



Planning and Development Act 2005

Clause 86(3) of the Planning and Development (Local Planning Schemes) Regulations 2015

SHIRE OF BEVERLEY

NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

No: **18** Lot: **4** Street: **Hunt Road** Suburb: **Beverley**

Proposal:

It is proposed to develop a Retirement Village at 18 (Lot 4) Hunt Road. The proposal includes Retirement Units, Small Café, Gymnasium, Hydrotherapy Pool and other facilities.

Details of the proposal are available to the public at 136 Vincent Street, Beverley or Shire website. Submissions may be made on the proposal in the period ending on the 29th day of April 2025. Comments on the proposal may be submitted to the local government in writing on or before that day.

Signed:

Dated: **26 March 2025**

For and on behalf of the **Shire of Beverley**

Page No.	Title	REV	Issued	Published	Comment
A0-00	LAYOUT LIST LOCATION PLAN	04	☒	☒	
A0-01	SITE SURVEY	04	☒	☒	
A0-02	SITE SURVEY	04	☒	☒	
A1-01	SITE PLAN (EXTENDED)	04	☒	☒	
A1-02	SITE PLAN	04	☒	☒	
A1-03	LANDSCAPE PLAN	04	☒	☒	
A2-01	GROUND FLOOR (GENERAL)	04	☒	☒	
A2-02	ROOF PLAN (GENERAL)	04	☒	☒	
A2-03	GROUND FLOOR (TYPICAL)	04	☒	☒	
A2-04	GROUND FLOOR (AMENITIES-RECEPTION/C...	04	☒	☒	
A2-05	GROUND FLOOR (AMENITIES- FUNCTION R...	04	☒	☒	
A2-06	GROUND FLOOR (AMENITIES - GYM/POOL)	04	☒	☒	
A3-01	ELEVATIONS	04	☒	☒	
A3-02	ELEVATIONS	04	☒	☒	
A3-03	ELEVATIONS (TYPICAL)	04	☒	☒	
A3-04	ELEVATIONS (TYPICAL)	04	☒	☒	
A4-01	SECTIONS	04	☒	☒	
A4-02	SECTIONS	04	☒	☒	
A4-03	SECTIONS	04	☒	☒	
A4-04	SECTIONS (TYPICAL)	04	☒	☒	



LOCATION PLAN | SATELLITE IMAGERY

<div>GENERAL NOTES:</div> <ul style="list-style-type: none">- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.- REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DIMENSIONS FROM DRAWINGS.- CHECK AND CONFIRM EXISTING LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.- THIS DRAWING IS PROTECTED BY AUSTRALIAN AND INTERNATIONAL COPYRIGHT LAW AND IS TO BE USED ONLY FOR WORK WHEN AUTHORISED IN WRITING BY PATRICK HUBBLE ARCHITECTS PTY LTD T/A HUBBLE DESIGN.- THIS DRAWING IS ONLY TO BE USED FOR ITS EXPRESSEDLY INTENDED PURPOSE ONLY.- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.- ALL BOUNDARIES AND CONTOURS ARE SUBJECT TO SURVEY DRAWING.- EXISTING SERVICES POINTS TO BE VERIFIED ON-SITE - LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY- ALL WORKS TO COMPLY TO N.C.C. & RELEVANT AUSTRALIAN STANDARDS.	<table><tr><th>ISSUE REV</th><th>DESCRIPTION</th><th>DATE</th><th>DWG REV</th></tr><tr><td>E</td><td>ISSUE FOR COUNCIL</td><td>19/3/2025</td><td>04</td></tr><tr><td>D</td><td>ISSUE FOR APPROVAL</td><td>13/3/2025</td><td>03</td></tr><tr><td>B</td><td>ISSUE FOR APPROVAL</td><td>27/2/2025</td><td>02</td></tr><tr><td>A</td><td>ISSUE FOR APPROVAL</td><td>1/2/2025</td><td>01</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				ISSUE REV	DESCRIPTION	DATE	DWG REV	E	ISSUE FOR COUNCIL	19/3/2025	04	D	ISSUE FOR APPROVAL	13/3/2025	03	B	ISSUE FOR APPROVAL	27/2/2025	02	A	ISSUE FOR APPROVAL	1/2/2025	01									LAYOUT TITLE: LAYOUT LIST LOCATION PLAN	PROJECT CLIENT: RETIREMENT VILLAGE 18 HUNT ROAD BEVERLEY WA - AUSTRALIA	PROJECT NO: 2024-16	<div>TLC PROJECTS</div>
	ISSUE REV	DESCRIPTION	DATE	DWG REV																																
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	B	ISSUE FOR APPROVAL	27/2/2025	02																																
A	ISSUE FOR APPROVAL	1/2/2025	01																																	
PROJECT STATUS: BUILDING PERMIT		SCALE: N.T.S. @A3	Anuoluwa Esther Oladipo	DRAWING NO: A0-00																																
		DRWN: CHK'D: I.Z. P.H.																																		

LOT 4

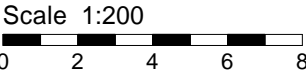
⚠️ DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠️ DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

⚠️ DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

⚠️ DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

⚠️ DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after any demolition has taken place requires boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.



LEGEND		POWER DOME
		POWER POLE
		PHONE PITS
		WATER CONN.
		TOP PILLAR/POST
		TOP WALL
		TOP RETAINING
		TOP FENCE

CONTOUR & FEATURE SURVEY

LOT Lot 4 (Diag. 32187)

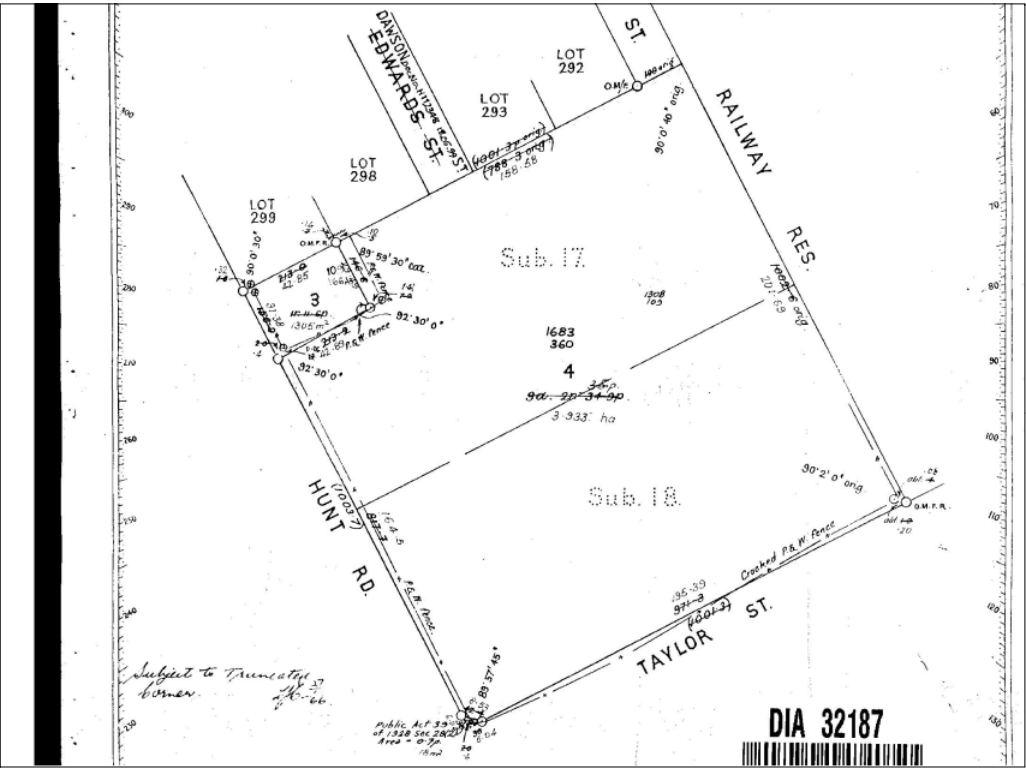
ADDRESS #18 Hunt Road, Beverley

LGA Shire of Beverley

CLIENT TLC Projects


GPS Lat: -32.113431 Long: 116.926857

SSA No AREA 3.933ha VOL. 1683 FOL. 360



ELEC.	U/Ground / O/Head	SEWER	Yes (TBA)	ROADS	Bitumen	COASTAL	No <small>(Approx. Only - Confirm With Shire)</small>
GAS	Check Alinta	COMMS	Yes	PATH	Nil	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	Nil	VEG.	Light Grass Cover





87-89 Guthrie St
Osborne Park
WA 6017

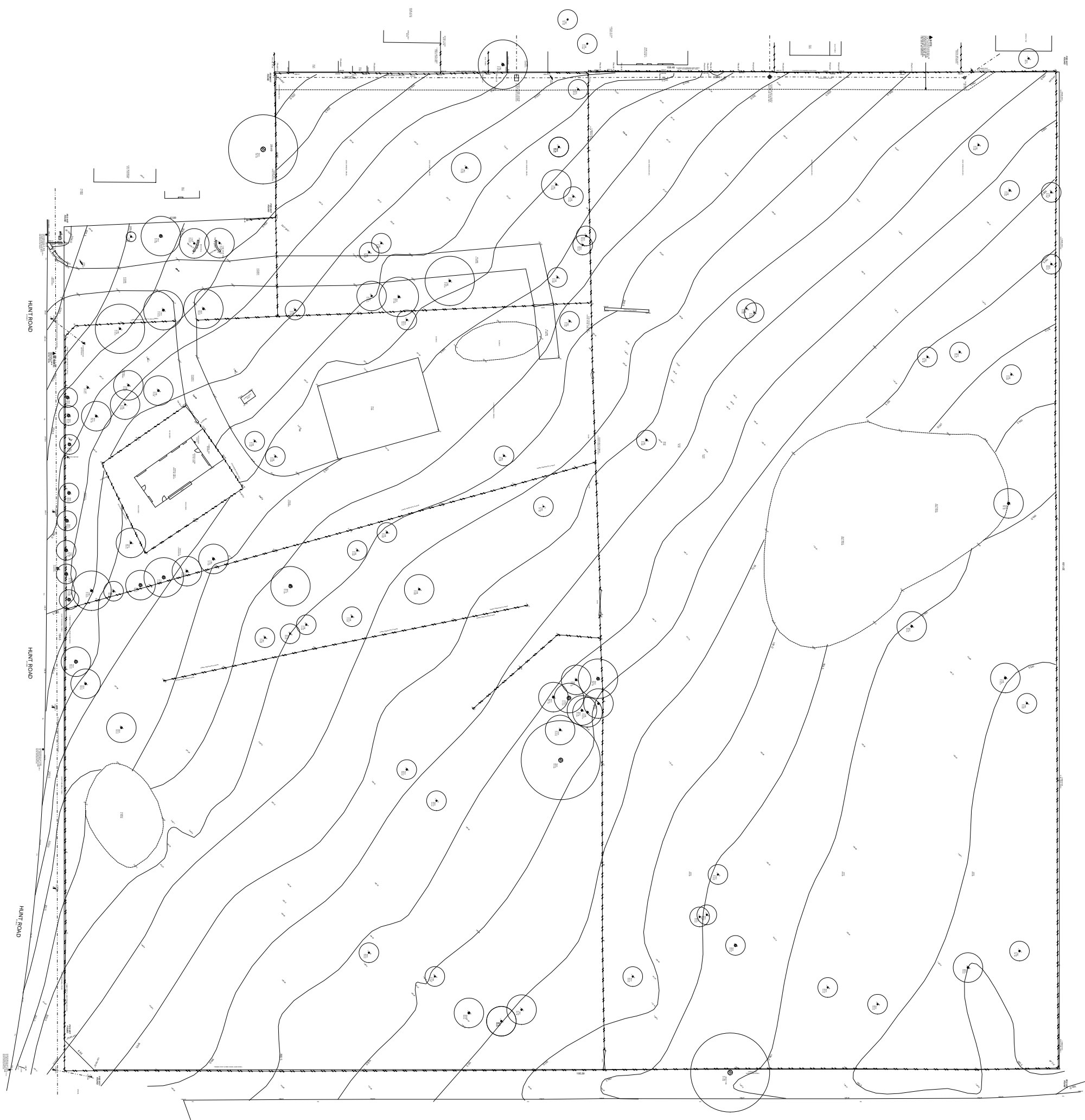
PO Box 1611
Osborne Park BC
WA 6917

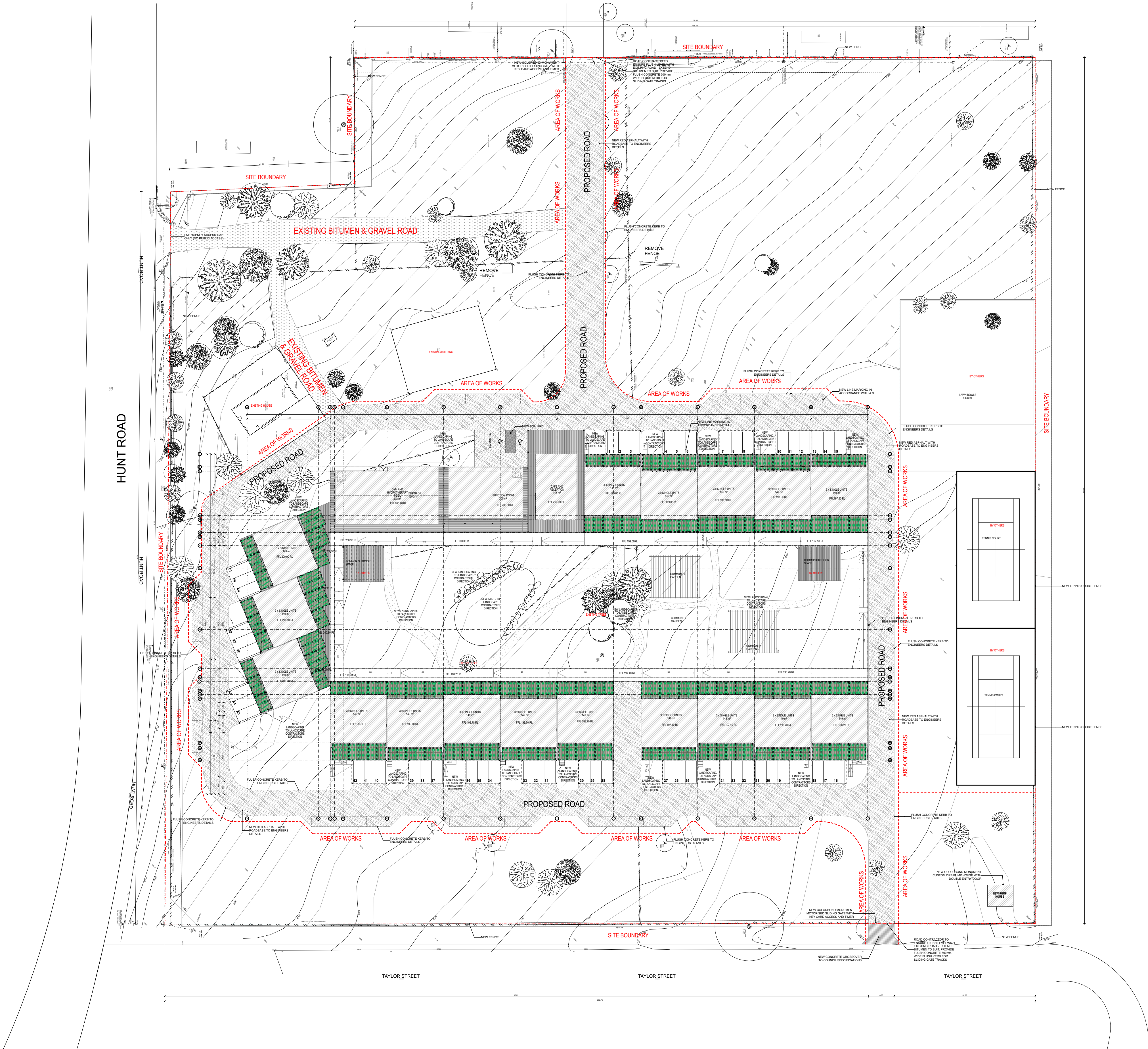
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 587494

DATE: 24 Sep 24

DRAWN: T. Gill





GENERAL NOTES:

- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DO NOT SCALE DIMENSIONS FROM DRAWINGS.
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B	ISSUE FOR APPROVAL	27/2/2025	02
A	ISSUE FOR APPROVAL	12/2/2025	01

LAYOUT TITLE: SITE PLAN (EXTENDED)

PROJECT STATUS:

SCALE:
1:500 @A1
DRAWN | CHKD:
I.Z. | P.H.

PROJECT CLIENT:
**RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA**

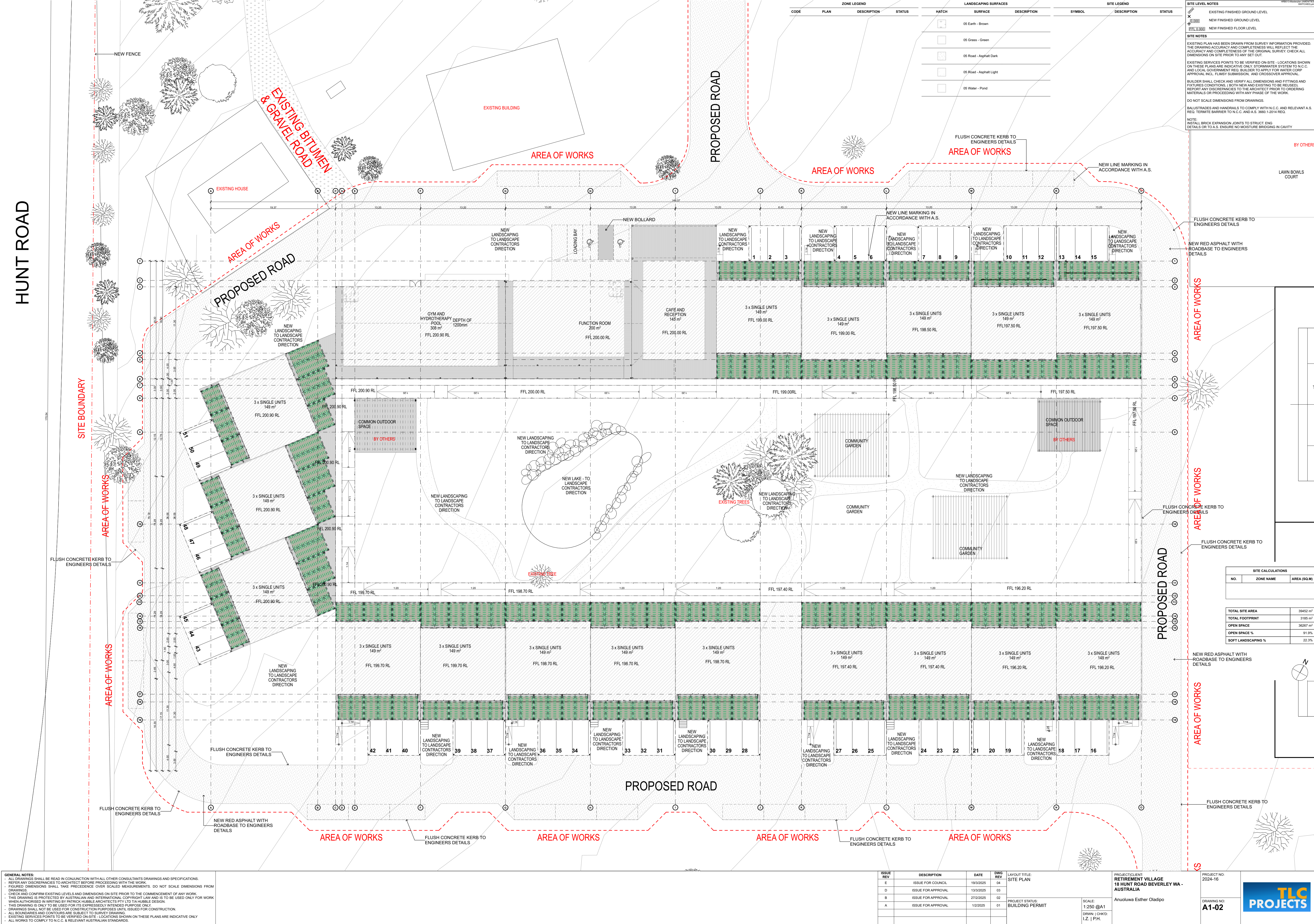
Anuoluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A1-01



HUNT ROAD



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A	ISSUE FOR APPROVAL	12/2/2025	01

SCALE:
1:250 @A1
DRAWN | CHKD:
I.Z. | P.H.

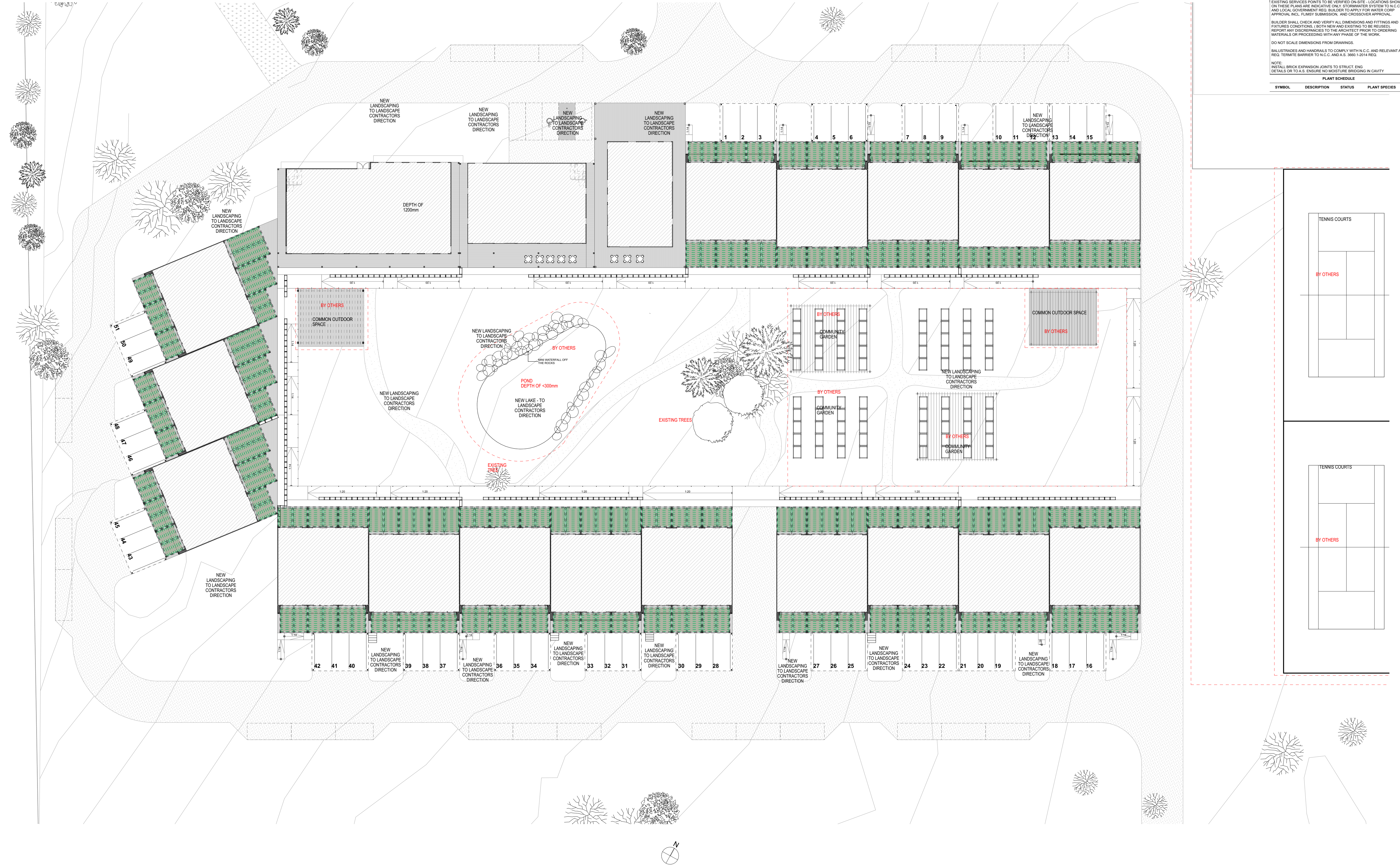
PROJECT CLIENT:
**RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA**

Anuoluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A1-02





SITE LEVEL NOTES		
EXISTING FINISHED GROUND LEVEL		
NEW FINISHED GROUND LEVEL		
NEW FINISHED FLOOR LEVEL		

SITE NOTES		
EXISTING PLAN HAS BEEN DRAWN FROM SURVEY INFORMATION PROVIDED. THE DRAWING ACCURACY AND COMPLETENESS WILL REFLECT THE ACCURACY AND COMPLETENESS OF THE ORIGINAL SURVEY. CHECK ALL DIMENSIONS ON SITE PRIOR TO ANY SET OUT.		
EXISTING SERVICES POINTS TO BE VERIFIED ON-SITE - LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY. STORMWATER SYSTEM TO N.C.C. AND LOCAL GOVERNMENT REQ. BUILDER TO APPLY FOR WATER CORP APPROVAL INCL. FLUMSY SUBMISSION, AND CROSSOVER APPROVAL.		
BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND FITTINGS AND FIXTURES CONDITIONS, (BOTH NEW AND EXISTING) TO BE REUSED. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY PHASE OF THE WORK.		
DO NOT SCALE DIMENSIONS FROM DRAWINGS		
BALUSTRADES AND HANDRAILS TO COMPLY WITH N.C.C. AND RELEVANT A.S. REQ. TERMITE BARRIER TO N.C.C. AND A.S. 3660.1:2014 REQ.		
NOTE: INSTALL BRICK EXPANSION JOINTS TO STRUCT. ENG. DETAILS OR TO A.S. ENSURE NO MOISTURE BRIDGING IN CAVITY		

PLANT SCHEDULE			
SYMBOL	DESCRIPTION	STATUS	PLANT SPECIES

TENNIS COURTS

BY OTHERS

TENNIS COURTS

BY OTHERS

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1:250 @A3

ISSUE REV	DESCRIPTION	DATE	DWG REV
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A	ISSUE FOR APPROVAL	12/2/2025	01

LAYOUT TITLE: LANDSCAPE PLAN
PROJECT STATUS: BUILDING PERMIT

SCALE:
1:250 @A1
DRWN | CHKD:
I.Z. | P.H.

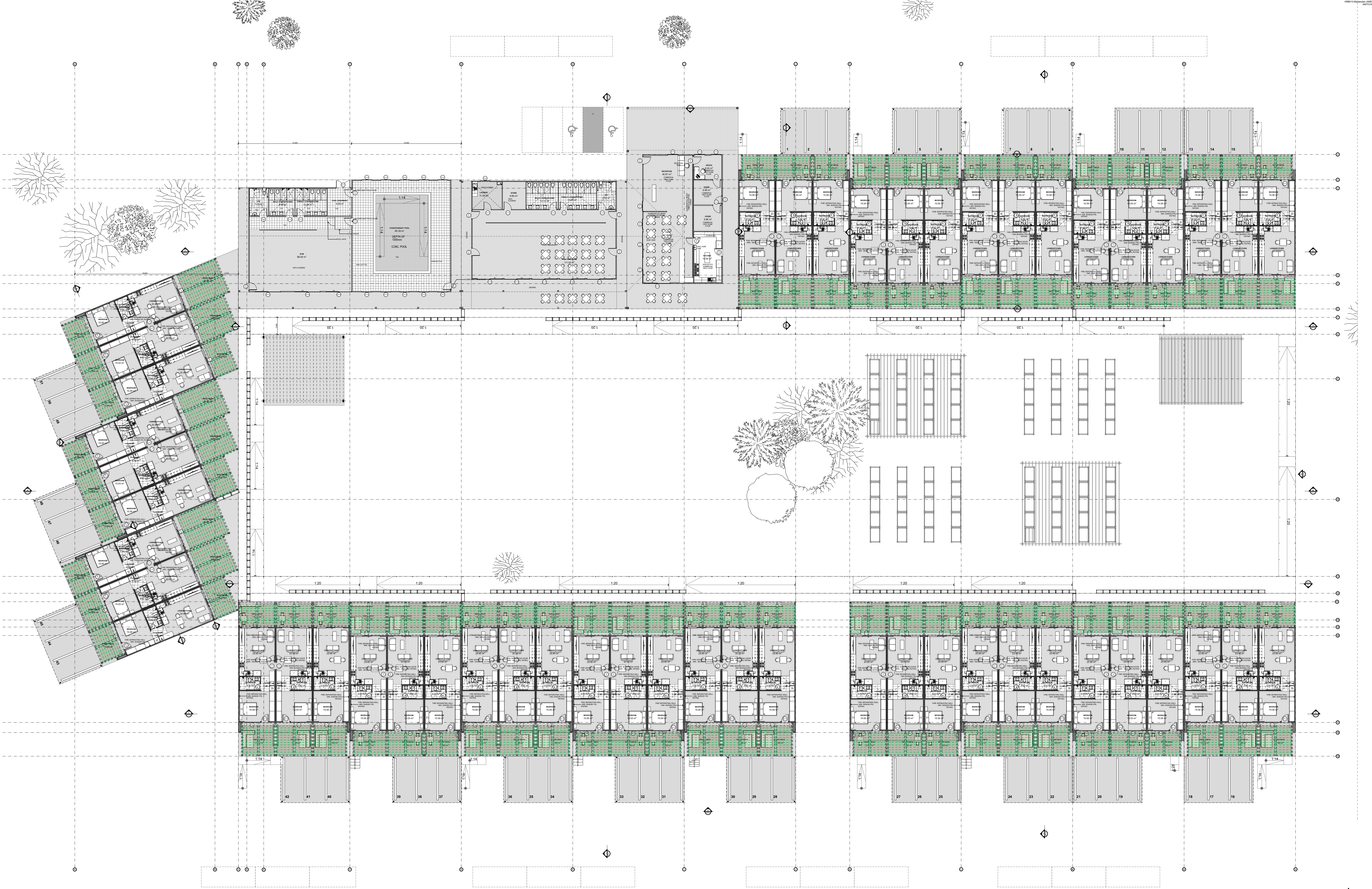
PROJECT CLIENT:
RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA - AUSTRALIA

Anuoluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A1-03





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A	ISSUE FOR APPROVAL	12/2/2025	01

LAYOUT TITLE:
GROUND FLOOR (GENERAL)

PROJECT STATUS:
BUILDING PERMIT

SCALE:
1:200 @A1
DRAWN | CHKD:
I.Z. | P.H.

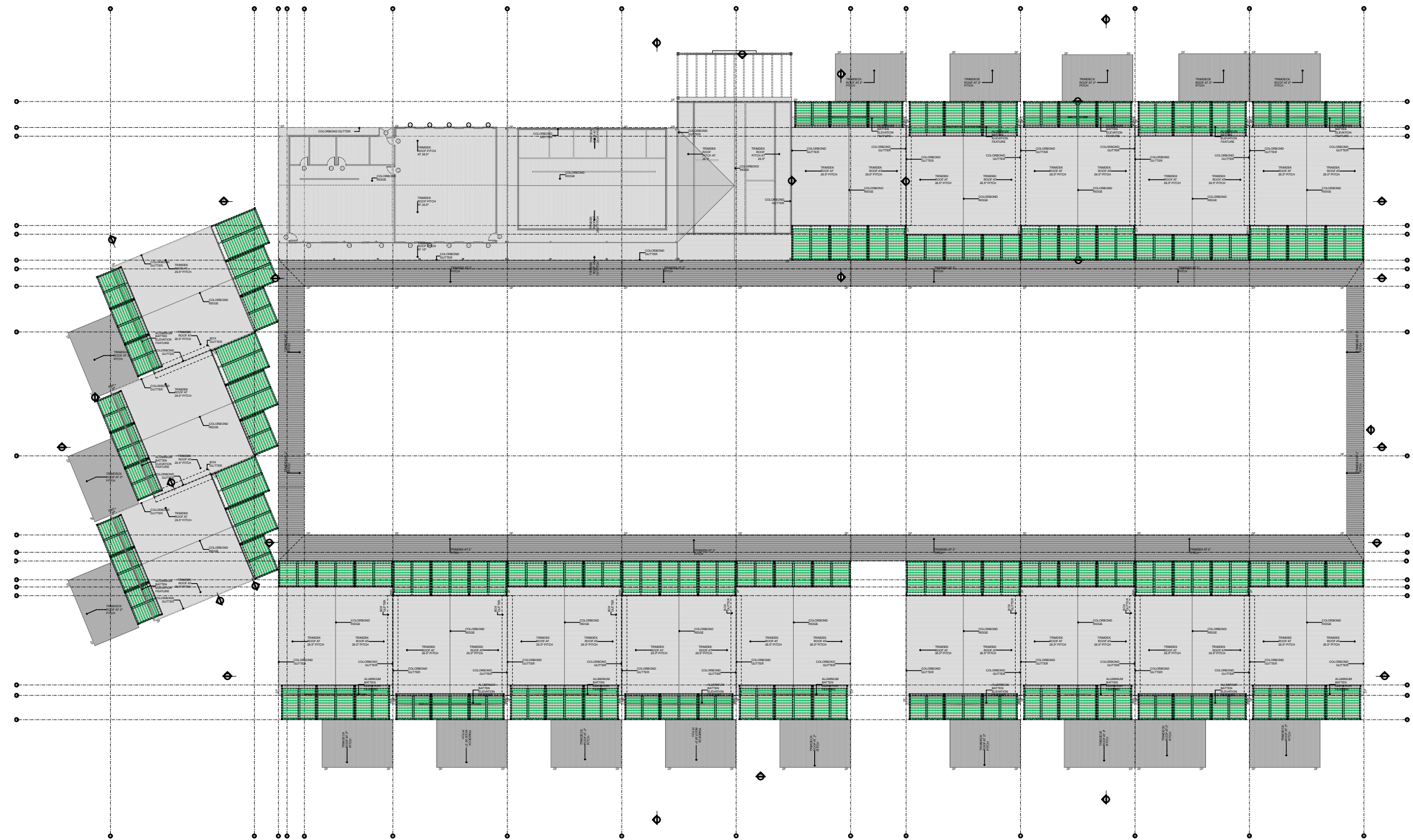
PROJECT CLIENT:
RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA - AUSTRALIA

Anuloluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A2-01





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B	ISSUE FOR APPROVAL	27/2/2025	02
A	ISSUE FOR APPROVAL	1/2/2025	01

LAYOUT TITLE:
ROOF PLAN (GENERAL)

PROJECT STATUS:
BUILDING PERMIT

SCALE:
1:500 @A3

DRWN: | CHK'D:
I.Z. | P.H.

PROJECT|CLIENT:
RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA

Anuluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A2-02





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LAYOUT TITLE:
GROUND FLOOR (TYPICAL)

PROJECT STATUS:

SCALE:
1:100 @A3
DRWN: | CHK'D:
I.Z. | P.H.

PROJECT|CLIENT:
**RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA**

Anuluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A2-03

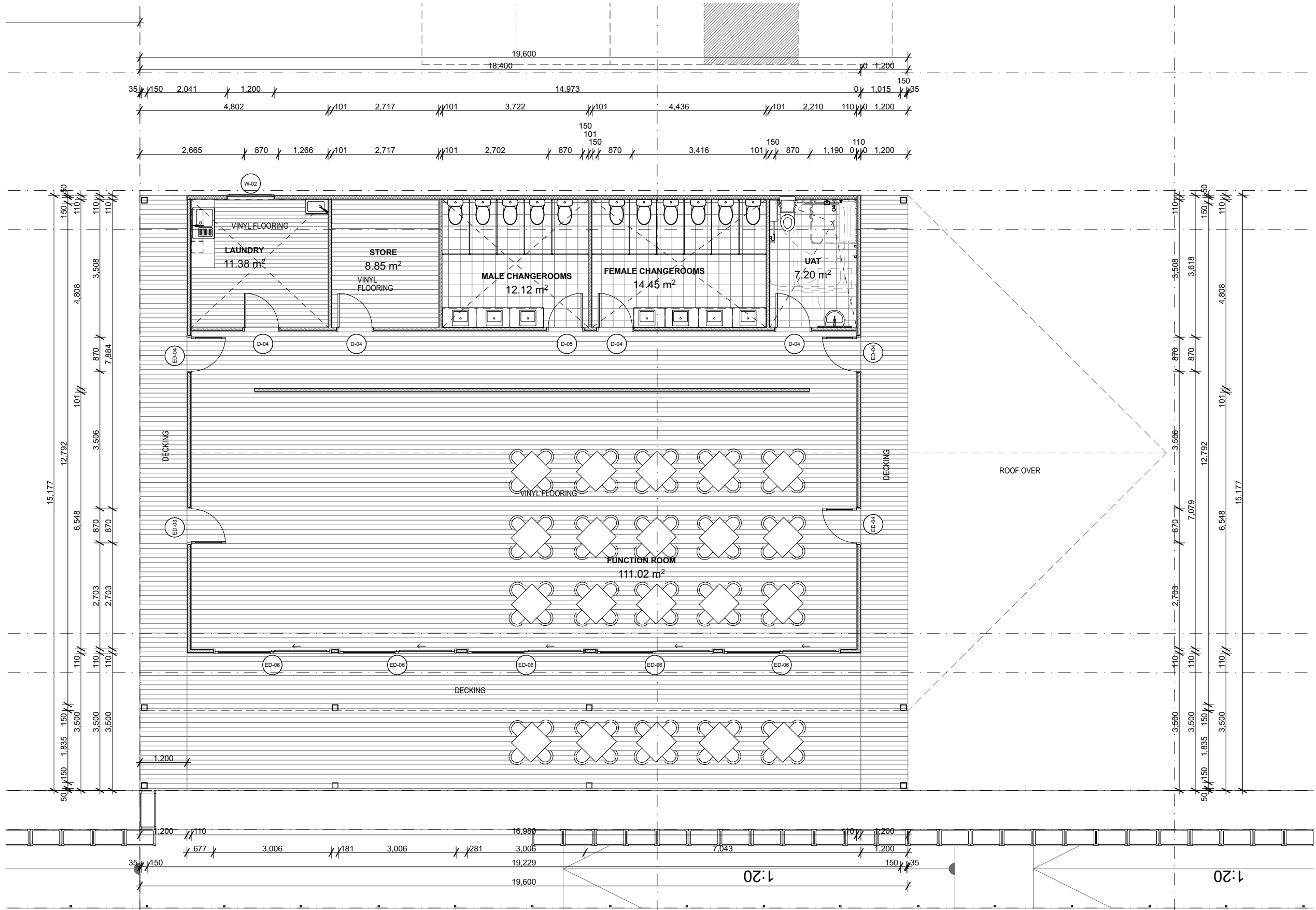




LAYOUT TITLE: GROUND FLOOR (AMENITIES-RECEPTION/ CAFE)	
PROJECT STATUS:	SCALE: 1:100 @A3 DRWN: CHK'D: I.Z. P.H.

DRAWING NO:
A2-04

- GENERAL NOTES:**
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6.

GROUND FLOOR FUNCTION ROOM
1:100

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A	ISSUE FOR APPROVAL	1/2/2025	01

LAYOUT TITLE:
GROUND FLOOR (AMENITIES- FUNCTION ROOM)

PROJECT STATUS:

SCALE:
1:100 @A3
DRWN: | CHK'D:
I.Z. | P.H.

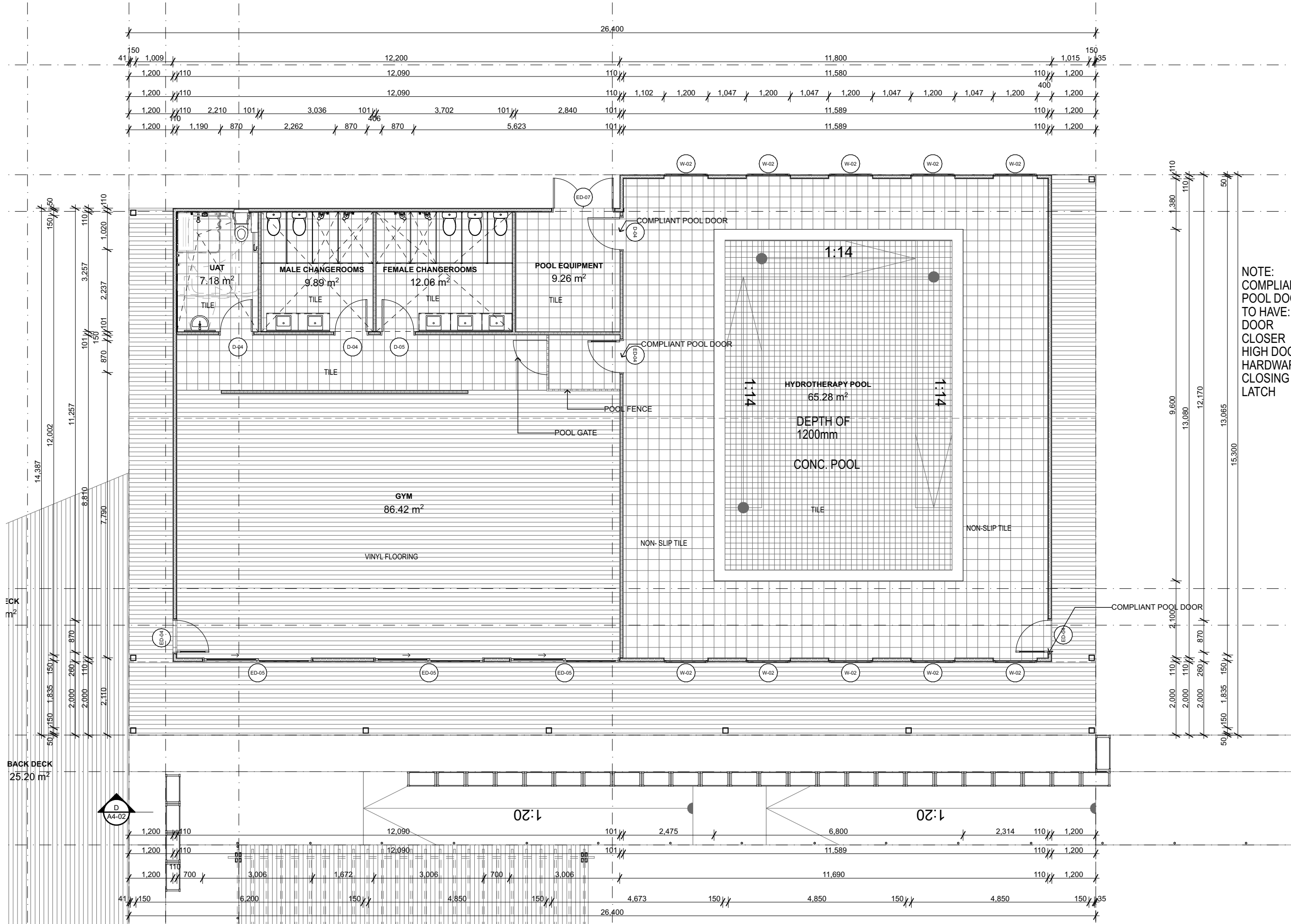
PROJECT|CLIENT:
**RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA**

Anuluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A2-05





NOTE:
COMPLAI
POOL DO
TO HAVE:
DOOR
CLOSER
HIGH DO
HARDWA
CLOSING
LATCH

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B	ISSUE FOR APPROVAL	27/2/2025	02
A	ISSUE FOR APPROVAL	1/2/2025	01

LAYOUT TITLE:
GROUND FLOOR (AMENITIES - GYM/POOL)

PROJECT STATUS:

SCALE:
1:100 @A3
DRWN: | CHK'D:
I.Z. | P.H.

PROJECT/CLIENT:
**RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA**

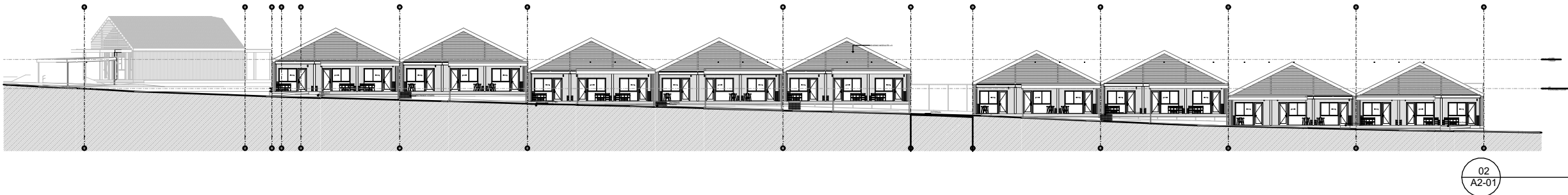
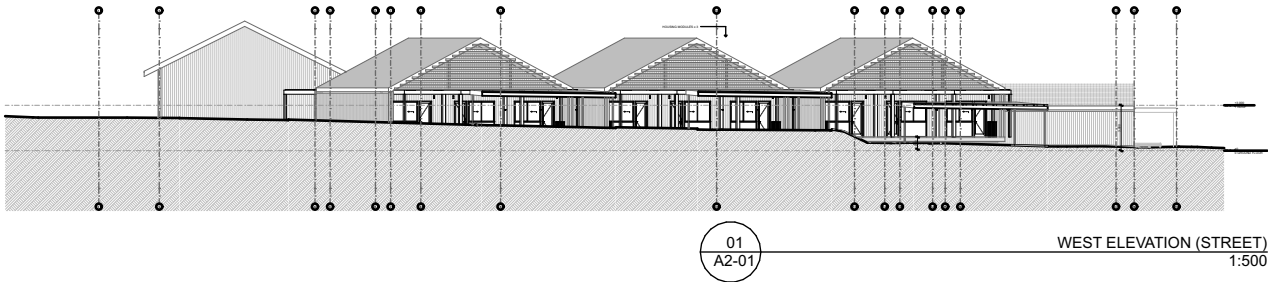
Anuluwa Esther Oladipo


PROJECT NO:
2024-16

DRAWING NO:
A2-06

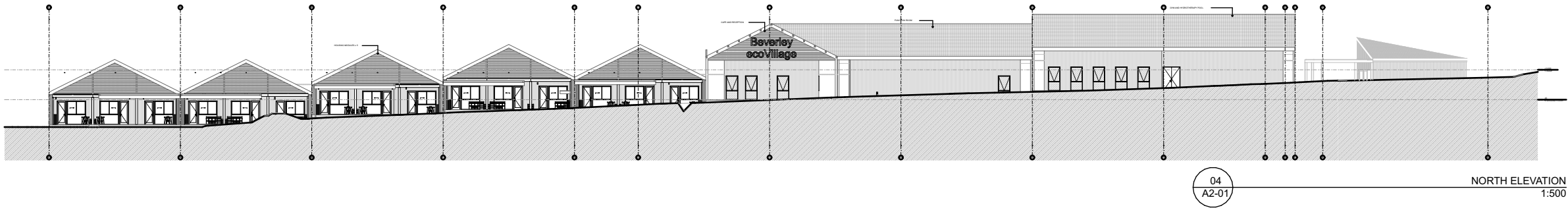
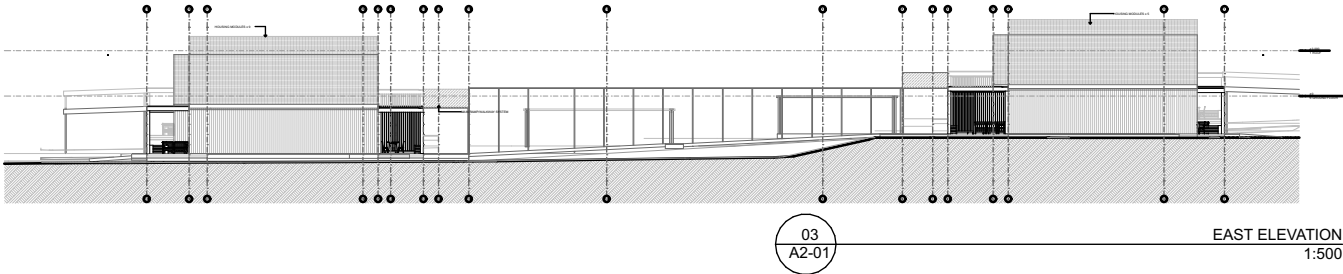



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← C2	F.C. CLADDING - PATTERNED - PAINT COLOUR	
← C3	F.C. CLADDING - RENDERED FINISH - PAINT COLOUR	
← R1	METAL ROOFING - TRIMDEK - COLORBOND SURFMIST	
← T1	TILE - SIZE & GEOMETRY - FINISH	
← T2	TILE - SIZE & GEOMETRY - FINISH	
← M1	ALUMINIUM - SURFMIST	
← L1	LAMINATE - COLOUR - GLOSS LEVEL	
← L2	LAMINATE - COLOUR - GLOSS LEVEL	
← F1	FLOORING - TYPE - FINISH - COLOUR	
← F2	FLOORING - TYPE - FINISH - COLOUR	
← F3	FLOORING - TYPE - FINISH - COLOUR	
← D1	DECKING - DECODECK - SLIP RESISTANT FINISH - KWILA	



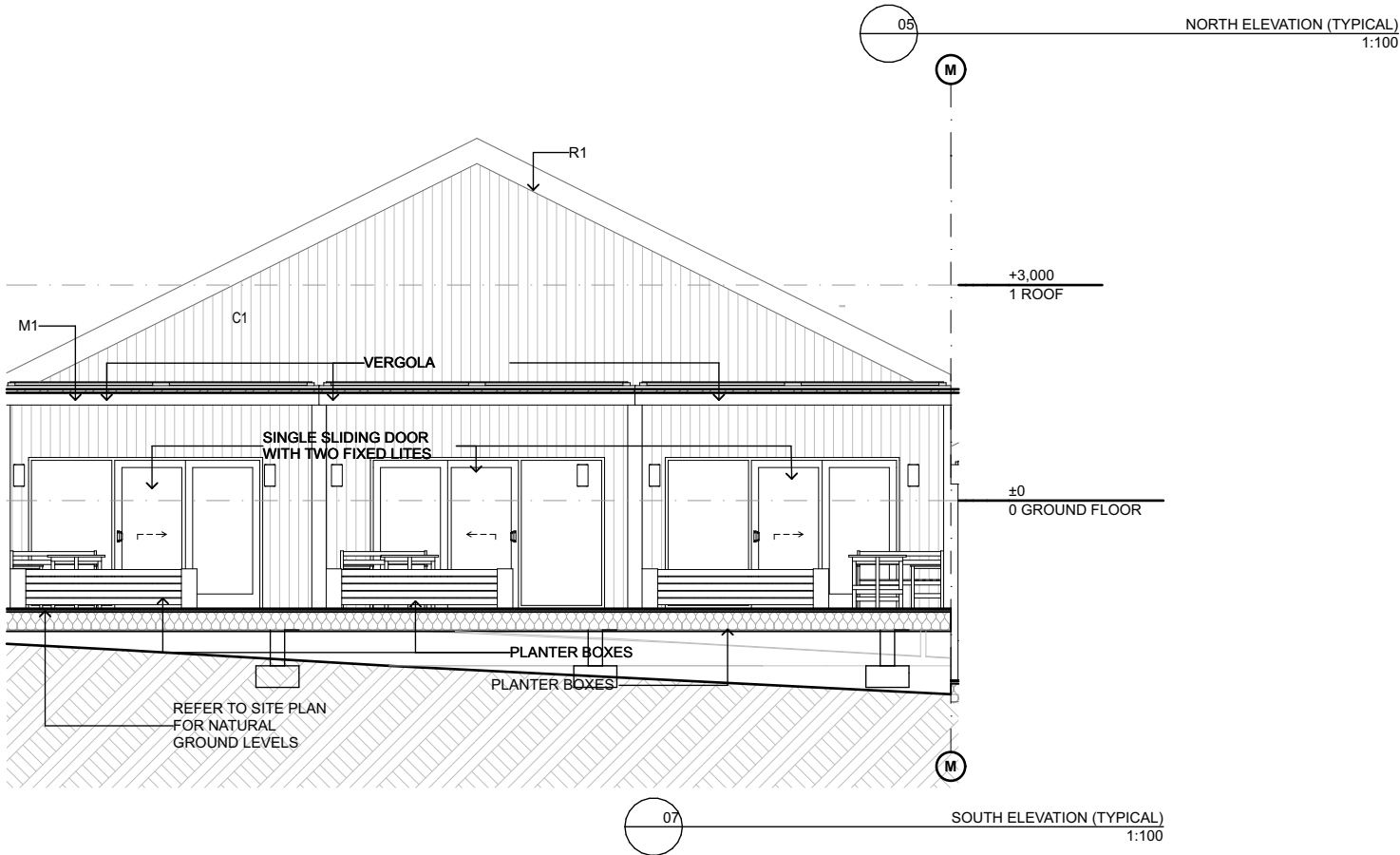
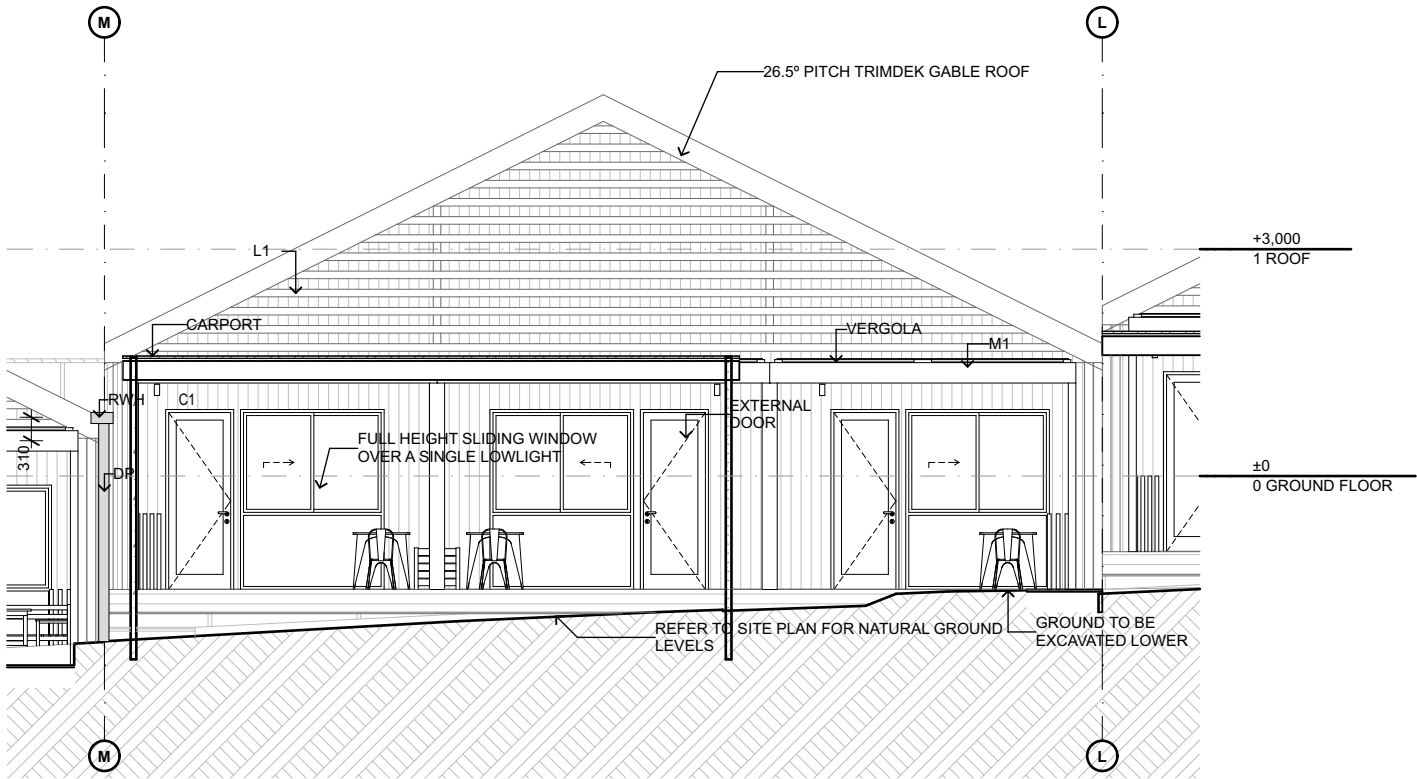
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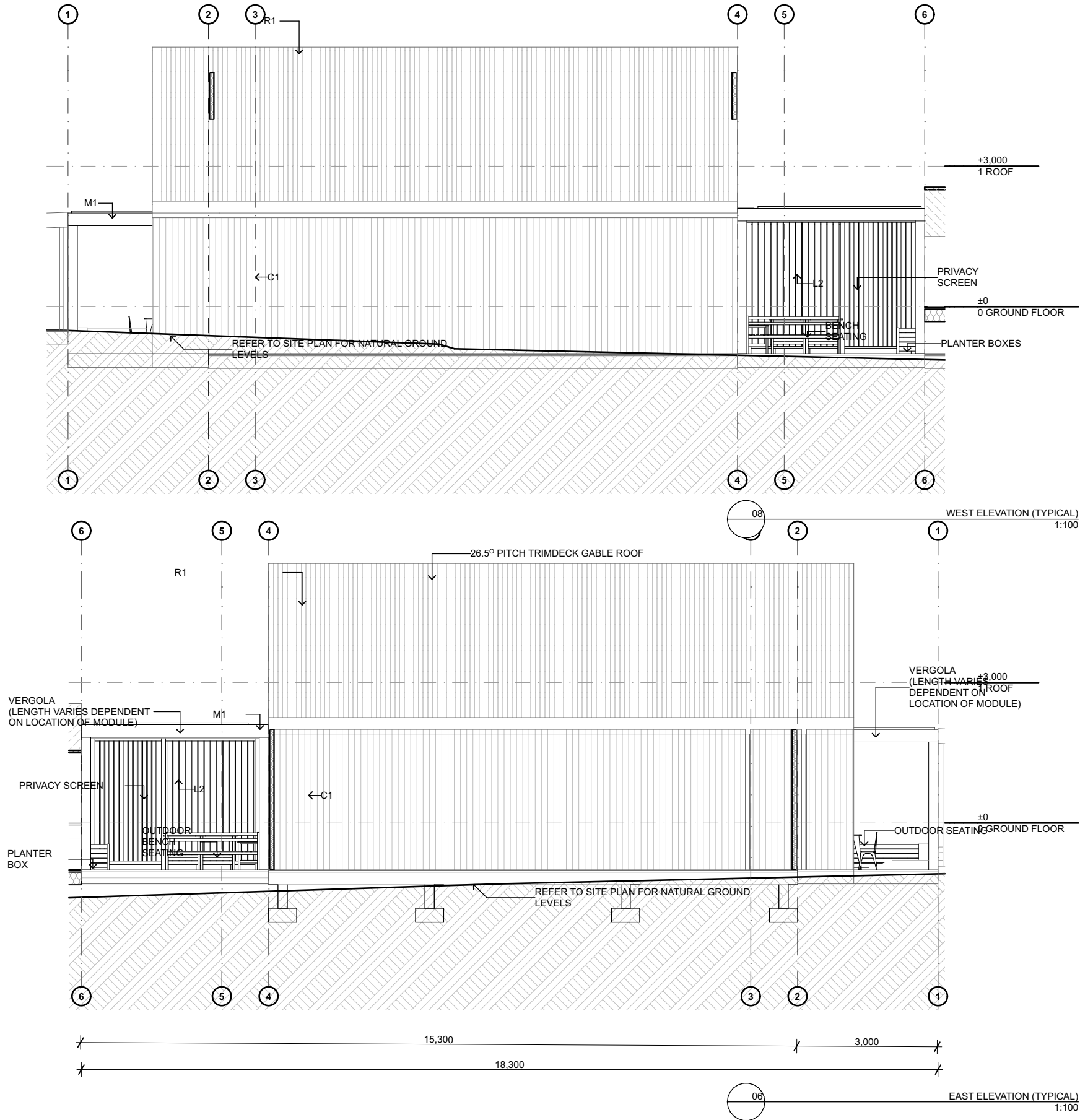



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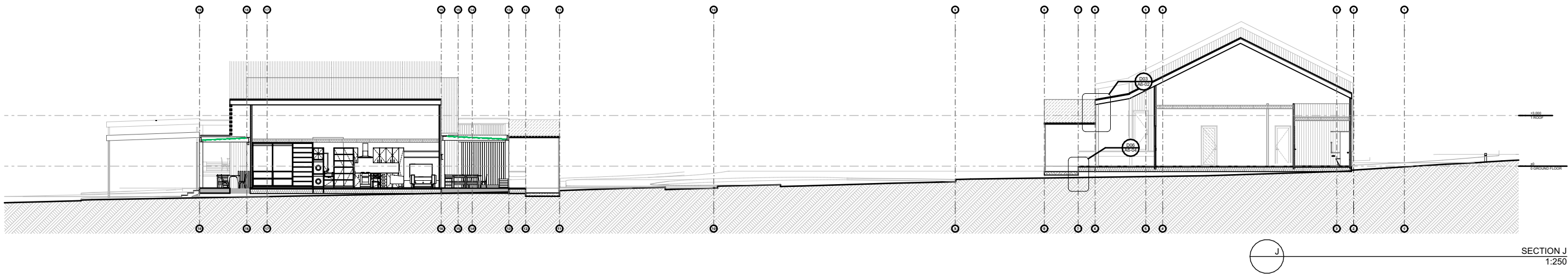
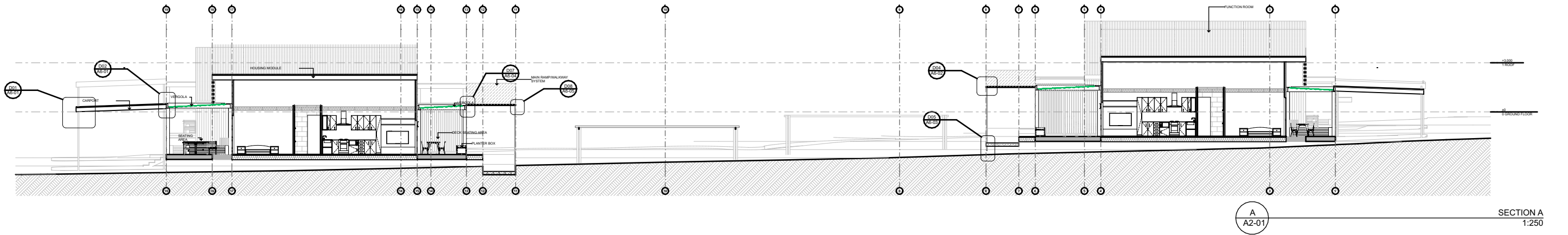
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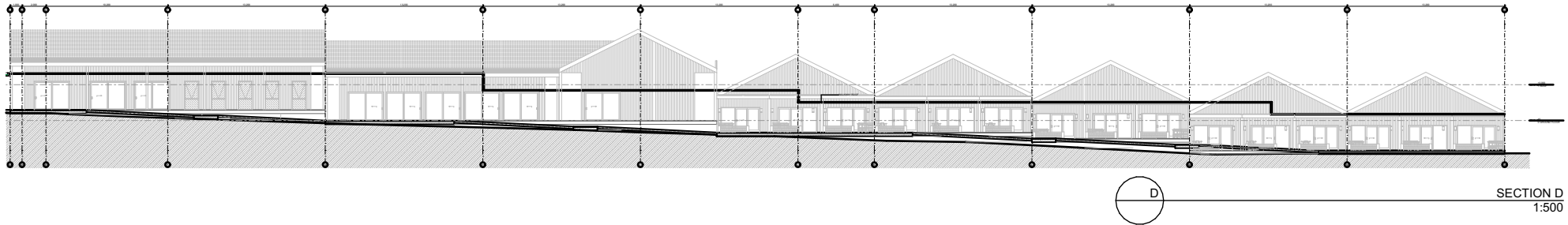
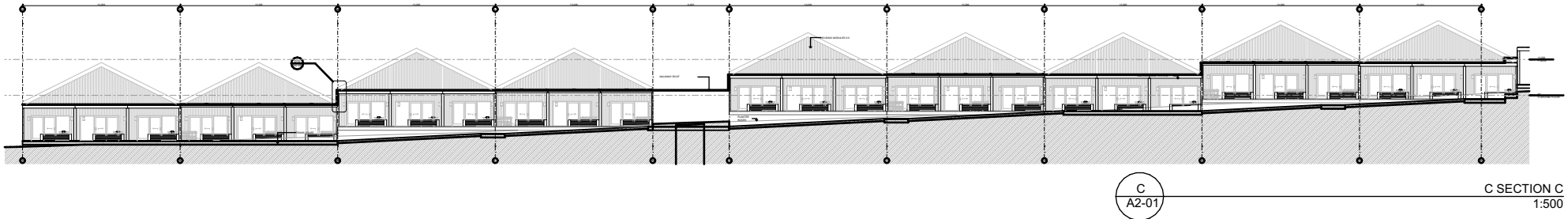
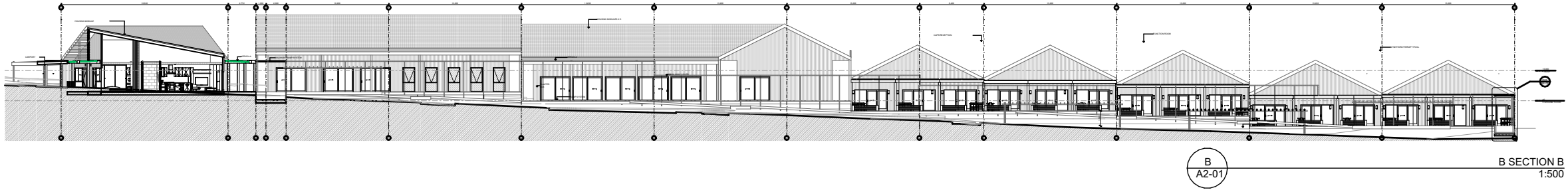
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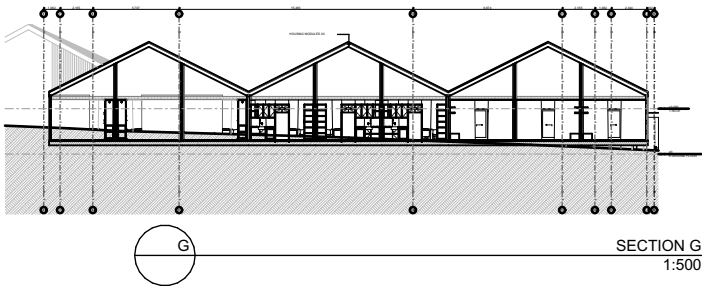
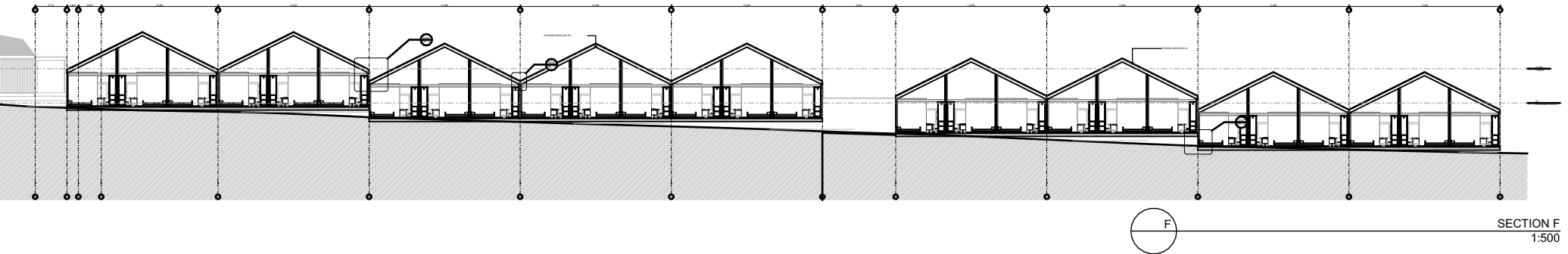
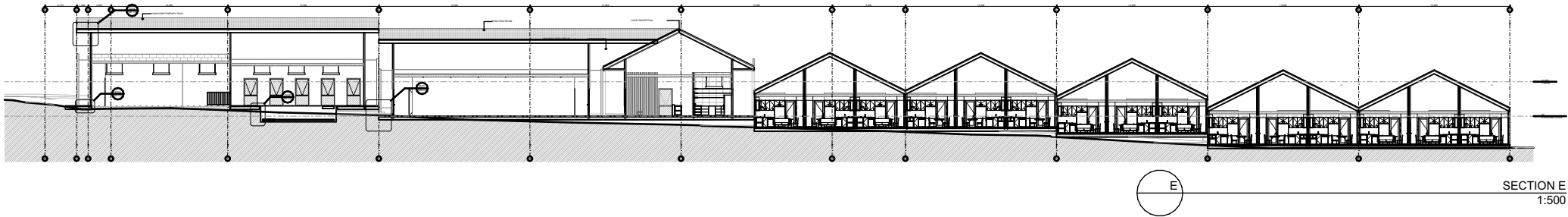
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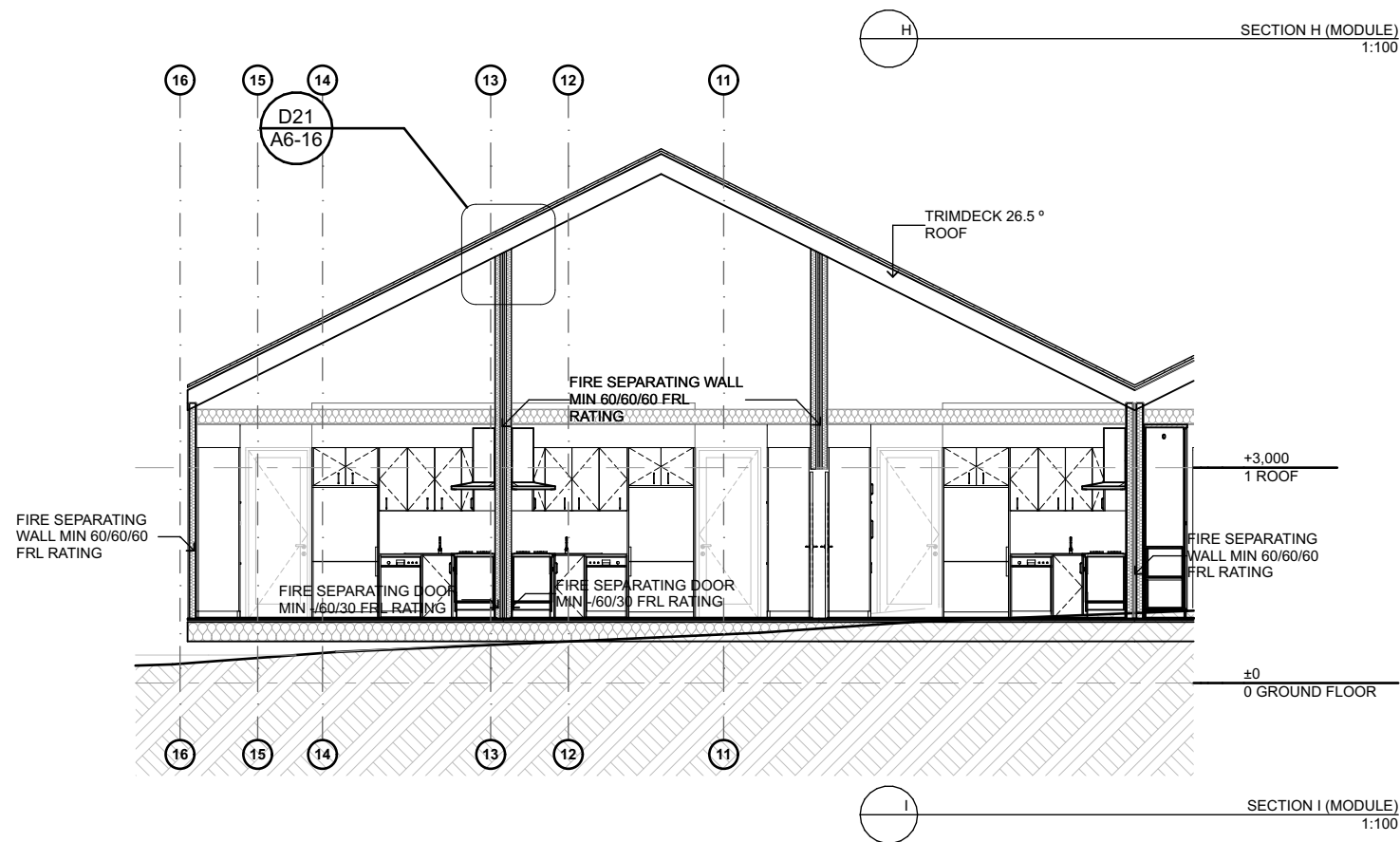
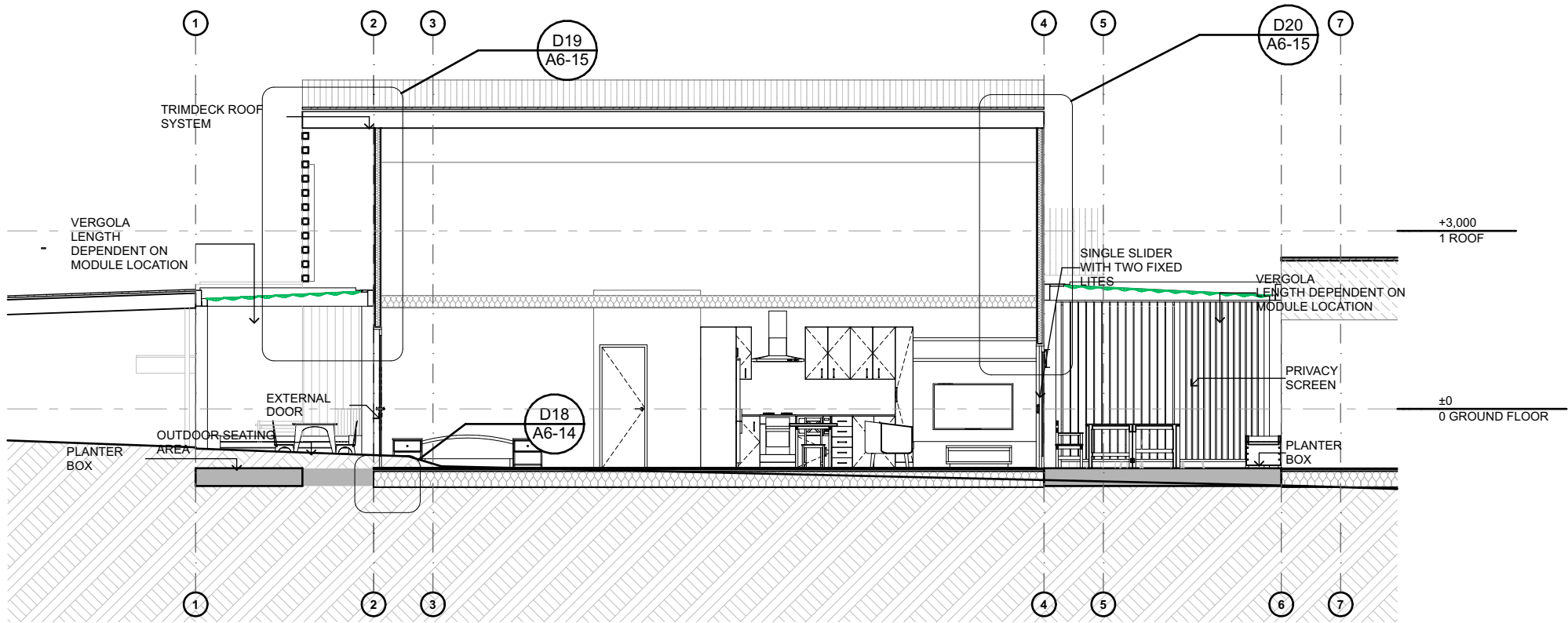
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RETIREMENT VILLAGE
18 HUNT ROAD BEVERLEY WA -
AUSTRALIA
Anuluwa Esther Oladipo

PROJECT NO:
2024-16

DRAWING NO:
A4-04





Shire of Beverley
Planning Department

Lot 4, 18 Hunt Road Beverley Retirement Village Planned Usage, Cover Letter

To Stefan,

This is to confirm the planned and intended use for the above project is a Retirement Village.

Ancillary uses to this primary use are:

- Tennis court (for use by retirees)
- Bowling green (for use by retirees)
- Small café (for use by retirees)
- Pool (for use by retirees)
- Sauna (for use by retirees)
- Ice bath chamber (for use by retirees)
- Gymnasium (for use by retirees)
- Function room (for use by retirees)

Yours Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Hubble".

Patrick Hubble
Architect
ABWA Registration No. 2086

Hubble Design
421 Oxford Street
Mount Hawthorn WA 6016



Traffic Impact Assessment

18 Hunt Road Beverley WA
6304

October 2024



traffic engineering and planning

Type of Report: Traffic Impact Assessment

Site Location: 18 Hunt Road Beverley WA 6304

Prepared for: JOYDAN WA PTY LTD

Prepared by: Fernway Engineering

ACN 642 585 546

www.fernway.net.au

Document Control

Version	Author	Position	Release Date
1	Dr. Supun Perera BE (Hons), MS, PhD, M.AITPM, RPEQ, NER (EA ID: 4787402)	Principal Transportation Engineer	8 th October 2024

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1. Introduction

Fernway Engineering has been engaged by JOYDAN WA PTY LTD to provide a Traffic Impact Assessment for the proposed retirement village at 18 Hunt Road in Beverley ('subject site').

The scope of this report is as follows:

- Review the characteristics of the subject site along with the existing transport conditions in the locality;
- Review the crash history for the surrounding road network along with the available public transport services and active transport infrastructure;
- Assess the suitability of proposed on-site parking provisions based on the statutory parking requirements;
- Provide a design review for the proposed on-site car parking spaces;
- Estimate the traffic generation potential of the proposed development;
- Make a conclusion based on the above findings.

2. Background

2.1 Site Description and Local Road Network

The subject site is located at 18 Hunt Road in Beverley and includes approx. 39,300 sqm of land area. The site is currently occupied by two sheds and has vehicular access off Hunt Road.

Hunt Road is a state road that includes one lane in each direction. A speed limit of 60 km/h applies to traffic on this road at the site frontage. Both Dawson Street and Queen Street currently terminate at the northern boundary of the site. These are local roads that include 6.5 m wide bitumen-sealed carriageways.

The locality of the site is characterised by rural residential land, with the Beverley town centre located approx. 500m north of the site.

Figure 1 provides an aerial view of the subject site

Figure 2 and **Figure 3** show Dawson Street and Queen Street, as seen at the site frontage.



Figure 1: Location of the Subject Site



Figure 2: Dawson Street at the Site Frontage



Figure 3: Queen Street at the Site Frontage

2.2 Crash History

The 5-year crash history (covering the period up to 31st December 2023) for the local road network was collected from the WA Crash Stats open database. A review of this data identified one crash that occurred within the locality of the site, at the Hunt Road / Elizabeth Street intersection. **Figure 4** illustrates the location of this crash with respect to the site location.

This incident is classified as Property Damage Only (PDO), with no injuries reported. Aside from this single crash, no other incidents were recorded within the 5-year period for the local area of the site. Therefore, there are no recurring crash patterns or themes in the area that would indicate a significant or systemic road safety concern.

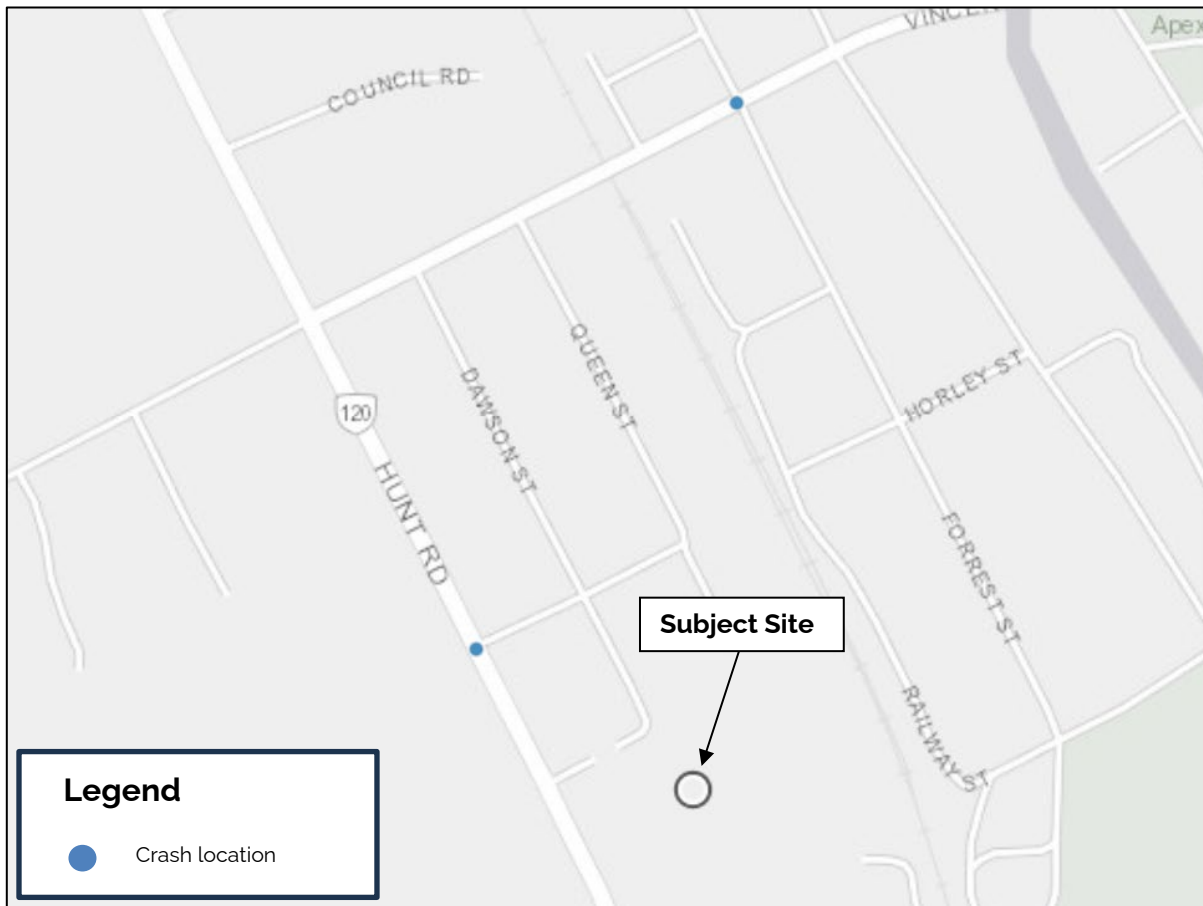


Figure 4: Crash Map for the Site Locality

2.3 Public and Active Transport Service Accessibility

Given the rural/undeveloped nature of the site locality, currently, there are no public transport services that can be used to access the site. The local road network does not provide any continuous footpaths or cycleways that could cater for walking and cycling trips.

3. Proposal Details

The proposed retirement village development at the subject site is designed to offer a mix of independent living units, support facilities, and services. In total, it will provide 46 residential units + 1 staff dwelling.

The development will be executed in two stages, as follows:

- **Stage 1:** Construction of 25 independent living units (21 x 3 bedroom/2 bathroom units + 4 x 2 bedroom/2 bathroom units), a staff dwelling (3 bedroom/2 bathroom), a reception office, resident and visitor parking, tennis and badminton courts, recreational pool and the conversion of the existing shed into a restaurant/kiosk/function room/shop (ancillary uses).
- **Stage 2:** Completion of the remaining 21 residential units (each 3 bedroom/2 bathroom).

Primary vehicular access to the site will be provided via Dawson Street (by extending the existing cul de sac into the site). This access arrangement will be constructed as a part of Stage 1 development.

A secondary vehicular access point will be provided via Queen Street (by extending the existing cul de sac into the site). This access arrangement will be constructed as a part of Stage 2 development.

No direct vehicle access will be available from Hunt Road.

Figure 5 shows the proposed development layout/staging plan.



Figure 5: Proposed Site Layout/Staging Plan

4. Parking Provision Assessment

4.1 Statutory Car Parking Requirements

The statutory car parking requirements for the proposed development were determined in accordance with the parking rates outlined in Table 6 (Parking Requirements), Part 4 (Provision of Car Parking) of the Shire of Beverley Planning Scheme No. 3.

As the planning scheme does not specify a parking rate for retirement village developments, the closest land use that represents the proposal has been adopted for assessing the suitability of the proposed parking provisions. In this regard, the parking rate for residential buildings has been adopted (see **Figure 6**).

Land Use	Minimum number of car parking spaces required
Amusement parlour	1 per 10m ² gross leasable area
Bed and breakfast	1 per bedroom plus 1 per staff member
Caravan park	1.5 per camp site
Child care premises	1 per staff member plus 1 per 8 children
Cinema/theatre	1 per 4 seats
Club premises	1 per 4 persons
Consulting rooms	5 per consulting room plus 1 per staff member
Educational establishment	Primary school site - 1.5 per classroom Secondary school site - 2 per classroom
Hospital	1 per 5 beds plus 1 per staff member
Hotel	1 per room plus 1 per 5m ² public area
Industry	1 per 100m ² gross leasable area or 2 per unit, whichever is greatest
Motel	1 per unit plus 1 per 10m ² public restaurant
Motor vehicle, boat or caravan sale	1 per 45m ² gross floor area plus 1 per 100m ² open display area
Office	1 per 40m ² gross leasable area
Place of worship	1 per 4 persons
Residential building	0.5 per bedroom or bedspace
Restaurant	1 per 4 persons
Service station	1.5 per service bay plus 1 per staff member
Shop	1 per 20m ² gross leasable area
Bulky goods showroom	1 per 60m ² gross leasable area
Tavern	1 per 5m ² public area
Warehouse/storage	1 per 100m ² gross leasable area

Note: Disabled car parking spaces to be provided in accordance with the Building Code of Australia.

Figure 6: Car Parking Requirement for Residential Buildings

Based on the proposal discussed in **Section 3**, the statutory car parking requirements for each stage are outlined in **Table 1**.

Table 1: Parking Requirement

Development Stage	Proposal*	Parking Rate	Parking requirement
Stage 1	25 resident units (21 x 3 bedroom units + 4 x 2 bedroom units) + 1 staff dwelling (3 bedrooms) – a total of 74 bedrooms	0.5 car spaces per bedroom	37 car spaces
Stage 2	21 resident units (3 bedrooms) – a total of 63 bedrooms		32 car spaces
Total	137 bedrooms		69 car spaces

*Note that the proposed restaurant/kiosk/function room/shop (which involves the conversion of the existing shed) are considered ancillary uses and are expected to serve residents and staff of the retirement village. As such, these uses have been excluded from the parking requirement calculation.

As per the above calculation, the proposal should provide a minimum of 69 on-site car parking spaces. This level of car parking provision shall be incorporated into the site layout plans during the detailed design stage.

4.2 Accessible Car Parking

The Building Code of Australia (BCA) outlines requirements for the provision of car parking for people with disabilities. For Class 3 buildings (Residential part of an accommodation for the aged), 1 space for every 100 car parking spaces or part thereof is required.

As such, the proposal should provide at least 1 disability-accessible car parking space.

5. Parking and Access Design

Figure 7 shows the proposed on-site car parking and access layout.



Figure 7: Proposed Parking and Access Layout

5.1 Regular Car Spaces

All regular car spaces shall be designed at 2.5 m width and 5.5 m length with 6 m wide aisles, in accordance with the minimum dimensions provided in Table 7 (Parking Dimensions) of the local planning scheme.

5.2 Disability-Accessible Car Space

The disability-accessible parking spaces shall be designed in accordance with AS 2890.6:2009, as follows:

- The disability-accessible car parking space should be designed at 2.4 m width and 5.4 m length (with 5.8 m of aisle width);
- A shared space of equal dimensions shall be provided adjacent to the car parking space; and
- Both the car parking space and the shared space should include appropriate line markings. The shared space should include a bollard in order to prevent motorists from parking at this location.

5.3 Circulation / Vehicle Conflicts

AS 2890.1 requires two-way driveways to be designed at a minimum width of 5.5 m. Accordingly, both proposed two-way driveways (off Dawson Street and off Queen Street) shall be designed to satisfy the minimum 5.5 m width.

5.4 Loading & Waste Collection

Servicing and delivery activities for the site will be carried out by private contractors. The largest vehicle expected to access the on-site car park is an 8.8m long medium rigid vehicle. **Figure 7** outlines the recommended route for servicing vehicles – it is recommended to provide a dedicated service bay at the end of the secondary access road, adjacent to the staff accommodation dwelling.

6. Traffic Impact Assessment

The anticipated daily and peak hour traffic generation potential of the proposed development was estimated based on the trip rates provided within the *Guide to Traffic Generating Developments (RMS, 2002)*.

The *Guide* provides the following trip rates in relation to Housing for aged:

- Daily trips – 1-2 trips per dwelling; and
- Peak hour trips – 0.1-0.2 per dwelling.

Table 1 summarises the traffic generation calculation for the proposed development, on the basis of the above-identified trip rates.

Table 1: Daily and Peak Hour Traffic Generation Potential of the Proposal

Land Use	Proposal*	Peak hour trip rate	Peak hour trips	Daily trip rate	Daily trips
Retirement Village (Housing for aged)	47 dwellings (including staff dwelling)	0.2 trips per dwelling	10 trips	2 trips per dwelling	94 trips

*Note that the proposed restaurant/kiosk/function room/shop (which involves the conversion of the existing shed) are considered ancillary uses and are expected to serve residents and staff of the retirement village. As such, these uses have been excluded from the traffic generation calculation.

It is noted that, in its ultimate form, the proposed development will have two vehicular access points to the external road network (one access point off Dawson Street and another off Queen Street). As such, the vehicle trips will be distributed across two local roads.

In any case, the above-identified level of peak-hour trips (10 trips) is considered minimal and is not expected to have any material impacts on the existing traffic conditions of the local road network.

7. Conclusions

Based on this assessment, the following can be concluded:

- The subject site is not located in an area that is served by public transport or active transport infrastructure. Therefore, public and active transport modes are not considered viable travel options for those accessing the site.
- The 5-year crash history (ending in 2023) for the local road network indicates one property damage-only crash at the Hunt Road / Elizabeth Street intersection. Besides this single incident, there are no recurring crash patterns or themes in the area that would indicate a significant or systemic road safety concern.
- The proposal has a statutory parking requirement for a minimum of 69 on-site car parking spaces. This level of car parking provision shall be incorporated into the site layout plans during the detailed design stage.
- The proposal should provide at least one disability-accessible car parking space.
- The detailed design of the on-site car parking and access shall comply with the relevant minimum requirements outlined in the Local Planning Scheme and Australian Standards AS 2890 series.
- It is recommended to provide a single dedicated service bay (suitable for an 8.8m long Medium Rigid Vehicle) at the end of the secondary access road, adjacent to the staff accommodation dwelling.
- The proposal is not considered to generate a noteworthy level of peak-hour traffic movements. In particular, it is expected to generate some 10 peak-hour vehicle trips. As such, the additional traffic generated by the proposed development is not expected to have any material impact on the existing local traffic operations.

Appendix A of this report provides the Western Australian Planning Commission's (WAPC) checklist.

Appendix A: WAPC Transport Impact Statement Guidelines

ITEM	PROVIDED	COMMENTS/PROPOSALS
Proposed development		
existing land uses	Yes	
proposed land use		
context with surrounds		
Vehicular access and parking		
access arrangements	Yes	
public, private, disabled parking set down/pick up		
Service vehicles (non-residential)		
access arrangements	Yes	
on/off-site loading facilities		
Service vehicles (residential)		
rubbish collection and emergency vehicle access	Yes	
Hours of operation (non-residential only)	Yes	
Traffic volumes		
daily or peak traffic volumes	Yes	
type of vehicles (for example, cars, trucks)		
Traffic management on frontage streets		
Public transport access		
nearest bus/train routes	N/A	
nearest bus stops/train stations		
pedestrian/cycle links to bus stops/ train station		

ITEM	PROVIDED	COMMENTS/PROPOSALS
Pedestrian access/facilities		
existing pedestrian facilities within the development (if any)	N/A	
proposed pedestrian facilities within development		
existing pedestrian facilities on surrounding roads	N/A	
proposals to improve pedestrian access	N/A	
Cycle access/facilities		
existing cycle facilities within the development (if any)	N/A	
proposed cycle facilities within development		
existing cycle facilities on surrounding roads	N/A	
proposals to improve cycle access	N/A	
Site specific issues		
Safety issues		
identify issues		
remedial measures	N/A	

Proponent's name JOYDAN WA PTY LTD
Company JOYDAN WA PTY **Date** 08/10/2024
Transport assessor's name Dr. Supun (Sam) Perera
Company Fernway Engineering **Date** 08/10/2024



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traffic engineering and planning



Bushfire Management Plan / Statement addressing the Bushfire Protection Criteria coversheet

Site address: Lot 4 (#18) Hunt Road, Beverley

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 11th Month December Year 2024

Report author or reviewer: Nathan Peart

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☒

If accredited, please provide the following.

BPAD accreditation number: 38808 Accreditation expiry: Month May Year 2025

Bushfire management plan version number: 1

Bushfire management plan date: Day 14th Month March Year 2025

If one or more of the following are selected, then these should be automatically referred to DFES.

	YES	NO
Strategic planning is required to address SPP 3.7 and the Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The application is a vulnerable land use	<input checked="" type="checkbox"/>	<input type="checkbox"/>

None of the Above ☐

If one or more of the following are selected, and the decision-maker requires input from DFES, then the application can be referred.

	YES	NO
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	<input type="checkbox"/>	<input type="checkbox"/>
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	<input type="checkbox"/>	<input type="checkbox"/>

None of the Above ☒

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer

Nathan Peart

Date

14 March 2025



Bushfire Management Plan (DA)

Proposed vulnerable use facility at: Lot 4 (#18) Hunt Road, Beverley

Client: Hubble Design

Report Number: 24-19531

Assessment Date: 11 December 2024

Report Date: 14 March 2025

Prepared by a BPAD Accredited Practitioner



Document Control

Doc name:	Bushfire Management Plan (DA) - Lot 4 (#18) Hunt Road, Beverley				
Version	Date	Author		Reviewer	
1	14/03/2025	Billy Hulands	BH	Nathan Peart	NP
	Initial Report Issued				

Disclaimer and Limitation

This report is prepared solely for the client, any future landowners of the subject lot and is not for the benefit of any other person and may not be relied upon by any other person. Bushfire Smart accepts no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.



The mitigation strategies contained in this report are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Smart and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or destroyed by bushfire or that lives will not be lost in a bush fire. Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Bushfire Smart has no control.

This report does not negate the need to follow Local government authority requirements for Firebreak and Fuel Hazard Reduction. The client agrees that in submitting this report they approve of and will comply with all requirements detailed.

Insurance Coverage Statement

Bushfire Smart is covered by Professional Indemnity Insurance up to \$2,000,000 and Public Liability Insurance valued at \$20,000,000. These policies provide comprehensive coverage for bushfire attack level assessments, planning, design, and advisory services, in accordance with the FPA Australia Bushfire Planning and Design Accreditation Scheme for a BPAD-Level 3 practitioner.

Author		
Billy Hulands	BPAD 59401	
Level 1 Bushfire Planning and Design (BPAD) Accredited Practitioner		
E: BAL@BushfireSmart.com.au	Ph: 9555 9444	
Reviewer		
Nathan Peart	BPAD 38808	
Level 3 Bushfire Planning and Design (BPAD) Accredited Practitioner		
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Executive Summary

The proposal is at Lot 4 (#18) Hunt Road, Beverley regarding a building to be used for aged care on a Existing lot.

The proposal is in an area that has been designated as bushfire prone and must therefore comply with State Planning Policy 3.7 (SPP 3.7). Planning for Bushfire Guidelines Version: September 2024 (the Guidelines) has been used to determine the proposals compliance with SPP 3.7.

An assessment against the Bushfire Protection Criteria 6 is required to be undertaken. The following table summarises the outcome of this assessment.

Table A.1: Summary of assessment against Bushfire Protection Criteria 6

Element	Acceptable Solution	Compliance Method	Compliance notes.
1: Location	-	N/A	
2: Siting of development	A2.1 Siting and design	Acceptable Solution	All habitable building(s) is within an area that is BAL-29 or below.
	A2.2 Asset Protection Zone (APZ)	Acceptable Solution	An APZ can be achieved and contained within the lot boundaries.
	A2.3 Clearing of native vegetation	Acceptable Solution	The development avoids the clearing of native vegetation
	A2.4 Landscape management plan	Acceptable Solution	A landscape management plan is to be prepared to assist with vegetation management.
	A2.5 On-site shelter	N/A	
	A2.6 Storage of hazardous, flammable and/or combustible materials	N/A	
3: Vehicular Access	A3.1 Public Roads	Acceptable Solution	Public Roads meet the requirements in Appendix B.3, Table 10.
	A3.2 Access routes	Acceptable Solution	Public road access is provided in two different directions.
	A3.3a No-through roads	Acceptable Solution	The no-through road is 200 meters or less.
	A3.3b No-through road requirements	Acceptable Solution	No through Road meets Appendix B.3, Table 10, Column 2 and has a turnaround as per Figure 30.
	A3.4 Emergency access ways	N/A	
	A3.5 Fire service access route	N/A	
	A3.6 Internal vehicular access and private driveways	Acceptable Solution	Private driveways can meet the requirements of the guidelines.

	A3.7 Signage	Acceptable Solution	Signage detailing emergency measures to be provided.
4: Water	A4.1 Water supply for residential habitable buildings	Acceptable Solution	Hydrants provided to comply with Water Corporation's No. 63 Water Reticulation Standard.

Action Required:

Compliance with this BMP, and therefore SPP 3.7, will require action prior, during and after development. The items requiring implementation include:

- APZ to be established and maintained throughout the life of the proposal.
- Driveway to be constructed and maintained to the standard stated in this BMP.
- Install Signage as required by this BMP
- Conduct training with all senior members onsite as per BEP
- Conduct annual and daily preparation as per requirements of the BEP
- Ensure all visitors are aware of Bushfire risk and evacuation procedures
- Ongoing compliance with the local government's firebreak notice.

The entire report should be read in conjunction with the guidelines to ensure all requirements are understood.

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1 Proposal and Site Details

1.1 Proposal Details

Lot 4 (#18) Hunt Road, Beverley (subject lot) is a 3.9ha parcel. The proposal is for the construction of an aged care facility on an existing lot.

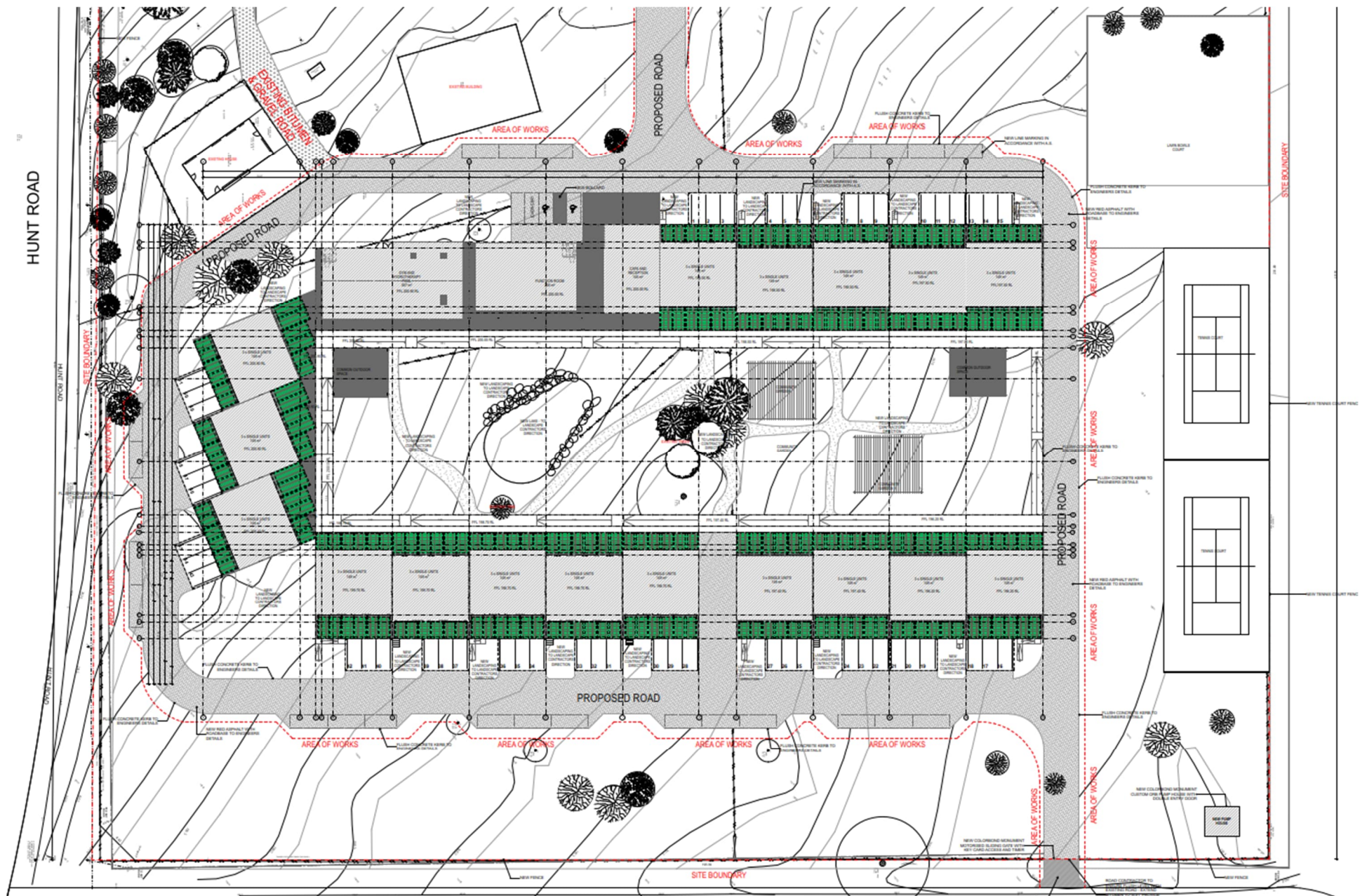


Figure: 1 Proposal Plan



Figure: 2 Location




Figure: 3 Map of Bushfire Prone Area for Subject Site

2 Environmental Considerations

To identify environmental, biodiversity and conservation values on the subject site, the site has been examined against the following databases as shown in Table 1.

Table 1: Assessment against environmental considerations

Object	Database	Identified	Details
Geomorphic Wetlands: Swan Coastal Plain / Augusta to Walpole	DBCA-019 / DBCA-017	No	Site not identified within database.
Ramsar sites (Wetland areas designated under the Ramsar Convention)	DBCA-010	No	Site not identified within database.
Threatened and Priority Flora	DBCA-036	No	Site not identified within database.
Threatened and Priority Fauna	DBCA-037	No	Site not identified within database.
Threatened Ecological Communities	DBCA-038	Yes	Site identified within area – further action required. 
Bush Forever Areas - 2000	DPLH-019	No	Site not identified within database.
Clearing Regulations – Environmentally Sensitive Areas	DWER-046	No	Site not identified within database.
SWAN Bioplan Regionally Significant Natural Areas 2010	DWER-070	No	Site not identified within database.
Local government biodiversity/planning	-	No	-

The subject site has been identified by the Department of Biodiversity, Conservation and Attractions (DBCA) as being within a threatened ecological community. The applicant will need to seek clarification from the appropriate authorities, which may include the preparation of reports from suitably qualified consultants, to ensure any clearing is appropriate for the area.

2.1 Native vegetation – modification and clearing

The site has been checked against the Native Vegetation mapping conducted by the Department of Primary Industries and Regional Development (DPIRD-005). This database does show native vegetation on the site, as seen in the image below.

However, the asset protection zone, as required in this BMP, will not require the removal of native vegetation.



Figure: 4 Map of Native Vegetation Extents for Subject Site

2.2 Revegetation/landscape plans

No landscaping or revegetation plans relating to this proposal have been provided. Any future landscaping for the site may need to comply with the APZ requirements of this report.

3 Bushfire Assessment

3.1 Site Assessment

The assessment of this site/development was undertaken by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1).

The subject lot has some vegetation maintenance evident, however the vegetation on the lot has been classified to align with the precautionary principal approach as per requirements of the guidelines. Figure 6 shows the BAL contours that would be applicable with the management of an APZ only and Figure 7 shows the BAL contours that would be applicable with the management of the entire subject lot.

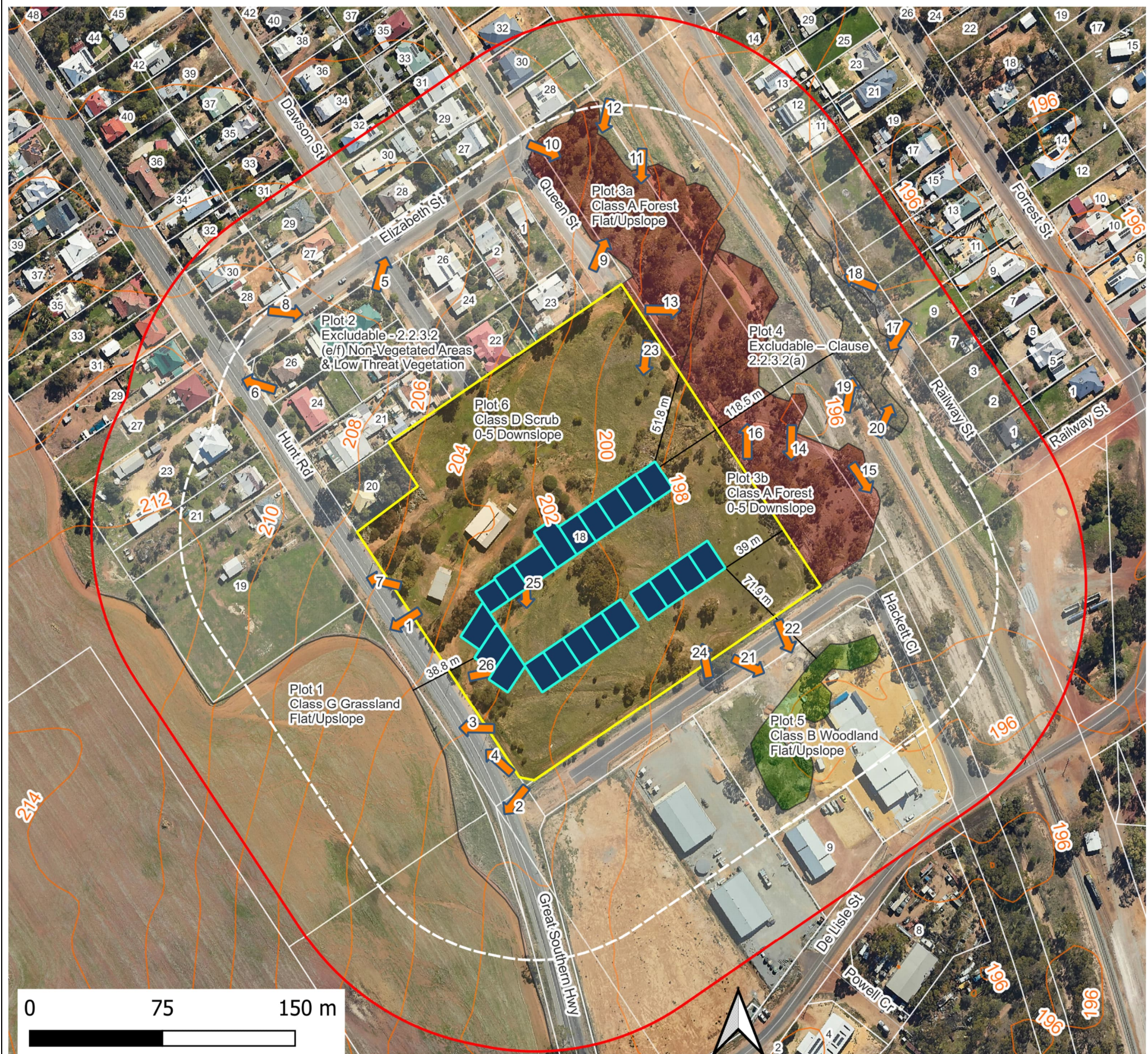


Figure: 5 Vegetation Classification





















Lot 4 (#18) Hunt Road, Beverley	Legend											
The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.												
	Proposed Structure	Subject Land	150m area assessment	100m area assessment	Photo point	A Forest	B Woodland	C Shrubland	D Scrub	G Grassland	Excluded	Other



Figure: 6 BAL Contours for managed APZ (Indicative – Attainable Post Development)

Lot 4 (#18) Hunt Road, Beverley	Legend										Comments
											
The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.	Proposed Structure	Subject Land	150m area assessment	100m area assessment	BAL FZ	BAL 40	BAL 29	BAL 19	BAL 12.5	BAL Low	

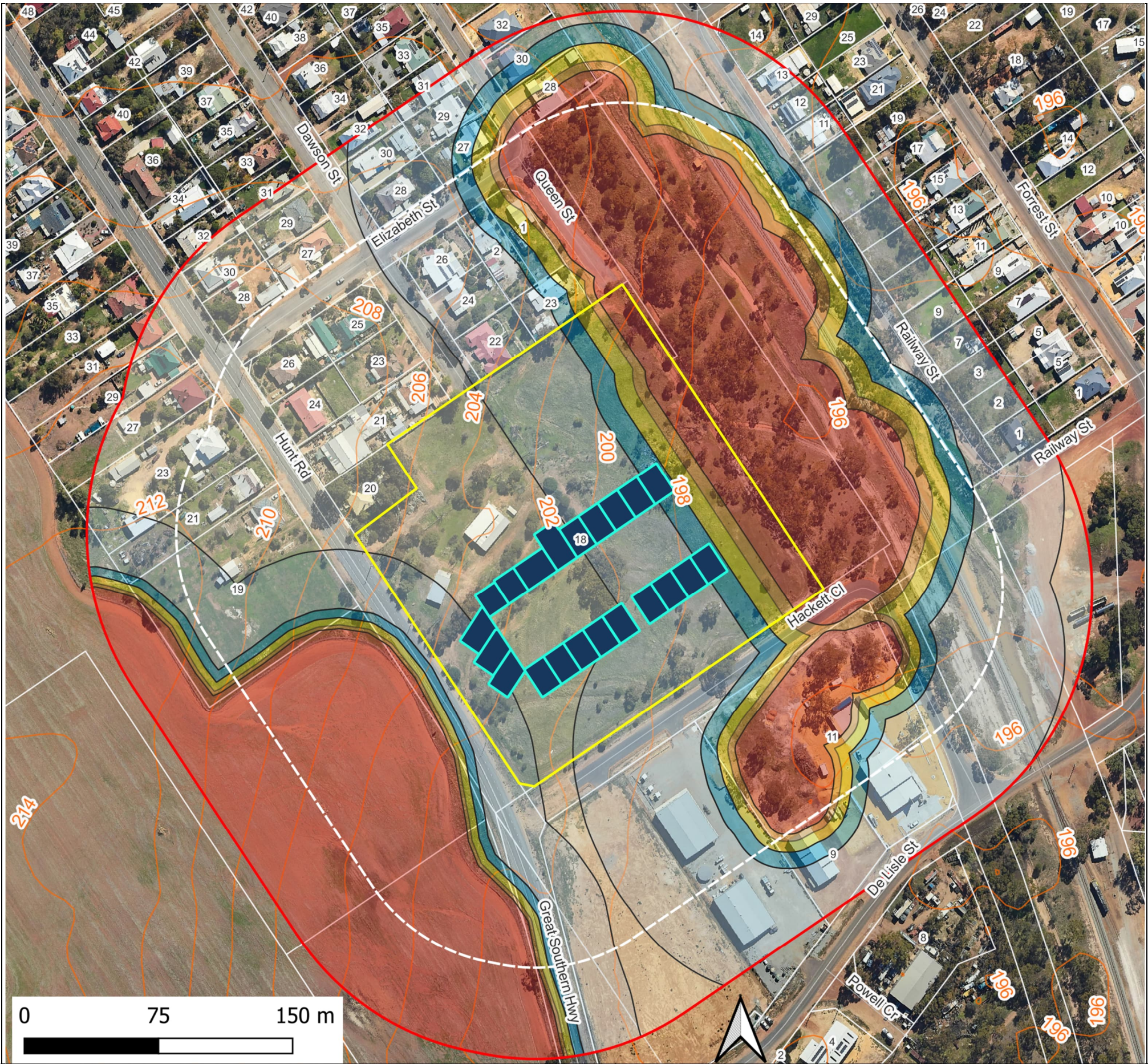




Figure: 7 BAL Contours for managed subject lot (Indicative – Attainable Post Development)

Lot 4 (#18) Hunt Road, Beverley		Legend										
The aerial imagery used was the best available at the time of review; however, it may no longer reflect the most current conditions.												Comments
		Proposed Structure	Subject Land	150m area assessment	100m area assessment	BAL FZ	BAL 40	BAL 29	BAL 19	BAL 12.5	BAL Low	

3.2 Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.


Plot:	1	Effective Slope (°):	Flat/Upslope	Separation Distance (m):	38.8
Vegetation Classification or Exclusion Clause:			Class G Grassland – Sown pasture G-26		
Description / Justification for Classification:					
Sown pasture with crop growth. While the exact crop height before harvest is uncertain, the land shows signs of organized agricultural practices, suggesting controlled and planned cultivation.					
<div>DIRECTION 244 deg(T) 32.11385°S 116.92586°E ACCURACY 3 m DATUM WGS84</div> 			<div>DIRECTION 205 deg(T) 32.11456°S 116.92622°E ACCURACY 8 m DATUM WGS84</div> 		
Beverley2024-12-11 11:45:02+08:00			Beverley2024-12-11 11:25:35+08:00		
Photo ID: 1			Photo ID: 2		
<div>DIRECTION 275 deg(T) 32.11441°S 116.92613°E ACCURACY 5 m DATUM WGS84</div> 			<div>DIRECTION 310 deg(T) 32.11452°S 116.92619°E ACCURACY 5 m DATUM WGS84</div> 		
Beverley2024-12-11 11:25:21+08:00			Beverley2024-12-11 11:25:07+08:00		
Photo ID: 3			Photo ID: 4		



Plot:	2	Effective Slope (°):	N/A	Separation Distance (m):	N/A
Vegetation Classification or Exclusion Clause:		Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation			
Description / Justification for Classification:					
Permanently non-vegetated areas include surrounding residential streets, footpaths and driveways. Low-threat vegetation in and around the gardens and driveways consist of small trees and low bushes. Grasses appear maintained and kept short (<100mm).					
<div>DIRECTION 14 deg(T)</div> <div>32.11201°S 116.92586°E</div> <div>ACCURACY 4 m DATUM WGS84</div> 		<div>DIRECTION 295 deg(T)</div> <div>32.11249°S 116.92506°E</div> <div>ACCURACY 4 m DATUM WGS84</div> 			
Beverley		2024-12-11 11:41:46+08:00		Beverley	
Photo ID: 1		Photo ID: 2			
<div>DIRECTION 305 deg(T)</div> <div>32.11361°S 116.92571°E</div> <div>ACCURACY 4 m DATUM WGS84</div> 		<div>DIRECTION 89 deg(T)</div> <div>32.11214°S 116.92527°E</div> <div>ACCURACY 3 m DATUM WGS84</div> 			
Beverley		2024-12-11 11:49:01+08:00		Beverley	
Photo ID: 3		Photo ID: 4			



Plot:	3a	Effective Slope (°):	Flat/Upslope	Separation Distance (m):	51.8m
Vegetation Classification or Exclusion Clause:			Class A Forest - Low open forest A-04		
Description / Justification for Classification:					
Mature trees standing between 10-30 metres in height. Trees are spaced, avoiding a dense, closed canopy but is around 30% foliage cover. Smaller, younger trees occupy the mid-layer which will contribute to increased density upon maturity, and there are grasses below.					
<div>DIRECTION 41 deg(T)</div> <div>32.11214°S 116.92731°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:09:50+08:00</div>			<div>DIRECTION 100 deg(T)</div> <div>32.11149°S 116.92692°E</div> <div>ACCURACY 4 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:55:22+08:00</div>		
Photo ID: 1			Photo ID: 2		
<div>DIRECTION 197 deg(T)</div> <div>32.11154°S 116.92738°E</div> <div>ACCURACY 4 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:57:37+08:00</div>			<div>DIRECTION 194 deg(T)</div> <div>32.11135°S 116.92731°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:58:01+08:00</div>		
Photo ID: 3			Photo ID: 4		

Plot:	3b	Effective Slope (°):	>0-5°	Separation Distance (m):	39m
Vegetation Classification or Exclusion Clause:		Class A Forest - Low open forest A-04			
Description / Justification for Classification:					
Same as Plot 3a but on a downslope: Mature trees standing between 10-30 metres in height. Trees are spaced, avoiding a dense, closed canopy but is around 30% foliage cover. Smaller, younger trees occupy the mid-layer which will contribute to increased density upon maturity, and there are grasses below.					
<div>DIRECTION 97 deg(T)</div> <div>32.11230°S 116.92764°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 10:49:57+08:00</div>		<div>DIRECTION 180 deg(T)</div> <div>32.11313°S 116.92826°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 10:54:31+08:00</div>			
Photo ID: 1		Photo ID: 2			
<div>DIRECTION 134 deg(T)</div> <div>32.11319°S 116.92846°E</div> <div>ACCURACY 8 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 10:55:15+08:00</div>		<div>DIRECTION 9 deg(T)</div> <div>32.11290°S 116.92774°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:08:27+08:00</div>			
Photo ID: 3		Photo ID: 4			

Plot:	4	Effective Slope (°):	N/A	Separation Distance (m):	118.5
Vegetation Classification or Exclusion Clause:		Excludable - 2.2.3.2(a) >100m from site			
Description / Justification for Classification:					
Trees up to 10 meters in height with >30% foliage. Minimal ground covering primarily consisting of sand, then with leaf litter and finally, sporadic grass patches.					
<div>DIRECTION 202 deg(T)</div> <div>32.11253°S 116.92885°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:14:44+08:00</div>		<div>DIRECTION 304 deg(T)</div> <div>32.11240°S 116.92872°E</div> <div>ACCURACY 4 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:14:20+08:00</div>			
Photo ID: 1		Photo ID: 2			
<div>DIRECTION 11 deg(T)</div> <div>32.11298°S 116.92862°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:03:27+08:00</div>		<div>DIRECTION 9 deg(T)</div> <div>32.11296°S 116.92870°E</div> <div>ACCURACY 5 m DATUM WGS84</div>  <div>Beverley</div> <div>2024-12-11 11:03:42+08:00</div>			
Photo ID: 3		Photo ID: 4			

Plot:	5	Effective Slope (°):	Flat/Upslope	Separation Distance (m):	71.9
Vegetation Classification or Exclusion Clause:			Class B Woodland - Open woodland B-06		
Description / Justification for Classification:					
Sparse tree coverage between 10-30% foliage cover, with no shrubs or scrub in the mid or understory. The ground layer comprises unmanaged grasses or bare dirt, and the trees reach heights of up to 12 m.					
DIRECTION 119 deg(T)		32.11414°S 116.92785°E		ACCURACY 5 m DATUM WGS84	
					
Beverley		2024-12-11 11:19:35+08:00		2024-12-11 11:29:34+08:00	
Photo ID: 21		Photo ID: 22			

Plot:	6	Effective Slope (°):	>0-5°	Separation Distance (m):	0m
Vegetation Classification or Exclusion Clause:		Class D Scrub - Open scrub D-14			
Description / Justification for Classification:					
Open scrub (<4m) extending throughout the subject lot with >10% foliage cover and semi-managed grasses extending throughout.					
DIRECTION 187 deg(T)		32.11258°S 116.92737°E		ACCURACY 6 m DATUM WGS84	
					
Beverley		2024-12-11 10:50:52+08:00		2024-12-11 11:28:45+08:00	
Photo ID: 23		Photo ID: 24			

Plot:	6	Effective Slope (°):	>0-5°	Separation Distance (m):	0m
Vegetation Classification or Exclusion Clause:		Class D Scrub - Open scrub D-14			
Description / Justification for Classification:					
Open scrub (<4m) extending throughout the subject lot with >10% foliage cover and semi-managed grasses extending throughout.					
<div>DIRECTION32.11369°S177 deg(T)116.92635°EACCURACY 5 mDATUM WGS84</div> 			<div>DIRECTION32.11401°S52 deg(T)116.92616°EACCURACY 3 mDATUM WGS84</div> 		
Beverley2024-12-1111:46:59+08:00			Beverley2024-12-1111:47:35+08:00		
Photo ID: 25			Photo ID: 26		

The Fire Danger Index (FDI) – 80-and table 2.4.3 AS3959-2018 applied.

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Table 3: BAL Analysis

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/Upslope	38.8m	BAL – 12.5
2	Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation	N/A	N/A	BAL – LOW
3a	Class A - Forest	Flat/Upslope	51.8m	BAL – 12.5
3b	Class A - Forest	>0-5°	39m	BAL – 19
4	Excludable – Clause 2.2.3.2(a)	N/A	118.5m	BAL – LOW
5	Class B Woodland	Flat/Upslope	71.9m	BAL – LOW
6	Class D Scrub	>0-5°	0m	BAL – FZ

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL – FZ
----------------------------------	----------

Indicative Bushfire Attack Level (BAL)

The Bushfire Attack Level (highest BAL) for the site / proposed development can be reduced to the level indicated below with the inclusion of an Asset protection Zone as prescribed in this report as shown in the following table.

Table 4: BAL Analysis with APZ requirements

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/Upslope	38.8m	BAL – 12.5
2	Excludable - 2.2.3.2 (e/f) Non-Vegetated Areas & Low Threat Vegetation	N/A	N/A	BAL – LOW
3a	Class A - Forest	Flat/Upslope	51.8m	BAL – 12.5
3b	Class A - Forest	>0-5°	39m	BAL – 19
4	Excludable – Clause 2.2.3.2(a)	N/A	118.5m	BAL – LOW
5	Class B Woodland	Flat/Upslope	71.9m	BAL – LOW
6	Class D Scrub	>0-5°	15m APZ	BAL – 29

Indicative Bushfire Attack Level	BAL – 29
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4 Assessment against the Bushfire Protection Criteria

An assessment against the bushfire protection criteria (Appendix Four of the guidelines) is required to be undertaken for any strategic planning proposal, subdivision and development application for a site that has or will, on completion, have a bushfire hazard level above 'Low' or a BAL rating above BAL LOW. The following section details the measure to be taken so that this proposal complies with these.

Element 1: Location

Not Applicable

Element 2: Siting and design of development

A.2.1: Siting and design

Every Habitable building can achieve BAL 29 as demonstrated within the potential bushfire impacts section of this report and A2.2 below.

A2.2 Asset Protection Zone (APZ)

Element 2.2 will be satisfied using an Asset Protection Zone (APZ) which will allow a radiant heat impact not exceeding 29 kW/m² (BAL-29).

The APZ required for this proposal is detailed in the following table and visually depicted below.

APZ Requirement from:	Measurement (from any external wall or supporting post or column of the proposed building/s)
<i>All directions</i>	15 m



For further information, see Appendix A: Spatial Representation of proposed risk management measures of this report. The APZ is to be managed as per Table 9 of the guidelines, extract shown in appendices.

A2.3 Clearing of native vegetation

The proposal does not require the clearing of native vegetation as the asset protection zone does not extend to areas classified as Native vegetation (DPIRD--005).

A2.4 Landscape Management Plan

A landscape management plan is to be prepared to demonstrate the onsite vegetation management requirements to the approval of local government and/or the bushfire practitioner,

A2.5 On Site Shelter (Safe building) – Not Applicable

A2.4 Storage of hazardous, flammable and/or combustible materials

The proposal does not currently indicate the storage of hazardous, flammable, and/or combustible materials and would not be expected given the building use.

Element 3: Vehicular Access

A3.1 Public Roads

Public roads are existing and are assumed to meet the requirements as shown in Appendix B.3, Table 10 of the guidelines.

A3.2 Access Routes

The proposal has public road access to two suitable destinations in two different directions. There are multiple suitable destinations within the townsite of Beverly including the subject lot as a large portion of the subject lot is not within a bushfire prone area. Access is provided from the property onto Dawson Street and Hackett Close, both of which then allow access to the townsite or onto the Great Southern Highway.

The first access route is through the Great Southern Highway via Hackett Close, and De Lisle Street. The second access route is through to Vincent Street via Dawson Street.

A3.3a No-through Roads

The proposal is served by a no-through road, which cannot be avoided as the lot is existing and serviced by existing road access. However, an intersection where two-way access is provided is 85 meters from the lot boundary, less than the maximum 200 meters allowed, therefore it is compliant.



A3.3b No-through Road Requirements

The no-through road is existing and assumed to meet the requirements of a neighbourhood road.

A3.4 Emergency Access Ways – Not applicable

A3.5 On-site Shelter – Not applicable

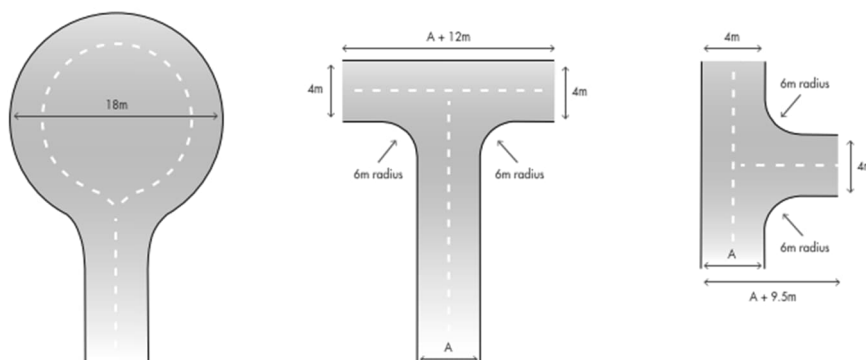
A3.6 Internal vehicular Access and Private Driveways

The driveway is longer than 70 metres and therefore must meet the following requirements:

- Technical Requirements:
 - Minimum horizontal clearance: 6 metres
 - Minimum vertical clearance: 4.5 metres
 - Minimum weight capacity: 15 tonnes
 - Maximum unsealed road grade: 1:10 (10% or 6°)
 - Maximum sealed road grade: 1:7 (14.3% or 8°)
 - Maximum average grade sealed road: 1:10 (10% or 6°)
 - Minimum inner radius of road curves: 8.5 metres

(See Guidelines Appendix B.3 Table 10, column 5 for full details)
- The driveway is greater than 200 metres therefore must include passing bays every 200 metres, with each bay having a minimum length of 20 metres and an additional trafficable width of at least two metres (the total trafficable width of the passing bay and the constructed driveway must be at least six metres).
- turn-around area (Figure 30) and within 30 metres of the residential habitable building (Figure 38).

Figure 30: Design requirements for a turn-around area



A3.7 Signage

Signage to be provided at each intersection/camp site/entry/exit within the site, advising of where each access route travels to, distance to exit, which direction to head in case of a bushfire and how to access emergency information along with general information signs on what to do in the event of a bushfire.

Element 4: Water

A4.1 Water supply for residential habitable buildings

Water supply is via a reticulated system with hydrant connections provided in accordance with Water Corporation's Design Standard DS 63: Design and Construction Requirements for Water Reticulation Systems up to DN250. The hydrant is located along Hunt Road, approximately 20 m from the proposed structure.

5 Implementation

The following tables set out the responsibilities of the developer(s), landowner(s) and local government for the initial implementation and ongoing maintenance associated with this proposal.

Management Action	Timing
Proponent/Landowner	
Establish the Asset Protection Zone (APZ) to the dimensions and standard stated in this BMP	Prior to construction
Install Signage as required by this BMP	Prior to occupancy
Conduct training with all senior members onsite as per BEEP	Prior to occupancy
Establish water supply as per requirements of this BMP	Prior to occupancy
Establish driveway to the required surface condition and clearances	Prior to occupancy
Occupants	
Maintain vehicular access routes to the required surface condition and clearances	Ongoing
Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in this BMP	Ongoing
Maintain water supply including vehicular access in good condition	Ongoing
Implement requirements of the BEEP including establishing EMT and conducting reviews	Ongoing
Conduct annual and daily preparation as per requirements of BEEP	Ongoing
Ensure all visitors are aware of Bushfire risk and evacuation procedures	Ongoing

5.1 Acknowledgement - Proponent

The proponent acknowledges the responsibilities as listed above and the requirement to ensure that should the land transfer to a new owner, that the new owner is aware of the BMP and their ongoing responsibility.

6 General References

Office of Bushfire Risk Management (OBRM). (2020). *Bushfire Risk Management (BRM) Plan Guidelines*. Retrieved October 2020.

Standards Australia. (2018). *AS 3959-2018 Construction of Buildings in Bushfire-Prone Areas*. Sydney.

WA Department of Planning. (2016). *Visual Guide for Bushfire Risk Assessment in Western Australia*.

Water Corporation. (2018). *Design standard DS 63: Water reticulation standard design and construction requirements for water reticulation systems up to DN250 (Version 3, Revision 14)*. Water Corporation.

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

Western Australian Planning Commission. (2024). *Planning for Bushfire Guidelines*. State of Western Australia.

7 Online references

Landgate. (2024). Map Viewer Plus. Government of Western Australia. Retrieved from <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>

Office of Bushfire Risk Management (OBRM). (2024). Map of Bush Fire Prone Areas. Retrieved from <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

WA Local Government Association (WALGA). Environmental Planning Tool. Retrieved from <https://pbp.walga.asn.au/Tools/EnvironmentalPlanningTool.html>

8 Acknowledgement of Country

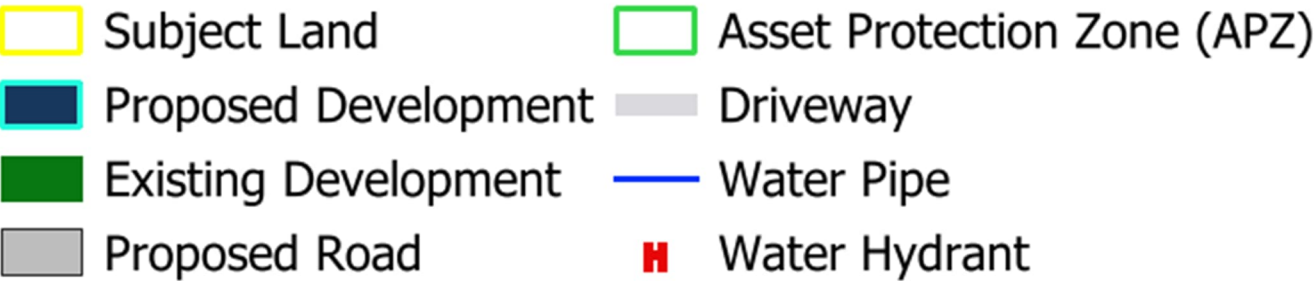
We acknowledge the traditional custodians of the land on which we operate, the Noongar people. We pay our respects to their elders, past, present, and emerging, and recognise their enduring connection to the land and environment. As we conduct our bushfire management and reporting, we honour their legacy and their stewardship of our natural landscapes.

9 Appendices

Appendix A: Spatial Representation of proposed risk management measures (Next Page)



Figure: 8 Spatial Representation of proposed risk management measures.



NOTES

Asset Protection Zone (APZ)

- APZ requirements: 15m in all directions.
The minimum width for the APZ is the distance required to meet the BAL-29 setback. The land between the development and the classified vegetation is to be maintained as an APZ (see *Appendix B: APZ technical requirements* for full details).
- Trees, shrub & scrub >6m in height are to be setback a minimum of 6m for the building with no branches overhanging
 - Shrub & scrub <6m in height are to be setback a minimum of 3 m from the building and not planted in clumps greater than 5m².
 - Grass is to be maintained less than 100 mm in height

Water Supply

Water supply will be through reticulated water with hydrant connections provided in accordance with Water Corporation's No. 63 Water Reticulation Standard.

Access

The driveway access will be suitable for a fire truck with a minimal 4m trafficable surface. A turn around will be provided near the dwelling and a hardstand area to provide access to the water tank.

If an access gate is going to be installed along the driveway, then the gate shall have a minimum width of 3.6m.

The power dome is to be kept clear of vegetation.

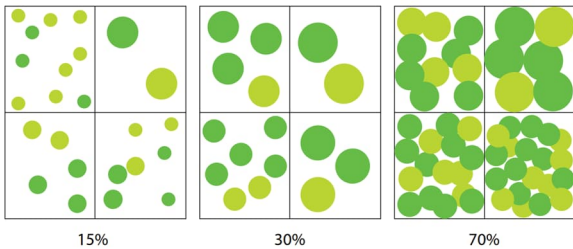
Installation and upkeep of the asset protection zone, firebreaks, water supply and the driveway are the responsibility of the landowner. The measures listed above shall be implemented prior to the occupation of the dwelling and shall continue to be maintained in perpetuity.

Lot 4 (#18) Hunt Road, Beverley

Bushfire Management Plan (DA)

Appendix B: APZ technical requirements

The APZ is to be managed as per the extract from *Table 9: Asset Protection Zone (APZ) technical requirements* (WAPC 2024).

Object	Requirement
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to be maintained as low threat vegetation Should be maintained at less than two tonnes per hectare (on average) Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building Branches at maturity should not touch or overhang a building or powerline Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be less than 15 per cent of the total APZ area Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. <p>Tree canopy cover – ranging from 15 to 70 per cent at maturity</p>  <p>15% 30% 70%</p>
Shrub* and scrub* (0.5 metres to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	<ul style="list-style-type: none"> Should not be located under trees or within three metres of buildings. Should not be planted in clumps more than 5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 m in height. Ground covers more than 0.5 metres in height are to be treated as shrub)	<ul style="list-style-type: none"> Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Can be located within two metres of a structure, but three metres from windows or doors if more than 100 millimetres in height.
Grass	<ul style="list-style-type: none"> Grass should be maintained at a height of 100 mm or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation
Defendable space	Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. The pressure relief valve should point away from the house. No flammable material within six metres from the front of the valve. Must sit on a firm, level and non-combustible base and be secured to a solid structure.

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