

Surefire Environmental Pty Ltd

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Memorandum

Attention:	Kris Tilaka	From:	Sue Brand
Company:	LWP Wellard Pty Ltd	Date:	29 August 2025
Subject:	Clearance Letter – WAPC 163342	Project:	Oakabella, Stage 9

Background

The Western Australian Planning Commission (WAPC) issued planning approval WAPC 163342 to LWP Wellard Pty Ltd to enable the development of Stages 7 – 10 of Lot 9010 Johnson Road (Oakabella Estate), Wellard. Conditions 20, 21, and 22 of that approval relate to bushfire provisions and require a Certification by Bushfire Consultant that provisions of the Bushfire Management Plan (BMP) have been implemented. This Memorandum provides the assessment of compliance with WAPC 163342 Conditions 20, 21, and 22 as they relate to the 31 Lots that will be created in Stage 9. Table 1 details the conditions, and Table 2 the assessment of compliance.


Table 1: WAPC 163342 Bushfire Conditions

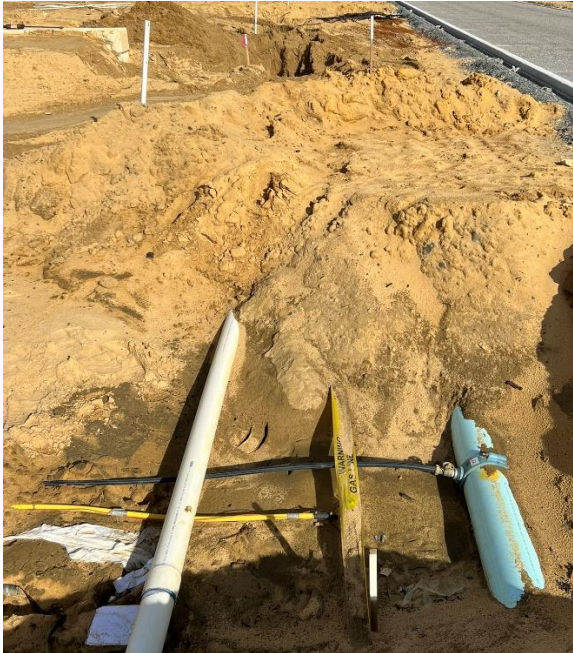

Condition	Requirement
Condition 20	Information is to be provided to demonstrate that the measures contained in the approved bushfire management plan that address developer's responsibilities have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.
Condition 21	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan).
Condition 22	The Bushfire Management Plan – Stages 7 – 10 Oakabella Estate, Wellard, prepared by MBS Environmental (dated 20 June 2022) being updated and approved in accordance with the Guidelines for Planning in Bushfire Prone Areas (as amended) to the specification of the local government and to the satisfaction of the Western Australian Planning Commission.

Compliance Assessment

This Memorandum provides an assessment of LWP Wellard Pty Ltd's compliance with the required conditions as they related to Stage 9, and considers information provided in the Bushfire Management Plan prepared by MBS Environmental dated 20 June 2022, with outcomes of the assessment process provided in Table 2.

Table 2: Bushfire Compliance Evidence

No	Developer's Responsibilities	Compliance Evidence
Condition 20 – Compliance with BMP		
1	Ensure proposed building is constructed in accordance with assigned BAL-rating	<ul style="list-style-type: none"> Not applicable to this stage – will apply at the building construction phase. BAL-ratings are assigned in the BMP prepared by MBS Environmental dated December 2023. Updated BAL-contours and ratings assuming revegetation of the wetland buffer extends to the western edge of the road reserve (i.e. worst-case scenario) are provided in Figure 1.
2	Assess bushfire management implications of proposed revegetation and landscaping plans, particularly as they relate to the wetland buffer and proposed POS areas.	<ul style="list-style-type: none"> Updated BAL-contours and ratings assuming revegetation of the wetland buffer extends to the western edge of the road reserve (i.e. worst-case scenario) are provided in Figure 1.
3	<p>Hydrant requirements will be in accordance with the Water Corporation Design Standard 63 for hydrants:</p> <ul style="list-style-type: none"> Installation of markings to indicate the presence of hydrants, including: <ul style="list-style-type: none"> A blue 'cats eye' reflective indicator in the centre line of the road. A small blue 'H' painted on the curbing. A white and red stripe around the pole nearest to the hydrant. Clearance on the placement of hydrants will be required from Department of Fire and Emergency Services (DFES) and the Water Corporation. 	<ul style="list-style-type: none"> Aerial imagery available via NearMap dated June 2025 (Figure 1) indicates that subsurface engineering is complete.  <ul style="list-style-type: none"> Hydrant and water supply design was reviewed and approved by the Water Corporation prior to construction commencing, with the engineering drawings also provided to the City of

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	<ul style="list-style-type: none"> Hydrants will need to be clearly identifiable, with markings installed by the developer prior to sign off. 	<p>Kwinana as a component of their engineering approvals.</p>  <ul style="list-style-type: none"> Hydrant markings will occur at a later stage when practical completion of the developed is achieved.
4	Install and maintain firebreak/low fuel zones around the various development stages to minimise the potential for temporary BAL-ratings on Lots.	<ul style="list-style-type: none"> Figure 1 indicates that the low fuel zone around Stage 9 extends for 100 m north and south, with previous development present to the east and clearing to the extent possible to the west.
5	If required, undertake slashing of any long grass or other low vegetation to 50 mm and other weed control to reduce fuel load in areas of Class G Grassland within 50 m of Lots.	<ul style="list-style-type: none"> Not required – there is no long grass or other low vegetation within 100 m to the north, east, and south of Stage 9, and vegetation managed to the extent possible to the west.
6	Ensure that as each stage of the development progresses, there are two access/egress options are available to satisfy the requirements of Element 3: Vehicular Access of the Guidelines.	<ul style="list-style-type: none"> Road construction is complete. Lattuga Dr, and Brassica St both provide connections to the existing road network, including Johnson St to the east, where additional access/egress options are available. 

No	Developer's Responsibilities	Compliance Evidence
Condition 21 – Title Notification		
7	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above.	<ul style="list-style-type: none"> Not applicable – notification on Titles will be undertaken by the project surveyors, with this document informing that process.
Condition 22 – Amendment of the BMP		
8	The Bushfire Management Plan – Stages 7 to 10 Oakabella Estate, Wellard, prepared by MBS Environmental (20 June 2022) is to be updated and approved in accordance with the Guidelines for Planning in Bushfire Prone Areas (as amended) to the specification of the local government and to the satisfaction of the Western Australian Planning Commission.	<ul style="list-style-type: none"> The BMP prepared by MBS in December 2022 was updated on 02 June 2023 and included consideration of the POS planned for Lattuga Drive to the south of Stages 7, 8, and 9 to be considered as a 'worst case scenario' as landscaping plans for the area had not been prepared and approved — refer no 2 above.

Declaration by Bushfire Consultant

This Memorandum provides the assessment of Stage 14's compliance with Conditions 12 and 13 of the WAPC 200095 approval letter, with sufficient evidence available to indicate that all are, or will be **compliant**.

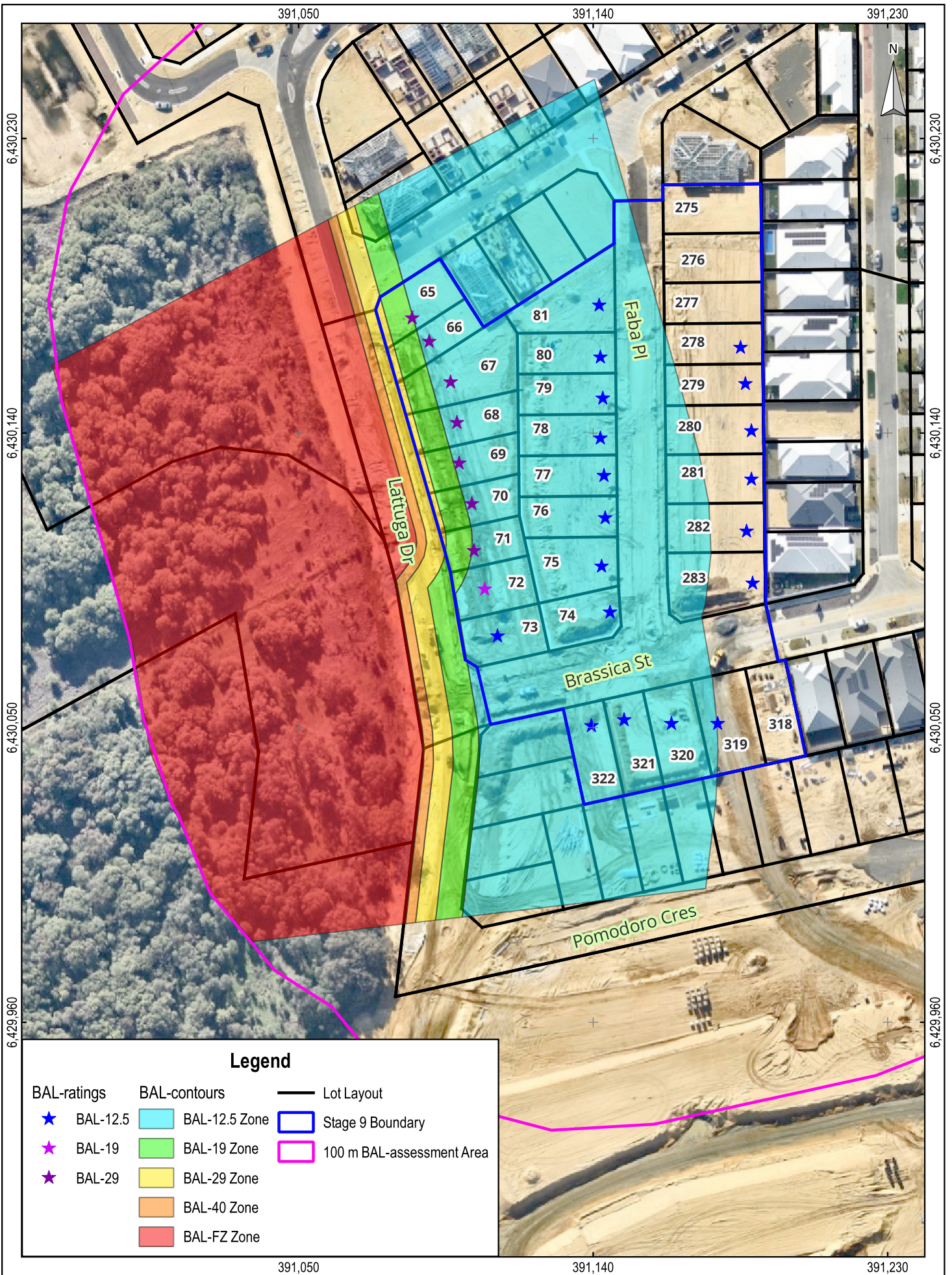
If any clarification or additional information is required in relation to the information provided, please contact me on 0439 435 110 or via email at sue@surefireenvironmental.com.

Yours sincerely



Sue Brand
Surefire Environmental Pty Ltd





Legend		
BAL-ratings	BAL-contours	Lot Layout
★ BAL-12.5	■ BAL-12.5 Zone	□ Stage 9 Boundary
★ BAL-19	■ BAL-19 Zone	□ 100 m BAL-assessment Area
★ BAL-29	■ BAL-29 Zone	
	■ BAL-40 Zone	
	■ BAL-FZ Zone	

Scale: 1: 1,500
 Original Size: A4
 Aerial Imagery: NearMap June 2025
 Grid: GDA94 / MGA zone 50

0 25 50 m

Figure 1

Bushfire Compliance Evidence

Clearance Letter
 Stage 9, Oakabella Estate, Wellard
 LWP Wellard Pty Ltd