

Bushfire Management Plan Coversheet



This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site address / Plan reference:			
Suburb:	State:	Postcode:	
Local government area:			
Description of the planning proposal:			
BMP / Reference number:	Version:	Date of issue:	
Client / Business name:			

Reason for referral to DFES¹

	Yes	No
Has the BAL been calculated by a method other than Method 1 as outlined in AS3959? (Tick No if AS3959 Method 1 has been used to calculate the BAL)		
Have any of the bushfire protection criteria elements been addressed through the use of an outcomes-based approach?		
Strategic planning proposal (including rezoning applications)		
Local planning scheme amendment containing supplementary provisions, additional to the deemed provisions for bushfire risk management		
Where a bushfire local planning policy, or variation to the acceptable solutions or the APZ is proposed		
Where there is a conflict of opinion between the decision maker and proponent		
Expert technical advice on bushfire behaviour, emergency management, or other occasions where bushfire technical advice is required to support planning decision-making		
Expert technical advice on bushfire matters referred to State Administrative Tribunal (SAT) or Development Assessment Panel (DAP)		
Comments on future buildings' compliance with FES Commissioner's operational requirement guidelines		
Decision maker discretionary referral, (e.g. renewable energy, hazardous materials, vulnerable land use)		


If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Company		Contact No.	

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner		Date	
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¹ For more information please refer to DFES [Referral to DFES Checklist](#)

Bushfire Management Plan

**Lot 600, Lot 807 (No.200) Neerabup Road &
Lot 9053 (No.18K) Expedition Drive, Clarkson**

Catalina Estate

City of Wanneroo

Date: 16 April 2025

Bushfire Logic

ABN: 926 121 79165

DOCUMENT CONTROL: REPORT DETAILS		
REPORT VERSION	REPORT DATE	VERSION DETAILS
V1.1	16 April 2025	Original
BPAD Practitioner	Jemma Douglas (Level 2)	BPAD-38400

Limitation of Liability: The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Logic has no control. All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Logic at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations. Notwithstanding anything contained therein, Bushfire Logic will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

TABLE OF CONTENTS

1. INTRODUCTION	5
1.1 LOCATION.....	5
1.2 DEVELOPMENT PROPOSAL.....	6
1.3 STATUTORY FRAMEWORK.....	7
2. ENVIRONMENTAL CONSIDERATIONS.....	8
2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING.....	8
2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS.....	8
2.3 REVEGETATION/LANDSCAPE PLANS	9
3. BUSHFIRE ASSESSMENT RESULTS.....	10
3.1 ASSESSMENT INPUTS	10
3.2 ASSESSMENT OUTPUT	11
4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES.....	13
4.1 BUSHFIRE CONTEXT AND LANDSCAPE FIRE RISK.....	13
4.2 DEVELOPMENT INTERFACE.....	13
5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA	14
5.1 COMPLIANCE TABLE	14
6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES.....	19
6.1 DEVELOPER – PRIOR TO ISSUE OF CERTIFICATE OF TITLES FOR NEW LOTS.....	19
6.2 DEVELOPER - PRIOR TO SALE OR OCCUPANCY	19
7. CERTIFICATION	20
8. REFERENCES	21

LIST OF TABLES

Table 1: Environmental Dataset Review	8
Table 2: Vegetation Classification Table (as per AS3959:2018)	10
Table 3: Post-Development Vegetation Classification	11
Table 4: AS3959:2018 Vegetation Separation Distances to Corresponding Radiant Heat Impact.....	11
Table 5: Indicative Bushfire Attack Level (BAL) Rating for Subdivision Cells and Proposed Lots	12
Table 6: Bushfire Protection Criteria Applicable to Subject Site	15

LIST OF FIGURES

Figure 1: Location Map for Subject Site	6
Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM-023).....	7
Figure 3: Pre-Development Vegetation Assessment and Photo Points.....	
Figure 4: Post-Development Vegetation Assessment.....	
Figure 5: Bushfire Attack Level Contour Map.....	

LIST OF APPENDICES

Appendix 1: Vegetation Assessment and Classification

Appendix 2: Subdivision Plan

Appendix 3: Table 10: Vehicular Access Technical Requirements Planning for Bushfire Guidelines (September 2024)

1. INTRODUCTION

Bushfire Logic has been engaged on behalf of the landowners to prepare a Bushfire Management Plan (BMP) to support rezoning and a subdivision application for the creation of 78 residential lots, 2 grouped housing lots, 3 public open space reserves and various other infrastructure at Lot 600, Lot 807 (No.200) Neerabup Road, and Lot 9053 (No.18K) Expedition Drive, Clarkson within the City of Wanneroo. The Western Australian Planning Commission (WAPC) will be the determining authority for both applications.

The site is within a declared Bush Fire Prone Area 1 (BFP1) and the proposed subdivision is required to be assessed for its compliance with State Planning Policy 3.7 – Bushfire (SPP 3.7) (WAPC, 2024) and the bushfire protection criteria contained within the Planning for Bushfire Guidelines (September 2024) (the Guidelines).

The intent of SPP 3.7 is: “to preserve life and reduce the impact of bushfire on property and infrastructure”. This report will undertake an assessment using AS3959:2018 and against the applicable Bushfire Protection Criteria set out within the Guidelines.

1.1 LOCATION

The subject land has a site area of 2.286ha and is zoned ‘Urban’ under the Metropolitan Region Scheme and ‘Urban Development’ under the City of Wanneroo Local Planning Scheme No.2. The site is within that covered by the Amendment 6 to the Tamala Park Agreed Structure Plan No.79 which was approved by the Western Australian Planning Commission (WAPC) on 27 June 2024.

Address Details	Street no.	Lot no.	Street name
	N/A	800	N/A
	200	807	Neerabup Road
	18K	9053	Expedition Drive
	Suburb & State Clarkson, Western Australia		
Local government area	City of Wanneroo		
Site Area	2.286ha		
Main BCA class of the building	N/A	Use(s) of the existing building	Vacant land
Description of development	Proposed subdivision application to create 78 residential lots, 2 grouped housing lots, 3 public open space reserves and other infrastructure.		



Figure 1: Location Map for Subject Site

1.2 DEVELOPMENT PROPOSAL

The proposal is for the approval of a subdivision application to create 78 residential lots and 2 grouped housing lots (Appendix 2: Proposed Subdivision Plan).

Existing land use	Vacant Land
Proposed land use:	Proposed subdivision application to create 78 residential lots, 2 grouped housing lots, 3 public open space reserves and other infrastructure.
Local Planning Scheme Zoning	Urban Development
Local Structure Plan:	Amendment 6 to the Tamala Park Agreed Structure Plan No.79
Local Planning Policies:	N/A
State Planning Policy 3.7	SPP 3.7 – Section 7.1 – General measures Planning for Bushfire Guidelines – Bushfire Protection Criteria 5 - Structure Plans and Subdivision Applications

The 2023-2024 Proposed subdivision application to create 78 residential lots, 2 grouped housing lots, 3 public open space reserves and other infrastructure. review of the Bushfire Prone Area Mapping introduced two distinct bush fire contexts. Area 1 (Urban) comprises selected suburbs located on the Swan Coastal Plain within the Perth, Peel and Greater Bunbury Region Schemes. These are areas characterised by built up urban development where the risk posed by bushfire to people, property and infrastructure is lower. Area 2 comprises the remainder of bushfire prone land within Western Australia. The publicly released Bushfire Prone Area Mapping (OBRM-023) shows that the subject is within a declared Bush Fire Prone Area 1 (Urban) (BFP1) and the proposed lots are subject to assessment of the bushfire risk. The Bushfire Prone Area Mapping relating to the subject site is shown in Figure 2 below.



Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM-023)

1.3 STATUTORY FRAMEWORK

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- State Planning Policy (SPP) 3.7 - Bushfire (September 2024)
- Planning for Bushfire Guidelines (September 2024)
- *Building Act 2011;*
- *Building Regulations 2012;*
- Building code of Australia (National Construction Code);
- *Fire and Emergency Services Act 1998;*
- AS3959-2018 "Construction of buildings in bushfire-prone areas"; and
- *Bushfires Act 1954.*

2. ENVIRONMENTAL CONSIDERATIONS

2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING

The Tamala Park locality has been the subject of consideration by the Minister of Environment. In 2003 a Bush Forever Negotiated Planning Solution (NPS) was endorsed which saw amendments to the boundary of the Neerabup National Park and a land exchange to include additional land within the National Park boundary. This process is separate to the subdivision application but is important to note when considering the appropriateness of the environmental impacts of the proposed subdivision. While the subject land contains a portion of Tuart Woodland along the Neerabup Road frontage, it has been accepted throughout the progression of the planning framework for this locality that this vegetation will be predominantly cleared to facilitate the proposed subdivision. A review of the environmental data sets as identified in the Department of Planning Lands and Heritage (DPLH) BMP Template has been undertaken and has not identified any regulated (restricted) vegetation that may be affected by the proposal, see Table 1 Environment Dataset Review.

2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS

Table 1: Environmental Dataset Review

Vegetation Modification and/or Clearing Assessment		
Is modification and/or management of vegetation within the subject lot required?		See comments above regarding vegetation modification required.
Environmental Value	Mapped as occurring within or adjacent to the project area	Description
Wetlands	No	The site is not listed as containing any wetlands.
Waterway Control Area	No	The subdivision site is not located within the Swan-Canning Water Catchment Area.
Commonwealth Threatened Ecological Communities listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (the EPBC Act)	No	The subdivision site does not contain any listed TECs.
Fauna habitat listed under the EPBC Act	No	The subdivision site is not listed as containing fauna habitat under the EPBC Act.

Bush Forever Site	Yes	The subdivision site is not listed as containing any bush forever sites. The subdivision area adjoins Bush Forever Site: 383.
DBCA managed lands and waters	No	The site is not impacted by DBCA managed land or waters.
Conservation covenants	No	There are no existing conservation covenants in place for the subdivision site.

2.3 REVEGETATION/LANDSCAPE PLANS

As mentioned above, the subject land contains a portion of Tuart Woodland along the Neerabup Road frontage. The subdivision design has considered this vegetation and has included the retention of trees within the public open space and road reserves where possible. It is anticipated that as these public open space reserves are not identified as being restricted or proposed for conservation purposes, they will be managed by the City of Wanneroo to a low threat state in perpetuity. An implementation requirement has been included within Section 6 of this report to ensure that any landscaping plans prepared for these POS reserves address ongoing management to ensure they are maintained to a low threat state and do not present an increased bushfire risk to adjoining lots in the future.

3. BUSHFIRE ASSESSMENT RESULTS

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment and WAPC Planning for Bushfire Guidelines 2024.

3.1 ASSESSMENT INPUTS

Bushfire Assessment inputs for the proposal have been calculated using the Method 1 BAL Assessment procedures as outlined in AS3959:2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation

3.1.1 Relevant Fire Danger Index (FDI)

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40

Table 2.7

FDI 50

Table 2.6

FDI 80

Table 2.5

FDI 100

Table 2.4

3.1.2 Vegetation Classification

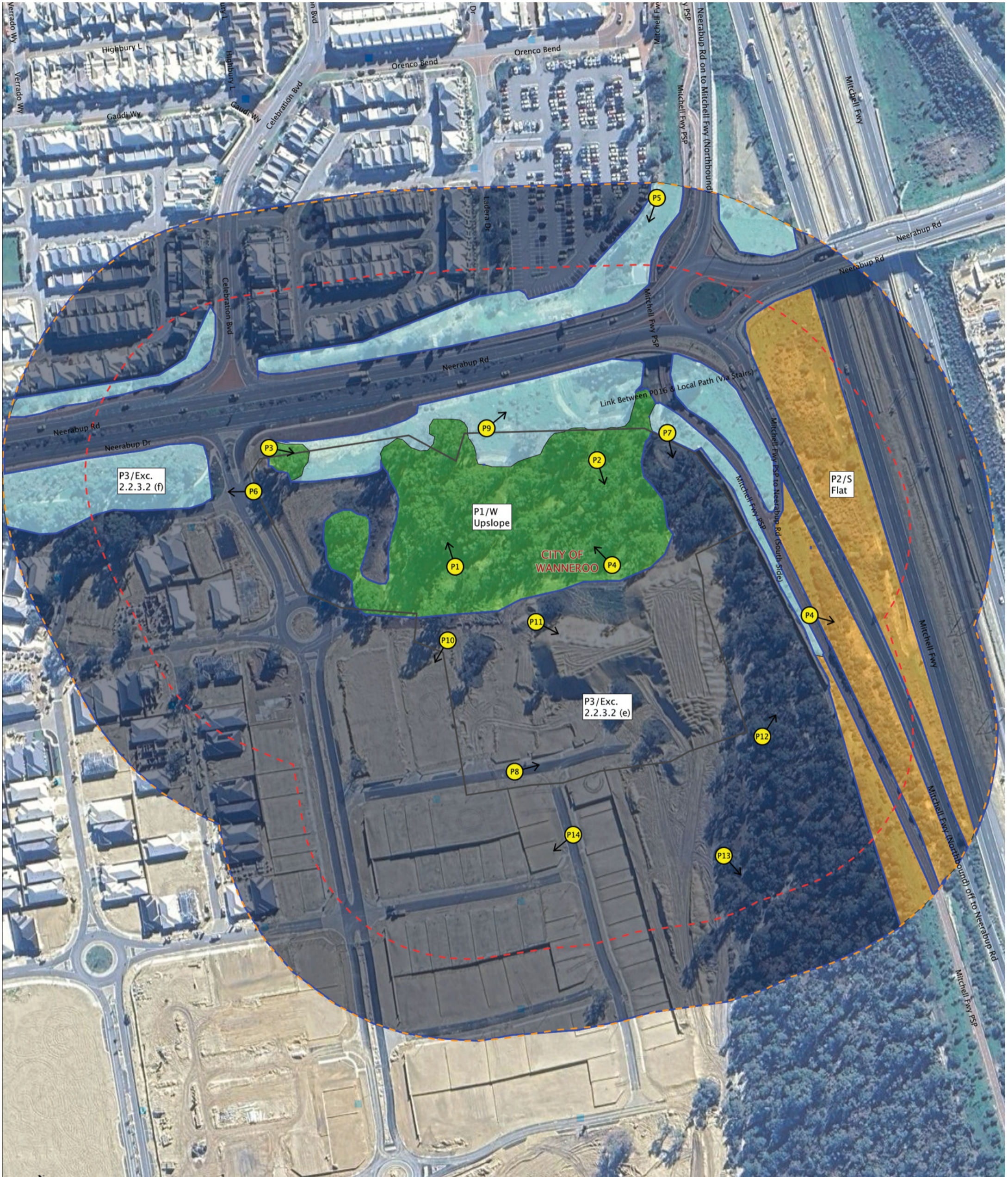
A site assessment was undertaken on 1 April 2025. All vegetation within 150m of the subject site has been classified in accordance with Clause 2.2.3 of AS 3959-2018. Each vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on Figure 3: *Pre-Development Vegetation Assessment and Photo Points* map on the following page.

A summary of the plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 2 below, detailed plot data is provided in Appendix 2.

Table 2: Vegetation Classification Table (as per AS3959:2018)

Plot	Vegetation Classification	Effective Slope
1	Class B Woodland	Flat/Upslope
2	Class D Scrub	Flat/Upslope
3	Excluded 2.2.3.2 (e) & (f) – Non-vegetated areas and low threat vegetation within managed verges of road reserves and public open space reserves	N/A

FIGURE 3:
PRE-DEVELOPMENT VEGETATION ASSESSMENT AND PHOTO POINTS
LOT 600, LOT 807 (NO.200) NEERABUP ROAD, AND LOT 9053 (NO.18K) EXPEDITION DRIVE, CLARKSON



Legend

- Photopoint
- 100m Assessment Boundary
- 150m Assessment Boundary

Vegetation Classification

- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)
- Class B Woodland
- Class A Forest
- Class G Grassland
- Class D Scrub
- Class C Shrubland

3.2 ASSESSMENT OUTPUT

3.2.1 Bushfire Attack Level Results

Figure 4: *Post-Development Vegetation Assessment* provides an indicative vegetation assessment following implementation of the subdivision application. Figure 5: *Bushfire Attack Level Contour Map* illustrates the indicative radiant heat impacts and associated indicative BAL ratings for the proposed subdivision having regard to vegetation retention proposed as part of the subdivision. The assessment and BAL contour map have been completed in accordance with the SPP3.7, the Guidelines and Method 1 methodology of AS3959-2018.

Table 3 provides summary of each of the vegetation plots being retained as part of the proposed subdivision.

Table 3: Post-Development Vegetation Classification

Plot	Vegetation Classification	Effective Slope	Comment
1	Class D Scrub	Flat/Upslope	Existing scrub vegetation within the Mitchell Freeway road reserve and the Principle Shared Path (PSP) and external to subdivision area. Not proposed to be altered through subdivision.
2	Excluded 2.2.3.2(e) – Non-vegetated areas vegetation	N/A	Adjacent subdivision, road reserves and cleared areas.
3	Excluded 2.2.3.2(f) – POS Reserve	N/A	Public open space to be established by the developer and maintained to a low-threat fuel state in perpetuity by the City of Wanneroo.

Table 4 provides an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by the proposed lots and the separation distances that will be required for new buildings from each of the vegetation plots.

Table 4: AS3959:2018 Vegetation Separation Distances to Corresponding Radiant Heat Impact

Plot	Vegetation Classification	Effective Slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class B Woodland	Flat/Upslope	<10	10-<14	14-<20	20-<29	29-<100
2	Class D Scrub	Flat/Upslope	<10	10-<13	13-<19	19-<27	27-<100
3	Excluded 2.2.3.2 (e) & (f) – Non-vegetated areas and low threat vegetation within	N/A	N/A No separation requirements				

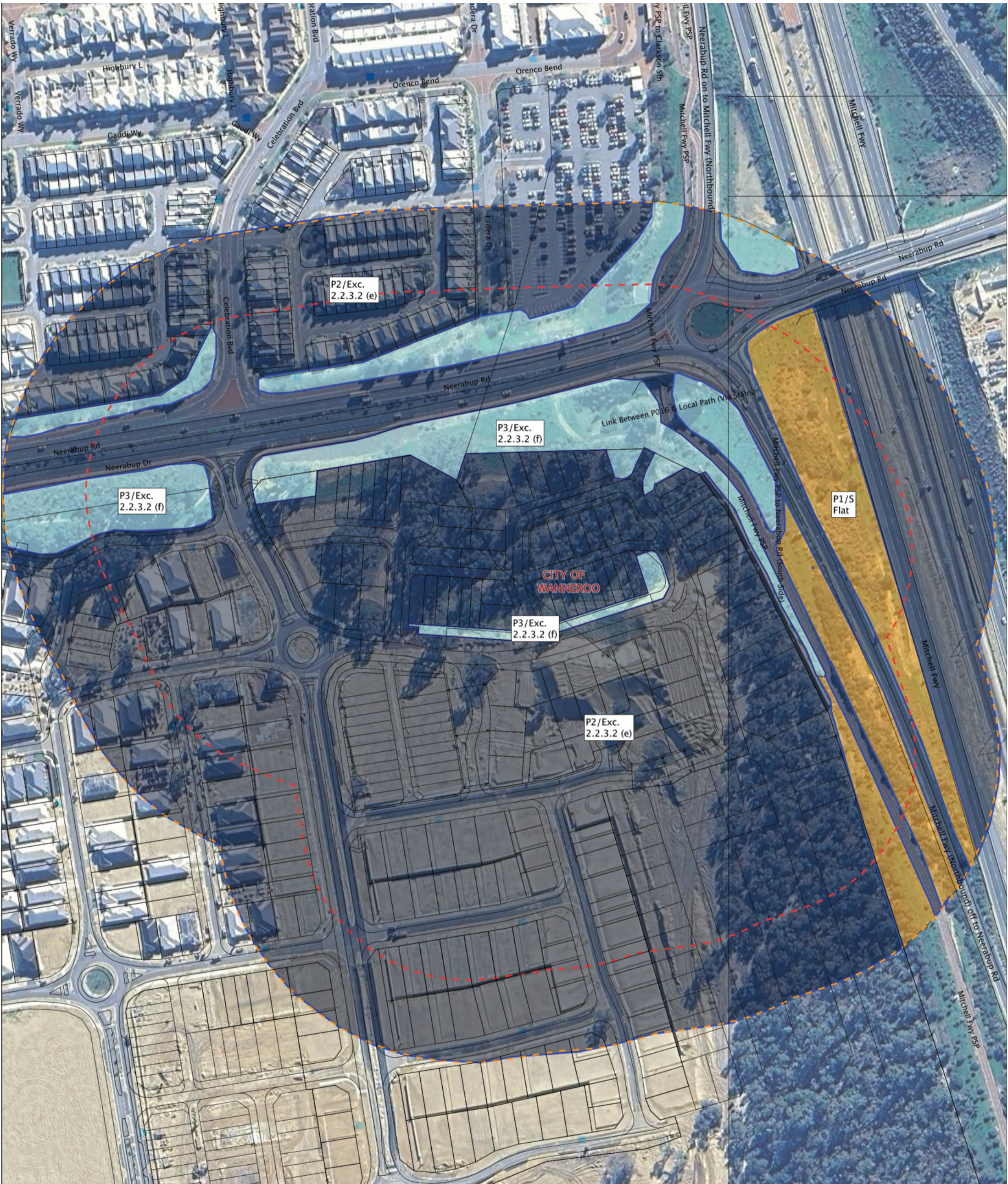
	managed verges of road reserves and public open space reserves		
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Table 5 provides an indicative bushfire attack level (BAL) rating for each of the subdivision cells and corresponding lots within these localities.

Table 5: Indicative Bushfire Attack Level (BAL) Rating for Subdivision Cells and Proposed Lots

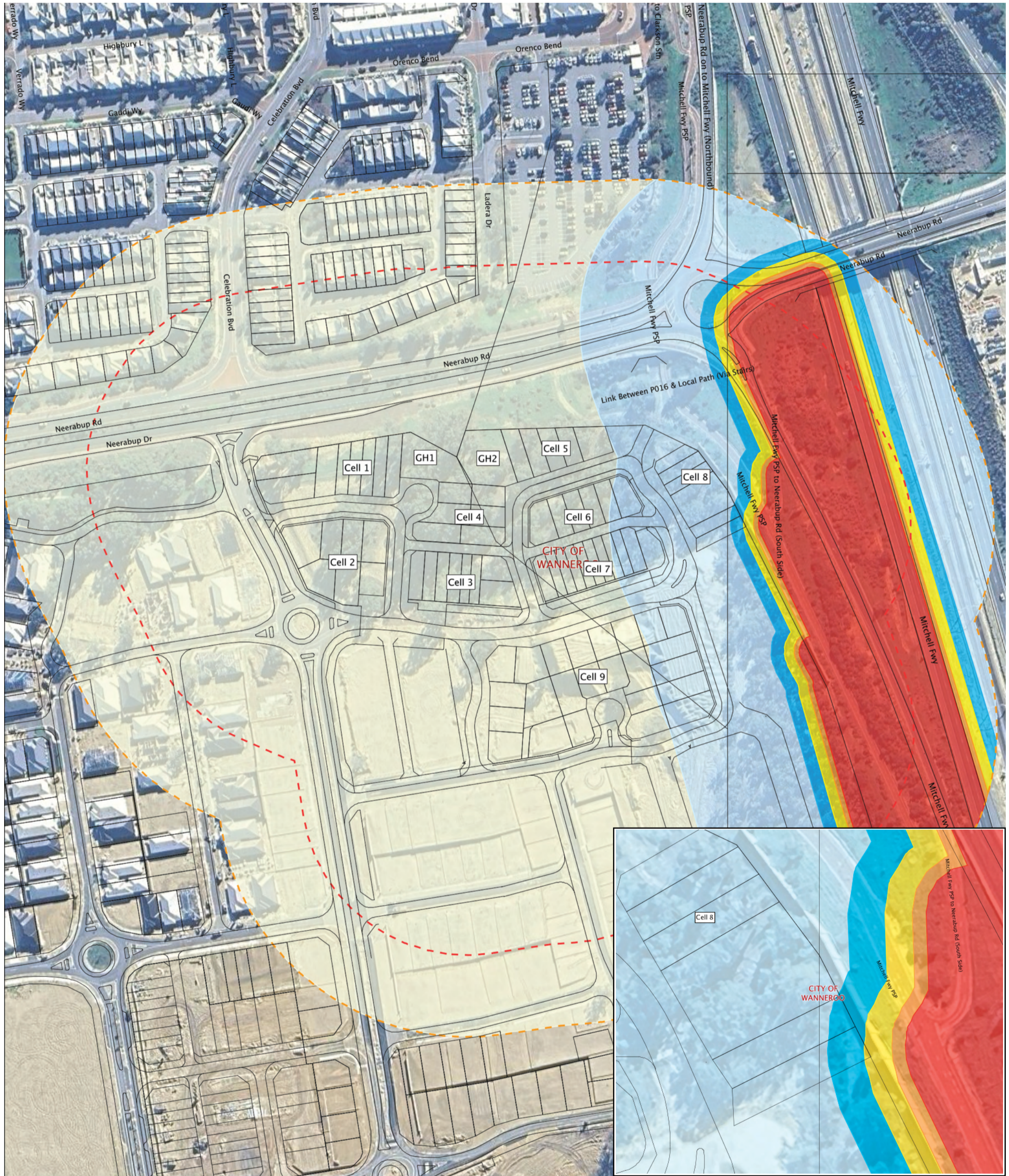
Cell No.	Lot No.	Vegetation Classification	Effective Slope	Indicative BAL Rating
1-5	1-7, 9-11, 12-18, 19-29, 31-35, GH11 & GH33	N/A	N/A	BAL-LOW
6	36, 37	Class D Scrub	Flat	BAL-12.5
	38-41	N/A	N/A	BAL-LOW
7	42-48	N/A	N/A	BAL-LOW
	49-51	Class D Scrub	Flat	BAL-12.5
8	76-78	Class D Scrub	Flat	BAL-12.5
	79	Class D Scrub	Flat	BAL-19
	80	Class D Scrub	Flat	BAL-29
9	52-53, 69-75	Class D Scrub	Flat	BAL-12.5
	54-68	N/A	N/A	BAL-LOW

FIGURE 4:
POST-DEVELOPMENT VEGETATION ASSESSMENT
LOT 600, LOT 807 (NO.200) NEERABUP ROAD, AND LOT 9053 (NO.18K) EXPEDITION DRIVE, CLARKSON



Legend		Vegetation Classification	
	Photopoint		Excluded 2.2.3.2 (e)
	100m Assessment Boundary		Excluded 2.2.3.2 (f)
	150m Assessment Boundary		Class B Woodland
			Class A Forest
			Class G Grassland
			Class D Scrub
			Class C Shrubland

FIGURE 5:
BUSHFIRE ATTACK LEVEL CONTOUR MAP
LOT 600, LOT 807 (NO.200) NEERABUP ROAD, AND LOT 9053 (NO.18K) EXPEDITION DRIVE, CLARKSON



- Legend**
- Photopoint
 - 100m Assessment Boundary
 - 150m Assessment Boundary
- Bushfire Attack Level Contour**
- BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The purpose of this section is to identify any bushfire hazard issues through an examination of environmental considerations in addition to the bushfire risk assessment. Considerations can include vehicle access constraints both within and adjacent to the site, the location of significant bushfire hazards such as regional reserves or national parks and other relevant bushfire hazards. This is particularly relevant to strategic proposals where consideration of these sorts of factors can assist in determining the suitability of area for development and subdivision or identifying issues that may need to be considered in further detail as part of subsequent planning stages.

4.1 BUSHFIRE CONTEXT AND LANDSCAPE FIRE RISK

The subject site forms part of a developing urban zone, with land to the north, west and south-west successfully developed in a manner and form consistent with the proposed subdivision. The subject site is flat and largely clear of vegetation, with the exception of the portion of Tuart Woodland previously discussed in this report.

Consideration of the risk of bushfire and compliance with SPP3.7 and the Guidelines (as amended) has been undertaken as part of the progression of the local planning framework for the site, including as part of the Local Structure Plan assessment and previous subdivision applications. Each stage has consistently demonstrated that bushfire risk can be appropriately managed. While the surrounding vegetation along the Mitchell Freeway and PSP reserve may present a risk of bushfire, the subject site is not presented with any significant landscape fire risks from the broader locality. The subdivision area is not located adjacent to any significant vegetation reserves that contain a fuel load and vegetation type capable of generating a sustained fire run and bushfire behaviour consistent with a landscape fire event.

4.2 DEVELOPMENT INTERFACE

The level of the bushfire hazard is directly proportional to the distance or setback from the areas of high fuel loadings. On the urban fringe the combination of embers and radiation caused by urban fuel combustion (adjacent structures, fences, stored material etc.) has been identified as a predominant source of ignition. The provision of a clear separation zone between the vegetation and development areas provides the simplest form of fire management.

The proposed subdivision has been designed in accordance with the principles of SPP3.7 and the Guidelines with a public road interface surrounding the subdivision area providing a physical edge between future lots and classifiable vegetation. This ensures that the proposed lots are capable of achieving a rating of BAL-29 or below.

5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

5.1 COMPLIANCE TABLE

The Guidelines outline the bushfire protection criteria which structure plans, subdivision and development proposals are assessed against for compliance. The bushfire protection criteria are performance-based criteria utilised to assess bushfire risk management measures and they outline four elements relevant subject site as follows:

- Element 1 – Location – Broader Landscape ;
- Element 2 – Siting and Design;
- Element 3 – Vehicular Access; and
- Element 4 – Water.

Given the subject land is within an Area 1 Bushfire Prone Area, assessment under Element is not required. The proposed development has therefore been assessed against Elements 2 to 4 of the bushfire protection criteria and found to be compliant, refer to Table 4

Bushfire Management Plan



Table 6: Bushfire Protection Criteria Applicable to Subject Site

ELEMENT	ACCEPTABLE SOLUTION	APPLICABLE OR NOT YES/NO	PROPOSAL MEETS ACCEPTABLE SOLUTION
Element 1 - Location			
Area 1 (Urban)	No further assessment required.	No	N/A Assessment under Element 1: Location is not required for a subdivision located within an Area 1 (Urban) Bushfire Prone Area. Not required to be assessed to Element 1.
Element 2 – Siting and Design			
A2.1 Siting and design	<i>Proposed and existing lot(s) contains a sufficient development site(s) that can achieve a radiant heat impact not exceeding 29 kW/m² (BAL-29).</i>	Yes	Compliant Figure 3: <i>Pre-Development Vegetation Assessment and Photo Points</i> , Figure 4: <i>Post Development Vegetation Assessment</i> , and Figure 5: <i>Bushfire Attack Level Contour Map</i> demonstrate that the proposed lots contain a sufficient developable area within or below the BAL-29 contour. Proposal meets Acceptable Solution A2.1.
A2.2 Asset Protection Zone (APZ)	<i>An indicative APZ is to be provided ensuring BAL-29 is achieved, the APZ is to be contained solely within the boundaries of the lot, and the APZ is maintained in perpetuity.</i>	Yes	Compliant Due to the design of the subdivision plan and the size of the proposed lots, asset protection zones are not able to be contained within the proposed lots. The subdivision has therefore been designed to provide separation from the vegetation to ensure that each lot has a sufficient developable area within BAL-29 or below as shown on Figure 4: <i>Post-Development Vegetation Assessment</i> and Figure 5: <i>Bushfire Attack Level Contour Map</i> . Proposal meets Acceptable Solution A2.2.

A2.3 Clearing of native vegetation	<i>Subdivision avoids, or where unavoidable, minimises the clearing of native vegetation</i>	Yes	<p style="text-align: center;">Compliant</p> <p>The Tamala Park locality has been the subject of consideration by the Minister of Environment. In 2003 a Bush Forever Negotiated Planning Solution (NPS) was endorsed which saw amendments to the boundary of the Neerabup National Park and a land exchange to include additional land within the National Park boundary. This process is separate to the subdivision application but is important to note when considering the appropriateness of the environmental impacts of the proposed subdivision. While the subject land contains a portion of Tuart Woodland along the Neerabup Road frontage, it has been accepted throughout the progression of the planning framework for this locality that this vegetation will be predominantly cleared to facilitate the proposed subdivision.</p> <p style="text-align: center;">Proposal meets Acceptable Solution A2.3.</p>
Element 3 – Vehicular Access			
A3.1 Public Roads	<i>Meet technical requirements of Appendix B.3 Table 10.</i>	Yes	<p style="text-align: center;">Compliant</p> <p>The subject site is well connected to the existing public road network. All constructed roads are compliant with the IPWEA Subdivision Guidelines and Appendix B.3 Table 10 of the Guidelines.</p> <p style="text-align: center;">Proposal meets Acceptable Solution A3.1.</p>
A3.2 Access Routes	<i>Area 1: Public road access is to be provided to at least one suitable destination.</i>	Yes	<p style="text-align: center;">Compliant</p> <p>The subject site is provided with access to Grampians Drive to the west which provides connections to the broader public road network including Neerabup Road to the north.</p> <p style="text-align: center;">Proposal meets Acceptable Solution A3.2.</p>
A3.3a No-through roads OR	<i>Area 1: No limitation on no-through road lengths.</i>	Yes	<p style="text-align: center;">Compliant</p> <p>The proposed subdivision does not include the creation of any new no through road reserves.</p> <p style="text-align: center;">Proposal meets Acceptable Solution A3.3a.</p>

A3.3b No-through road requirements			
A3.4 Emergency access way	Where A3.2 and A3.3 cannot be achieved.	No	N/A The proposed subdivision does not include any Emergency Access Ways and is not required to provide one. Not required to be assessed to A3.4 requirements.
A3.5a Perimeter roads OR A3.5b Fire service access route	<i>A perimeter road is a public road and is to be provided for greenfield or infill development where 10 or more lots are proposed</i> <i>OR</i> <i>A fire service access route is to be provided to provide firefighter access, where access is not available to the classified vegetation.</i>	Yes	Compliant The subdivision area does not directly adjoin any classified vegetation and therefore perimeter roads are not required. Proposal meets Acceptable Solution A3.5a.
A3.6 Battle-axe access legs	<i>For battle-axe access legs greater than 50m in length</i>	Yes	Compliant Battle-axe legs are not proposed as part of the subdivision application. Proposal meets Acceptable Solution A3.6.
Element 4 – Water Supply			
A4.1 Water supply for	<i>Evidence that a reticulated or sufficient</i>	No	N/A The application proposes a subdivision application and A4.1 is therefore not applicable.

Bushfire Management Plan



structure plans	<i>and sustainable non-reticulated water supply for bushfire firefighting can be provided</i>		Proposal not assessed to A4.1.
A4.2 Water supply for subdivision applications	<i>Where a reticulated water supply is existing or proposed, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.</i>	Yes	<p>Compliant</p> <p>A reticulated water supply is available and will be extended through subdivision area to all lots. Hydrants will be provided through the internal road network in accordance with the Water Corporation standard #63.</p> <p>Proposal can meet Acceptable Solution A4.2.</p>
A4.3 Water supply for existing habitable building(s)	<i>Where subdivision includes an existing habitable building(s) that is to be retained, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.</i>	No	<p>N/A</p> <p>There are no existing habitable buildings proposed to be retained within the subject site.</p> <p>Not required to be assessed to A4.3.</p>

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES

6.1 DEVELOPER – PRIOR TO ISSUE OF CERTIFICATE OF TITLES FOR NEW LOTS

NO.	IMPLEMENTATION ACTIONS
1	A notification to be placed on the certificate of title of the subject land advising landowners/prospective purchasers that the lot is within a designated bushfire prone area in accordance with the model subdivision condition(s).
2	All roads within the subdivision area are to be constructed and thereafter maintained in accordance with the technical requirements of Appendix B.3 Table 10 of the <i>Planning for Bushfire Guidelines</i> (September 2024) (the Guidelines).
3	Fire hydrants are to be constructed and thereafter maintained within the public road network in accordance with the requirements of the Water Corporation. A copy of the servicing plan showing the location of hydrants should be provided for inclusion within the BMP Clearance Report.
4	Ensure all lots being created have vegetation fuels reduced to an asset protection zone standard in accordance with Appendix B.2, Table 9: Asset Protection Zone (APZ) technical requirements of the Guidelines. This includes ensuring grassland is reduced to 100mm or less in accordance with AS3959:2018.
5	Preparation and approval of the landscape and maintenance plans by the City of Wanneroo for the areas of Public Open Space. These are to address: <ul style="list-style-type: none"> a. any proposed vegetation modification and revegetation; b. weed management; and c. ongoing management to low threat vegetation standard under AS3959 Clause 3.2.3.2.
6	A BMP Compliance Report is to be prepared to demonstrate items 1-5 above have been satisfied prior to an application for clearance being lodged with the City of Wanneroo.

6.2 DEVELOPER - PRIOR TO SALE OR OCCUPANCY

NO.	IMPLEMENTATION ACTIONS
1	Each property owner on sale of the allotment is provided with a copy of this Bushfire Management Plan and informed of their responsibilities. A copy of this approved Bushfire Management Plan should be attached to all contracts of sale for the lot.
2	All lots are to be maintained to an asset protection zone standard in accordance with Appendix B.2, Table 9: Asset Protection Zone (APZ) technical requirements of the Guidelines. This includes ensuring all grassland is reduced to 100mm or less in accordance with AS3959:2018.

7. CERTIFICATION

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level(s) stated in this document have been prepared in accordance with the requirements of AS3959:2018 and the Guidelines for Planning in Bushfire Prone Areas.

A handwritten signature in blue ink, appearing to read "Jemma Douglas".

SIGNED, ASSESSOR: DATE 16 April 2025

Jemma Douglas, Bushfire Logic

Accredited Level 2 Bushfire Practitioner (Accreditation No: 38400)

8. REFERENCES

AS3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

Department of Fire and Emergency Services (DFES, 2023). Accessed at: DFES - Department of Fire and Emergency Services

Government of Western Australia (GoWA) (2015). *Planning and Development (Local Planning Scheme) Regulations 2015*.

Government of Western Australia (GoWA) (2012). *Building Regulations 2012*.

Government of Western Australia (GoWA) (2011). *Building Act 2011*.

Government of Western Australia (GoWA) (2005). *Planning and Development Act 2005*.

Government of Western Australia (GoWA) (1998). *Fire and Emergency Services Act 1998*.

Government of Western Australia (GoWA) (1954). *Bushfire Act 1954*.

NCC, National Construction Code (n.d.) *Building Code of Australia*. Accessed from: <https://ncc.abcb.gov.au/>

Office of Bushfire Risk management (OBRM) (2024). Map of Bushfire Prone Areas. Data retrieved from State Land Information Portal (SLIP) <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

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

Western Australian Planning Commission (WAPC) (2024). *Planning for Bushfire Guidelines* (September 2024) Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

APPENDIX 1: VEGETATION ASSESSMENT AND CLASSIFICATION

Site Details	
Address:	Lot 600, Lot 807 (No.200) Neerabup Road, and Lot 9053 (No.18K) Expedition Drive
Suburb:	Clarkson
Local Government Area:	City of Wanneroo
Description of works:	Proposed subdivision application
Main BCA class of the building	N/A

Report Details		
Report Version	Assessment Date	Report Date
1	1 April 2025	16 April 2025

Bushfire Management Plan



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.

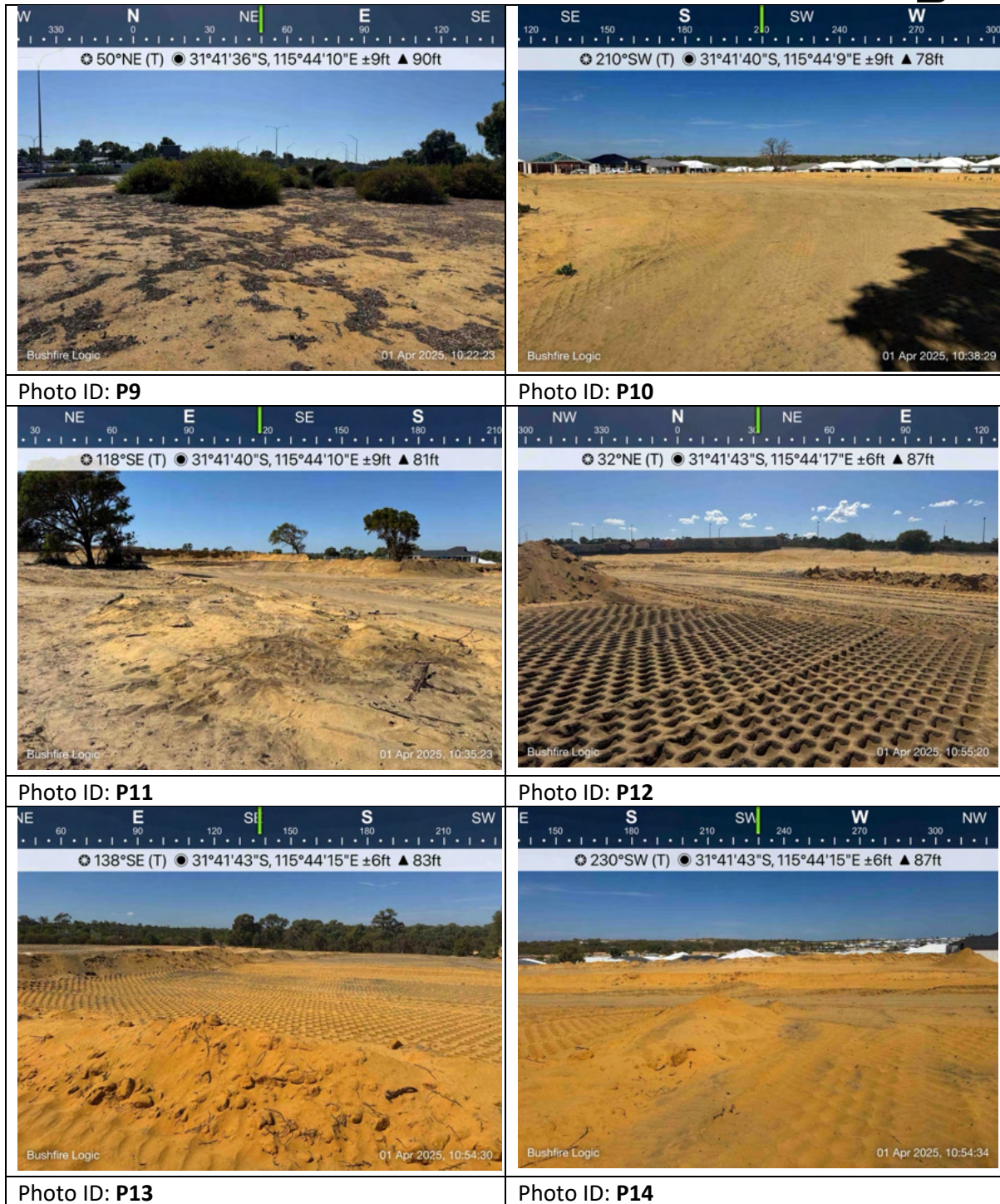
Vegetation Plot 1				
Classification	Class B Woodland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees	Upslope
Description/Justification:	This plot is characterised by eucalypt tree species with a predominately clear grassy understorey.			
Post Development Assumptions:	Vegetation within the subject lots will be modified as part of the implementation of the subdivision to remove/reduce vegetation to a low-threat fuel state and to facilitate the development of houses.			
Photo ID: P1		Photo ID: P2		
Photo ID: P3		Photo ID: P4		

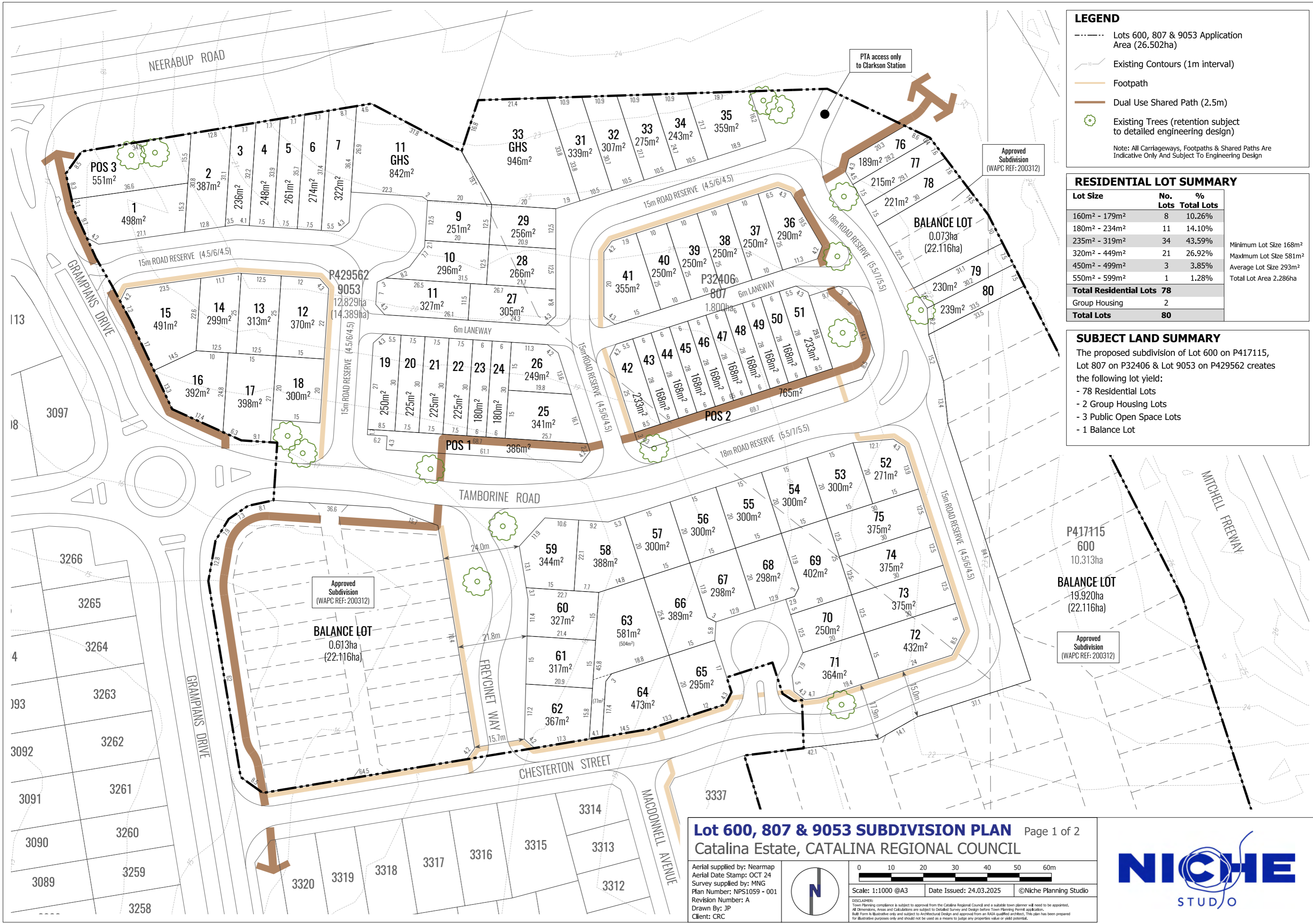
Vegetation Plot 2				
Classification	Class D Scrub			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees	Upslope
Description/Justification:	This plot is characterised by medium sized shrubs that run adjacent to the principle shared path and Mitchell Freeway to the east of the subdivision area. This plot has been assessed as its worst-case scenario given Main Roads WA will not agree to ongoing management.			
Post Development Assumptions:	Vegetation within the subject lots will be modified as part of the implementation of the subdivision to remove/reduce vegetation to a low-threat fuel state and to facilitate the development of houses.			



Photo ID: P4

Vegetation Plot 3				
Classification	N/A			
Exclusion Clause (if applicable)	2.2.3.2 (e) Low threat vegetation – Non-vegetated area 2.2.3.2 (f) Low threat vegetation – minimal fuel condition			
Effective Slope	Measured	N/A	Applied Range (Method 1)	N/A
Description/Justification:	This plot contains cleared portions of the broader Catalina housing estate, existing road networks and houses under construction. This plot also includes public open space reserves that have been developed as part of previous subdivision stages and are maintained by the developer and Local Government in a low-threat state in perpetuity.			
Post Development Assumptions:	Nil.			
Photo ID: P5		Photo ID: P6		
Photo ID: P7		Photo ID: P8		





LEGEND

- Lots 600, 807 & 9053 Application Area (26.502ha)
- - - Existing Contours (1m interval)
- Footpath
- Dual Use Shared Path (2.5m)
- Existing Trees (retention subject to detailed engineering design)

Note: All Carriageways, Footpaths & Shared Paths Are Indicative Only And Subject To Engineering Design

RESIDENTIAL LOT SUMMARY

Lot Size	No. Lots	% Total Lots
160m ² - 179m ²	8	10.26%
180m ² - 234m ²	11	14.10%
235m ² - 319m ²	34	43.59%
320m ² - 449m ²	21	26.92%
450m ² - 499m ²	3	3.85%
550m ² - 599m ²	1	1.28%
Total Residential Lots	78	
Group Housing	2	
Total Lots	80	

Minimum Lot Size 168m²
Maximum Lot Size 581m²
Average Lot Size 293m²
Total Lot Area 2.286ha

SUBJECT LAND SUMMARY

The proposed subdivision of Lot 600 on P417115, Lot 807 on P32406 & Lot 9053 on P429562 creates the following lot yield:

- 78 Residential Lots
- 2 Group Housing Lots
- 3 Public Open Space Lots
- 1 Balance Lot

P417115
600
10.313ha
BALANCE LOT
19.920ha
(22.116ha)

Approved Subdivision
(WAPC REF: 200312)

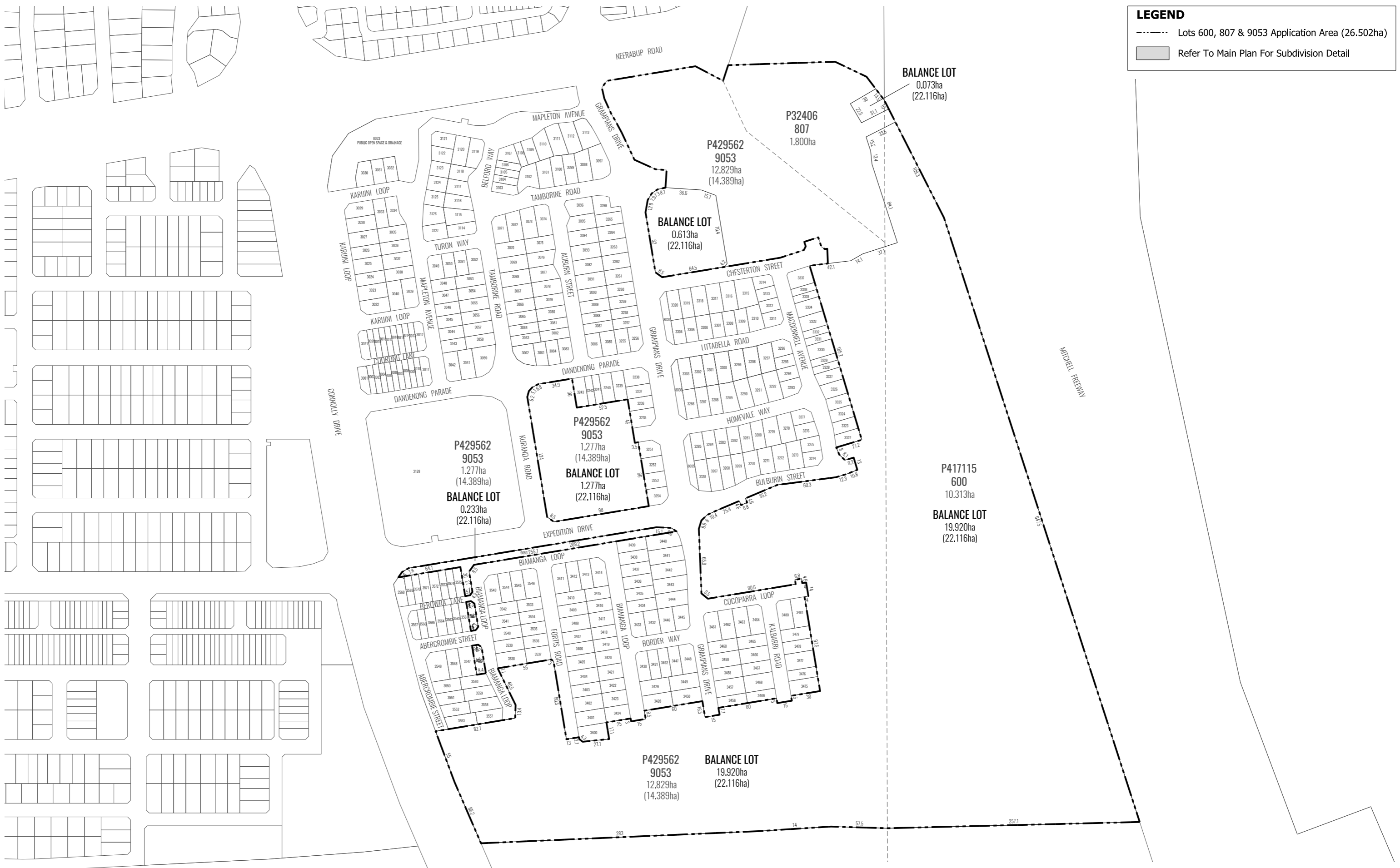
Lot 600, 807 & 9053 SUBDIVISION PLAN Page 1 of 2
Catalina Estate, CATALINA REGIONAL COUNCIL

Aerial supplied by: Nearmap
Aerial Date Stamp: OCT 24
Survey supplied by: MNG
Plan Number: NPS1059 - 001
Revision Number: A
Drawn By: JP
Client: CRC

0 10 20 30 40 50 60m
Scale: 1:1000 @A3 Date Issued: 24.03.2025 ©Niche Planning Studio

DISCLAIMER:
Town Planning compliance is subject to approval from the Catalina Regional Council and a suitable town planner will need to be appointed. All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application. This plan is for illustrative purposes only and should not be used as a means to judge any properties value or yield potential.



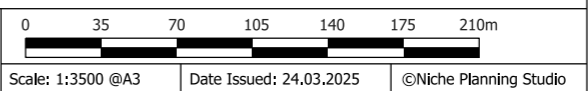
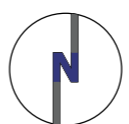


LEGEND

- Lots 600, 807 & 9053 Application Area (26.502ha)
- Refer To Main Plan For Subdivision Detail

Lot 600, 807 & 9053 SUBDIVISION PLAN Page 2 of 2
Catalina Estate, CATALINA REGIONAL COUNCIL

Aerial supplied by: Nearmap
 Aerial Date Stamp: OCT 24
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