

Surefire Environmental Pty Ltd

ABN: 42 683 497 001

Ph: 0439 435 110

Memorandum

Attention:	Michael Harry	From:	Sue Brand
Company:	Qube Wattleup Development Pty Ltd	Date:	10 April 2025
Subject:	Clearance Letter	Project:	Stage 8 Hammond West Estate

Background

Planning approvals associated with Stage 8 of the Hammond West Estate involved two decision instruments issued by the Western Australian Planning Commission (WAPC), namely WAPC 148010 dated 18 November 2020 and WAPC 163914 dated 19 January 2024. Both approvals require clearance of bushfire conditions that are the subject of this memorandum.

WAPC 148010

Conditions 5, 6, and 7 of WAPC 148010 relate to fire and emergency aspects of the development area (Table 1).

Table 1: WAPC 148010 Fire and Emergency Conditions

Condition	Requirement
Condition 5	A bushfire management plan which meets the requirements of <i>State Planning Policy 3.7: Planning in Bushfire Prone Areas</i> and the associated guidelines is to be prepared by a suitably qualified consultant and thereafter implemented, to the specifications of the local government.
Condition 6	This approval excludes any of the proposed lots which fall within the flame zone and/or are subject to a bushfire risk rating of 40, as shown in the bushfire management plan required by Condition 5. However, if it can be demonstrated that the proposed lot(s) contain a developable area large enough to accommodate a dwelling in an area subject to a bushfire risk rating of 29 or less, without relying on bushfire risk mitigation measures or works being undertaken on the abutting landholding, then, subject to all other terms and conditions of this approval, that lot may be created.
Condition 7	Where a proposed lot being created falls within the flame zone and/or is subject to a bushfire risk rating of 40, a restrictive covenant to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land within areas that have been assessed as BAL- 40 or BAL-Flame Zone. Notice of this

Condition	Requirement
	restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: "No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone."

WAPC 163914

Conditions 17 and 18 of WAPC 163914 relate to fire and emergency infrastructure aspects of the development area (Table 2).

Table 2: WAPC 163914 Fire and Emergency Conditions

Condition	Requirement
Condition 17	Information is to be provided to demonstrate that the measures described in Table 2: Implementation Schedule of the bushfire management plan 'Lots 117, 805, 809, and 9001 – 9003 Wattleup Road Hammond Park' prepared by MBS Environmental (Rev 1, dated 29 November 2022) have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.
Condition 18	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificate(s) of title of the proposed lot(s) with a bushfire attack level rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on diagram or plan of survey (deposited plan). The notification is to state as follows: This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.

Compliance Assessment

The compliance assessment relating to each of the WAPC decision letters is provided in Table 3.

Table 3: Bushfire Compliance Evidence

No	Developer's Responsibilities	Compliance Evidence
WAPC 148010		
Cond. 5	Preparation of a BMP that complies with SPP 3.77 and associated guidelines.	The current BMP for the Site is <i>Bushfire Management Plan Lots 117, 605, and 9001 – 9003 Wattleup Road, Hammond Park</i> prepared by MBS Environmental, dated 29 November 2022.

No	Developer's Responsibilities	Compliance Evidence
Cond. 6	Exclusion of Lots located with a BAL-FZ or BAL-40 zone.	Not applicable – no Lot within Stage 8 is located within a BAL-FZ or BAL-40 zone (Figure 1).
Cond 7.	A restrictive covenant is required on the titles of Lots that are located in a BAL-FZ or BAL-40 zone.	Not applicable – no Lot within Stage 8 is located within a BAL-FZ or BAL-40 zone (Figure 1).
WAPC 163914 – Condition 17		
1	Proposed building is constructed in accordance with assigned BAL-rating.	Not applicable at this stage – will apply at the building construction phase.
2	Planned POS areas are to be managed in a low threat condition as per clause 2.2.3.2 (f) of AS 3959:2018.	Planned POS to the south of Stage 8 will be managed as low threat, as per available landscaping plans.
3	Installation of hydrants within the structure plan area that are in accordance with the Water Corporation Design Standard 63 for hydrants, including: - installation of markings to indicate the presence of hydrants, including: - A blue 'cats eye' reflective indicator in the centre line of the road. - A small blue 'H' painted on the curbing. - A white and red stripe around the pole nearest to the hydrant. - Clearance on the placement of hydrants will be required from Department of Fire and Emergency Services (DFES) and the Water Corporation. - Hydrants will need to be clearly identifiable, with markings installed by the developer prior to sign off.	Hydrant and water supply design required sign off from the Water Corporation prior to installation. Evidence of water supply infrastructure was evident during a recent visit to the site.  Marking of hydrants will occur at a later stage when road construction is finalised and practical completion is achieved – will be compliant.
4	Install and maintain firebreak/low fuel zones and comply with the City of Cockburn annual fire break notice.	Not applicable - vegetation within Stage 8 has been cleared, along with the majority within the POS area more than 50 m to the south of the Site (Figure 1).

No	Developer's Responsibilities	Compliance Evidence
5	The clearing of classified vegetation to 50 m for Class G Grassland or 100 m for other vegetation classes within the structure plan boundary to provide a low-fuel load area around the development zone that will prevent the assigning of temporary BAL-ratings to Lots.	Clearing within 100 m of Stage 8 has occurred to the extent possible, with some tree retention within the POS area to the south that will be maintained as low threat, with some Class G Grassland and Class D Scrub retained within the Rowley Road road-widening area that will be cleared at some future point in time (Figure 1).
6	Ensure a Section 165 Notification is lodged on the titles of Lots with a BAL-rating of BAL-12.5 or higher.	Not applicable – will be carried out the Project surveyors during the title clearance process.
7	All roads, including the perimeter road, are constructed to the standards specified in Appendix 4 Element 3 Table 6 Column 1 on page 76 of the Guidelines.	Road design was required to be reviewed by the City of Cockburn prior to construction commencing. Construction is consistent with previous development stages to the north of Wattleup Road. 
8	All Lots to have two access/egress options to Wattleup Road in the event of a bushfire; access/egress will be via the planned internal road network.	Seven Lots in the southern portion of Stage 8 (Lots 104 – 110 Menzie Rd) will have a BAL-rating of BAL-12.5, with all remaining Lots being rated BAL-Low (Figure 1). These Lots are located in an area where road construction will continue to the east, however, in the short term, access/egress in the event of a bushfire emergency will be via Menzie Rd and Sugargum App to the north through the subdivision that is more than 100 m from the classified vegetation via the existing road network, with the temporary no through road being approximately 120 m from the western most Lot (lot 110) to the nearest intersection (refer Section 8.3.2 paragraph 3 of the <i>Guidelines</i>) (Figure 1).

No	Developer's Responsibilities	Compliance Evidence
9	An appropriate asset protection zone (APZ) is to be maintained within the boundaries of the structure plan, based on separation distances specified in AS 3959:2018 and as indicated in Table 1 of Section 2.3.3 of this BMP.	As all vegetation has been cleared within Stage 8 and through much of the POS to the south, the APZ is consistent with Table 1 of Section 2.3.3 of the BMP (Figure 1).
WAPC 163914 – Condition 18		
1	Section 165 notification on title of Lots with a BAL-rating of 12.5 or higher.	Not applicable – will be carried out by Project surveyors during the title clearance process.

Declaration by Bushfire Consultant

This Memorandum provides the assessment Qube Wattleup Development's compliance with Conditions 17 and 18 of WAPC 163914, and Conditions 5, 6, and 7 of WAPC 148010, with sufficient evidence available to indicate that Stage 8 is **compliant** with those conditions, including with the provisions of Table 2 in the BMP prepared by MBS Environmental dated 29 November 2022.

If any clarification or additional information is required in relation to the information provided, please contact me on 0439 435 110 or via email at sue@surefireenvironmental.com.

Yours sincerely



Sue Brand
Surefire Environmental Pty Ltd



