



WESTERN
ENVIRONMENTAL

Bushfire Management Plan

Application for Development Approval:
Lot 822 (No.271) Stirling Crescent, Hazelmere

Western Environmental Approvals Pty Ltd

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Bushfire Management Plan

Application for Development Approval: Lot 822
(No. 271) Stirling Crescent, Hazelmere

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Table of Contents

1.	Introduction	1
1.1	Proposal Details	1
1.1.1	Site context	1
1.2	Purpose and Application of the BMP	1
2.	Environmental Considerations	2
2.1	Native Vegetation - Modification and Clearing	2
2.2	Revegetation/ Landscape Plans	2
3.	Bushfire Assessment Results	6
3.1	Bushfire Assessment Inputs	6
3.1.1	Fire Danger Index	6
3.1.2	Pre-Development Vegetation Classification and Slope under Vegetation	6
3.1.3	Post Development Scenario	6
3.2	Bushfire Assessment Outputs	10
3.2.1	BAL Assessment.....	10
3.2.2	Method 1 BAL Assessment	10
4.	Identification of Issues Arising from the BAL Assessment.....	12
5.	Assessment Against the Bushfire Protection Criteria.....	14
5.1	Compliance	14
6.	Responsibilities for Implementation and Management of Bushfire Management Measures.....	17
7.	Conclusion	18
8.	References.....	19

Tables

Table 1: Pre-Development Classified Vegetation as per AS 3959: 2018	6
Table 2: Post-Development Classified Vegetation as per AS 3959: 2018	7
Table 3: Method 1 BAL Calculation (BAL Contours)	10
Table 4: BAL Ratings for Assets Within the Subject Site.....	11
Table 5: Assessment Against the Bushfire Protection Criteria 7	14
Table 6: Proposed Works Program.....	17

Figures

Figure 1: Site Overview.....	3
Figure 2: Site Plan	4
Figure 3: Bushfire Prone Areas	5
Figure 4: Vegetation Classification (Pre-Development)	8
Figure 5: Vegetation Classification (Post Development)	9
Figure 6: Bushfire Attack Level (BAL) Contours.....	13
Figure 7: Spatial Representation of Bushfire Management Measures	16

Appendices

Appendix A: Classified vegetation photos
Appendix B: Vehicular Access Technical Requirements

1. Introduction

1.1 Proposal Details

Hesperia is seeking to progress a development application for Lot 822 Stirling Crescent, Hazelmere (hereafter referred to as the subject site, Figure 1). The proposed development will result in an intensification of land use and involves the development of an industrial warehouse and ancillary office on the subject site (Figure 2).

The subject site is within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES, 2024; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Bushfire* (SPP 3.7; WAPC, 2024a) and reporting to accompany submission of the development application in accordance with the associated *Planning for Bushfire Guidelines* (the Guidelines; WAPC, 2024b).

Western Environmental Approvals Pty Ltd (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the development application. This BMP has been prepared by Bushfire Consultant Hannah Witherspoon (FPAA BPAD Level 1 Certified Practitioner No. BPAD68474) and Principal Bushfire Consultant Dylan Wray (FPAA BPAD Level 3 Certified Practitioner No. BPAD44656).

1.1.1 Site context

The subject site is located within City of Swan and is zoned General Industrial under Local Planning Scheme No. 17 and Industrial under the Metropolitan Region Scheme. The subject site contains unmanaged, classifiable vegetation which could be prone to bushfires. The subject site is bound by:

- Helena River to the north
- Whiteman Road to the east.
- Stirling Crescent to the south.
- Rural Residential blocks and grassland paddocks to the west.

1.2 Purpose and Application of the BMP

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the development application for the subject site submitted to City of Swan.

In addition, this BMP provides strategies and guidance to reduce the level of bushfire risk exposure for the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.

2. Environmental Considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

2.1 Native Vegetation - Modification and Clearing

A high-level desktop review has been undertaken utilising publicly available datasets which indicated the following environmental values that are relevant to the subject site:

- Swan Coastal Plain and Perth-Peel Native Vegetation Extent 2024 (DPIRID-141).
- Geomorphic Wetlands of the Swan Coastal Plain (DBCA-019).
- Environmentally Sensitive Areas (DWER-046).

The proposed development seeks to avoid these environmental values through a 27m setback to the foreshore boundary. WEPL assumes that no environmental approvals are required in order for the development to proceed.

2.2 Revegetation/ Landscape Plans

The adjacent foreshore reserve is likely to be subject to revegetation and has conservatively been classified as Class A Forest, consistent with vegetation along Helena River. In addition, the drainage basin within the subject site will contain rushes, sedges and reeds and has been classified as Class G Grassland.

The remainder of the subject site will contain garden beds and shade trees which will be established and maintained in a low threat standard.

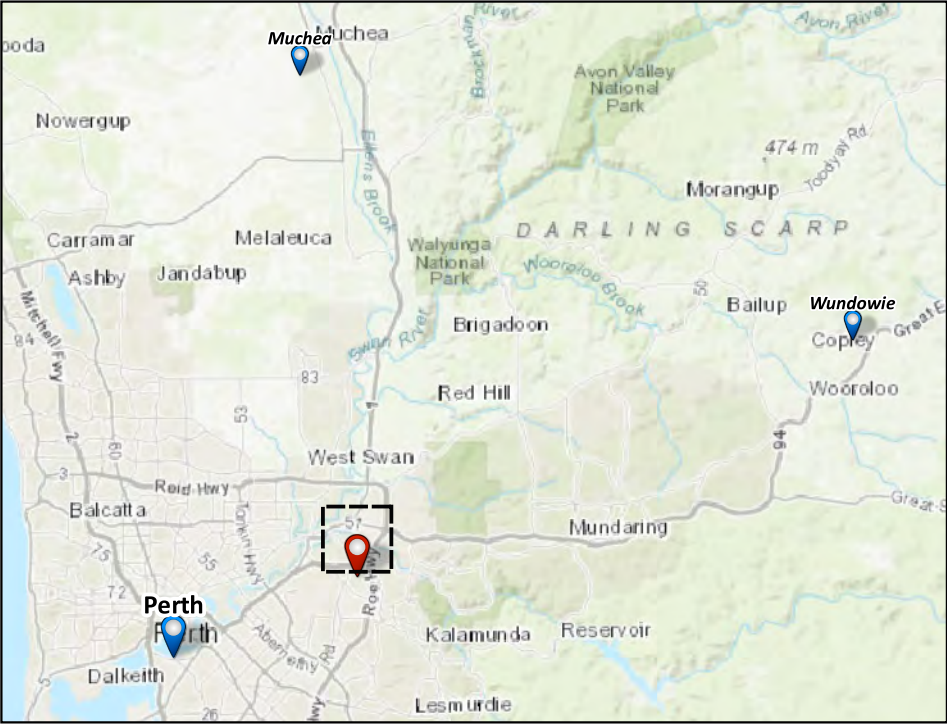
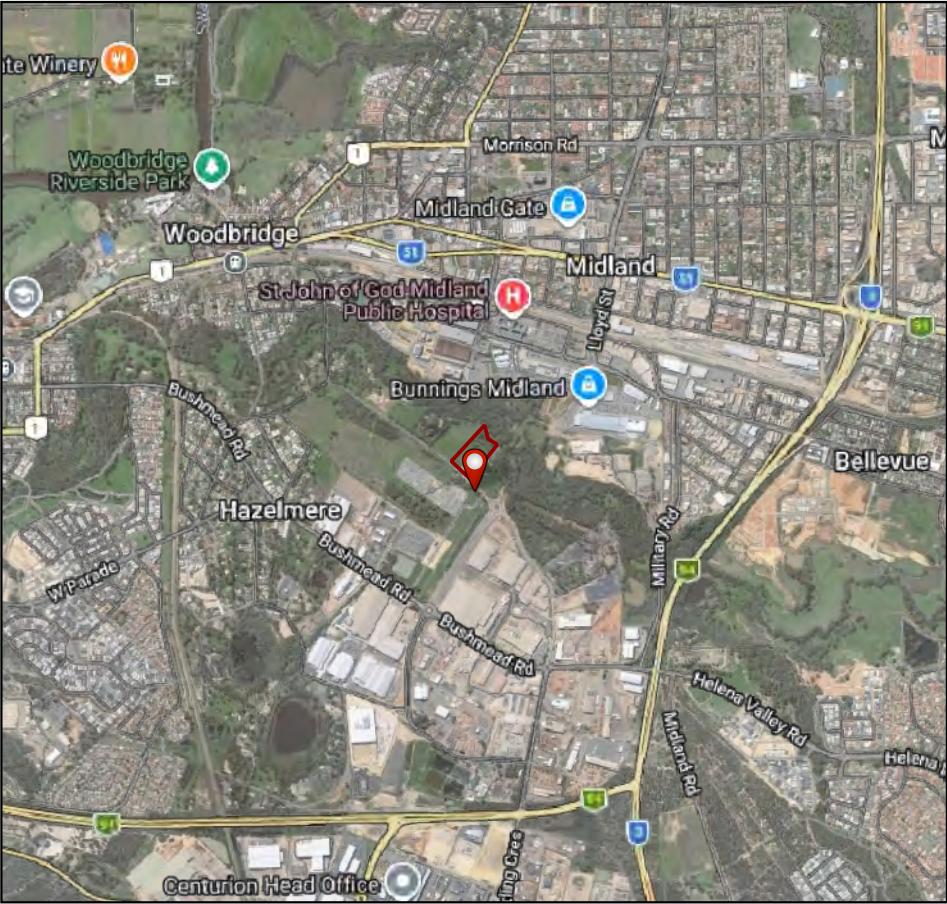


Figure 1: Site Overview

N 0 40 80 120 160 m		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Buffer 150m		
SCALE 1:2,900		SHEET SIZE A3 COLOUR			CLIENT Hesperia	
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A26.150			VERSION 0	
DATA SOURCE NEARMAP (April 2026)		DRAWN BY / REVIEWED BY SC/DW			DATE 19/6/2026	

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Figure 2: Site Plan

010203040 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Access Road / Parking Drainage Basin Landscape Area Warehouse / Office Foreshore Boundary Native Vegetation Extent (DPIRD-005) Conservation Category Wetland (DBCA-019) Environmentally Sensitive Areas (DWER-046)
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Figure 3: Bushfire Prone Areas

020406080 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Buffer 150m Bush Fire Prone Area Planning (OBRM-023) Bushfire Prone Area 1 Bushfire Prone Area 2
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3. Bushfire Assessment Results

3.1 Bushfire Assessment Inputs

A bushfire assessment has been undertaken for the proposed development in accordance with the Guidelines. Inputs to this assessment are detailed below.

3.1.1 Fire Danger Index

A blanket Fire Danger Index (FDI) 80 is adopted for Western Australia, as outlined in *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (SA, 2018).

3.1.2 Pre-Development Vegetation Classification and Slope under Vegetation

Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed on 27/05/2026 in accordance with the Guidelines and AS 3959: 2018.

The pre-development classified vegetation and effective slope for the site from each of the identified vegetation plots are identified below in Table 1 and Figure 4.

Table 1: Pre-Development Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class A Forest	Downslope >0 to 5 degrees
2	Class A Forest	All upslopes and flat land (0 degrees)
3	Class G Grassland	All upslopes and flat land (0 degrees)
4	Excluded - clause 2.2.3.2 (e)	-

Photographs relating to each area and vegetation type are included in Appendix A.

3.1.3 Post Development Scenario

The assessment outputs in this BMP are based on the post development scenario, as shown on Figure 5. Table 2 outlines the vegetation classifications that will exist post development, based on:

- The adjacent foreshore reserve being revegetated to a Class A Forest classification.
- The drainage basin within the subject site being landscaped to a Class G Grassland classification.
- The remainder of the subject site being either cleared (non-vegetated) or landscaped with low threat vegetation.

Table 2: Post-Development Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class A Forest	Downslope >0 to 5 degrees
2	Class A Forest	All upslopes and flat land (0 degrees)
3	Class G Grassland	Downslope >0 to 5 degrees
4	Class G Grassland	All upslopes and flat land (0 degrees)
5	Excluded - clause 2.2.3.2 (e) & (f)	-

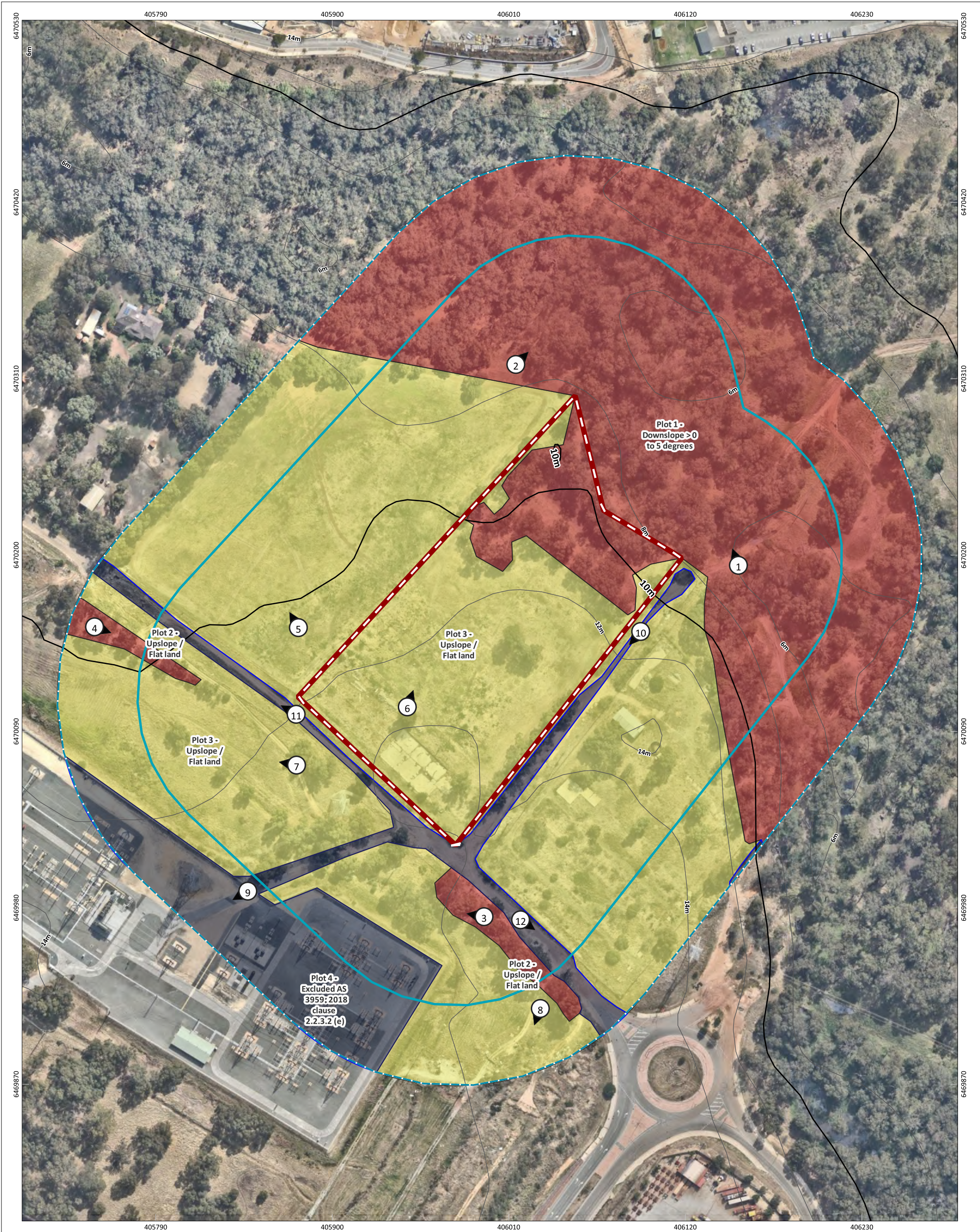


Figure 4: Vegetation Classification (Pre-Development)

020406080 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Buffer 150m Photos 2 metre contours (DPIRD-072) 2m 10m		Vegetation Classification Class A - Forest Class G - Grassland Excluded AS 3959: 2018 2.2.3.2 (e)		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au								
SCALE 1:2,200	SHEET SIZE A3 COLOUR	CLIENT Hesperia	PROJECT NUMBER A26.150	VERSION 0												
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		DRAWN BY / REVIEWED BY SC/DW	DATE 19/6/2026													
DATA SOURCE NEARMAP (April 2026)																



Figure 5: Vegetation Classification (Post-Development)

020406080 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Buffer 150m Warehouse / Office Foreshore Boundary Vegetation Classification Class A - Forest Class G - Grassland Excluded AS 3959: 2018 2.2.3.2 (e) Excluded AS 3959: 2018 2.2.3.2 (f)	
SCALE 1:2,200	SHEET SIZE A3 COLOUR	CLIENT Hesperia			
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A26.150	VERSION 0		
DATA SOURCE NEARMAP (April 2026)		DRAWN BY / REVIEWED BY SC/DW	DATE 19/6/2026		

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3.2 Bushfire Assessment Outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 3.1.

3.2.1 BAL Assessment

All land located within 100 m of the classified vegetation depicted in Figure 4 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- Fire Danger Index (FDI) rating.
- Vegetation class.
- Slope under classified vegetation.
- Distance between proposed building and the classified vegetation.

The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by the proposed building.

3.2.2 Method 1 BAL Assessment

Table 3 and Figure 6 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed development in accordance with AS 3959: 2018 methodology.

Table 3: Method 1 BAL Calculation (BAL Contours)

Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class A Forest	Downslope >0 to 5 degrees	<20	20-<27	27-<37	37-<50	50-<100
2	Class A Forest	All upslopes and flat land (0 degrees)	<16	16-<21	21-<31	31-<42	42-<100
3	Class G Grassland	Downslope >0 to 5 degrees	<7	7-<9	9-<14	14-<20	20-<50
4	Class G Grassland	All upslopes and flat land (0 degrees)	<6	6-<8	8-<12	12-<17	17-<50
5	Excluded - clause 2.2.3.2 (e)	-	No separation distances required - BAL-LOW				

Based on the post development assessment inputs and BAL assessment, the proposed building will be subject to a radiant heat impact not exceeding 29kW/m² (BAL-29), as detailed in Table 4.

Table 4: BAL Ratings for Assets Within the Subject Site

Proposed Building/Asset	Plot Most Affecting BAL Rating	Separation Distance (m)	BAL Rating
Warehouse	Class A Forest	27 m	BAL-29

4. Identification of Issues Arising from the BAL Assessment

Post-development, the proposed building will be subject to a radiant heat impact not exceeding 29kW/m^2 (BAL-29), as shown on Figure 6. No issues have been identified from the BAL assessment.

A reassessment of BAL ratings, through either a BMP addendum or revised BMP will be undertaken if changes to development design or classified vegetation within the assessment area which require a modified bushfire management response occur.

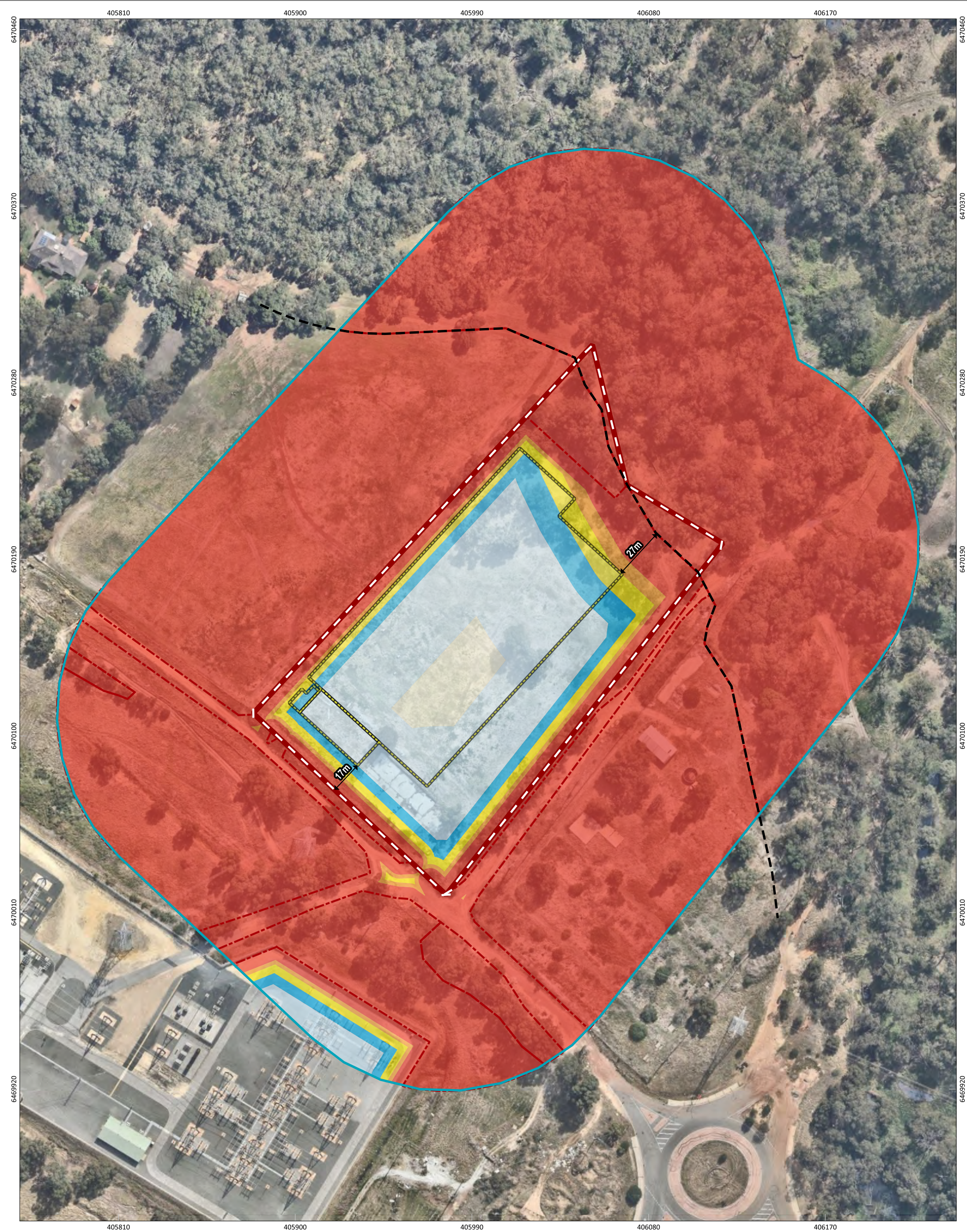


Figure 6: Bushfire Attack Level (BAL) Contours

010203040 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Bushfire Hazard Interface Warehouse / Office Distance Foreshore Boundary Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au
SCALE 1:1,800	SHEET SIZE A3 COLOUR	CLIENT Hesperia		Legend Subject Site Buffer 100m Bushfire Hazard Interface Warehouse / Office Distance Foreshore Boundary Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A26.150	VERSION 0	Legend Subject Site Buffer 100m Bushfire Hazard Interface Warehouse / Office Distance Foreshore Boundary Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au
DATA SOURCE NEARMAP (April 2026)		DRAWN BY / REVIEWED BY SC/DW	DATE 19/6/2026	Legend Subject Site Buffer 100m Bushfire Hazard Interface Warehouse / Office Distance Foreshore Boundary Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au

5. Assessment Against the Bushfire Protection Criteria

5.1 Compliance

The proposed development is required to comply with policy measures 7.1 of SPP 3.7 and Bushfire Protection Criteria 7 in the Guidelines.

Table 5 outlines the Acceptable Solutions (AS) that are relevant to the proposal and summarises how the intent of each Bushfire Protection Criteria has been achieved through the application of bushfire risk management measures. No Outcomes-based Approaches (OA) have been proposed for this development. These management measures are depicted in Figure 7 where relevant.

Implementation of this BMP is expected to meet objectives 5.1-5.4 of SPP 3.7.

Table 5: Assessment Against the Bushfire Protection Criteria 7

Bushfire Protection Criteria 7 - Commercial and Industrial Development	AS	OA	N/A
Element 1: Location			
A1.1 Development location	☐	☐	✓
Not Applicable - This Element does not apply to commercial and industrial developments.			
Element 2: Siting and design			
A2.1 Siting and design	✓	☐	☐
Post development, all habitable buildings will be subject to a radiant heat impact not exceeding 29kW/m ² (BAL-29), as shown on Figure 6. The proposed development is considered to be compliant with A2.1.			
A2.2 Asset Protection Zone (APZ)	☐	☐	✓
Not Applicable - No APZs are required as all habitable buildings will be subject to a radiant heat impact not exceed 29kW/m ² (BAL-29).			
A2.3 Clearing of native vegetation	☐	☐	✓
Not applicable - the proposed development is outside of mapped areas of native vegetation extents.			
A2.4 Storage of hazardous, flammable and/or combustible materials	✓	☐	☐
The proposed development is likely to involve the storage of hazardous, flammable and/or combustible materials within or adjacent the warehouse. Specific details are not currently available given a tenant is yet to be confirmed. However, the storage of hazardous, flammable and/or combustible materials will need to be within the warehouse and within a non-combustible container within an area subject to a radiant heat impact not exceeding 29kW/m ² (BAL-29), as shown on Figure 6. The proposed development is considered to be compliant with A2.4 based on the information currently available.			
Element 3: Vehicular access			
A3.1 Private driveways	✓	☐	☐
The internal accessways will meet the technical requirements in Appendix B given they provide a minimum trafficable width of 8 m constructed of bitumen. The internal access arrangements enable light vehicles and fire appliance vehicles to effectively access and egress the subject site in a bushfire emergency. Dedicated passing bays and			

Bushfire Protection Criteria 7 - Commercial and Industrial Development	AS	OA	N/A
turnaround areas are not required given the internal accessways facilitate two-way, loop access to the public road network.			
The proposed development is considered to be compliant with A3.1.			
Element 4: Water			
A4.1 Water supply	✓	☐	☐

Existing reticulated water is present within the area and will be extended to service the proposed development. WEPL assumes additional hydrants will be provided along Stirling Crescent in accordance with Water Corporation specifications.

The proposed development is considered to be compliant with A4.2.

Note: AS - Acceptable solution, OA - Outcomes-based Approaches, N/A - Not applicable.

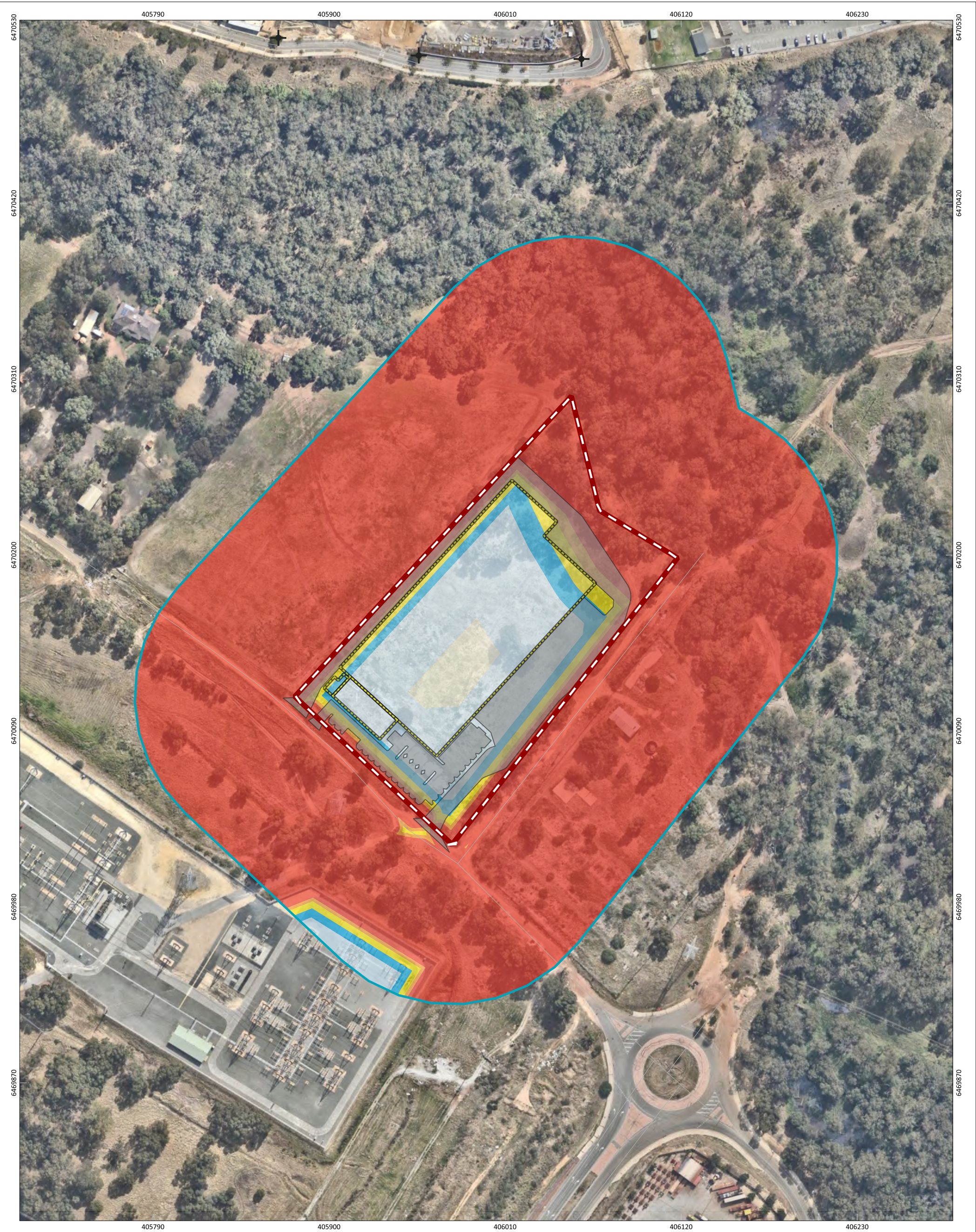


Figure 7: Bushfire Mitigation Measures

020406080 m N		PROJECT/REPORT NAME Bushfire Management Plan Lot 822 Stirling Crescent, Hazelmere		Legend Subject Site Buffer 100m Access Road / Parking Warehouse / Office Water Hydrant (WCORP-070) Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW
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6. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 5 of this BMP applies to the developer, future owners/builders within the subject site and the local government. Table 6 provides a works program detailing these measures, timing of implementation and responsibility.

Table 6: Proposed Works Program

No.	Bushfire management measure
Developer responsibilities - Prior to occupation	
1	Ensure drainage basin is planted with rushes, sedges and reeds, consistent with Class G Grassland classification.
2	Establish landscaping within the subject site to a low threat standard.
3	Construct internal access roads in accordance with the vehicular access technical requirements in Appendix B.
4	Ensure reticulated water is available and hydrant connections have been constructed in accordance with Water Corporation specifications.
Landowner / Tenant responsibilities	
5	Maintain landscaping within the subject site to a low threat state.
6	Ensure the hazardous, flammable and/or combustible materials are stored in non-combustible containers or buildings in areas subject to BAL-29 or below.

7. Conclusion

In the professional opinion of the author, the proposed development satisfies the intent, aim and objectives of SPP 3.7 and the Guidelines and is recommended for approval.

8. References

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas (AS 3959: 2018)*.

Western Australian Planning Commission (WAPC). (2024a). *State Planning Policy 3.7 Bushfire*. Government of Western Australia.

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Datasets Used

Department of Biodiversity, Conservation and Attractions (DBCA). (2025). *Geomorphic Wetlands, Swan Coastal Plain* (DBCA-019). Retrieved on 23/10/2025 from: <https://catalogue.data.wa.gov.au/dataset/geomorphic-wetlands-swan-coastal-plain>.

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Department of Primary Industries and Regional Development (DPIRD). (2025). *Native Vegetation Extent* (DPIRID-005). Retrieved on 16/06/2026 from <https://catalogue.data.wa.gov.au/dataset/native-vegetationextent>

Department of Water and Environmental Regulation (DWER). (2025). *Clearing Regulations - Environmentally Sensitive Areas* (DWER-046). Retrieved on 16/06/2026 from <https://catalogue.data.wa.gov.au/dataset/clearing-regulations-environmentally-sensitive-areas-dwer-046>.

Appendix A:

Classified vegetation photos

Plot 1	Class A Forest
Photo 1 Trees up to 20 m in height. The understorey consists of grass and the overstorey canopy cover is more than 30 %. The slope under this vegetation was assessed to be downslope 0-5 degrees.	
Plot 1	Class A Forest
Photo 2 Trees up to 20 m in height. The understorey consists of grass and the overstorey canopy cover is more than 30 %. The slope under this vegetation was assessed to be downslope 0-5 degrees.	
Plot 2	Class A Forest
Photo 3 Trees up to 20 m in height. The understorey consists of grass and the overstorey canopy cover is more than 30 %. The slope under this vegetation was assessed to be upslope/flat land.	

Plot 2	Class A Forest
Photo 4 Trees up to 20 m in height. The understorey consists of grass and the overstorey canopy cover is more than 30 %. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 3	Class G Grassland
Photo 5 Grassland paddock with grasses greater than 100 mm in height. Isolated trees and shrubs occur. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 3	Class G Grassland
Photo 6 Grassland paddock with grasses greater than 100 mm in height. Isolated trees and shrubs occur. The slope under this vegetation was assessed to be upslope/flat land.	

Plot 3	Class G Grassland
Photo 7 Grassland paddock with grasses greater than 100 mm in height. Isolated trees and shrubs occur. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 3	Class G Grassland
Photo 8 Grassland paddock with grasses greater than 100 mm in height. Isolated trees and shrubs occur. The slope under this vegetation was assessed to be upslope/flat land.	
Plot 4	Excluded - clause 2.2.3.2 (e)
Photo 9 Cleared areas containing the Guildford Terminal Electrical Substation. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018	

Plot 4	Excluded - clause 2.2.3.2 (e)
Photo 10 Whiteman Road containing a non-vegetated gravel track. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018	 27 May 2026 9:37:55 am 31°54'2.20509"S 116°0'24.6868"E ±2.00m 199° S
Plot 4	Excluded - clause 2.2.3.2 (e)
Photo 11 Stirling Crescent road containing a non-vegetated gravel track. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018	 27 May 2026 8:44:54 am 31°54'3.58091"S 116°0'16.29125"E ±2.00m 317° NW
Plot 4	Excluded - clause 2.2.3.2 (e)
Photo 12 Stirling Crescent containing a non-vegetated road base. Non-vegetated areas have been excluded in accordance with Clause 2.2.3.2 (e) of AS 3959: 2018	 27 May 2026 9:16:13 am 31°54'3.03608"S 116°0'22.04952"E ±2.00m 123° SE

Appendix B:

Vehicular Access

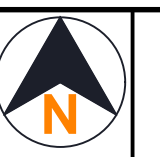
Technical Requirements

Technical requirements	Perimeter Roads		Public Roads		Emergency Access Way ³		Fire Service Access Route ³		Battle-Axe and Private Driveways ¹	
Map of Bush Fire Prone Areas Designation	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Minimum horizontal clearance (m)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (m)	4.5									
Minimum weight capacity (t)	15									
Maximum grade unsealed road ²	See note 5		See note 5		1:10 (10% or 6 degrees)					
1:7 (14.3% or 8 degrees)										
1:10 (10% or 6 degrees)										
8.5										

NOTES

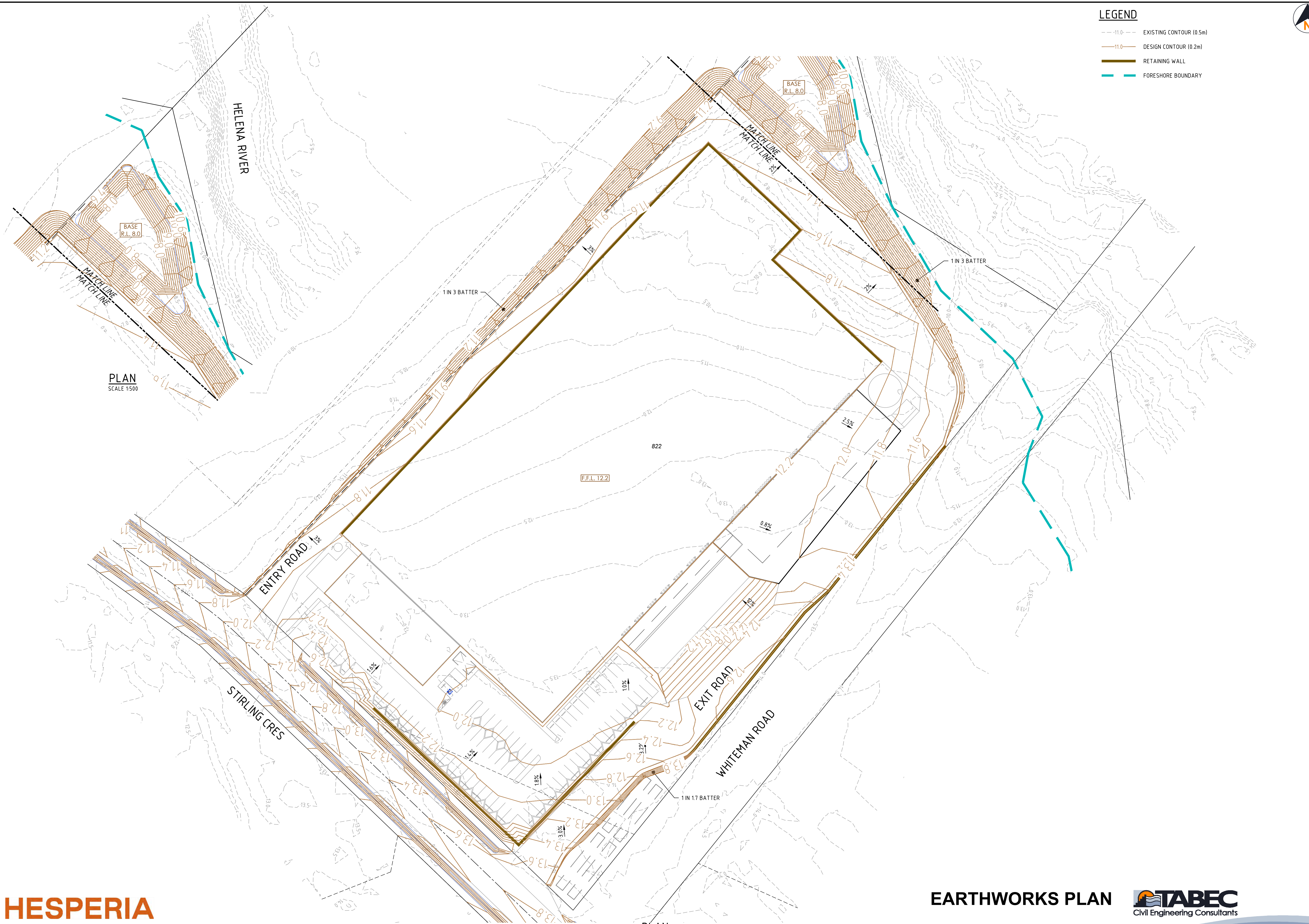
1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
5. As outlined in the Institute of Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.





LEGEND

- -11.0 --- EXISTING CONTOUR (0.5m)
- 11.0 --- DESIGN CONTOUR (0.2m)
- RETAINING WALL
- FORESHORE BOUNDARY



PLAN
SCALE 1:500

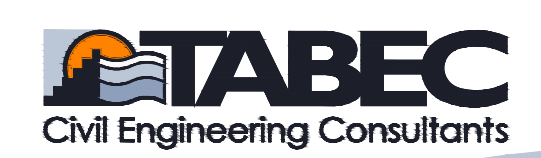
PLAN
SCALE 1:500

HESPERIA

Lots 821, 822 and 923 Stirling Crescent Hazelmere

EARTHWORKS PLAN

DRAWING NUMBER
2635-SK-100



TABEC PTY LTD
ACN 090 796 204

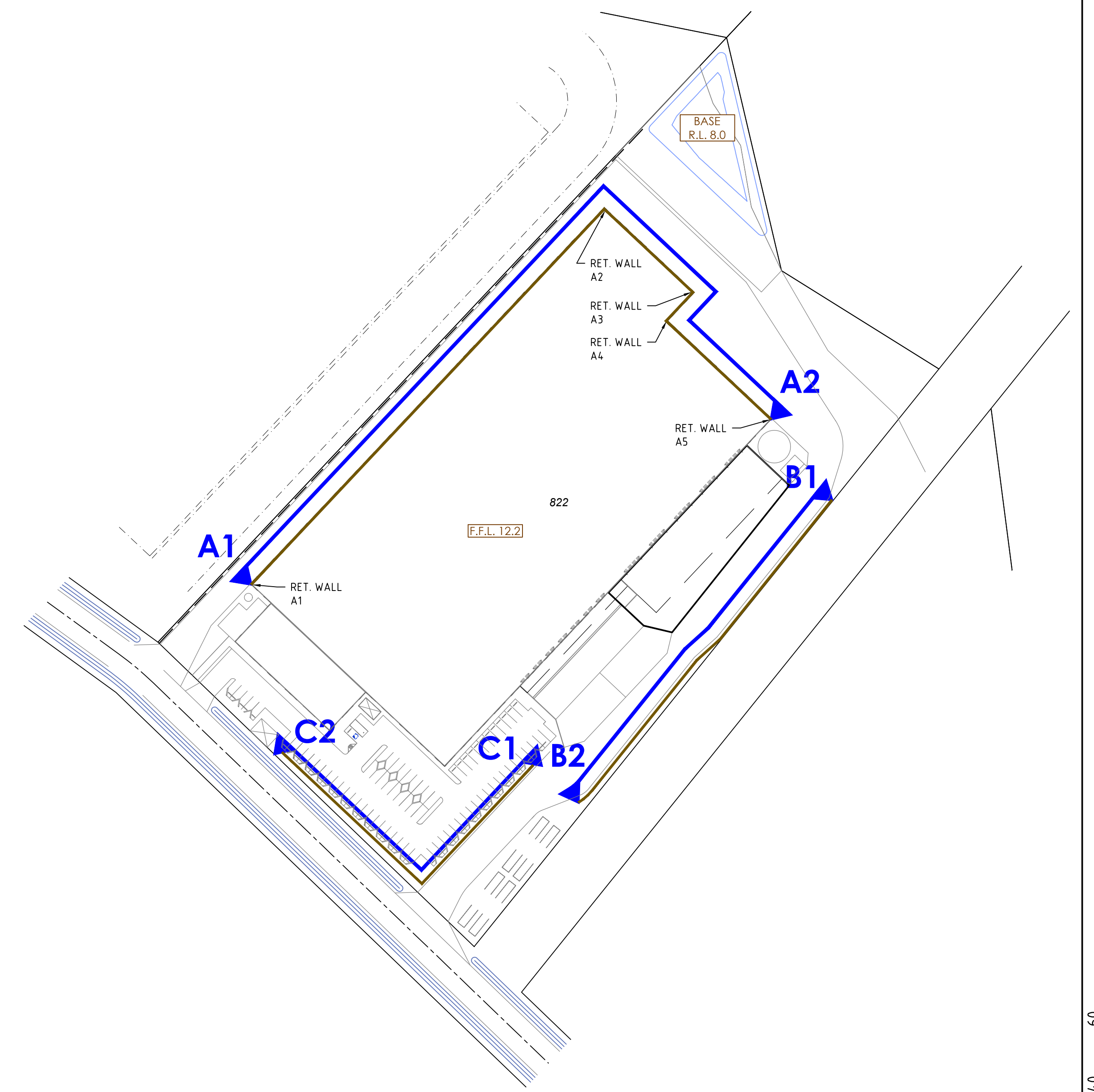
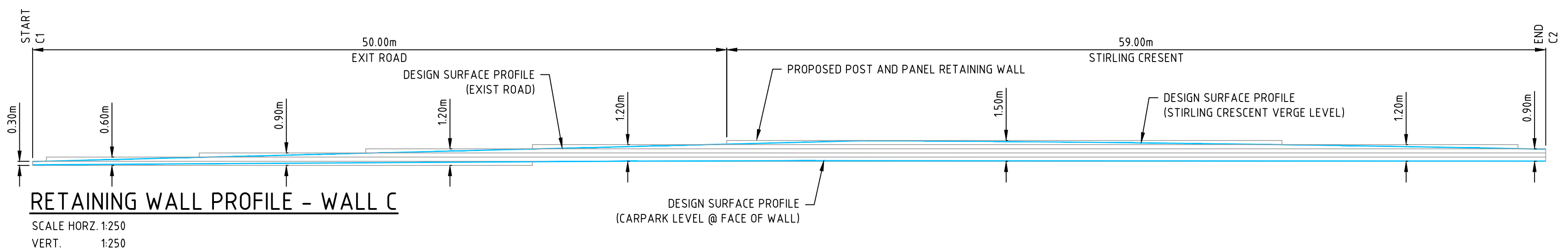
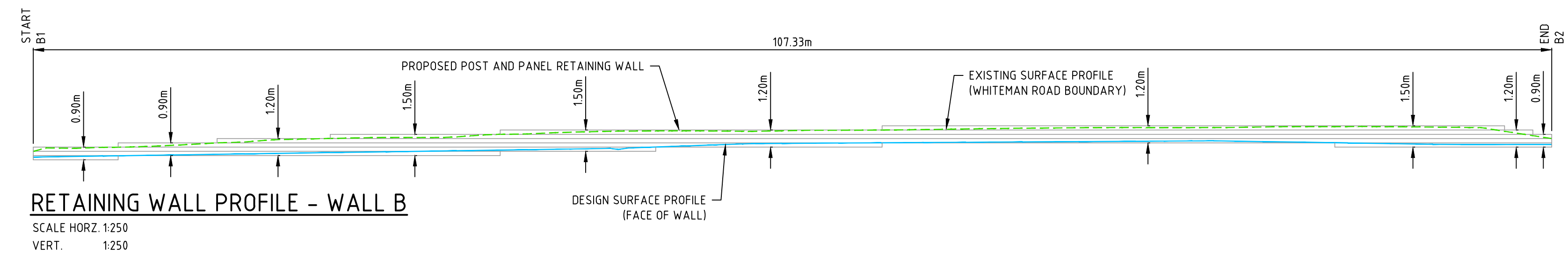
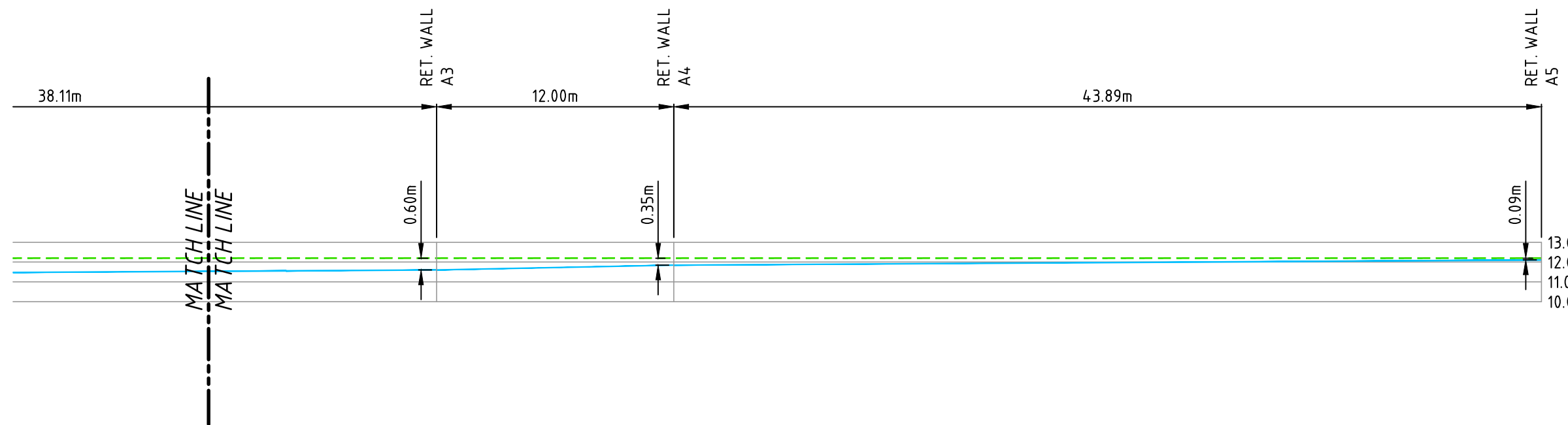
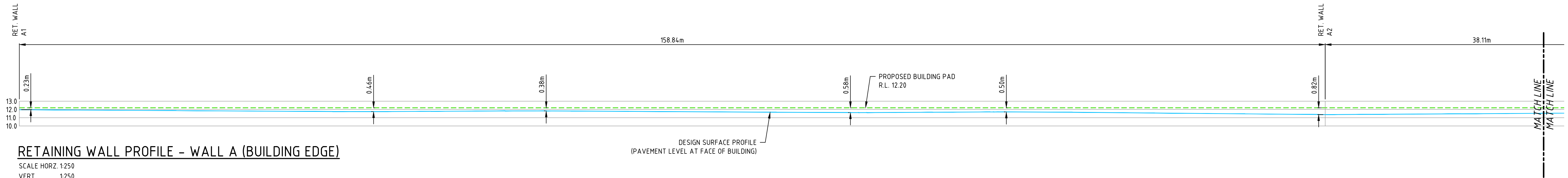
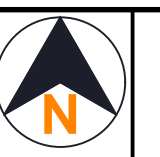
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ISSUE
A

SCALE 1:500 0 10 20 30
A1

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PLAN
SCALE 1:1000

HESPERIA

Lots 821, 822 and 923 Stirling Crescent Hazelmere

RETAINING WALL PLAN

DRAWING NUMBER
2635-SK-101

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ACIN 090 796 204

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