. Falling Embers
3. Fire
4. Direct advice from Emergency services.
5. Internal smoke alarms are not going to always detect smoke from an external bushfire threat and should not be relied upon to alert or trigger a response for bushfire threat

EVACUATION

Method of warning: Upon a direct instruction from Emergency Personnel aware of your circumstance.

Contact 000 for instruction.

Follow the evacuation instructions provided from the emergency response agency.

REFUGE ON SITE

Method of warning: Uncontrolled fire observed, in or adjacent to the site or DFES Emergency Warning. Unless directly advised to shelter in place, evacuation is the safest option.

Actions:

1. Call DFES - 000
2. Notify all personnel and visitors
3. Account for all persons
4. Take refuge.

Response Actions:

1. Close windows.
2. When safe to do so inspect for spot fires and put them out.

If refuge catches fire:

Keep out of smoke and stay low. Evacuate to the assembly area immediately after the fire front has passed.

Note: the bushfire conditions decay quickly after the fire front has passed, should the refuge catch fire there should be sufficient time after the fire front has passed to be able to evacuate the building.

EVACUATION DIAGRAM



IN AN EMERGENCY:
If you see smoke or fire
If you are told to leave
EVACUATE

1. Rescue anyone in danger
2. Call 000 and ask for fire
3. Close all windows
4. Go to assembly area
5. Leave area away from fire (or as advised)
6. Advise registered Manager
7. Return when advised by Emergency Services

➔
➔
➔

Registered Manager




During the bushfire season, before attending or leaving the site you should first check the DFES website for any warnings/alerts that apply and adhere to them. If the Bushfire Rating is high or above then the following actions should be performed.

Bushfire Danger Rating High or Extreme
Check Bushfire Survival kit and take it with you - Remain vigilant - Listen to the radio - Monitor DFES website - Frequently check outside for signs of bushfire - If a bushfire starts then leave the site ASAP

Bushfire Danger Rating Catastrophic
Do NOT access site



IMPORTANT NUMBERS

Emergency Services: 000

City of Kalamunda: 92579999

TX Australia: 92919177

For further information:

1. www.emergency.wa.gov.au
2. Follow DFES on Facebook or Twitter
3. Tune into ABC Local Radio or 6PR



9.2 CITY OF KALAMUNDA FIRE HAARD REDUCTION NOTICE 2022/2023



City of Kalamunda

FIRST AND FINAL NOTICE

COMPLIANCE DUE BY: 1 NOVEMBER 2022

FIRE HAZARD REDUCTION NOTICE 2022/2023

Important: The works outlined below must be completed by 1 November 2022 and maintained in this state up to and including 31 March 2023.

Penalties apply for non-compliance. Fines and work orders will be issued from 1 November 2022

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

Pursuant to Section 33 of the Bush Fires Act 1954 (WA), the City of Kalamunda (City) gives written notice to act as specified in this notice to land that you own and/or occupy and with respect to any matter which is upon the land that you own and/or occupy within the City. **Failure or neglect to comply with this notice is an offence and can result in a penalty of up to \$5000.** The City's Fire Control Officers are authorised under the Bush Fires Act 1954 (WA) (Act) and have powers to enter land pursuant to Section 14 of the Act. The City advises that its officers, servants, workmen, contractors, vehicles, machinery, and appliances (as the officers deem fit) may carry out the requisitions of this notice that are not complied with by **1 November 2022**, and any costs and expenses incurred may be recovered from you as the owner and/or occupier of the land.

ALL LAND WITH A TOTAL AREA OF 4000m² OR MORE

❑ FIRE BREAKS

Fire Breaks are to be installed or upgraded to:

- » 3-metre-wide bare mineral earth,
- » 4-metre-high clearance,
- » Continuous (no dead ends) and trafficable as close as possible inside the entire perimeter of the land.

Maintained, reticulated living lawns that are kept completely green is acceptable in conjunction with, or in lieu of, a mineral earth fire break/s (see definition FIRE BREAK).

❑ DEAD FLAMMABLE MATERIAL (DFM)

Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition FUEL LOAD).

❑ SLASHING

Slash, mow, or trim dead grasses, dead shrubs, and dead plants to a height no greater than 50mm.

❑ ASSET PROTECTION ZONE (APZ)

Maintain a fuel reduced zone around all buildings or assets which extends 20 metres from the outermost point of the building or asset.

- » Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.
- » Fuel load within the 20-metre zone is reduced and maintained to no more than 2 tonne per hectare.
- » Trees over 5 metres in height within the 20-metre zone to be under pruned up to 2 metres.
- » Trees or shrubs within 2 metres of the asset shall be pruned to a height no greater than 2 metres and/or pruned away from the asset to a distance no greater than 2 metres.

ALL LAND WITH A TOTAL AREA LESS THAN 4000m²

❑ DEAD FLAMMABLE MATERIAL

Reduce and/or maintain all dead flammable material below 8 tonne per hectare (see definition FUEL LOAD).

❑ SLASHING

Slash, mow, or trim dead grasses, dead shrubs, and dead plants to a height no greater than 50mm.

❑ CLEAN GUTTER DEBRIS

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

VARIATION TO THE FIRE HAZARD REDUCTION NOTICE

If you consider it impractical to meet a requirement/s of this Notice, you may apply to the City for a variation **no later than 1 October 2022**.

Note: A variation is not an exemption but an application to employ alternative methods of property preparedness to land that you own and/or occupy.

An administration fee of \$150 applies for applications received after 1 October 2022.

If your application is not granted you must comply with all requirements outlined in the Fire Hazard Reduction Notice 2022/2023.

Variation request application forms are available before 1 October 2022 on the City's website at: www.kalamunda.wa.gov.au/fire

ADDITIONAL WORKS

You may be required to carry out further bushfire property preparedness works on your land to reduce any fire hazards considered necessary by a Fire Officer. If required, these will be outlined in a 'work order' and sent to the address of the owner and/or occupier.

EMERGENCY MANAGEMENT PLANS AND CITY APPROVED TREATMENT PLANS

All properties and/or land subject to a Bushfire Management Plan, Emergency Management Plan, or an approved Bushfire Attack Level assessment (BAL), as a result of subdivision, development application or a City approved treatment plan, must comply with the listed requirements in their entirety. **Compliance with any additional plans does not constitute compliance with this Notice.**

ENVIRONMENTAL AND HERITAGE CONDITIONS

Any property subject to environmental and heritage value such as, but not limited to, Threatened Ecological Communities (TEC), Bush Forever sites, Declared Rare Flora and Fauna (DRF) sites and Aboriginal heritage sites, etc should seek further information about what can or cannot be done prior to carrying out requirements under this Notice.

DEFINITIONS

FIRE BREAK: A strip of land free of all flammable material with the intention of minimising the spread or extension of a bushfire and provide safe access on the property for emergency vehicles and other firefighting operations.

- » Clearance must be no less than 3-metres wide and 4-metres in height inside and along all boundaries (including boundaries adjacent to roads, rail and drain reserves and all public open space reserves).
- » Must not be more than 4-metres wide (further width extensions may be considered upon written application for approval to the City).
- » Maintained, reticulated living lawns are lawns considered to be kept completely green. Driveways may be acceptable in conjunction with, or in lieu of, mineral earth fire breaks. Contact a City Fire Officer for further assistance.
- » Must have a corner turning radius of up to 10 metres.
- » Must be a mineral earth break with a continuous trafficable surface for a 4WD vehicle, be clear of any obstructions and must not terminate in a cul-de-sac (dead end).

FUEL LOAD: Can be live and dead vegetation that accumulates over time.

This Notice refers only to dead vegetation.

Fine fuels include = leaf litter, grasses, twigs (up to 6mm diameter), bark etc.

Heavy (course) fuels include = branches, logs, stumps etc.

- » A fuel load depth of 15mm (fine fuels) to the mineral earth is indicative of approximately 8 tonne per hectare. The more fuel load, the higher the flame height and increased fire intensity.
- » Mulch piles, stored firewood and burn piles can contribute to fuel loading on land and must be stored safely away from assets, removed from the property, or actioned as directed by a Fire Officer.

If you require any further information, please contact the City of Kalamunda Community Safety team on (08) 9257 9999, email at enquiries@kalamunda.wa.gov.au or visit www.kalamunda.wa.gov.au/fire

Rhonda Hardy
CHIEF EXECUTIVE OFFICER

kalamunda.wa.gov.au

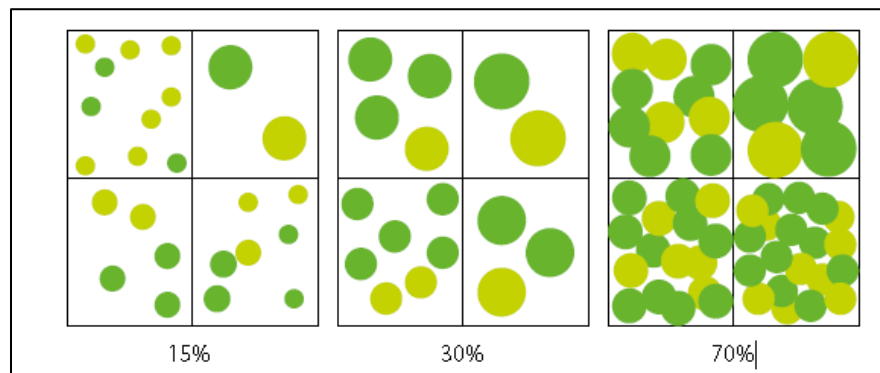
T 9257 9999 F 9253 2715 E enquiries@kalamunda.wa.gov.au

3 Railway Road KALAMUNDA WA 6076 PO Box 42, KALAMUNDA WA 6076

ABN 60 741 095 678

9.2 ASSET PROTECTION ZONE STANDARD

- **Fences:** within the APZ are constructed from non-combustible materials (e.g., iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.
- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.



Tree canopy cover – ranging from 15 to 70 per cent at maturity.

9.3 VEHICLE ACCESS TECHNICAL REQUIREMENT

Technical Requirements	1 Public road	2 Cul-de- sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum cross fall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					

9.4 ENVIRONMENTAL REPORT

Vegetation Habitat Ltr to DoPW

plan|deve

8 December 2015

Mr. Benton Todd
Hills District Manager
Department Of Parks And Wildlife
PO Box
KALAMUNDA WA 6

Dear Mr. Todd

VEGETATION HABITAT ASSESSMENT: TXA SITE CARMEL

urbanplan acts on behalf of Nine Entertainment seeking to develop a Satellite Dish at TX Australia's site in Welshpool Road East, Carmel, to improve metropolitan television reception. The TX Australia transmission site was established in 1987 to facilitate shared transmission by multiple television and radio broadcasters including digital ABC and private sector broadcasters.

You are likely aware that a condition of the Nine Entertainment Satellite Dish approval recently granted by the Planning Commission states:

Prior to commencement of site works, the landowner/applicant must identify the proposed vegetation to be cleared and obtain written consent from the Department of Parks and Wildlife that the clearing proposed is acceptable. Any vegetation that is identified as providing a foraging or nesting site for Black Cockatoos must be protected.

A site inspection has been undertaken to identify the proposed vegetation to be cleared within a 20 metre radius of the base of the Satellite Dish. The 20 metre clearing has been selected for the purposes of bushfire mitigation. Within this proposed 20 metre clearing is vegetation that may provide foraging or nesting site for Black Cockatoos, the details of which are evidenced in the table below (Refer Site Aerial).

NOTE: the primary purpose of the proposed vegetation to be cleared within a 20 metre radius is to reduce bushfire risk and protect the Satellite Dish from potential threat of bushfires.

Site Vegetation Context

The site falls within and is surrounded by a State Forest Reservation. Accordingly, proximity to other off-site foraging and nesting sites for Cockatoos is excellent.

Proposed Clearing

The area of the vegetation to be cleared within the 20 metre radius measures approximately 260 square metres. This specific area contains four tree species in good condition and an understory of Grass trees, Banksia groundcover and Dryandra. The tree species recorded in the area proposed for clearing are regrowth that has

urban | design
plan | development

contact 9336 7736 mobile 0437 64 0437 email ian.brashaw@urbanplan.com.au web www.urbanplan.com.au

address 1G norfolk street fremantle 6160 po box 1820 fremantle 6959 abn 76 853 240 979

Vegetation Habitat Ltr to DoPW

occurred since the sites original development in 1987. This is evidenced by attached series of photos taken at that time (Refer Photo series from 1987). The trees within the proposed clearing consist of a variety of immature diameters from saplings to immature trees with a maximum diameter girth of 330 to 400 millimetres, measured 1.5 metres from the ground.

Potential Foraging and Nesting

As indicated in the Table, the only evidence of foraging occurred in some Marri trees (*Corymbia calophylla*). As a result of the immaturity of the all tree trunk diameters to a maximum of 400 millimetres, there is no evidence of hollows to enable nesting potential¹. Photos of the clusters of tree species are provided overleaf. Refer Vegetation Photos.

Tree Characteristic	Banksia (<i>Banksia Grandis</i>)	Casuarina (<i>Casuarina Fraseriana</i>)	Marri (<i>Corymbia calophylla</i>)	Jarraah (<i>Eucalyptus marginata</i>)	Understorey Dryandra, Banksia groundcover, Grass trees
Diameter (millimetres)	7 to 170	30 to 320	40 to 330	80 to 400	
Number	8	21	7	6	
Nesting Hollows		No	No	No	
Foraging Evidence	No	No	Yes	No	
Trees Total					42 Trees

Conclusion

The above information has been supplied to the Department as required by conditional approval of the Planning Commission. The necessity for clearing is for the purposes of reducing fire risk. While it is evident that some foraging of Marri has occurred, the TX Australia site is surrounded by state forest offering plentiful opportunities for alternative foraging sites in proximity to the proposed clearing of 260 square metres of vegetation.

Would you please confirm acceptance with the proposed clearing?

Yours sincerely
urbanplan

Ian Brashaw
Principal

¹ The diameter at breast height of greater than 500 millimetres is determined as the standard diameter by the guidelines to support breeding. By definition the area to be cleared is Not deemed potential breeding habitat.



Government of Western Australia
Department of Parks and Wildlife
[Perth Hills District Mundaring]



[Steve] [Edwards]
[State Engineering Manager]
[TXAustralia]
[255 Welshpool Road East]
[Carmel] [Western Australia] [6076]

Dear [Steve] [Edwards]

[Approval for Boundary Issue at TXAustralia in Carmel]

[Steve you have approval for the pruning and clearing of the fence line around your Fence line as discussed on site at the above property off TXAustralia which includes East, West, North and Southern boundary.

The Following conditions apply:

- 1 A phone call prior to the commencement for machine inspection.
- 2 Minimal soil disturbance.
- 3 All timber to be removed and mulched by qualified tree removalist.
- 4 Removal of all tree limbs and vegetation leaning or affecting your fence line to prevent triggering your alarm systems.
- 5 Approval given to remove trees marked in blue and white tape.
- 6 Once completed it is your responsibility to keep your fence line clear of vegetation as discussed on site.]

Doug Giles



[Doug Giles]
[Senior National Park Ranger
Perth Hills District
275 Allen Road
Mundaring
Mobile: 0428 931 257]