

SCENTRE GROUP

# Melville City Centre – Bushfire Management



# Melville City Centre - Bushfire Prone Areas

## Bushfire Risk

40ha Wireless Hill (Yagan Mia) contains significant areas of bushland.

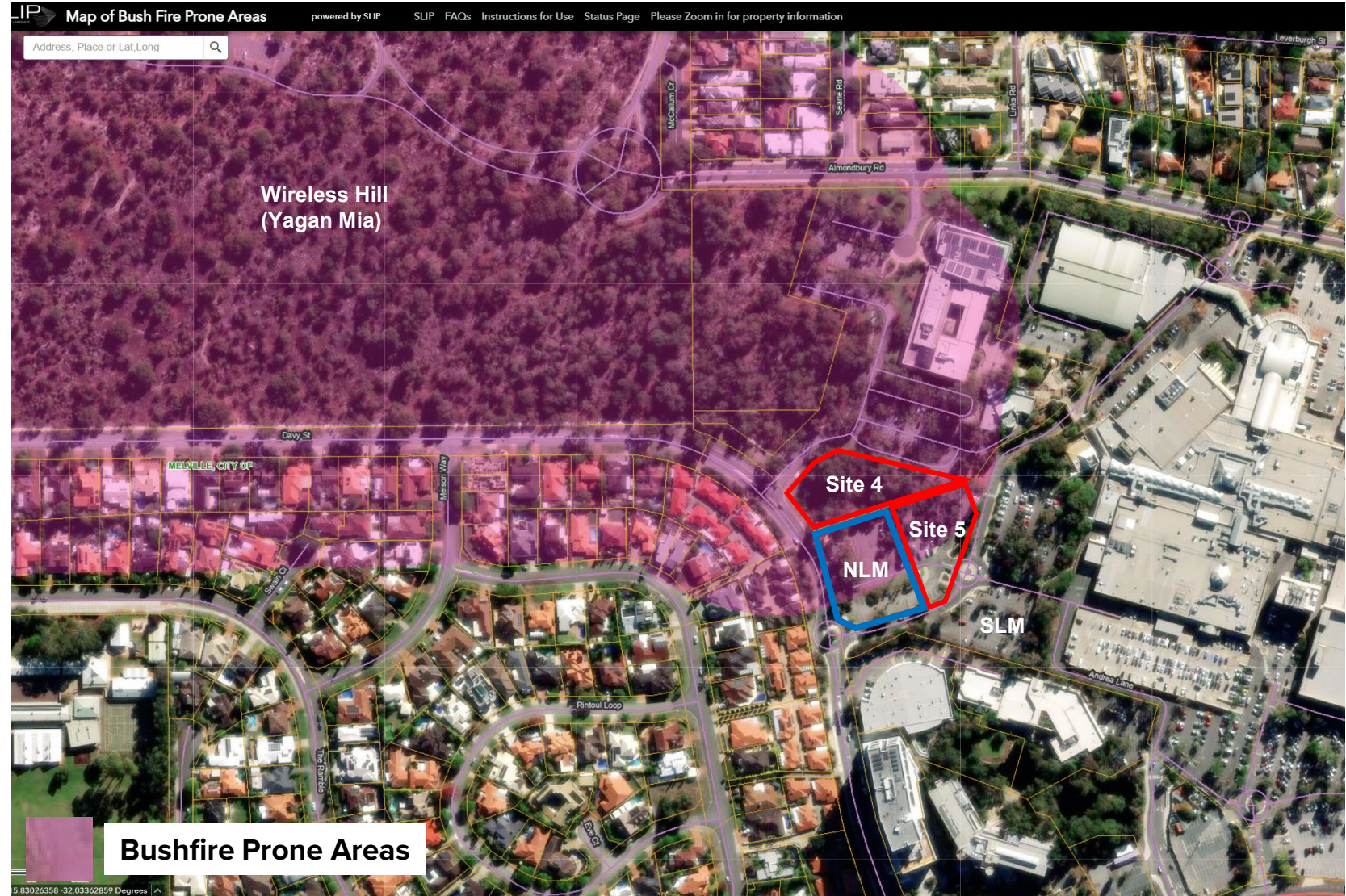
Land in proximity to the bush is mapped as Bush Fire Prone.

The CoM Site 4 contains some native and non-native vegetation. Site 4 in isolation would not present a bushfire risk due to its small size, however, due to its unmanaged nature and proximity to the bushland in Yagan Mia it is extending the bushfire risk.

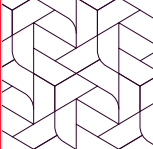
Bushfire Prone Areas require a Bush Fire Attack level assessment for development and subdivision. In this location, this requirement applies to:

- City of Melville landholdings,
- Private Residential properties, and
- One Scentre Group residential development site known as Northern Landmark (NLM) located on west side of proposed High Street.

**Note: BAL does not impact on the proposed Westfield Booragoon retail development located on east side of High Street.**







# Bushfire Attack Level Assessment

## – Post Development / Management of Whole of Site 4

### BAL Assessment – Management of whole of Site 4 to Low Threat

Wireless Hill remains as bushfire risk.

BAL Ratings reduce for balance of sites to:

- LCC:** BAL 29, 19 and 12.5
- Site 4:** BAL 29, 19 and 12.5
- Site 5:** BAL 12.5 and LOW
- NLM:** BAL 12.5 and LOW

Bushfire Resistant Construction required for all the above sites, however, at lower rates.

Plan depicts the management of whole Site 4, however, only first 21m required for development of Northern Landmark (NLM)

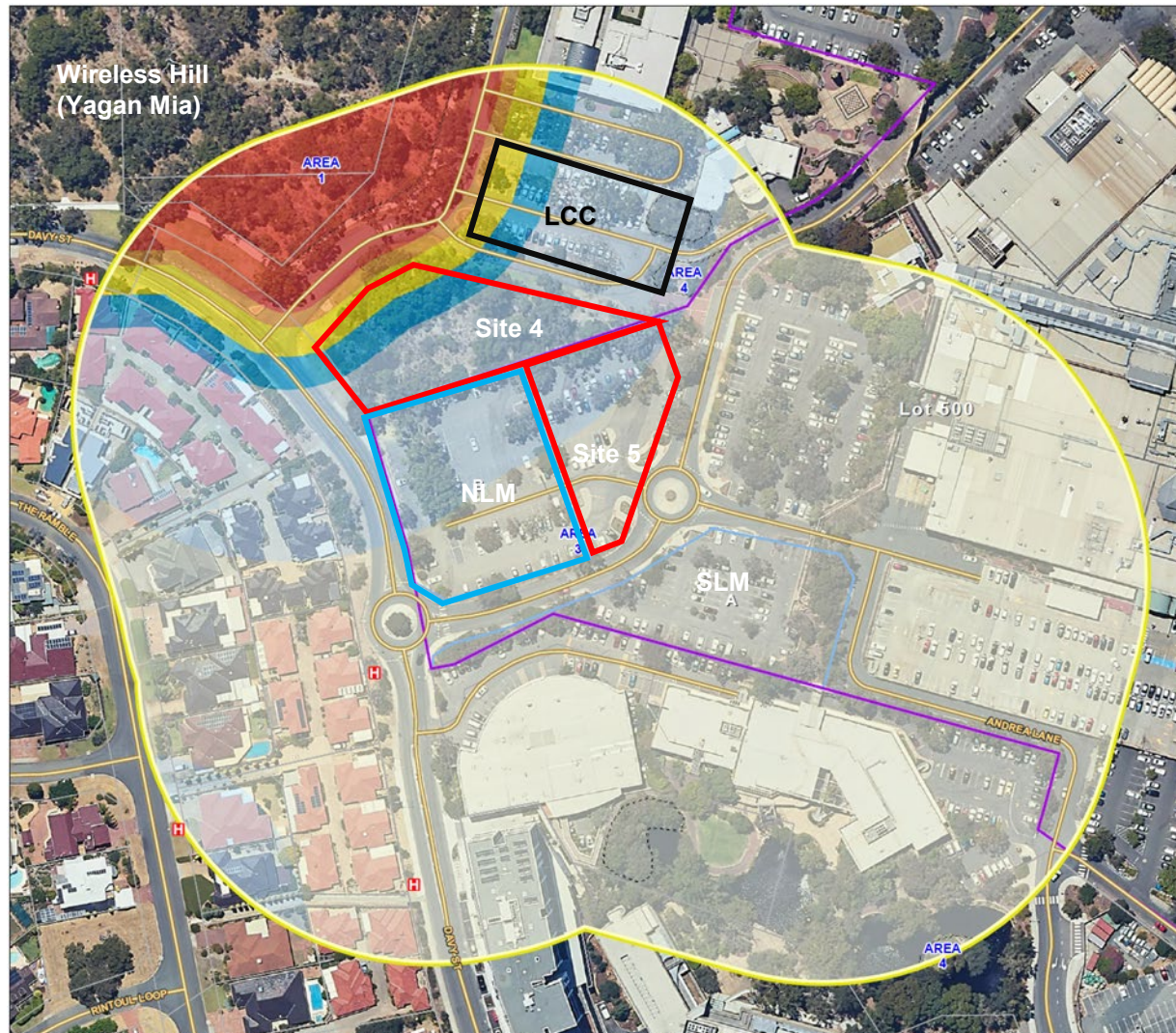


Figure 3.2  
BAL Contour Map

Lot 500 on Plan 411271. Area :16.9355 ha  
Davey Street  
BOORAGOON  
CITY OF MELVILLE

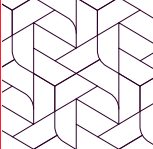
- LEGEND -----
- Subject Sites
  - Subject Lot
  - Other Lots
  - Hydrant
- 100m Vegetation Assessment Area**
- 100m from Subject Site
- Indicative Bushfire Attack Levels**
- BAL FZ
  - BAL 40
  - BAL 29
  - BAL 19
  - BAL 12.5
  - BAL LOW
- Classified Vegetation Boundary



Aerial Imagery : Landgate/SLIP  
Image Date : Feb 2023

Coordinate System: GDA 1994 MGA Zone 80  
Projection: Universal Transverse Mercator Units: Metre  
Map compiled by: Ian Ross 04/10/2023  
Map updated by: Ian 04/10/2023  
A3 Scale: 1:1,250

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 Phone Planning does not guarantee that this map is without fault of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.  
Map Document Path / Name: K:\Projects\Jobs 2023\230701 - Davey Street Booragoon (BWP) sfg 21 Jun 23\0701 - stage 1 BAL Cont - Aug 2023\Wapping\MXD\230701\_Fig-2\_BAL\_Post\_Davey Street Booragoon.mxd



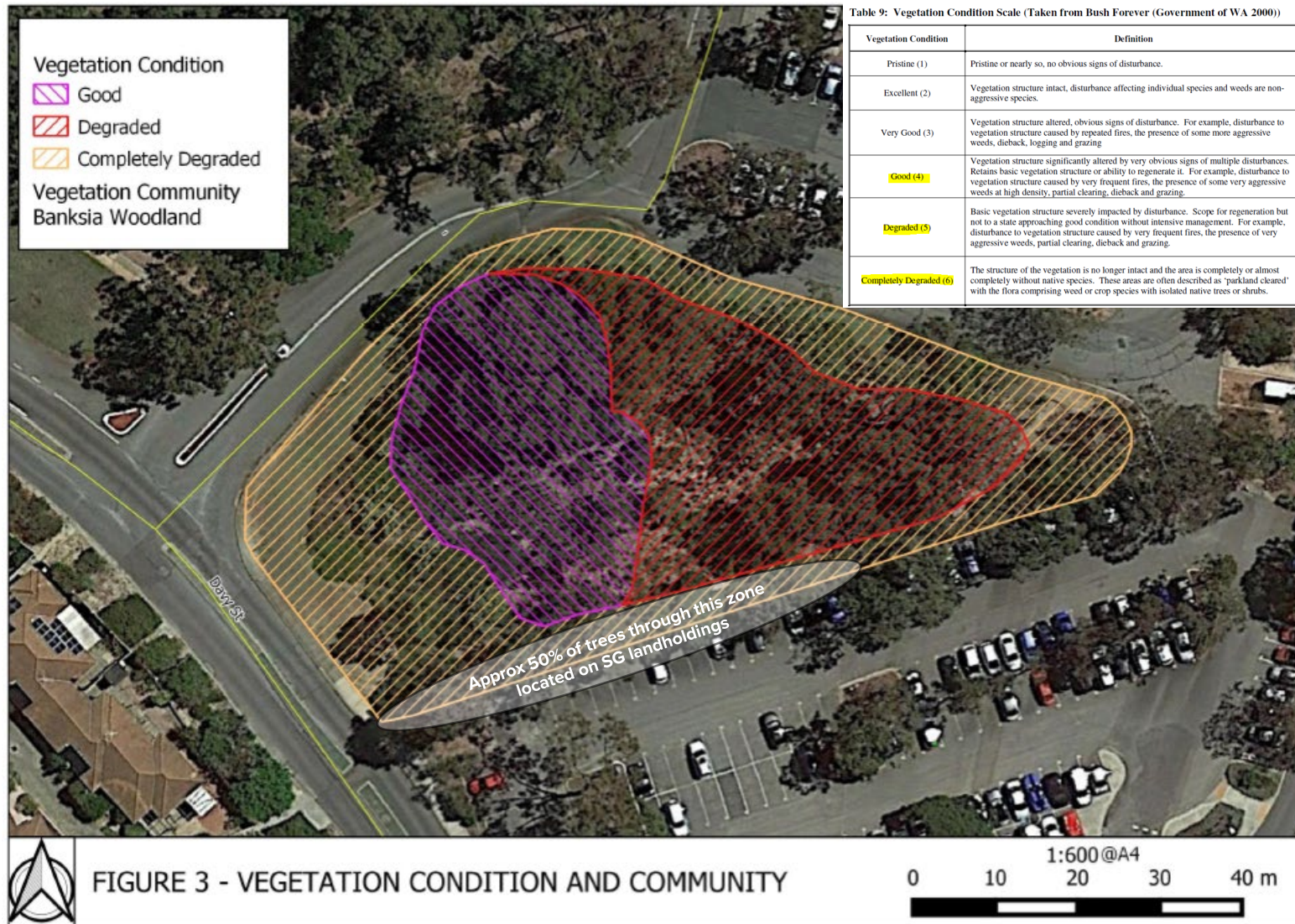
# Site 4 - Vegetation Condition

## Vegetation Condition

- majority of Site 4 is Degraded or Completely Degraded
- Central portion of Site 4 rated Good (700m<sup>2</sup> approx.)
- Good is a lower middle rating of vegetation type, with Very Good, Excellent and Pristine the higher value rating (See Table 9 right)
- “Good” means that the *vegetation structure is significantly altered by very obvious signs of multiple disturbances*

## Site 4 Characteristics

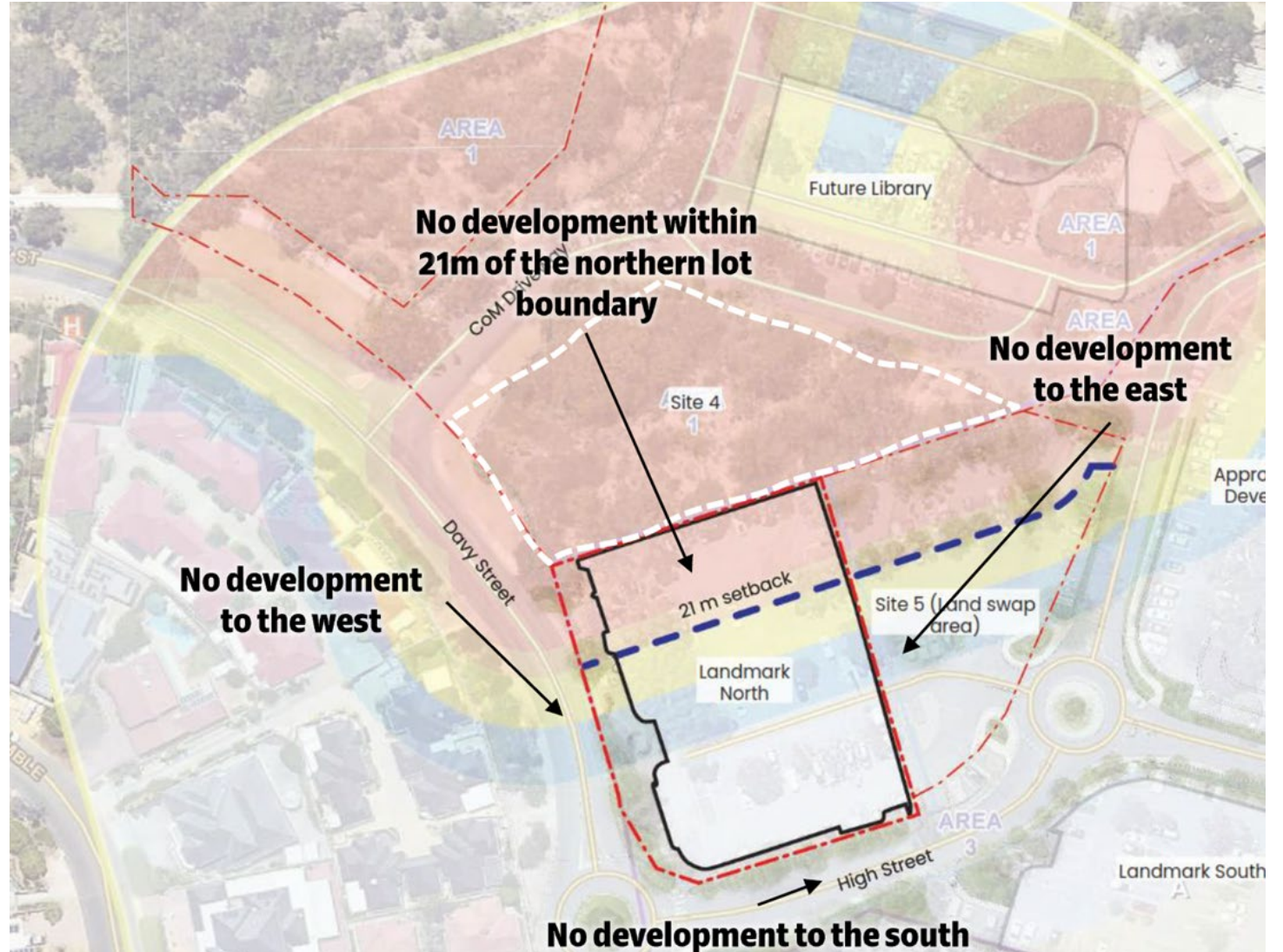
- Site 4 contains a small area of Good vegetation surrounded by Degraded and Completed Degraded areas
- Site 4 is surrounded by car park, driveway and public road and fragmented from other vegetation areas
- Site 4 is small in relative size (e.g. less than 1% of Yagan Mia)
  - higher proportionate costs of reporting, monitoring, maintenance, etc compared to consolidated areas
- Site 4 has a high perimeter to area ratio
  - greater likelihood and impact of edge effects of disturbance and weed management
  - higher costs to maintain (eg fencing, edge management, etc) compared to consolidation
- Significant trees worthy of retention



# Northern Landmark

## Site 4 Vegetation Impact on Northern Landmark

- Continuance of unmanaged land would prevent building within first 21m from the northern boundary (eg outside of BAL FZ & BAL 40) of NLM. This would have a similar impact on Site 5. Reducing the viability of development.
- The setback would create no clear development outcome for this 21m area of space on NLM and Site 5 and how these sites would interact with adjacent uses at ground level
- Set back not consistent with overall approach of activating high street and the overall vision for a vibrant city centre



# Northern Landmark – Site 4 Management

## Site 4 Management

- Management of 21m from the NLM inside Site 4 (area shown blue) to reduce fuel load
- Management includes:
  - removal of dead vegetation and matter
  - tree pruning
  - grass management
- LCC & Site 5 also requires vegetation management on Site 4 based on BAL Assessment

## Agreement to Manage

- Agreement to Manage would allow for designs and Development Application to continue for NLM
- Physical management of area not required until development is proceeding
- Approach to Site 4 likely required to be known for LCC Development Application bushfire report
- SG proposed Site 4 management as part of Community Benefits, however, City's preference has been for LCC contribution package

## Site 5 - Land Exchange Agreement

- Land exchange agreement requires the application for and implementation of WAPC subdivision approval
- It is anticipated that future WAPC subdivision approval will require management of bushfire threats as BAL Assessment is requirement of subdivision application.

