
WORKING ON FIRE PLANNING



BUSHFIRE MANAGEMENT PLAN **Lot 1, #21 Middlesex Road, Middlesex.**

CLIENT: Lucinda Giblett – Stellar Violets
SITE LOCATION: Lot 1 Middlesex Road Middlesex
DATE: 17/10/2019
SHIRE/CITY: Shire of Manjimup
FIRE CONSULTANT: Brian O’Hehir & Dr. David Deeley
CLIENT CONTACT # Mob. 042 119 154
WOFP FILE #: 20190912
VERSION #: 1.0

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INTEGRATED FIRE MANAGEMENT
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Bushfire Management Plan – Simple Development Application

Compliance table

Bushfire protection criteria	Method of compliance	Proposed bushfire management strategies
	Acceptable solutions	
Element 1: Location	<p>A1.1 Development location</p> <p>The application is submitted for lot rezoning - there is no subdivision of land proposed. The development is to take place on an existing rural lot that has been cleared previously and actively managed as horticultural land for some time. No further clearing of vegetation is required to achieve ≤BAL-29 for all habitable structures.</p> <p>This meets the intent of Element A1.1.</p>	<p>Much of the lot will continue to be actively managed as horticultural land, which of itself is an exclusion under Clause 2.2.3.2f of AS 3959 2018. Fuel reduction in the adjacent Shire reserve will be beneficial in long term hazard reduction.</p>
Element 2: Siting and design	<p>A2.1 Asset Protection Zone</p> <p>The proposed habitable structures will be surrounded by a ≥21 m APZ without any requirement to remove remnant native vegetation, and will achieve a rating of ≤BAL-29.</p> <p>This meets the intent of Element A2.1.</p>	<p>The proposed ≥21 m APZ surrounding the dwellings will be managed in a low fuel condition, consistent with Schedule 1 of the WAPC guidelines, in perpetuity. Any future landscaping / planting around the site will be consistent with Schedule 1. (See appendix 2)</p>
Element 3: Vehicular access	<p>A3.1 Two access routes.</p> <p>Egress from Lot 1 is directly onto Middlesex Road. This two-way sealed Public road has the option of two routes, to multiple destinations.</p> <p>This meets the intent of Element A3.1</p>	<p>Middlesex Road heading west meets the Southwest Highway in 250 m. Manjimup lies to the north and Walpole to the south. Middlesex Road heading south east, then southwest, connects to Pemberton across the Southwest Highway.</p>
	<p>A3.2 Public road. N/A</p>	<p>There are no public roads proposed on the property.</p>
	<p>A3.3 Cul-de-sac (including a dead-end-road) N/A</p>	<p>There is no Cul-de-sac proposed.</p>
	<p>A3.4 Battle-axe N/A</p>	<p>There is no Battle-axe lots.</p>
	<p>A3.5 Private driveway longer than 50 metres.</p> <p>The driveway into the house is 90 m in length and meets Table 6, column 3 requirements. There is ample cleared areas for passing bays as required. An area ≥ 17.5 m is provided at the water tank fill point.</p> <p>This meets the intent of Element A3.5.</p>	<p>The existing driveway meets the requirements set out in Table 6, Appendix 3. Any revegetation will maintain driveway clearances as per Table 6 requirements. A HD truck turn-around ≥ 17.5m diameter will be provided adjacent to the main shed.</p>
	<p>A3.6 Emergency access way N/A</p>	<p>Existing private roads provide adequate emergency access.</p>
	<p>A3.7 Fire service access routes (perimeter roads) N/A</p>	<p>Existing private roads provide adequate fire service access.</p>
	<p>A3.8 Firebreak width.</p> <p>There is an existing 3 m firebreak located within the adjoining reserve #23077.</p> <p>This meets the intent of Element A3.8.</p>	<p>Existing firebreak 3 m wide within the reserve will be maintained in perpetuity by the proponent, consistent with the annual Shire firebreak notice.</p>