

JBS&G64747-150947

64747 L01 Hesperia Stage 9 BMP compliance (Rev 0)

21 March 2023

Jordan Williams

LWP Property Group

Via email: JWilliams@lwpproperty.com.au

Hesperia Ellenbrook Stage 9 BMP compliance

Dear Jordan,

Introduction

This Bushfire Management Plan (BMP) compliance letter has been prepared to address Condition 13 of WAPC subdivision approval (Ref. 160916) to facilitate subdivision clearances and lot title for 68 proposed residential lots within Hesperia Ellenbrook Stage 9 (hereon referred to as the project area; see Figure 1). Condition 13 states the following:

Information is to be provided to demonstrate that the measures contained in Section 5; Table 4 of the bushfire management plan (Ellenbrook Town Centre, Strategen Environmental, March 2017 or in a subsequent version supported by the City of Swan) have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.

Table 1 outlines the requirements of Section 5, Table 4 of the endorsed BMP (Strategen 2017) referenced in Condition 13 above and includes the evidence of compliance specific to the Stage 9 project area and the required certification by bushfire consultant.

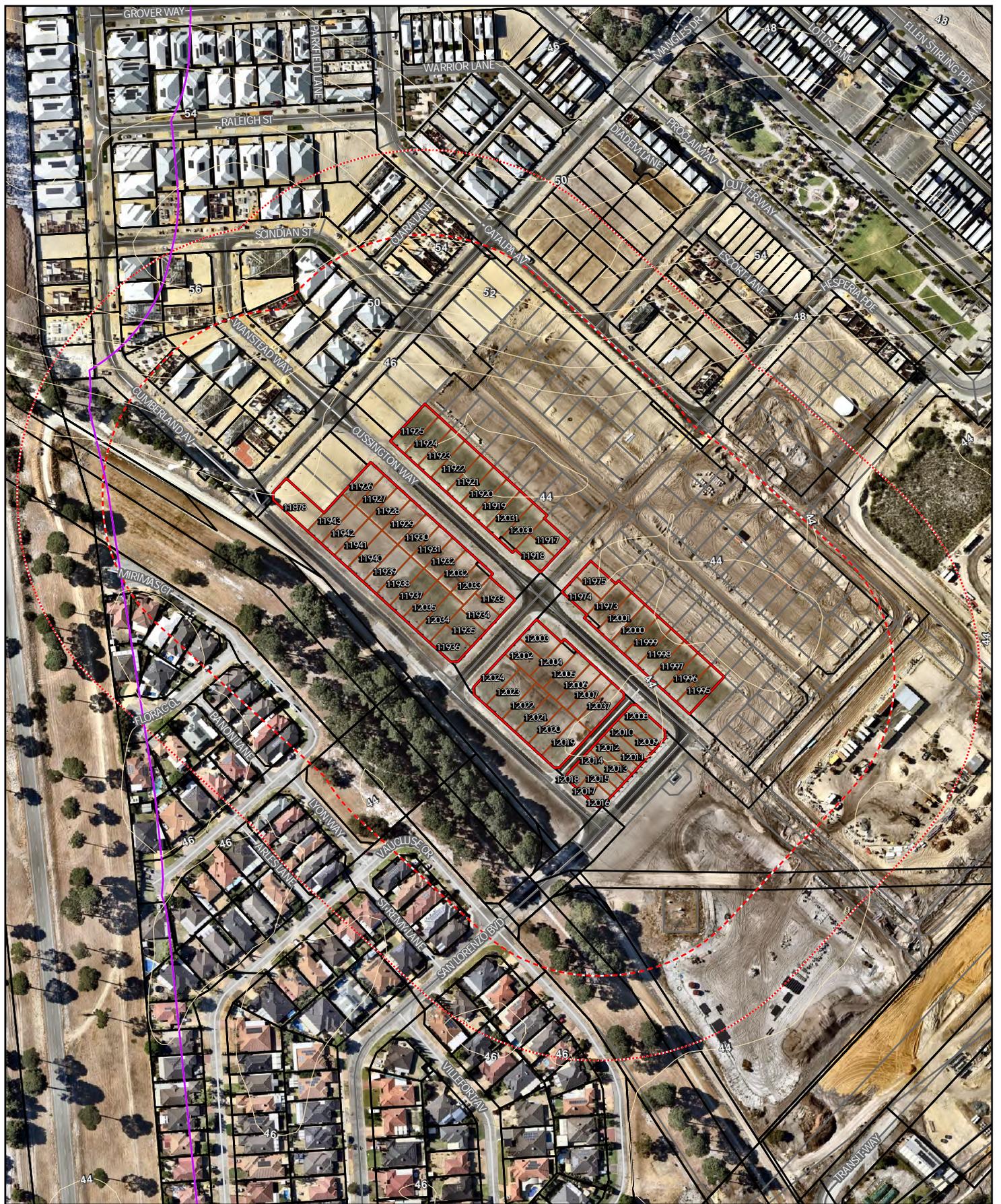
Table 1: BMP compliance audit table

Action	Status	Evidence	Certification by bushfire consultant
Creation of all APZs as per Sections 3.1 and 3.1.1	Complete	APZ standards have been established across the entire project area and adjacent stages of development through clearing, earthworks and/or construction to achieve exclusion under Clauses 2.2.3.2 (e) and (f) of AS3959 (refer to latest aerial imagery in Figure 1).	Zac Cockerill (Level 2 BPAD37803) 
Maintenance of APZs within private lots as per Sections 3.1.1, 3.1.2 and 3.1.3	Complete	APZ standards have been maintained across adjacent private titled lots to achieve exclusion under Clauses 2.2.3.2 (e) and (f) of AS3959 (refer to latest aerial imagery in Figure 1).	Zac Cockerill (Level 2 BPAD37803) 

Maintenance of APZs within road reserve and POS, including verges as per Sections 3.1.1, 3.1.2 and 3.1.4	Complete	APZ standards have been maintained within constructed road reserves (i.e. urban street verges) and POS cells to achieve exclusion under Clauses 2.2.3.2 (e) and (f) of AS3959 (refer to latest aerial imagery in Figure 1). This includes low threat POS associated with the gas pipeline corridor to the southwest of Stage 9 lots.	Zac Cockerill (Level 2 BPAD37803) 
Creation and maintenance of on-site staging buffers as per Section 3.2	Complete	100 m wide on-site low threat staging buffers (cleared earthworked areas) have been established on balance land around the project area and are being maintained in a low threat state in accordance with Clauses 2.2.3.2 (e) and (f) (refer to latest aerial imagery in Figure 1).	Zac Cockerill (Level 2 BPAD37803) 
Fuel management within POS and landscaped areas as per Section 3.3	Complete	All existing POS areas have been established and maintained in a low threat state in accordance with Clauses 2.2.3.2 (e) and (f) (refer to latest aerial imagery in Figure 1). This includes low threat POS associated with the gas pipeline corridor to the southwest of Stage 9 lots.	Zac Cockerill (Level 2 BPAD37803) 
Implementation of increased building construction standards as per Section 3.4	N/A	Stage 9 lots will not require increased building construction since there is no bushfire prone designation over the site (refer to bushfire prone areas line in Figure 1).	N/A
Construction of public roads and private driveways as per approved subdivision as per Section 3.5.1	Complete	All proposed Stage 9 lots have frontage to constructed public roads, which provide compliant two way access via twin connections with Mangles Drive to the northwest and San Lorenzo Boulevard to the southeast, (refer to latest aerial imagery in Figure 1). All constructed public roads are through roads with no permanent or temporary dead ends.	Zac Cockerill (Level 2 BPAD37803) 
Provision of reticulated water supply and fire hydrant network as per Section 3.6	Complete	A reticulated water supply and network of street hydrants is provided for Stage 9 lots along all constructed public roads.	Zac Cockerill (Level 2 BPAD37803) 
Notification on Title as per Section 3.7	N/A	To be completed by others at creation of Title.	N/A
Reassessment of the BAL and separation distances as per Section 3.7	N/A	BAL assessment is not required for Stage 9 lots since there is no bushfire prone designation over the site (refer to bushfire prone areas line in Figure 1).	N/A

Compliance with current fire control order as per Section 3.7	Complete	The project area and surrounding balance land is fully cleared and earthworked and complies with the current City of Swan annual firebreak notice and will continue to comply through staged construction into a permanent low threat state through ongoing urban development (refer to bushfire prone areas line in Figure 1).	Zac Cockerill (Level 2 BPAD37803)
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- Legend**
- Project area
 - 100m assessment area
 - 150m assessment area
 - Bushfire prone areas
 - Cadastral boundary
 - Proposed lots
 - Future indicative lot layout on adjacent stages
 - Topographic contours (mAHD)
 - Roads (Simplified) (LGATE-195)
 - Minor road

Scale: 1:3,000 at A4	
Coord. Sys. GDA2020MGA Zone 50	Z
Job Number: 64747	
Client: LWP Property Group	
Version: A	Date: 15-Mar-2023
Drawn By: jcrute	Checked By: ZC

**Hesperia Stage 9,
Ellenbrook, WA**

SITE OVERVIEW

FIGURE 1

Conclusion

This letter has been prepared for 68 proposed residential lots within Hesperia Ellenbrook Stage 9 to address Condition 13 of WAPC subdivision approval (Ref. 160916). The compliance assessment provided in Table 1 demonstrates that Stage 9 has been established to comply with the relevant provisions of the approved BMP.

Assessment results and evidence of compliance are consistent with current on-ground conditions, as depicted in Figure 1. JBS&G confirms that the existing BMP has been implemented as intended throughout the duration of subdivisional works for the relevant Stage 9 area and adjacent land to deliver compliance with all relevant and applicable bushfire management requirements.

Should you require clarification, please contact the undersigned on (08) 9792 4797 or by email zcockerill@jbsg.com.au.

Yours sincerely:



Zac Cockerill

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practitioner (BPAD37803)

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