

Our Ref: 220055

3 October 2024

RE: RIA WORKER ACCOMMODATION – ADDITIONAL STAFF ACCOMMODATION (ROTTNEST ISLAND)

Bushfire Prone Planning make reference to the above-mentioned proposed Worker's Accommodation located at Parker Point Road, Rottnest Island in regard to the planning and design considerations for the site.

Bushfire Prone Planning were engaged by Christou Deign Group to conduct a Site Visit and Prepare a BAL Contour Map which was accompanied by advice and recommendations to assist in the overall design process and to ensure Bushfire related provisions are being addressed and compliance with the relevant Planning Policies (State Planning Policy – SPP 3.7) and associated Guidelines for Planning in Bushfire Prone Areas are being achieved.

GENERAL ASSESSMENT/SUMMARY STATEMENTS:

- Any Development located within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with SPP 3.7 policy measures.
- **Bushfire Attack Levels:**
 - o Refer to the Figure (BAL Contour Map) contained within this Statement.
- **Ability to Comply with Applicable Bushfire Protection Measures (Planning):**
 - o Refer to the Figure (BAL Contour Map) contained within this Statement - Under planning requirements, the current design concept (Option D3) illustrates that the proposed structures can be subject to radiant heat impact of no greater than 29kW/m² (BAL-29) once development has taken place.
- **Bushfire Planning Documents Required for Development Application Submission:**
 - o Bushfire Management Plan
 - o Bushfire Emergency Plan

ADVICE/RECOMMENDATIONS PROVIDED:

- The BAL Contour Mapping has given consideration for the potential for clearing or modification to bushfire prone vegetation located outside of the allocated boundary area along the existing railway line.
- Further consultation should be sought with the relevant Decision Maker to ascertain their support and subsequent approval as on-going maintenance/treatment to vegetation would be required to ensure there is no increase in bushfire risk to a potential development within the allocated site area.
- Any proposed structure on this site would need to be constructed to ensure BAL-29 Compliance.

- The below tables indicate the required buffering by establishing minimal fuel conditions between future buildings and unmanaged vegetation. These are for reference.

Vegetation Classification	BAL's				
	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5
C. Shrubland	All upslopes and flat land (0 Degrees)				
	<7	7-<9	9-<13	13-<19	19-<100
	Downslope >5 to 10 degrees				
	<8	8-<11	11-<17	17-<25	25-<100
	Downslope >15 to 20 degrees				
	<10	10-<15	15-<22	22-<31	31-<100

Vegetation Classification	BAL's				
	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5
D. Scrub	All upslopes and flat land (0 Degrees)				
	<10	10-<13	13-<19	19-<27	27-<100
	Downslope >5 to 10 degrees				
	<12	12-<17	17-<24	24-<35	35-<100
	Downslope >10 to 15 degrees				
	<14	14-<19	19-<28	28-<39	39-<100

Vegetation Classification	BAL's				
	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5
G. Grassland	All upslopes and flat land (0 Degrees)				
	<6	6-<8	8-<12	12-<17	17-<50

- Any clearing or modification to native vegetation must be approved by the Local Government Authority prior to undertaking any mitigation works.
- Where any landscaping is proposed on this development site – As to not increase the bushfire hazards, nor alter any bushfire attack levels, onsite landscaping planting/maintenance should be in accordance with the criteria detailed in AS3959-2018 s2.2.3.2(f) “low threat vegetation” and Schedule 1: Standards for Asset Protection Zones as stipulated in the Guidelines for Planning in Bushfire Prone Areas. The City of Cockburn’s Fire Control Order Requirements for the maintenance of vegetation should be taken into account.

BAL CONTOUR MAP (Option D3) – Provided to Christou Design Group 11 September 2024




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Figure 3 - Preliminary



BAL Contour Map - Option 3 (Post Development)

Lot 10976 on Plan / Diagram: P216860
 RIA Staff Village
 Parker Point Road
 Rottneest Island
 City of Cockburn







----- LEGEND -----

-  Subject Site
-  Cadastral
-  Staff Housing Layout Option 3

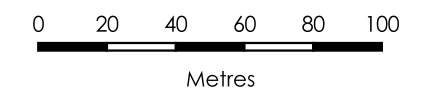
Assessment Area

-  150m_Assessment_Area_v1.1
-  100m Assessment Area

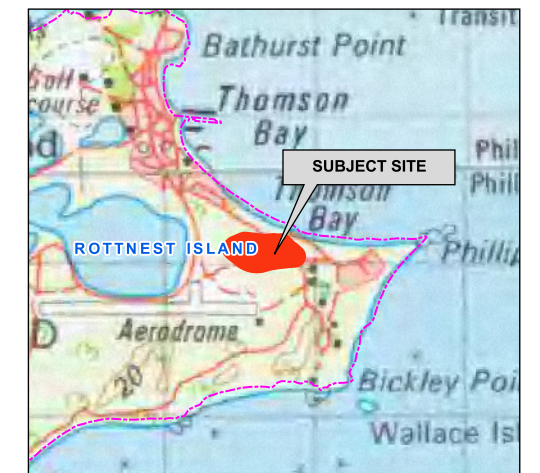
Bushfire Attack Levels

-  BAL-FZ
-  BAL-40
-  BAL-29
-  BAL-19
-  BAL-12.5
-  BAL-LOW

Feasibility Note - At the request of Christou Design Group - Consideration has been to the potential clearing or modification to bushfire prone vegetation located outside of the allocated boundary area along the existing railway line. Further consultation should be sought with the relevant Decision Maker to ascertain their support and subsequent approval as on-going maintenance/treatments will be required to ensure there is no increase in bushfire risk to a potential development within this site.



----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: 11-09-2024
 SCALE (A3): 1 : 2200



Area of Change Post Development			
Area Number	Classified Vegetation	Effective Slope	Exclusion Clause (If Applicable)
9	Excludable Within Boundary	N/A	s2.2.3.2 (f)
11	Excludable Within Boundary	N/A	s2.2.3.2 (f)
12	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Class D - Scrub - Outside Boundary	Becomes Flat/Upslope (0 Degrees)	N/A
14	Excludable Within Boundary	N/A	s2.2.3.2 (f)

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

CLASSIFIED VEGETATION & TOPOGRAPHY MAP (POST DEVELOPMENT) - (Option D3) - Provided to Christou Design Group 11 September 2024

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
Figure 2 - Preliminary






Classified Vegetation & Topography Map Option 3 (Post Development)

Lot 10976 on Plan / Diagram: P216860
 RIA Staff Village
 Parker Point Road
 Rottnest Island
 City of Cockburn

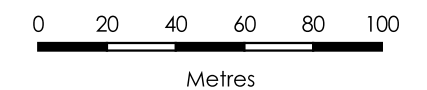
----- LEGEND -----

-  Hydrants
-  Elevation (m)
-  Subject Site
-  Cadastral
-  Staff Housing Layout Option 3

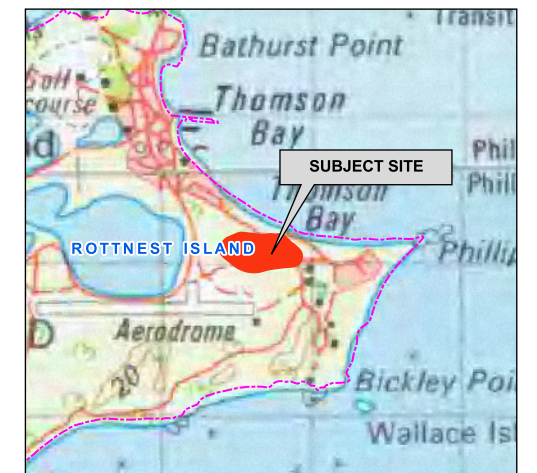
Assessment Area
 150m Assessment Area

- Classified Vegetation**
-  Class B - Woodland
 -  Class C - Shrubland
 -  Class D - Scrub
 -  Class G - Grassland
 -  Exclusion 2.2.3.2

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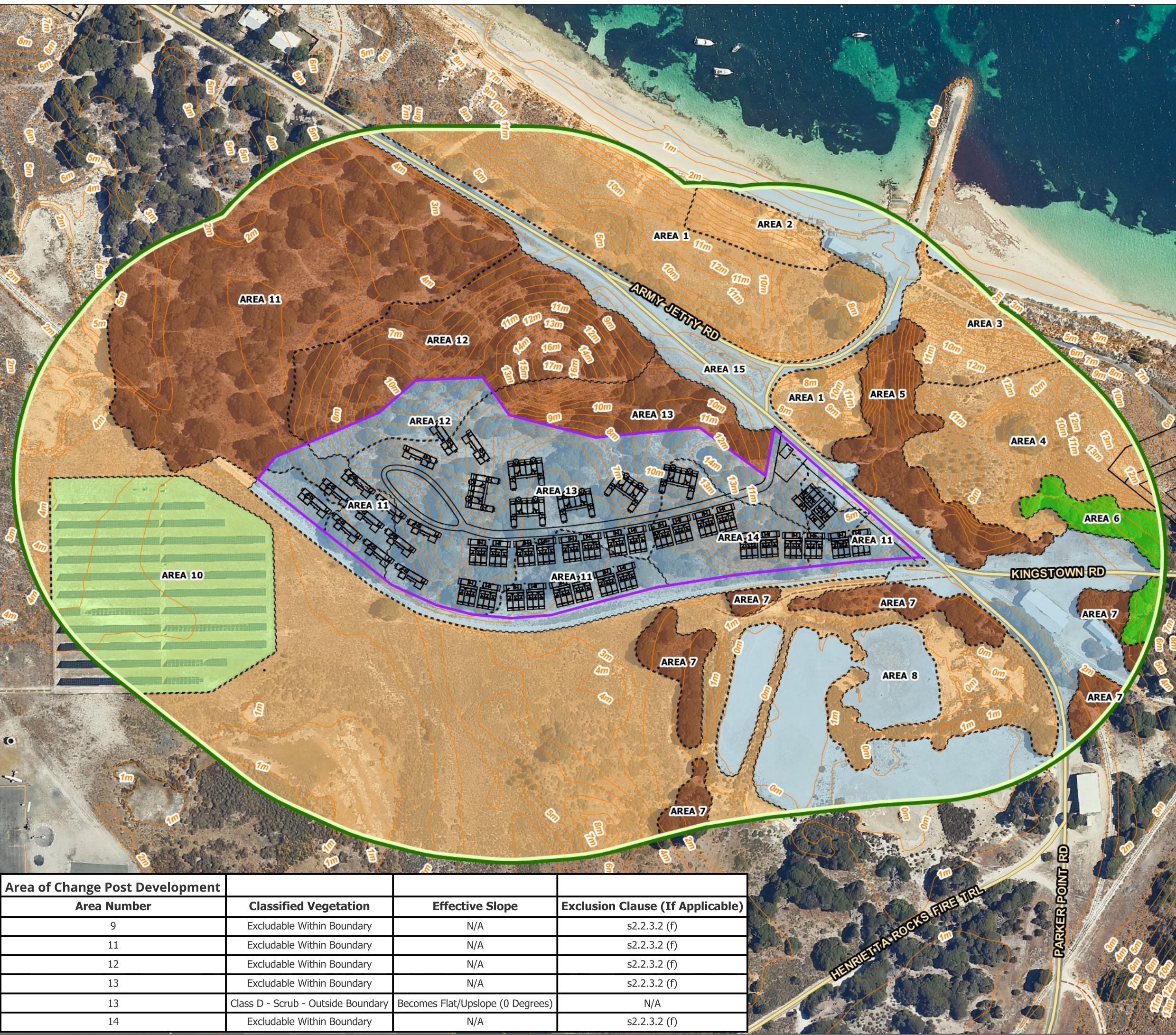
----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: 11-09-2024
 SCALE (A3): 1 : 2200



Area of Change Post Development			
Area Number	Classified Vegetation	Effective Slope	Exclusion Clause (If Applicable)
9	Excludable Within Boundary	N/A	s2.2.3.2 (f)
11	Excludable Within Boundary	N/A	s2.2.3.2 (f)
12	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Class D - Scrub - Outside Boundary	Becomes Flat/Upslope (0 Degrees)	N/A
14	Excludable Within Boundary	N/A	s2.2.3.2 (f)

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CLASSIFIED VEGETATION & TOPOGRAPHY & ASSOCIATED BAL CONTOUR MAPS - (Option D1)
- Provided to Christou Design Group 16 August 2024

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Figure 3 - Preliminary

BAL Contour Map - (Post Development)

Lot 10976 on Plan / Diagram: P216860
 RIA Staff Village
 Parker Point Road
 Rottneest Island
 City of Cockburn



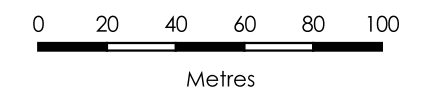
----- LEGEND -----

- Hydrants
- Subject Site
- Cadastral
- RIA Staff Housing - Option D1
- Building Exclusion Zone
- Setback to Vegetation (m)

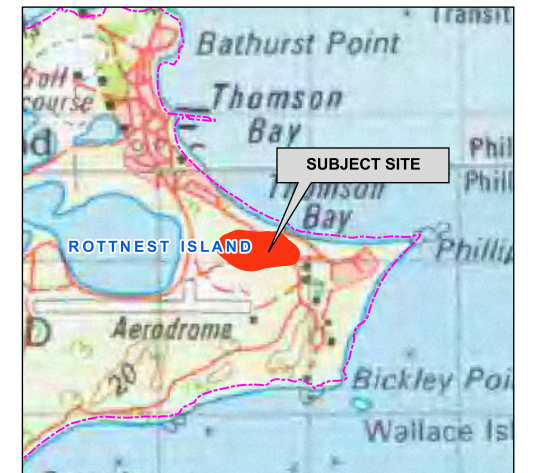
- Assessment Area**
- 100m Assessment Area
 - 150m Assessment Area

- Bushfire Attack Levels**
- BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5
 - BAL-LOW

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----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: 16-08-2024
 SCALE (A3): 1 : 2200

BUSHFIRE PRONE PLANNING

Area of Change Post Development			
Area Number	Classified Vegetation	Effective Slope	Exclusion Clause (If Applicable)
9	Excludable Within Boundary	N/A	s2.2.3.2 (f)
11	Excludable Within Boundary	N/A	s2.2.3.2 (f)
12	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Class D - Scrub - Outside Boundary	Becomes Flat/Upslope (0 Degrees)	N/A
14	Excludable Within Boundary	N/A	s2.2.3.2 (f)




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Figure 2 - Preliminary






Classified Vegetation & Topography Map - (Post Development)

Lot 10976 on Plan / Diagram: P216860
 RIA Staff Village
 Parker Point Road
 Rottnest Island
 City of Cockburn

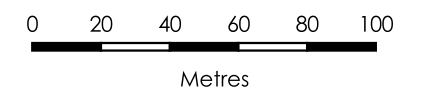
----- LEGEND -----

-  Hydrants
-  Elevation (m)
-  Subject Site
-  Cadastral
-  RIA Staff Housing - Option D1

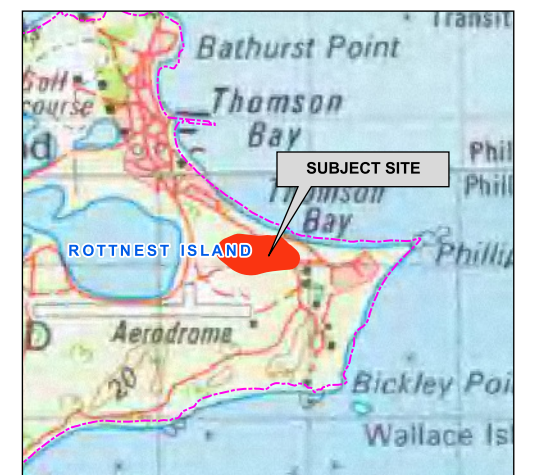
Assessment Area
 150m Assessment Area

- Classified Vegetation**
-  Class B - Woodland
 -  Class C - Shrubland
 -  Class D - Scrub
 -  Class G - Grassland
 -  Exclusion 2.2.3.2

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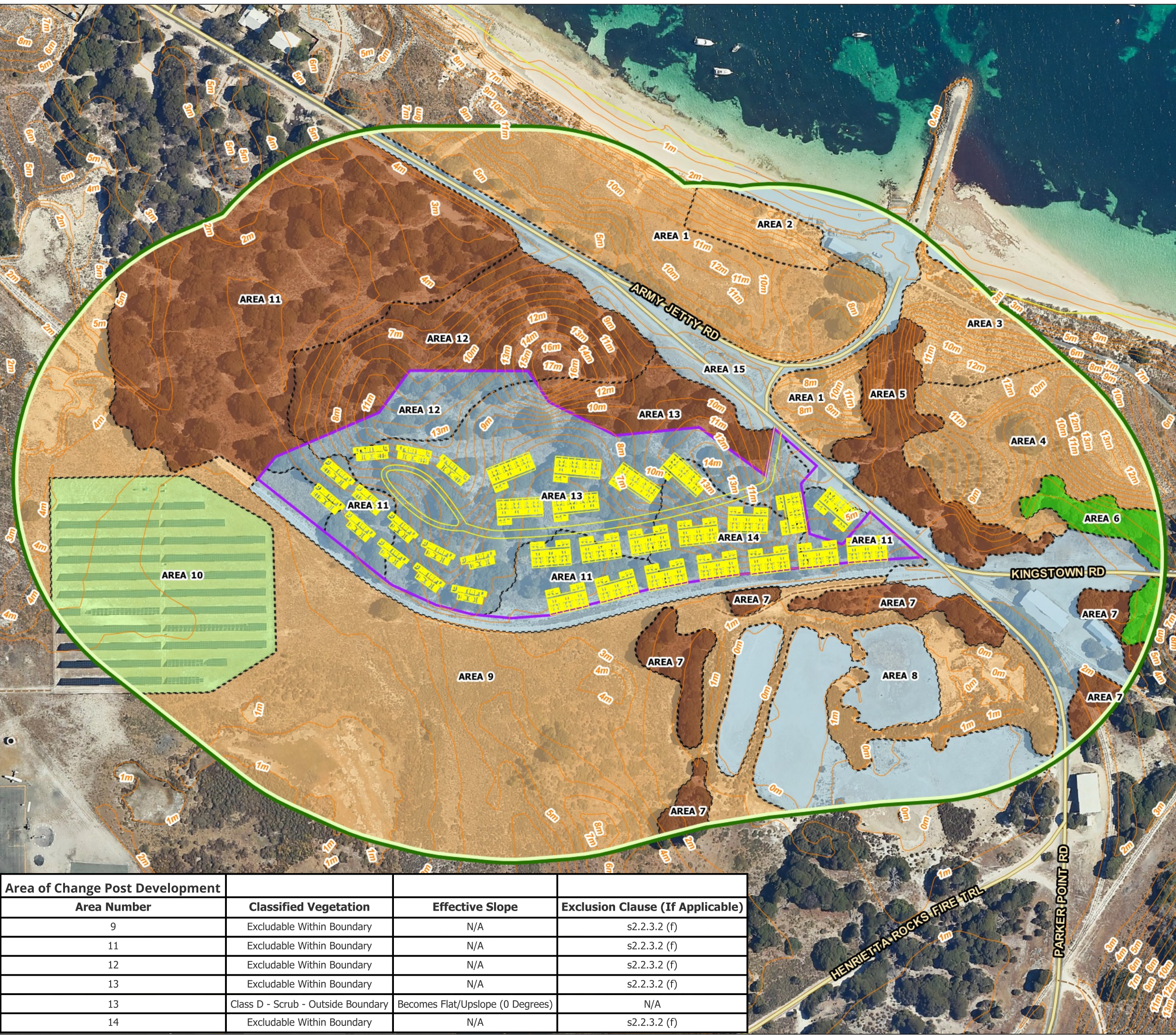


----- LOCALITY -----



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 Projection: Universal Transverse Mercator Units: Metre
 Map by: 16-08-2024
 SCALE (A3): 1 : 2200



Area of Change Post Development			
Area Number	Classified Vegetation	Effective Slope	Exclusion Clause (If Applicable)
9	Excludable Within Boundary	N/A	s2.2.3.2 (f)
11	Excludable Within Boundary	N/A	s2.2.3.2 (f)
12	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Excludable Within Boundary	N/A	s2.2.3.2 (f)
13	Class D - Scrub - Outside Boundary	Becomes Flat/Upslope (0 Degrees)	N/A
14	Excludable Within Boundary	N/A	s2.2.3.2 (f)






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Figure 1 - Preliminary






Classified Vegetation & Topography Map - (Existing)

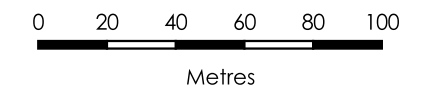
Lot 10976 on Plan / Diagram: P216860
 RIA Staff Village
 Parker Point Road
 Rottnest Island
 City of Cockburn

----- LEGEND -----

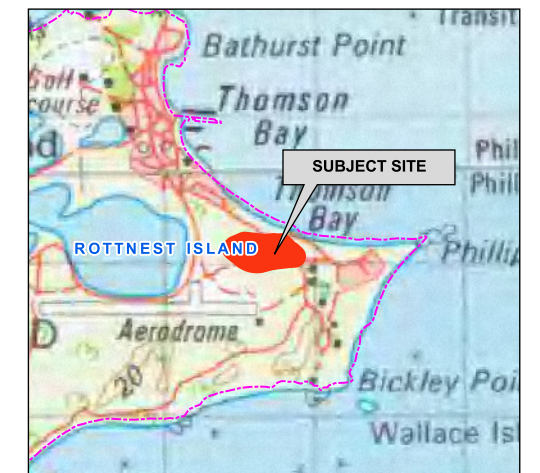
-  Hydrants
-  Elevation (m)
-  Subject Site
-  Cadastral
-  RIA Staff Housing - Option D1

Assessment Area
 150m Assessment Area

- Classified Vegetation**
-  Class B - Woodland
 -  Class C - Shrubland
 -  Class D - Scrub
 -  Class G - Grassland
 -  Exclusion 2.2.3.2



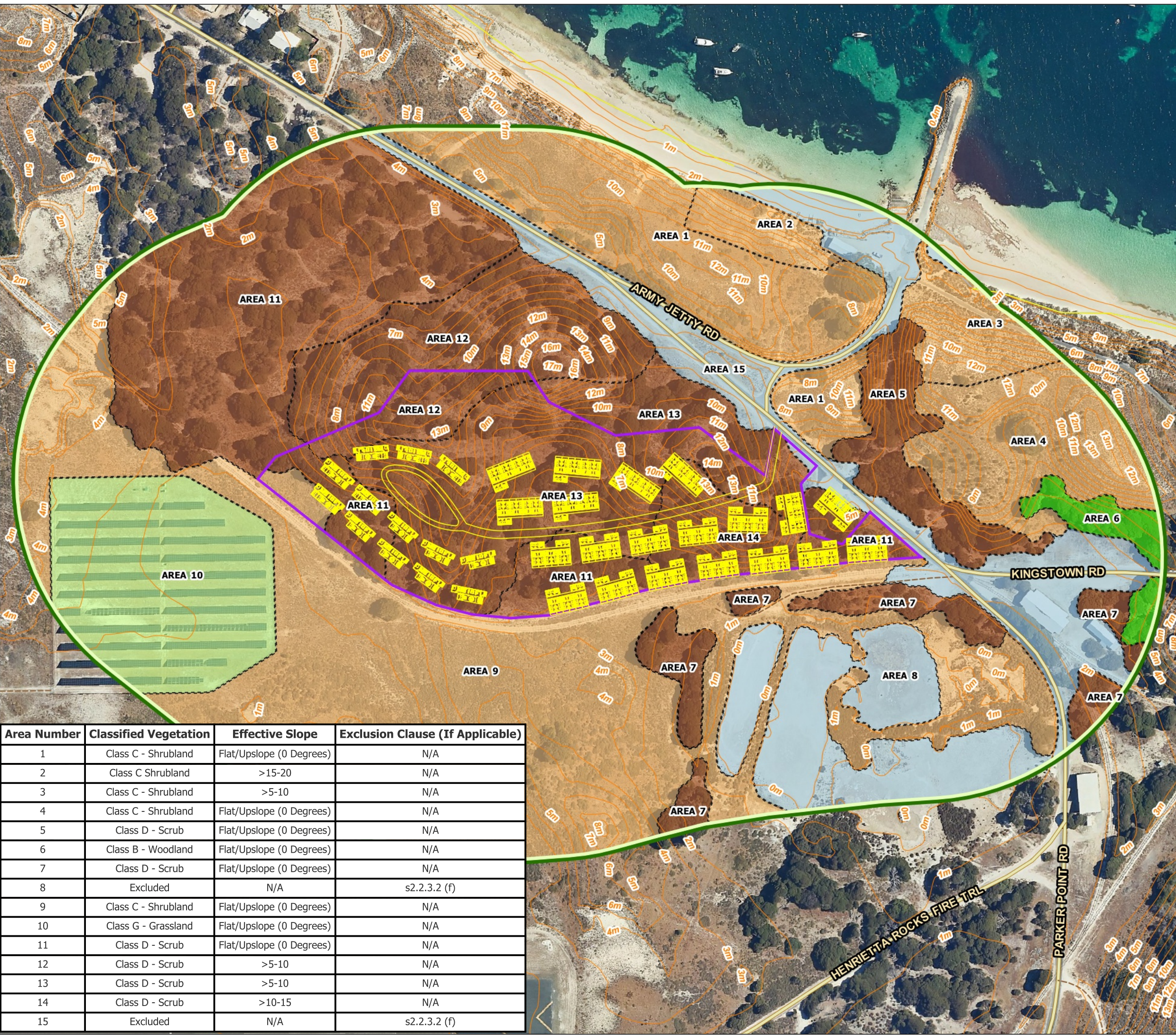
----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map by: 16-08-2024
 SCALE (A3): 1 : 2200



Area Number	Classified Vegetation	Effective Slope	Exclusion Clause (If Applicable)
1	Class C - Shrubland	Flat/Upslope (0 Degrees)	N/A
2	Class C Shrubland	>15-20	N/A
3	Class C - Shrubland	>5-10	N/A
4	Class C - Shrubland	Flat/Upslope (0 Degrees)	N/A
5	Class D - Scrub	Flat/Upslope (0 Degrees)	N/A
6	Class B - Woodland	Flat/Upslope (0 Degrees)	N/A
7	Class D - Scrub	Flat/Upslope (0 Degrees)	N/A
8	Excluded	N/A	s2.2.3.2 (f)
9	Class C - Shrubland	Flat/Upslope (0 Degrees)	N/A
10	Class G - Grassland	Flat/Upslope (0 Degrees)	N/A
11	Class D - Scrub	Flat/Upslope (0 Degrees)	N/A
12	Class D - Scrub	>5-10	N/A
13	Class D - Scrub	>5-10	N/A
14	Class D - Scrub	>10-15	N/A
15	Excluded	N/A	s2.2.3.2 (f)

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