



environmental and geoscience consultants

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17 August 2023

Anstey Road Developments Pty Ltd
C/- LWP Property Group Pty Ltd
PO Box 7568
Cloisters Square
PERTH WA 6850

Attention: Carly Burgess, Assistant Development Manager

Dear Carly

**Re: Certification by Bushfire Consultant – Stage 7, Kara, Treeby,
WAPC 162591 Approval Conditions 13, 14, and 15**

I refer to approval conditions 13, 14, and 15 of Western Australian Planning Commission (WAPC) Approval 162591 that state:

Condition 13:

A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) 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 the diagram or plan of survey (deposited plan).

Condition 14:

A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-Flame Zone. 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 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 restriction is to be included on the diagram or plan of survey (deposited plan).

Condition 15:

Information is to be provided to demonstrate that the measures contained the bushfire management plan submitted in support of the application have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.

I have reviewed the Bushfire Management Plan prepared by JBS&G Australia Pty Ltd for Lot 703 Armadale Road, Treeby, within the City of Cockburn, and in particular, Section 1 of Table 6 that details the developer's responsibilities prior to the issue of titles and confirm that they have been implemented. Evidence that supports that assessment is summarised in Table 1, with additional evidence relating to numbers 3 and 4 shown in Figure 1.

I have also considered the information included in the September 2022 *Stage 7 Subdivision Plan with BAL-ratings for Lot 9004 Lycaste Pde* prepared by Hatch RobertsDay submitted in support of the Stage 7 subdivision. Information provided by Anstey Road Developments P/L have indicated some changes to the design of Stage 7 that has increased the separation distance between the classified vegetation to the north and the Lot boundary and has resulted in a reduction in projected BAL-ratings. The updated BAL-contour diagram and BAL-ratings are included in Figure 1.

Table 1: Compliance Evidence

No.	Implementation Action	Evidence of Compliance
Compliance with BMP Requirements		
1	Construct the public roads and reticulated water supply to the standards stated in this BMP, as well as any temporary access staging requirements (e.g. temporary compliant EAWs/cul-de-sacs).	<ul style="list-style-type: none"> It is a requirement that engineering plans associated with road construction are approved by the City of Cockburn prior to the commencement of construction. It is a requirement that engineering plans associated with hydrant location and construction standard are approved by the Water Corporation prior to the commencement of construction. Stage 7 extends the Kara, Treeby development area, with surrounding road and hydrant installation complying with relevant standards (Figure 1).
2	Construct the permanent cul-de-sac to the standards stated in this BMP.	Not applicable to this stage.
3	Install the EAW to Ghostgum Avenue and associated signs/gates to the standards stated in this BMP.	<ul style="list-style-type: none"> The emergency access way to Ghostgum Ave is no longer available as it has been blocked off and landscaping/ rehabilitation works of the batter commenced. To ensure two access/egress options are available for the Kara subdivision, Lycaste Pde has been constructed up to the eastern extent of Stage 6 in Kara, with construction also occurring in the neighbouring development, Lake Treeby to the east, to provide a second access/egress option for that development (refer DP423211 that is provided as Attachment 1). For Stage 7, Filigree Grove will provide two egress options to Primrose Loop and Lycaste Pde, and ready access to Ghostgum Ave to the west (Figure 1).
4	Establish any low threat areas (e.g. site footprint, POS, staging buffers, etc) to the standards stated in this BMP to achieve the intended BAL outcomes.	<ul style="list-style-type: none"> Figure 1 shows the proposed Lot layout as it pertains to this area, with roads and other cleared areas between Lots and classified vegetation currently present on site. The BAL-contour Plan prepared by Hatch RobertsDay includes an area of POS to the front of the Bush Forever Site that has been designed by Emerge Associates (Killick, 2023) that will be maintained as low threat vegetation as defined by AS 3959:2018. The inclusion of this low threat area means that Lot 580 closest to the Bush Forever Site is of sufficient size for a BAL-29 rating to be achieved, with an indicative building indicated (Figure 1). An updated BAL-contour and ratings diagram has been provided (Figure 1)

No.	Implementation Action	Evidence of Compliance
5	Undertake BMP compliance assessment.	This document provides the BMP compliance assessment.
Compliance with Hatch RobertsDay BAL-contour Diagram		
6	Site design enables the provision of suitable separation distances between Lots and classified vegetation to the north	<ul style="list-style-type: none"> All Lots will have a BAL-rating, with none higher than BAL-29, as per no. 4 above. The updated BAL-contour and ratings diagram has been provided (Figure 1).

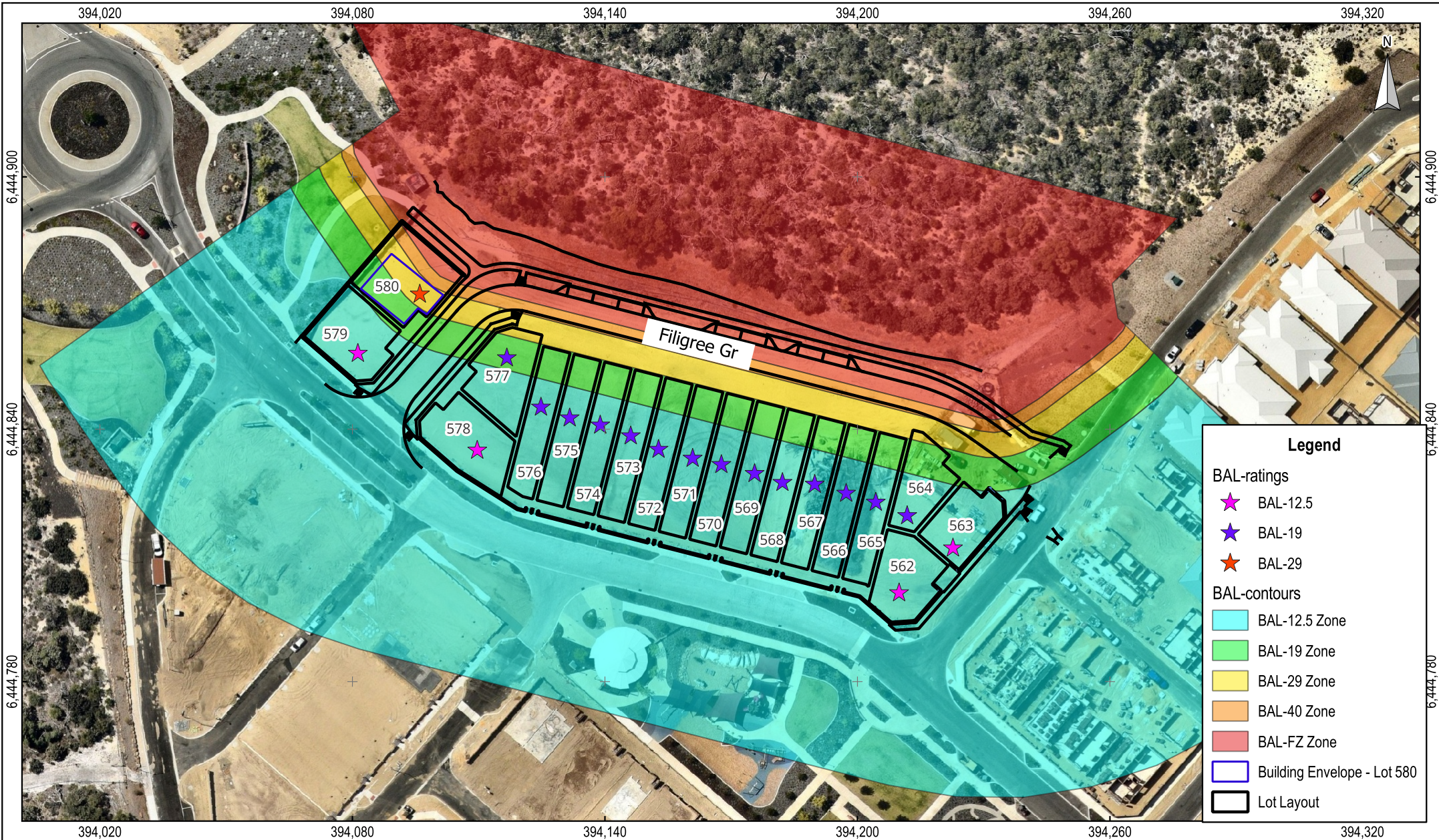
If there are any questions or clarifications required in relation to the information provided in this certification, I can be contacted on 0439 435 110 or via email at sbrand@mbsenvironmental.com.au.

Yours sincerely
MBS Environmental



Sue Brand
Principal Environmental Scientist





Scale: 1: 1,200
 Original Size: A4
 Aerial Imagery: NearMap February 2023
 Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 25 50 m

Stage 7 - Kara Treeby
 Clearance Letter
 Anstey Road Developments Pty Ltd

Figure 1

BAL-contours and Ratings

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 West Perth WA 6005
 Australia
 t: +61 8 9226 3166
 info@mbsenvironmental.com.au
 www.mbsenvironmental.com.au



Attachment 1: Lake Treeby Emergency Access Easement (DP423211)

Plan Information <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Tenure Type</td><td>Freehold</td></tr> <tr><td>Plan Type</td><td>Deposited Plan</td></tr> <tr><td>Plan Purpose</td><td>Subdivision</td></tr> </table>		Tenure Type	Freehold	Plan Type	Deposited Plan	Plan Purpose	Subdivision	Survey Details <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Field Records</td><td>148973</td></tr> <tr><td>Declared as Special Survey Area</td><td>Yes</td></tr> </table>		Field Records	148973	Declared as Special Survey Area	Yes	Amendments <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Version</th> <th>Lodgement Type</th> <th>Amendment Description</th> <th>Authorised By</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Version	Lodgement Type	Amendment Description	Authorised By	Date																																		
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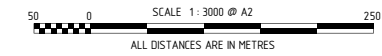
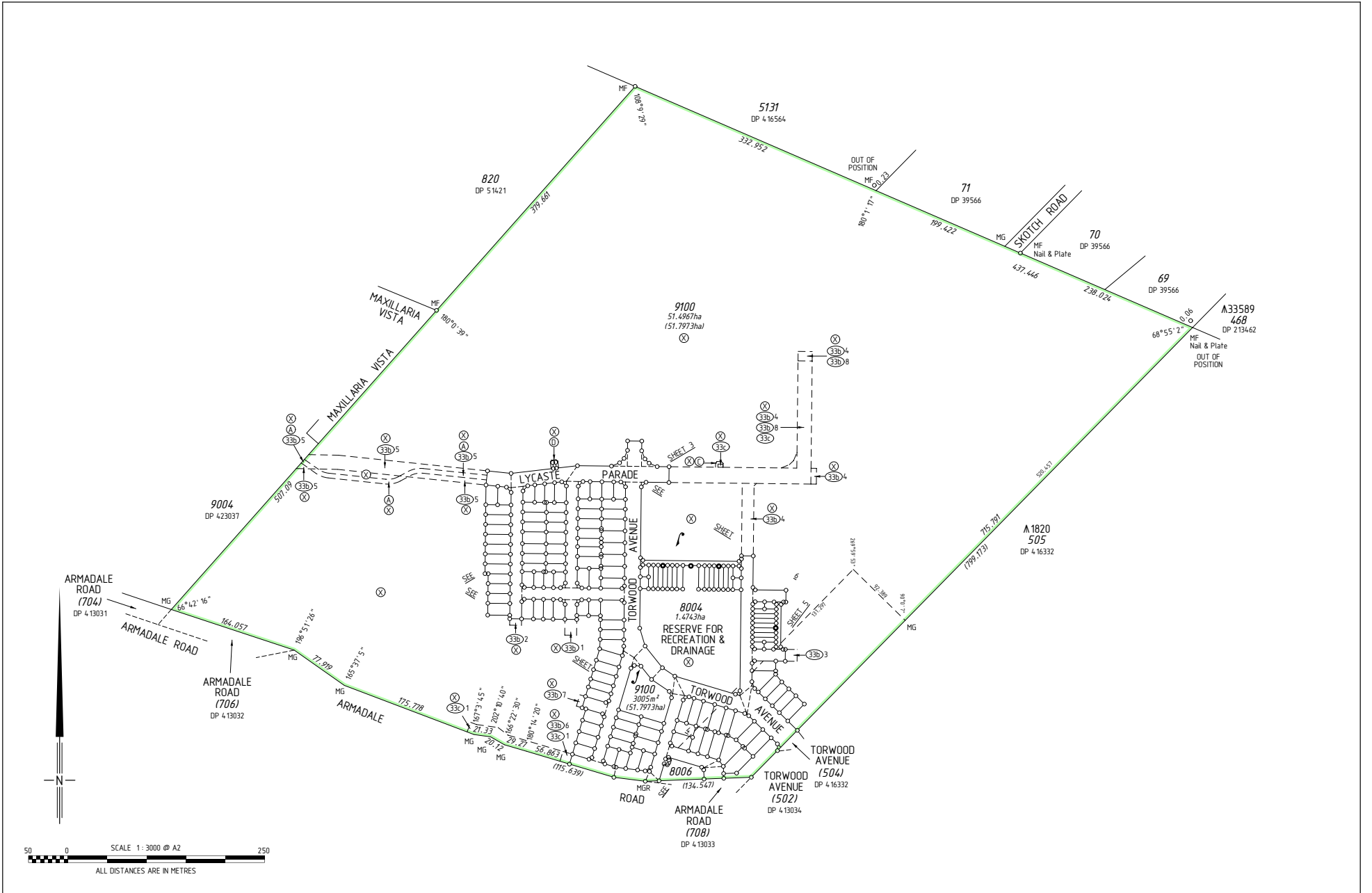
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ADDITIONAL SHEETS
 SURVEY SHEET

SHEET SHEETS
 1 OF 7

VERSION NUMBER
 1

DEPOSITED PLAN
 423211





MCG MILLEN NOLAN GROUP
 PO Box 2120, Success W.A. 6864
 Tel: (08) 9426 1100
 Fax: (08) 9494 1100
 Email: mng@mgny.com.au

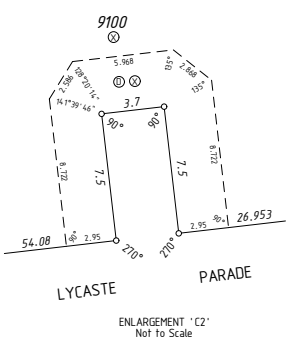
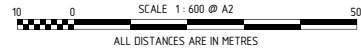
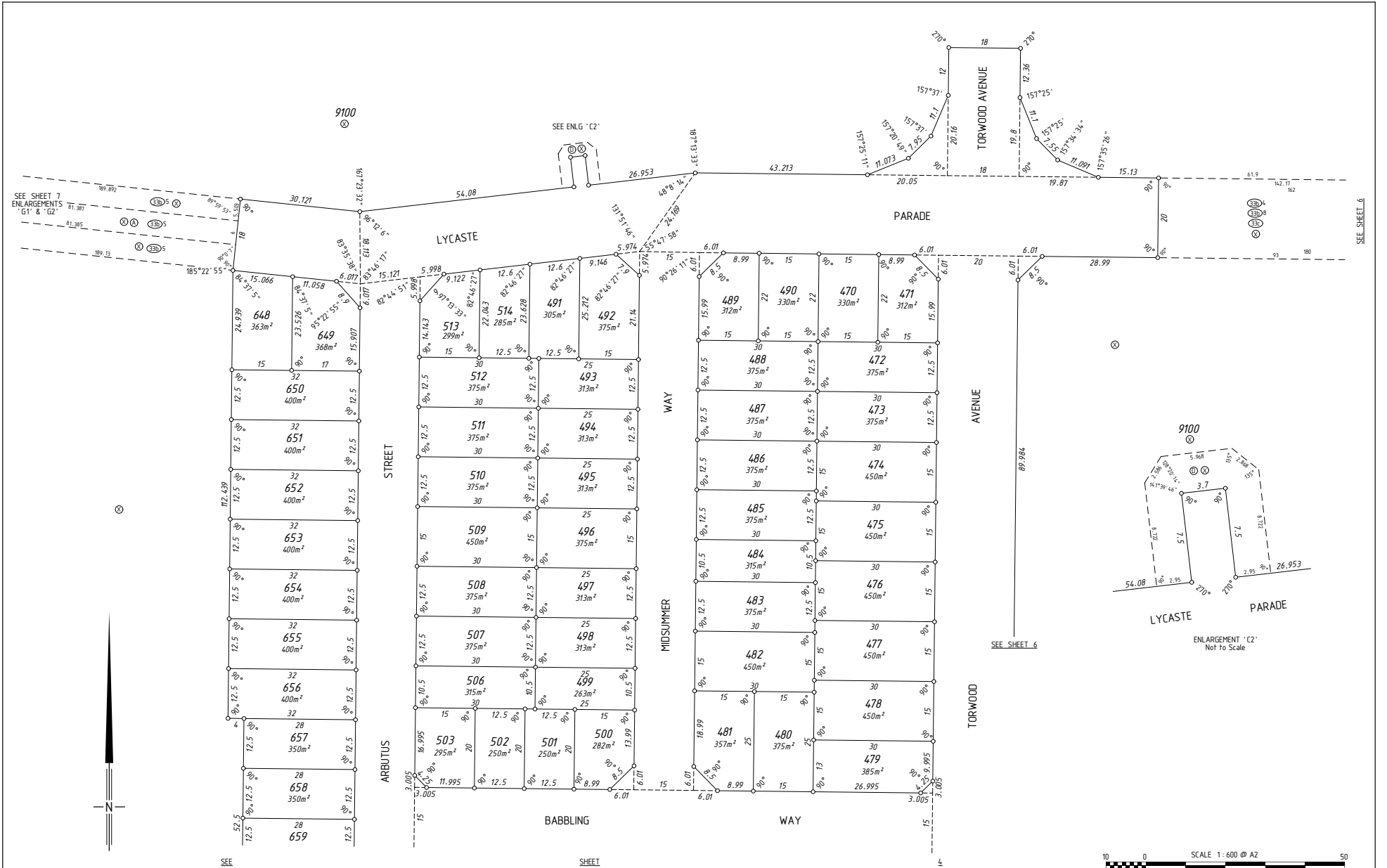
MNG Ref: 98202dp-04.1f - Stage 1 - DP423211.CSD

ADDITIONAL SHEETS
 SURVEY SHEET

SHEET SHEETS
 3 OF 7

VERSION NUMBER
 1

DEPOSITED PLAN
 423211



SEE SHEET 7
 ENLARGEMENTS
 'G1' & 'G2'

SEE ENLG 'C2'

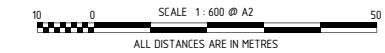
SEE SHEET 6

SEE SHEET 4

SEE

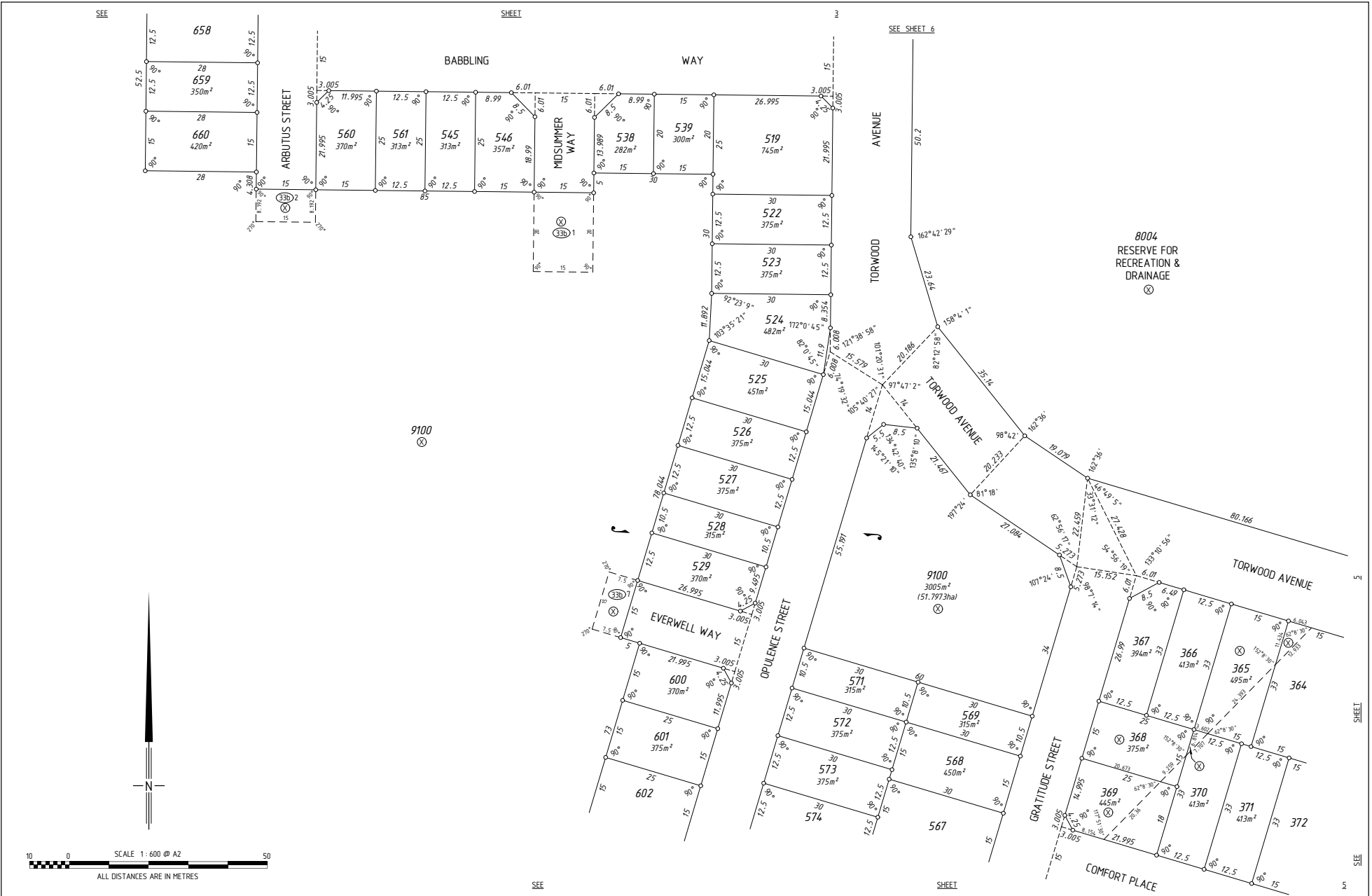
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4



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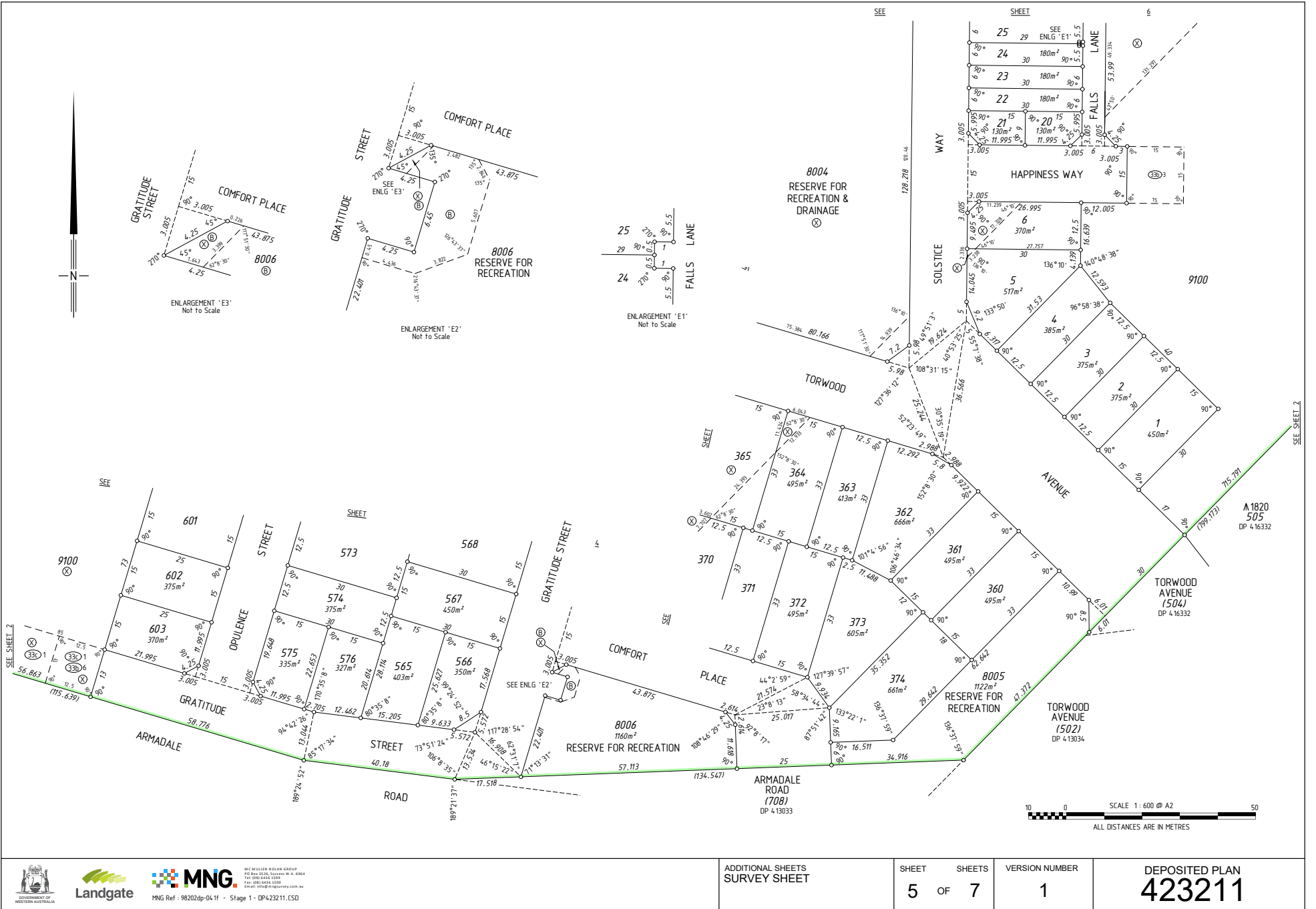
ADDITIONAL SHEETS
 SURVEY SHEET

SHEET
 4 OF 7

SHEETS
 7

VERSION NUMBER
 1

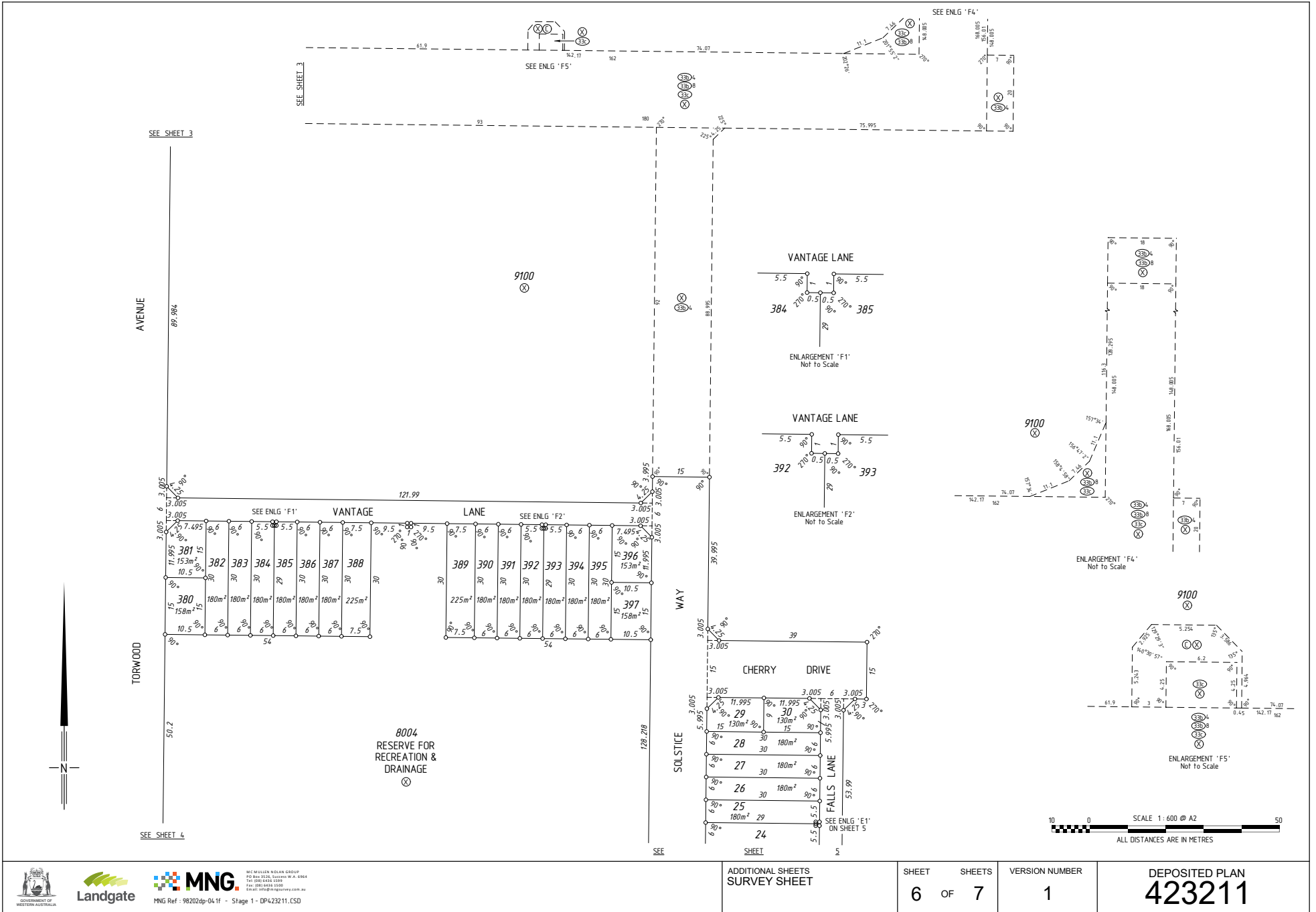
DEPOSITED PLAN
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ADDITIONAL SHEETS
 SURVEY SHEET

SHEET 6 OF 7

VERSION NUMBER 1

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THIS SURVEY SHEET WILL BE
REPLACED BY THE SURVEY DATA