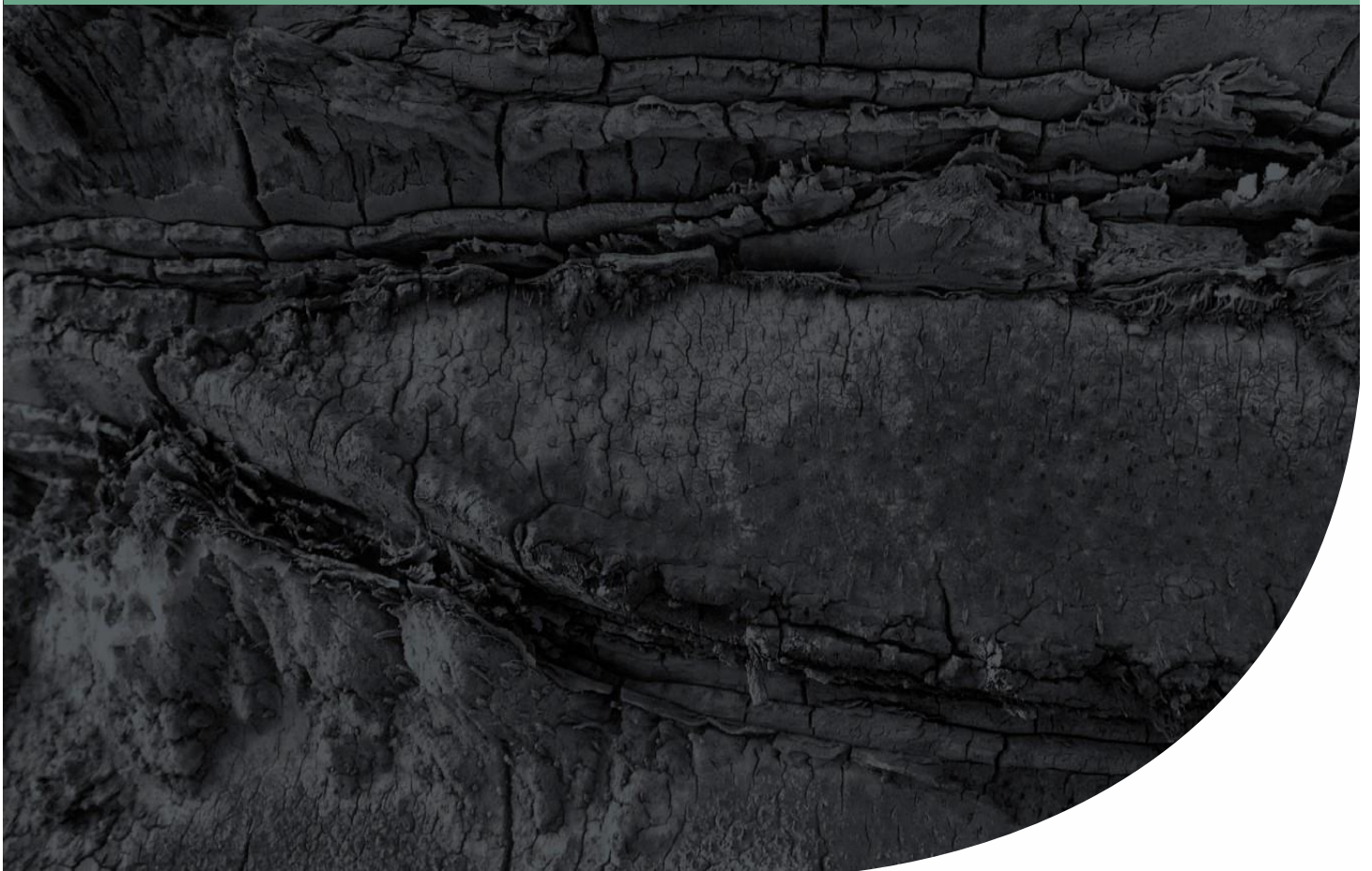


Bushfire Management Plan

Lot 9210 Bookleaf Street, Byford

Project No: EP15-38(19)

**Prepared for Satterley Property Group
July 2025**



Bushfire Management Plan

Lot 9210 Bookleaf Street, Byford



Document Control

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				Anthony Rowe	AJR
Submitted to the client for review					

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This document has been prepared primarily to consider the layout of development and/or the appropriate building construction standards applicable to development, where relevant. The measures outlined are considered to be prudent minimum standards only based on the standards prescribed by the relevant authorities. The level of bushfire risk mitigation achieved will depend upon the actions of the landowner or occupiers of the land and is not the responsibility of the author. The relevant local government and fire authority (i.e. Department of Fire and Emergency Services or local bushfire brigade) should be approached for guidance on preparing for and responding to a bushfire.

Notwithstanding the precautions recommended in this document, it should always be remembered that bushfires burn under a wide range of conditions which can be unpredictable. An element of risk, no matter how small, will always remain. The objective of the Australian Standard AS 3959:2018 is to "prescribe particular construction details for buildings to reduce the risk of ignition from a bushfire" (Standards Australia 2018). Building to the standards outlined in AS 3959 does not guarantee a building will survive a bushfire or that lives will not be threatened by the effects of bushfire attack.

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Executive Summary

Satterley Property Group (the proponent) are submitting a subdivision application for 10 lots that have previously been granted subdivision approval but were not titled prior to the approval expiring. The 10 lots are located within a portion of Lot 9210 Orton Road, Byford (herein referred to as 'the site') which forms part of The Glades at Byford Local Structure Plan (LSP). The site is found within the Shire of Serpentine Jarrahdale.

The site is bounded by existing residential development to the north and east, Bookleaf Street/Orton Road to the south and cleared land to the east where staged subdivision is being progressed by a separate developer in accordance with the Doley Road Local Structure Plan (LSP). The site has been subject to subdivision work historically and is comprised of bare ground.

The whole of the site is located within 'Area 2' (designated bushfire prone) on the state-wide *Map of Bush Fire Prone Areas* prepared by the Office of Bushfire Risk Management (OBRM 2024) and accordingly *State Planning Policy 3.7 Bushfire* (SPP 3.7) (WAPC 2024b) applies. The identification of the site as bushfire prone requires further assessment of the bushfire risk in accordance with *Australian Standard 3959:2018 Construction of buildings in bushfire prone areas* (AS 3959), and the required risk treatments through compliance of the proposal with the policy measures described in the *Planning for Bushfire Guidelines - For the implementation of State Planning Policy 3.7 Bushfire* (the Guidelines)(WAPC 2024a).

The policy intent of SPP 3.7 is:

"to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount."

This Bushfire Management Plan (BMP) has followed the Department of Planning Lands and Heritage (DPLH) *Bushfire Management Plan Manual, November 2024 - Bushfire Management Plan Structure Plans and Subdivisions*. Accordingly, it provides a Bushfire Attack Level (BAL) assessment involving the classification of vegetation and effective slope in accordance with AS 3959, extending 150 m from the site in accordance with the Guidelines.

The following bushfire hazards were identified in the post-development scenario and require consideration as part of future development:

- **Forest (Class A) vegetation** has been identified to the south of the southernmost lot, within the Bookleaf Street/Orton Road reserve, and is associated with a narrow strip of trees and understorey vegetation.
- **Grassland (Class G) vegetation** has been identified to the south of the southernmost lot, within the Bookleaf Street/Orton Road reserve, and is associated with an area of weedy sedge-type vegetation that has not been managed. This vegetation is more than 50 m from the site and is therefore not influencing BAL ratings.

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Both the forest vegetation and grassland vegetation combined are less than 1 ha in size, however due to its proximity to other unmanaged vegetation within the Orton Road reserve further east, is not able to be excluded as low threat under AS 3959. This vegetation is likely to be removed and/or modified in the future as part of the broader road realignment and development works that are occurring in accordance with The Glades at Byford LSP and Doley Road LSP.

All other areas within 150 m of the site are either existing developed residential areas; cleared and subject to earthworks and civil construction activities (and are excluded as non-vegetated (exclusion 2.2.3.2(e)); or are subject to regular fuel load management based on long term maintenance (observed over the last 5 plus years) and/or in accordance with the Shire of Serpentine Jarrahdale firebreak notice. The landholdings to the immediate east of the site are under development or are soon to be developed (with demolition of existing buildings underway) in accordance with the Doley Road LSP. Areas of land identified as low threat that are external to the site are assumed to continue to be managed in accordance with existing subdivision approvals and/or land management practices.

Nature strips associated with road reserves do not require specific management to be excluded as low threat in accordance with Section 2.2.3.2 of AS 3959.

Compliance Assessment

The bushfire protection criteria (BPC) provided in the Guidelines represent the risk treatment acceptable solutions applicable to achieving the intent and outcomes listed in SPP 3.7. The BPC are divided into eight criteria with each having four elements aligning to an outcome. In this instance, the relevant criteria (category) are *Criteria 5: Structure plans and subdivision applications*. Compliance with each element (as a risk treatment) is required to demonstrate to the decision maker that the risk is within an acceptable level, either by compliance with the acceptable solution or by an outcome (alternate solution).

This BMP demonstrates that compliance with the acceptable solution at each element in BCP 5 can be achieved and is summarised below:

- **Element 1 Location:** As the site has been identified as being within an 'Area 2' bushfire prone area under the state-wide Map of Bush Fire Prone Areas prepared by the Office of Bushfire Risk Management (OBRM 2024), an assessment against Element 1 was necessary. Notwithstanding this, the subject site sits within The Glades at Byford LSP, which was most recently assessed under SPP 3.7 in 2022 as part of an amendment which identified the location as suitable. In line with A1.2 of the Guidelines, an assessment of the broader landscape is not required as it has previously been considered as part of a higher order planning document for the area assessed under SPP 3.7.
- **Element 2 Siting and Design:** The BAL assessment undertaken as part of the BMP indicates that all lots can facilitate a habitable building achieving BAL-29 or less. Eight of the ten lots are subject to BAL-LOW, while two of the lots, the southernmost, are subject to BAL-12.5. The BAL-12.5 rating is a result of vegetation to the south of Bookleaf Street/Orton Road, which is expected to be removed/modified in the future.
- **Element 3 Vehicular Access:** No public roads are to be constructed as part of the subdivision of the site. The site connects to existing public roads, which were approved and constructed as part of previous stages of subdivision. These roads comply with the technical requirements

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outlined in the Guidelines. The constructed roads are no-through roads less than 200 m in length (between 78 m and 95 m), and were approved without turning areas. These roads will be extended to the east by a separate developer in accordance with the Doley Road LSP, with Albizia Grove, Luzula Grove and Patens Grove recently titled it provided a through road connection to Doley Road.

- **Element 4 Water:** the permanent and reticulated water supply, which can support onsite firefighting requirements, was installed as part of the previous subdivision works and satisfies the requirements of the Guidelines. This includes the installation of hydrants, which are within 20 m to 75 m of the proposed lots.

The management/mitigation measures to be implemented through the proposed subdivision and development of the site have been outlined as part of this BMP. It demonstrates the policy objectives and policy outcomes prescribed in SPP 3.7 can be achieved.

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Appendices

Appendix A

Subdivision Plan

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Abbreviation Tables

Table A1: Abbreviations – General terms

General terms	
AS	Australian Standard
APZ	Asset Protection Zone
BAL	Bushfire Attack Level
BMP	Bushfire Management Plan
BPAD	Bushfire Planning and Design
BPC	Bushfire Protection Criteria
CCW	Conservation category wetland
ESA	Environmentally sensitive area
FDI	Fire Danger Index
REW	Resource enhancement wetland
UFI	Unique feature identifier

Table A2: Abbreviations – Organisations

Organisations	
DBCA	Department of Biodiversity, Conservation and Attractions
DFES	Department of Fire and Emergency Services
DWER	Department of Water and Environmental Regulation
DPLH	Department of Planning, Lands and Heritage
OBRM	Office of Bushfire Risk Management
WAPC	Western Australian Planning Commission

Table A3: Abbreviations – Legislation and policies

Legislation	
AS 3959	<i>Australian Standard 3959:2018 Construction of buildings in bushfire prone areas</i>
Guidelines	<i>Planning for Bushfire Guidelines - For the implementation of State Planning Policy 3.7 Bushfire (WAPC 2024a)</i>
SPP 3.7	<i>State Planning Policy 3.7 Bushfire (WAPC 2024b)</i>

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Table A4: Abbreviations – Planning and building terms

Planning and building terms	
LPS	Local Planning Scheme

Table A4: Abbreviations – units of measurement

Units of measurement	
ha	Hectare
m	Metre
m AHD	m in relation to the Australian height datum

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1 Introduction

1.1 Background

Satterley Property Group (the proponent) are submitting a subdivision application for 10 lots that have previously been granted subdivision approval but were not titled prior to the approval expiring. The 10 lots are located within a portion of Lot 9210 Bookleaf Street, Byford (herein referred to as 'the site'), which forms part of The Glades at Byford Local Structure Plan. The site is found within the Shire of Serpentine Jarrahdale.

The site is bounded by existing residential development to the north and east, Bookleaf Street/Orton Road to the south and cleared land to the east where staged subdivision is being progressed by a separate developer in accordance with the Doley Road Local Structure Plan (LSP). The site has been subject to subdivision work historically and is comprised of bare ground.

The entirety of the site is located within 'Area 2' (designated bushfire prone) on the state-wide *Map of Bush Fire Prone Areas* prepared by the Office of Bushfire Risk Management (OBRM 2024), as shown in **Plate 1**, and accordingly *State Planning Policy 3.7 Bushfire* (SPP 3.7) (WAPC 2024b) applies. The identification of the site as bushfire prone requires further assessment of the bushfire risk in accordance with *Australian Standard 3959:2018 Construction of buildings in bushfire prone areas* (AS 3959), and the required risk treatments through compliance of the proposal with the policy measures described in the *Planning for Bushfire Guidelines - For the implementation of State Planning Policy 3.7 Bushfire* (the Guidelines)(WAPC 2024a).

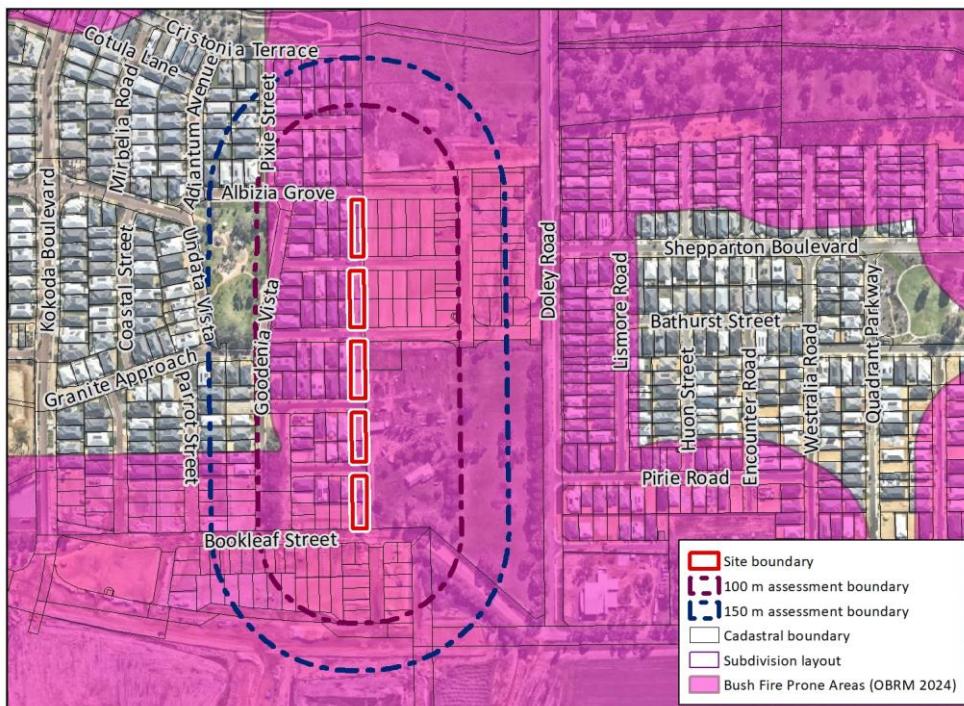


Plate 1: Areas within and surrounding the site, identified as Area 2 'designated bushfire prone' (under the state-wide *Map of Bush Fire Prone Areas* (OBRM 2024), is indicated in purple.

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The policy intent for SPP 3.7 is:

“to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.”

1.2 Aim of this report

The aim of this Bushfire Management Plan (BMP) is to assess bushfire hazards both within the site, and nearby, and demonstrate that the threat posed by any identified hazards can be appropriately mitigated and managed. This BMP has been prepared in accordance with SPP 3.7 (WAPC 2024b), the Guidelines (WAPC 2024a) and AS 3959 (Standards Australia 2018). The document includes:

- An assessment of the existing classified vegetation in the vicinity of the site (within 150 m) and consideration of bushfire hazards that will exist in the post-development scenario (**Section 3**).
- Commentary on how the development can achieve *Bushfire Protection Criteria (BCP) 5: Structure Plans and subdivision applications* outlined within the Guidelines, including an indication of Bushfire Attack Level (BAL) ratings likely to be applicable to future habitable buildings (**Section 5**).
- An outline of the roles and responsibilities associated with implementing this BMP (see **Section 6**).

1.3 Statutory policy and framework

The following key legislation, policies and guidelines are relevant to the preparation of a bushfire management plan:

- *Bush Fires Act 1954*
- *Fire and Emergency Services Act 1998*
- *Planning and Development Act 2005* and associated regulations
- *Building Act 2011* and associated regulations
- *State Planning Policy 3.7 Bushfire (WAPC 2024b)*
- *Planning for Bushfire Guidelines – For the implementation of State Planning Policy 3.7 Bushfire (WAPC 2024a)*
- *Australian Standard AS 3959 – 2018 Construction of buildings in bushfire prone areas* (Standards Australia 2018)

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1.4 Description of the proposed development

The site is proposed to be developed for residential purposes in accordance with The Glades at Byford LSP. The subdivision plan is provided in **Appendix A** and is for the subdivision of 10 residential lots, varying in size. These lots were not titled prior to the previous subdivision expiring. The public roads and services for these lots were provided as part of the previous subdivision process.

The site is currently zoned 'Urban' under the Metropolitan Region Scheme (MRS), and 'Urban development' under the Shire of Serpentine Jarrahdale Local Planning Scheme (LPS) No. 3, see **Plate 2**. The site forms part of the broader The Glades at Byford development, with previous stages located to the north and west, and residential development to the east and south being progressed.

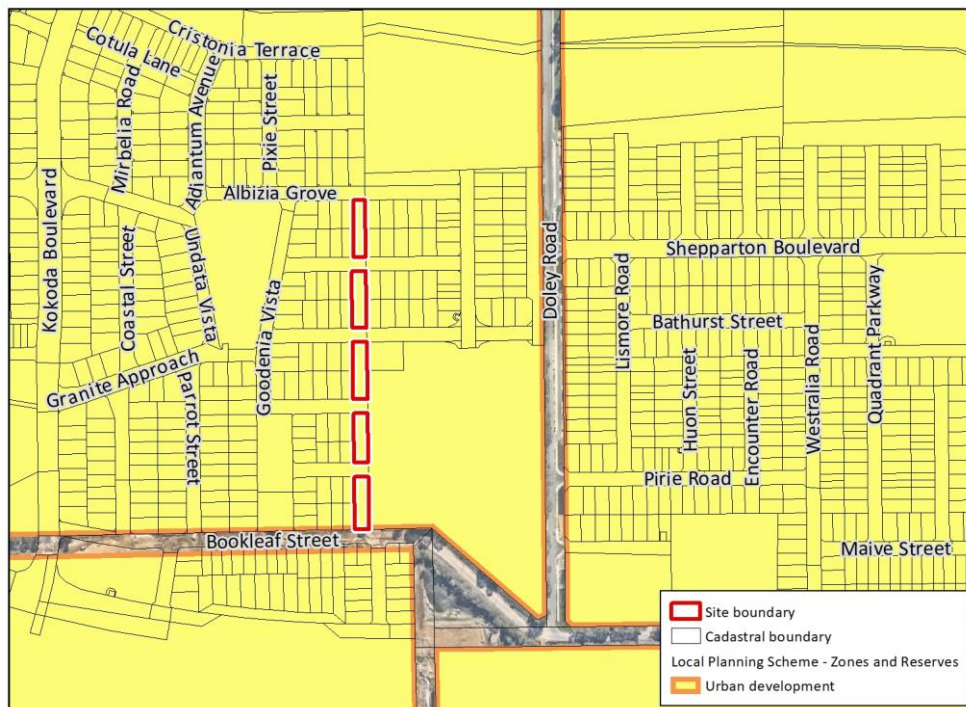


Plate 2: Local Planning Scheme Zoning, in and surrounding the site.

1.5 Description of land characteristics

The natural topographical contours (prior to filling of the land) indicate that the site was generally flat, at around 35 m Australian Height Datum (m AHD) as shown in **Figure 2**. The site and surrounding land has been subject to filling as part of development in the area, to satisfy drainage and engineering requirements, changing the height of the land. The site visit indicated the site and surrounds is still flat for the purposes of bushfire assessment.

Based on a review of available historic aerial photography, the entirety of the site was historically cleared of native vegetation prior to 1953, likely to support agricultural purposes. No remnant vegetation occurs within the site, and it is composed of mineral earth and/or managed grasses. The site was part of a previous subdivision area, under which public roads were created as part of these works, with each of the 10 proposed lots accessed from an existing public road.

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A strip of remnant native trees is located to the south east of the site, as shown in **Figure 1** which forms part of the current Orton Road reserve. These trees are likely to be removed or modified when the road is realigned in accordance with The Glades at Byford LSP and the Doley Road LSP. A patch of trees is also located to the east of the site, but based on historic aerial photography, these trees were planted to form a windbreak around 1994 and now form part of the Doley Road reserve.

The existing land uses surrounding the site (within 150 m) include:

- Areas of existing residential development in accordance with The Glades at Byford LSP to the west and north.
- Land not owned by the proponent to the east, which is currently being developed for residential development in accordance with the Doley Road LSP.
- Bookleaf Street and Orton Road immediately to the south of the southernmost lot within the site, and will be subject to realignment in the near future. The Proponent's land is further to the south, which will be developed for residential and commercial purposes following the realignment of Orton Road.

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2 Environmental Considerations

In accordance with the *Bushfire Management Plan (BMP) Manual* (DPLH and WAPC 2024), this BMP has considered whether there are any environmental values that may require specific consideration through either protection, retention, or revegetation. It is based on the features relevant to the location of the site. To support this, a review of publicly available databases has been undertaken, with particular reference to the Shared Location Information Platform (SLIP) databases and investigations undertaken to support the approved structure plan phase. A summary of the search results has been provided in **Table 1**.

The entirety of the site has been cleared of native vegetation prior to 1953, based on review of publicly available aerial photography (Landgate 2025), and has been subject to development as part of the previous subdivision applicable to the site. Areas to the east of the site are undergoing subdivision in accordance with the Doley Road LSP.

Table 1: Summary of potential environmental considerations that may be associated with the site.

Key environmental feature (information in brackets refers to mapping data source)	Yes / no / potentially occurring within the site	If yes / potentially, describe the value that may be impacted
Conservation category wetlands and buffers (DBCA-019)	No	The site is mapped as a multiple use wetland (see Figure 1). Cardup Brook is located approximately 500 m to the south of the site and is identified as a resource enhancement wetland (REW) (UFI 14540). The wetland is separated from the site by existing residential areas and public roads and will not influence bushfire mitigation responses in the site.
Waterways (Hydrography Linear (Hierarchy) (DWER-031))	No	Not applicable. No waterways are located within or adjacent to the site. Cardup Brook is located approximately 500 m to the south of the site but will not influence bushfire mitigation responses within the site.
RAMSAR wetlands (DBCA-010)	No	Not applicable. No RAMSAR wetlands are located within or adjacent to the site.
Threatened and priority flora (DBCA-036)	No	The site is completely cleared and does not contain threatened or priority flora.
Threatened and priority fauna (DBCA-037)	No	The site is completely cleared and does not contain habitat for threatened or priority fauna.
Threatened ecological communities (TEC) (DBCA-038)	No	The site is completely cleared and does not contain any threatened or priority ecological communities.
Bush Forever areas (DPLH-019)	No	No Bush Forever sites occur within the site. The closest Bush Forever site is site 351 and is located approximately 500m to the south of the site. This Bush Forever site is associated with Cardup Brook and will not influence bushfire mitigation responses within the site.
Department of Biodiversity Conservation and Attractions (DBCA) controlled lands or waters (DBCA-011)	No	No DBCA controlled lands or waters exist within the site or within proximity that would influence bushfire mitigation within the site.

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Table 1: Summary of potential environmental considerations that may be associated with the site. (continued)

Key environmental feature (information in brackets refers to mapping data source)	Yes / no / potentially occurring within the site	If yes / potentially, describe the value that may be impacted
Clearing regulations – Environmentally Sensitive Areas (DWER-046)	No	The site is not located within an environmentally sensitive areas (ESA).

2.1 Native vegetation – modification and clearing

As outlined above, the entirety of the site has been historically cleared and now supports no native vegetation.

No native vegetation external to the site is proposed and/or required to be modified to enable the subdivision of the proposed lots, or to address bushfire risk. The vacant land to the east of the site is either recently developed for residential purposes, or is soon to be developed and is currently managed paddock areas that achieve low threat.

It is noted that where clearing of native vegetation is undertaken in accordance with a subdivision approval under the *Planning and Development Act 2005*, it is exempt from requiring a clearing permit under Schedule 6 of the *Environmental Protection Act 1986* (EP Act). Additionally, a clearing permit will not be required where other exemptions pursuant to the *Environmental Protection Act 1986* or Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (where outside an ESA and riparian vegetation) exist, such as those associated with Section 33 of the *Bush Fires Act 1954* or a building licence.

2.2 Revegetation and landscape plans

No public open space areas are proposed as part of the subdivision, nor is any revegetation or landscaping proposed.

As outlined, the site is surrounded by existing residential lots and public roads to the north, south and west, and vacant land under development in accordance with the Doley Road LSP to the east. The Doley Road LSP does not propose any public open space areas adjacent to the site that would influence the consideration of bushfire risk.

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3 Bushfire Assessment Results

Bushfire risk for the site has been appropriately considered with regard to the potential impact upon the site using AS 3959 and the Guidelines. The objective of AS 3959 is to reduce the risk of ignition and loss of a building to bushfire. It provides a consistent method for determining a radiant heat level (radiant heat flux) as a primary consideration of bushfire attack. AS 3959 measures the BAL as the radiant heat level (kW/m²) over a distance of 100 m. AS 3959 also prescribes deemed-to-satisfy construction responses that can resist the determined radiant heat level at a given distance from the fire. It is based on six BAL ratings: BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

A BAL contour plan has been prepared in accordance with Appendix A.3 of the Guidelines and Method 1 of AS 3959 to determine the BAL ratings likely to be applicable to future buildings. This has been based on the vegetation classifications and the effective slope under the vegetation (post-development scenario).

3.1 Assessment inputs

Vegetation classifications and effective slope have been detailed in **Table 2** and **Figure 2** (post-development) and a site assessment was completed on 13 May 2025 (with the site and surrounds previously assessed over multiple occasions since 2015).

3.1.1 Inputs and assumptions

The BAL assessment is based on the following assumptions:

- **Designated FDI:** 80
- **Flame temperature:** 1090 K
- **Effective slope beneath classified vegetation:** flat/upslope ° (see **Figure 2**)
- Lot 5034 (landholding to the east/south-east) of the site is proposed for urban development in accordance with the Doley Road Local Structure Plan, with preparation works for subdivision underway. Until subdivision development works are progressed, the controls under the Shire of Serpentine Jarrahdale firebreak notice (including the requirement to keep grass below 50 mm in height) will enable this area to achieve low threat (in accordance with Section 2.2.3.2 of AS 3959) in the interim.
- Areas of public open space/managed road reserve, developed as part of previous subdivision stages within The Glades at Byford LSP, have been excluded as low threat vegetation in accordance with Section 2.2.3.2(f) of AS 3959 based on existing maintenance regimes. This maintenance is assumed to be ongoing.
- Areas identified as non vegetated (in accordance with Section 2.2.3.2(e) of AS 3959) may contain landscape areas (gardens, nature strips etc.) however for ease of reference have been excluded as non-vegetated. This would not change the consideration of bushfire risk.

It is noted that both the patches of forest vegetation and grassland vegetation (discussed below) when combined are less than 1 ha in size, however due to the proximity to other unmanaged vegetation within the Orton Road reserve further east, is not able to be excluded as low threat under AS 3959. This vegetation is likely to be removed and/or modified in the future as part of the broader

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road realignment and development works that are occurring in accordance with The Glades at Byford LSP and Doley Road LSP.

3.1.2 Vegetation classification

All vegetation within 150 m of the site was classified in accordance with Section 2.2.3 of AS 3959. The assignment of vegetation classifications is based on an assessment of vegetation structure, including consideration of the various fuel layers of different vegetation types, as outlined in **Plate 3**. Each distinguishable vegetation plot is described in **Table 2** and shown in **Figure 2**.

Not all vegetation is classified as a bushfire risk. Vegetation and ground surfaces that are exempt from classification as a potential hazard are identified as a low threat under Section 2.2.3.2 of AS 3959. Low threat vegetation includes the following:

- a. *Vegetation of any type that is more than 100 m from the site.*
- b. *Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified.*
- c. *Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified.*
- d. *Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified.*
- e. *Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings, and rocky outcrops.*
- f. *Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves, and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and wind breaks.*

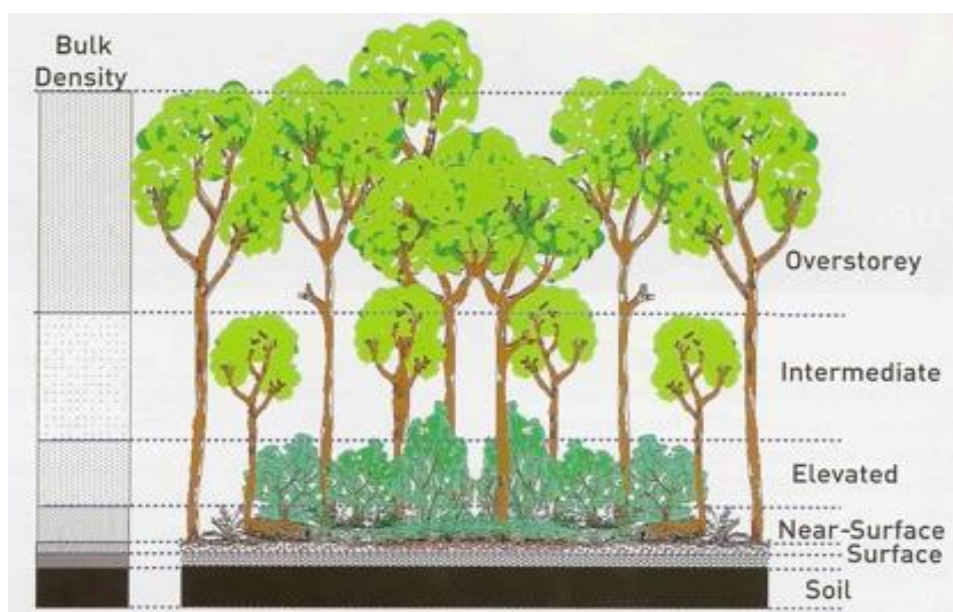




Plate 3: The five fuel layers in a forest environment that could be associated with fire behaviour (Gould et al. 2007)

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Table 2: AS 3959 vegetation classifications (refer to **Figure 2**)

Photo ID:	1	Plot:	1	 <p>-32°14'8", 115°59'7", 8.0m, 156° 13 May 2025 10:53:26 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Class A - Forest (Flat/upslope)				
Description / Justification for Classification				
<p>Forest (Class A) vegetation has been identified at the south of the site and is associated with a narrow strip of vegetation within the existing Bookleaf Street/Orton Road reserve. This area is contiguous with a patch of unmanaged grassland vegetation which appears to be an old drainage basin/dam.</p> <p>The area is comprised of tall mature trees 10 – 15 m in height with greater than 30% foliage cover over an understorey containing a mixture of small shrubs and grasses. This vegetation is likely to be removed/modified in the future (a part of the Orton Road realignment) but is assumed to be a hazard for the purposes of this assessment.</p>				
Photo ID:	2	Plot:	1	 <p>-32°14'8", 115°59'7", 7.2m, 155° 13 May 2025 10:53:51 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Class A - Forest (Flat/upslope)				
Description / Justification for Classification				
<p>Forest (Class A) vegetation has been identified at the south of the site associated with a narrow strip of vegetation within the existing Bookleaf Street/Orton Road reserve. This area is contiguous with a patch of unmanaged grassland vegetation which appears to be an old drainage basin/dam.</p> <p>The area comprises of tall mature trees 10 – 15 m in height with greater than 30% foliage cover over an understorey containing a mixture of small shrubs and grasses. This vegetation is likely to be removed/modified in the future (a part of the Orton Road realignment) but is assumed to be a hazard for the purposes of this assessment.</p>				

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Table 2: AS 3959 vegetation classifications (refer to **Figure 2**)(continued)

Photo ID:	3	Plot:	2	
Vegetation classification or exclusion clause (and effective slope)				
Class G – Grassland (Flat/upslope)				
Description / Justification for Classification				<p style="text-align: right;">-32°14'8", 115°59'6", 7.4m, 132° 13 May 2025 10:52:10 am</p>
Grassland vegetation has been identified to the south-east of the site and is associated with a patch of unmanaged grass/weedy-sedges type vegetation that is taller than 100 mm in height. This vegetation will be removed in the future; however it has been classed as a hazard for the purposes of this assessment.				
The grassland vegetation is located in the foreground of the photo behind the cleared land, with the denser vegetation to the left of the photo; the forest vegetation is identified as Plot 1.				
Photo ID:	4	Plot:	3	
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(e) (Non-vegetated)				
Description / Justification for Classification				<p style="text-align: right;">-32°13'56", 115°59'4", 5.3m, 56° 13 May 2025 10:41:13 am</p>
Residential areas under construction to the north-east of the northernmost lots within the site have been excluded as non-vegetated areas in accordance with clause 2.2.3.2(e) of AS 3959.				

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Table 2: AS 3959 vegetation classifications (refer to **Figure 2**)(continued)




Photo ID:	5	Plot:	3	<p style="text-align: right;">-32°14'0", 115°59'5", 7.3m, 131° 13 May 2025 10:46:11 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(e) (Non-vegetated)				
Description / Justification for Classification				
<p>Roads and lots located to the east of the site have been excluded as non-vegetated areas in accordance with clause 2.2.3.2(e) of AS 3959.. Vegetation to the right of the photo (south of the road) is a managed landholding that will be subject to urban development in the future.</p>				
Photo ID:	6	Plot:	3	<p style="text-align: right;">-32°14'3", 115°59'0", 1.8m, 91° 13 May 2025 10:59:43 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(e) (Non-vegetated)				
Description / Justification for Classification				
<p>Existing residential areas to the west of the site have been excluded as non-vegetated areas in accordance with clause 2.2.3.2(e) of AS 3959.</p>				
Photo ID:	7	Plot:	3	<p style="text-align: right;">-32°13'56", 115°59'1", -15.4m, 348° 13 May 2025 10:39:59 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(e) (Non-vegetated)				
Description / Justification for Classification				
<p>Existing residential areas to the north of the site have been excluded as non-vegetated areas in accordance with clause 2.2.3.2(e) of AS 3959.</p>				

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Table 2: AS 3959 vegetation classifications (refer to **Figure 2**)(continued)

Photo ID:	8	Plot:	4	 <p>-32°13'57", 115°59'0", -8.7m, 270° 13 May 2025 10:39:07 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion 2.2.3.2 (f) – Low-threat vegetation				
Description / Justification for Classification				
<p>A well managed public open space area to the west of the site achieves low threat and is excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area is subject to regular ongoing maintenance, with grass mown and no evidence of built-up dead material. This area has been assumed to continue to be managed in line with current maintenance regimes.</p>				
Photo ID:	9	Plot:	4	 <p>-32°14'4", 115°59'0", 0.5m, 189° 13 May 2025 10:59:30 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(f) (low threat vegetation)				
Description / Justification for Classification				
<p>A managed road reserve to the west of the site achieves low threat and is excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area is subject to regular ongoing maintenance with no evidence of built-up dead material. This area has been assumed to continue to be managed in line with current maintenance regimes.</p>				
Photo ID:	10	Plot:	4	 <p>-32°14'2", 115°59'4", 5.9m, 111° 13 May 2025 10:47:34 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion clause 2.2.3.2(f) (low threat vegetation)				
Description / Justification for Classification				
<p>A landholding Lot 5034) directly to the east/south-east of the site has been identified as low threat and excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area has been observed to be well managed for more than 5 years (as part of various site visits), with grass below 50 mm in height and no built up fuels. This is as per the Shire's firebreak notice requirements. This area will be subject to residential development in the near future.</p>				

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 Lot 9210 Bookleaf Street, Byford



Table 2: AS 3959 vegetation classifications (refer to **Figure 2**)(continued)

Photo ID:	11	Plot:	4	 <p>-32°14'6", 115°59'4", 6.4m, 133° 13 May 2025 10:49:55 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion 2.2.3.2 (f) – Low-threat vegetation				
Description / Justification for Classification				
<p>A landholding (Lot 5034) directly to the east/south-east of the site has been identified as low threat and excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area has been observed to be well managed for more than 5 years (as part of various site visits), with grass below 50 mm in height and no built up fuels. This is as per the Shire’s firebreak notice requirements. All structures have been recently demolished and this area will be subject to residential development in the near future.</p>				
Photo ID:	12	Plot:	4	 <p>-32°14'7", 115°59'7", 8.6m, 315° 13 May 2025 10:55:39 am</p>
Vegetation classification or exclusion clause (and effective slope)				
Exclusion 2.2.3.2 (f) – Low-threat vegetation				
Description / Justification for Classification				
<p>A landholding (Lot 5034) directly to the east/south-east of the site has been identified as low threat and excluded in accordance with clause 2.2.3.2(f) of AS 3959. This area has been observed to be well managed for more than 5 years (as part of various site visits), with grass below 100 mm in height and no built up fuels. This is as per the Shire’s firebreak notice requirements. Development of this area is imminent and all structures have been recently demolished.</p>				

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3.2 Assessment outputs

The vegetation classifications and effective slope determined in **Section 3.1.2** are summarised in **Table 3** and shown in **Figure 2**. The existing and post-development assumptions presented in this BMP are the same. Areas excluded as clause 2.2.3.2(f) to the east and south-east of the sit will be developed for residential purposes in accordance with the Doley Road LSP.

Table 3: AS 3959 vegetation classification and effective slope applicable to the site

Plot	Applied vegetation classification	Effective slope
1	Class A – Forest (existing, but likely to be removed or modified)	Flat/upslope
2	Class G – Grassland (existing, but will be removed)	Flat/upslope
3	Exclusion 2.2.3.2(e) (existing or introduced with urban development)	N/A
4	Exclusion 2.2.3.2(f) (existing managed areas in accordance with firebreak notice, or existing maintained public open space areas)	N/A

The resultant BAL ratings for the site are shown in **Figure 3**. The BAL ratings are based on the minimum distances outlined in Table 2.5 of AS 3959 for the applicable vegetation classifications and effective slope. The relevant setback distances for the BAL ratings from AS 3959 have been summarised for ease of reference in **Table 4**.

The BAL assessment indicates that the all 10 lots within the site will be able to support habitable buildings achieving BAL-29 or less. Eight of the 10 lots are subject to BAL-LOW, while the two southernmost lots are subject to BAL-12.5. It is anticipated that the lots subject to BAL-12.5 will be subject to BAL-LOW when Orton Road is re-aligned.

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Table 4: Setback distances based on vegetation classification and effective slope and Table 2.5 of AS 3959, as determined by the method 1 BAL assessment.

Plot number (see Figure 2)	Vegetation classification (see Figure 2)	Effective slope (see Figure 2)	Distance to vegetation (from Table 2.5 of AS 3959)	BAL rating
Plot 1	Forest (Class A)	Flat/upslope	< 16 m	BAL-FZ
			16 - < 21 m	BAL-40
			21 - < 31 m	BAL-29
			31 - < 42 m	BAL-19
			42 - < 100 m	BAL-12.5
			> 100 m	BAL-LOW
Plot 2	Grassland (Class G)	Flat/upslope	< 6 m	BAL-FZ
			6 - < 8 m	BAL-40
			8 - < 12 m	BAL-29
			12 - < 17 m	BAL-19
			17 - < 50 m	BAL-12.5
			> 50 m	BAL-LOW

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4 Identification of Bushfire Hazard Issues

From a bushfire hazard management perspective, based on the requirements of SPP 3.7 and the Guidelines, the key issues that are likely to require management and/or consideration as part of development within the site, include:

- Provision of appropriate separation distance from bushfire hazards to ensure a BAL rating of BAL-29 or less can be achieved at buildings (built form) within subdivided lots.
- Ensuring that site access is designed, constructed and managed to enable safe access and egress for fire fighting vehicles and occupants throughout the development stages. Due to the staging of development associated with the Doley Road LSP and the fact that public roads servicing the site have already been constructed, some lots may be serviced by no through roads without turning areas. This is as per existing approvals, and is a temporary arrangement until development to the east is completed.
- Ensuring that the provision of water for firefighting is sufficient and accessible by firefighting services.

4.1 Permanent hazards

The southernmost lots within the site are located within approximately 60 m of classified forest and grassland vegetation to the south. This vegetation is associated with a strip of remnant trees within the Bookleaf Street/Orton Road reserve and a patch of unmanaged grasses/weedy-sedge type vegetation which appears to be an old drainage basin/dam.

The grassland vegetation is more than 50 m from the site, and is therefore not influencing BAL ratings affecting the lots within the site. The forest vegetation is the cause of BAL-12.5 to the lots. While this vegetation is likely to be removed in the future, as part of the Orton Road realignment and development in accordance with The Glades at Byford LSP, due to the uncertainty on timing and treatment, the forest vegetation has assumed to remain.

4.2 Vulnerable land use

The definition of vulnerable land use as outlined in SPP 3.7 is a land use which *“is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and or involves visitors who are unfamiliar with the surroundings”* (WAPC 2024b). This generally includes (but is not limited to) schools, hospitals, aged care facilities and similar.

No vulnerable land uses are identified as part of the subdivision.

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5 Assessment Against the Bushfire Protection Criteria

5.1 Bushfire protection criteria

The bushfire protection criteria provided in the Guidelines represent the risk treatments applicable to achieving the intent and the objectives listed in SPP 3.7. The bushfire protection criteria vary depending upon the stage of the planning process and development type and are divided into four subsystems (elements). Each subsystem is provided with an outcome, or an acceptable solution method (predetermined solution). Compliance with each subsystem (as a risk treatment) is required to demonstrate to the decision-maker that the risk is within acceptance.

The bushfire protection criteria identified in the Guidelines and addressed as part of this BMP are:

- Element 1: Location
- Element 2: Siting and design
- Element 3: Vehicular access
- Element 4: Water supply

Bushfire Protection Criteria 5 (BCP 5): Structure plans and subdivision applications have been considered for the proposed subdivision of the site. The assessment demonstrates that the subdivision and future development can achieve the objectives of SPP 3.7 and addresses BCP 5 through acceptable solutions detailed in the Guidelines, as summarised in **Table 5**.

Table 5: Assessment against Bushfire Protection Criteria 5: Structure plans and subdivision applications

Bushfire protection criteria 5	Proposed bushfire management strategies
Element 1: Location	
A1.1a Broader Landscape Type	<p>The proposed subdivision aligns with the approved <i>The Glades at Byford Local Structure Plan</i>, which was previously assessed for bushfire risk under SPP 3.7, mostly recently as part of an amendment granted in 2024. Consequently, the proposed subdivision satisfies BCP 5: A1.1a. A broader landscape assessment in accordance with Appendix A of the Guidelines has not been undertaken for the site, as the suitability of the site in the context of bushfire risk has already been considered in a higher-order planning document where SPP 3.7 was in effect.</p> <p>The proposal complies with A1.1a.</p>
Element 2: Siting and design	
A2.1 Siting and design	<p>The BAL assessment indicates that all 10 lots located within the site can support habitable buildings achieving a BAL rating of BAL-29 or less. Eight of the 10 lots are subject to BAL-LOW, while the two southernmost lots are subject to BAL-12.5.</p> <p>The proposal complies with A2.1.</p>

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Table 5: Assessment against Bushfire Protection Criteria 5: Structure plans and subdivision applications (continued)

Bushfire protection criteria 5	Proposed bushfire management strategies
Element 2: Siting and design (continued)	
A2.2 Asset Protection Zone (APZ)	<p>All lots are required to be managed to a low threat standard in accordance with Section 2.2.3.2(f) with a minimum Asset Protection Zone (APZ) equivalent to enable BAL-29 to be achieved at future buildings. APZs are typically contained within a lot, but can also include areas of low threat vegetation managed in accordance with Section 2.2.3.2 of AS 3959. For the site, this includes managed road reserves and other residential lots. All proposed lots, with existing public roads and residential lots can accommodate APZs to achieve a BAL rating of BAL-29 at future buildings.</p> <p>It is noted that Lot 5034 adjacent east/south-east of the site is not under control of the proponent, however ongoing management is occurring in accordance with the Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice and therefore has been classified as low threat under Section 2.2.3.2 of AS 3959 until further subdivision is progressed in accordance with the Doley Road LSP. This area will form part of the APZ for lots within the site.</p> <p>The proposal complies with A2.2.</p>
A2.3 Clearing of native vegetation	<p>No clearing of vegetation is required to create the proposed lots within the site and therefore does not require particular consideration or attention.</p> <p>The proposal complies with A2.3.</p>
Element 3: Vehicular access	
A3.1 Public roads	<p>No public roads are to be constructed as part of the subdivision of the site. The site is accessed from existing public roads (Albizia Grove, Luzula Grove, Patens Grove, Pepper Grove and Linum Way), which were approved and constructed as part of previous stages of subdivision. These roads comply with the local government standards and with Table 10 column 2 of Appendix B.3 in the Guidelines (Plate 4 below).</p> <p>The proposal complies with A3.1.</p>
A3.2 Access routes	<p>As outlined, the lots to be created as part of the subdivision connect to existing public roads. All the public roads connect with the existing public road network to the west (with egress to the north and south, including the major distributor roads of Abernethy Road and Orton Road), and more recently, Albizia Grove, Luzula Grove and Patens Grove also connect to the east to Doley Road. Pepper Grove and Linum Way will connect to the east when the subdivision is progressed in accordance with the Doley Road LSP. Road access is shown in Figure 4.</p> <p>The proposal complies with A3.2.</p>
A3.3a No-through roads	<p>The existing constructed roads that provide access to the site are no-through roads less than 200 m in length (between 78 m and 95 m), and were approved without turning areas. These roads will be extended to the east by a separate developer in accordance with the Doley Road LSP, with Albizia Grove, Luzula Grove and Patens Grove recently titled providing a through road connection to Doley Road. Pepper Grove and Linum Way will remain no-through roads, as per the existing approved public road arrangement.</p> <p>As the roads already exist and will not be subject to construction, no change is proposed. The proposal complies with A3.3a based on existing approvals.</p>
A3.3b No through road requirements.	<p>Not applicable, as outlined above. The public roads already exist and will not be subject to further works by the proponent.</p>

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Table 5: Assessment against Bushfire Protection Criteria 5: Structure plans and subdivision applications (continued)

Bushfire protection criteria 5	Proposed bushfire management strategies
Element 3: Vehicular access (continued)	
	The proposal complies with A3.3b .
A3.4 Emergency access way	Not applicable given the proposal is compliant with A3.2 and A3.3.
A3.5a Perimeter roads	Not required. The site is adjacent to low threat areas that either have been or will be developed as residential lots and therefore a perimeter road is not required. The proposal complies with A3.5a .
A3.5b Fire service access route	The Lots are adjacent to low threat areas. The proposed lots do not require a FSAR as an alternative to the requirement for a Perimeter Road.. Therefore A3.5b is not applicable.
A3.6 Battle-axe access legs	No battle-axe legs are proposed and therefore A3.6 is not applicable.
Element 4: Water	
A4.1 Water supply for structure plans	Not applicable to the subdivision proposal.
A4.2 Water supply for subdivision applications	The permanent and reticulated water supply, which can support onsite firefighting requirements, was installed as part of the previous subdivision works and satisfies the requirements of the Guidelines. This includes the installation of hydrants, which are within 20 m to 75 m of the proposed lots. The proposal complies with A4.2 .
A4.3 Water supply for existing habitable building(s)	Not applicable to the site. There are no existing habitable buildings within the site.

Table 10: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1		2		3		4		5	
	PERIMETER ROADS		PUBLIC ROADS		EMERGENCY ACCESS WAY ³		FIRE SERVICE ACCESS ROUTE ³		BATTLE-AXE & PRIVATE DRIVEWAYS ¹	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road ²	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road ^{2,4}					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					
Notes:										
¹ Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.										
² Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.										
³ To have crossfalls between 3 per cent and 6 per cent.										
⁴ For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.										
⁵ As outlined in the Institute of Public Works Engineering Australasia (IPWEA) subdivision guidelines , Liveable Neighbourhoods , Austroads Standards Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.										

Plate 4: Excerpt of Table 10 from Appendix B.3 of The Guidelines outlining vehicle access requirements

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5.2 Additional management strategies

5.2.1 Future approval considerations

The BAL assessment in this BMP assesses the potential bushfire risk posed to future habitable buildings within the site, based on the assumptions outlined in **Section 3**.

No lots will be titled that cannot provide a development site (building) that achieves BAL-29 or less. All lots achieve BAL-LOW or BAL-12.5. Following the creation of lot titles, a building licence will be required for lots designated bushfire prone before the dwelling construction can commence.

Future Class 1, 2, 3, 9 and 10a buildings designated bushfire prone in the *Map of Bush Fire Prone Areas* and within an area subject to a BAL rating of BAL-12.5 or higher, will need to satisfy construction standards in accordance with the National Construction Code (NCC) (e.g., AS 3959 or the National Association for Steel-framed Housing).

5.2.2 Vegetation management

5.2.2.1 Within the site/proponent landholding

Future Lots

In accordance with the Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice (as published) and this BMP, all future lots within the site will be managed to a low threat standard by the proponent until these are sold. Following the sale of individual lots, ongoing maintenance will be the responsibility of the lot owner.

Public road reserves

Road pavement within public road reserves are excluded pursuant to clause 2.2.3.2(e) of AS 3959 as non-vegetated.

Nature strips (verges) within public road reserves are excluded pursuant to clause 2.2.3.2(f) of AS 3959, where they are listed as a type of use/vegetation that can be excluded. Specific management is not required.

5.2.2.2 Surrounding the site

Within existing private landholdings

It is assumed that the private landholdings surrounding the site will be managed by the applicable landowners and/or management authority in accordance with existing maintenance regimes or the Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice (as published).

Main Roads WA road reserve

Forest vegetation exists to the south of the southernmost lot of the site within Bookleaf Street/Orton Road reserve, which is under the management of the Shire of Serpentine Jarrahdale. This vegetation is outside the proponent's control and subject to Shire of Serpentine Jarrahdale management. Therefore, it has been assessed in its current forest state. While it is likely to be subject to

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modification in the future as part of the realignment of Orton Road, no fuel load management is assumed for the purposes of this BMP.

5.2.3 Shire of Serpentine Jarrahdale Fire Hazard Reduction Notice

The Shire of Serpentine Jarrahdale releases a firebreak notice annually (or as required) to provide a framework for bushfire management within the Shire. The Shire of Serpentine Jarrahdale is able to enforce this order in accordance with Section 33 of the *Bush Fires Act 1954* and landowners will need to ensure compliance with the firebreak notice, as published, or any directions provided by the Shire of Serpentine Jarrahdale.

In accordance with the 2024-2025 firebreak notice, where land is one acre (4,047 m²) in size or less, all grass should be kept to less than 50 mm in height with all cuttings removed from the property. The most up-to-date firebreak notice should be referred to for specific land management requirements applicable to future lot owners.

5.2.4 Public education and preparedness

Community bushfire safety is a shared responsibility between individuals, the community, government, and fire agencies. DFES has an extensive Community Bushfire Education Program including a range of publications, a website, and Bushfire Ready Groups. The DFES website (<https://www.dfes.wa.gov.au/bushfire/prepare/>) provides a range of materials to help the community prepare for and survive the bushfire season.

The Shire of Serpentine Jarrahdale provides bushfire safety advice to residents available from their website <https://www.sjshire.wa.gov.au/community/fire-and-emergency-management>. Professional, qualified consultants also offer bushfire safety advice and relevant services to residents and businesses in high risk areas in addition that that provided in this BMP.

In the case of a bushfire in the area, advice would be provided to residents by DFES, Department of Biodiversity Conservation and Attractions (DBCA) and/or the Shire of Serpentine Jarrahdale on any specific recommendations with regard to responding to the bushfire, including evacuation if required.

6 Responsibilities for Implementation and Management of Bushfire Measures

Table 6 outlines the future responsibilities of the proponent/developer to be undertaken to support the clearance of titles. These items will be certified by a bushfire consultant.

Given public roads and reticulated water were constructed as part of previous stages of subdivision, required management measures are associated with the maintenance of the lots and ensuring they can achieve BAL-29 or less.

Table 6: Responsibilities for the implementation of this BMP prior to issue of titles

Developer/landowner	
No.	Implementation action
1	Ensure that each lot is maintained as low threat in accordance with Section 2.2.3.2 (e) or (f) of AS 3959 until the lot is sold. Management should include (but is not limited to) regular slashing/mowing of grass and removal of built up weeds and/or dead material.
2	All lots are required to provide a development site that enables habitable buildings to achieve BAL-29 or less.

Table 7 outlines the future responsibilities of the proponent, future landowners and the Shire of Serpentine Jarrahdale associated with implementing this BMP with reference to ongoing bushfire risk mitigation measures for existing land uses (through compliance with the Shire’s hazard reduction notice) or future mitigation measures to be accommodated as part of the development process but not necessarily for title clearances. These responsibilities will need to be considered as part of the subsequent development and implementation process.

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Table 7: Responsibilities for the implementation of this BMP during development (building construction) and ongoing

Developer/landowner	
No.	Management action
1	<p>Ongoing management of the site to achieve low threat as specified in Table 6, Item 1 to support the creation of titles.</p> <p>As part of the development works, the areas of road reserves and lots within the site should be designed and implemented to achieve a low threat standard in accordance with Section 2.2.3.2 of AS 3959. Ongoing management is likely to include (but is not limited to):</p> <ul style="list-style-type: none"> • Irrigation of grass and garden beds (where required) • Regular removal of weeds and built-up dead material (such as fallen branches, leaf litter etc.) • Low pruning of trees. • Application of ground/surface covers such as mulch or non-flammable materials as required. • Regular mowing/slashing of grass to less than 100 mm in height <p>Maintenance will be the responsibility of the proponent until handover to the Shire of Serpentine Jarrahdale (for road reserves). Lots will be the individual lot owner responsibility.</p>
Property (lot) owners (includes the developer until the lot is sold and ownership transfers)	
No.	Management action
1	Maintain the lot to a low threat standard in accordance with Section 2.2.3.2 (e) and (f) of AS 3959.
2	Habitable buildings are to be located in an area that achieves BAL-29 or less, and buildings, where in a bushfire prone area, are to be constructed in accordance with the determined BAL rating assessed in accordance with AS 3959.
Shire of Serpentine Jarrahdale	
No.	Management action
1	Maintaining fuel loads in existing public road reserves and public open space (under their management) to appropriate standards to minimise fuel loads.
2	Monitoring vegetation fuel loads in private landholdings against the requirements of the Shire's fire hazard reduction notice (and/or existing maintenance regimes outlined in this BMP) and liaising with relevant stakeholders to maintain fuel loads at minimal/appropriate fuel levels, in accordance with the Shire's responsibilities under the <i>Bush Fires Act 1954</i> .
Water authority	
No.	Management action
1	Ensure water hydrants are maintained and accessible to fire services at all times.

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7 Applicant Declaration

7.1 Accreditation

This assessment has been prepared by Emerge Associates who have been providing bushfire risk management advice for more than 10 years, undertaking detailed bushfire assessments (and associated approvals) to support the land use development industry. Emerge Associates have a number of team members who have undertaken Bushfire Planning and Design (BPAD) Level 1 and Level 2 training and are Fire Protection Association of Australia (FPAA) accredited practitioners.

Anthony Rowe is a FPAA Level 3 BPAD accredited practitioner (BPAD No. 36690) in accordance with clause 9.10 of the Guidelines.

7.2 Declaration

I declare that the information provided is true and correct to the best of my knowledge.

Reviewer signature:

A handwritten signature in black ink, appearing to read "Anthony Rowe", written over a light grey dotted grid background.

Name: Anthony Rowe

Company: Emerge Associates/Envision Bushfire Planning

Date: 03/07/2025

BPAD Accreditation: BPAD No. 36690

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8 References

8.1 General references

The references listed below have been considered as part of preparing this document.

Department of Biodiversity, Conservation and Attractions (DBCA) 2017, *Ramsar Sites (DBCA-010)*.

Department of Biodiversity, Conservation and Attractions (DBCA) 2022a, *Geomorphic Wetlands, Swan Coastal Plain (DBCA-019)*, Western Australia, <<https://catalogue.data.wa.gov.au/dataset/geomorphic-wetlands-swan-coastal-plain>>.

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Bushfire Management Plan

Lot 9210 Bookleaf Street, Byford



8.2 Online references

The online resources that have been utilised in the preparation of this report are referenced in **Section 8.1**, with access date information provided in **Table R-1**.

Table R 1 Access dates for online references

Reference	Date accessed	Website or dataset name
Landgate 2025	27/05/2025	https://map-viewer-plus.app.landgate.wa.gov.au/index.html
(OBRM 2024)	27/05/2025	Bush Fire Prone Areas
(DBCA 2022a)	27/05/2025	Geomorphic Wetlands, Swan Coastal Plain
(DBCA 2017)	27/05/2025	Ramsar Sites
(DBCA 2022b)	27/05/2025	Threatened ecological communities
(DWER 2021)	27/05/2025	Environmentally Sensitive Areas
(DPLH 2019)	27/05/2025	Bush Forever areas

Bushfire Management Plan

Lot 9210 Bookleaf Street, Byford



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Figures



Figure 1: Site Location

Figure 2: AS 3959 Vegetation Classification and Effective Slope

Figure 3: Bushfire Attack Level Contour Plan

Figure 4: Spatial Representation of Bushfire Management Strategies

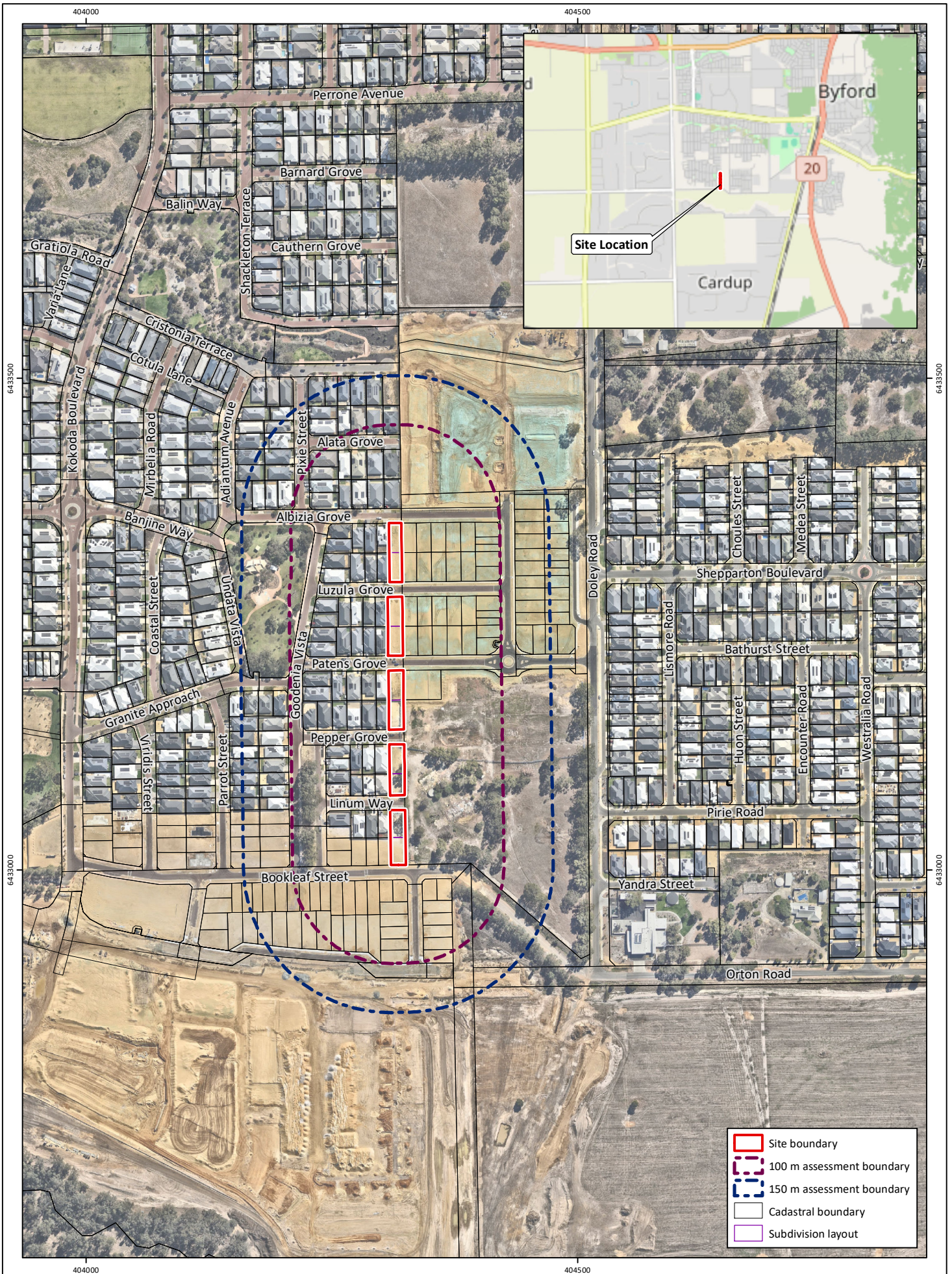


Figure 1: Site Location

Project: Bushfire Management Plan
 Lot 9210 Bookleaf Street, Byford

Client: Satterley Property Group

Plan Number: EP15-038(12)--F150
Drawn: CTH
Date: 25/06/2025
Checked: KNF
Approved: KK
Date: 01/07/2025



0 50 100
 Metres
 Scale: 1:5,000@A4
 GDA 1994 MGA Zone 50



While Emmerge Associates makes every attempt to ensure the accuracy and completeness of data, Emmerge accepts no responsibility for externally sourced data used.
 © Landgate (2025). Nearmap Imagery date: 19/04/2025

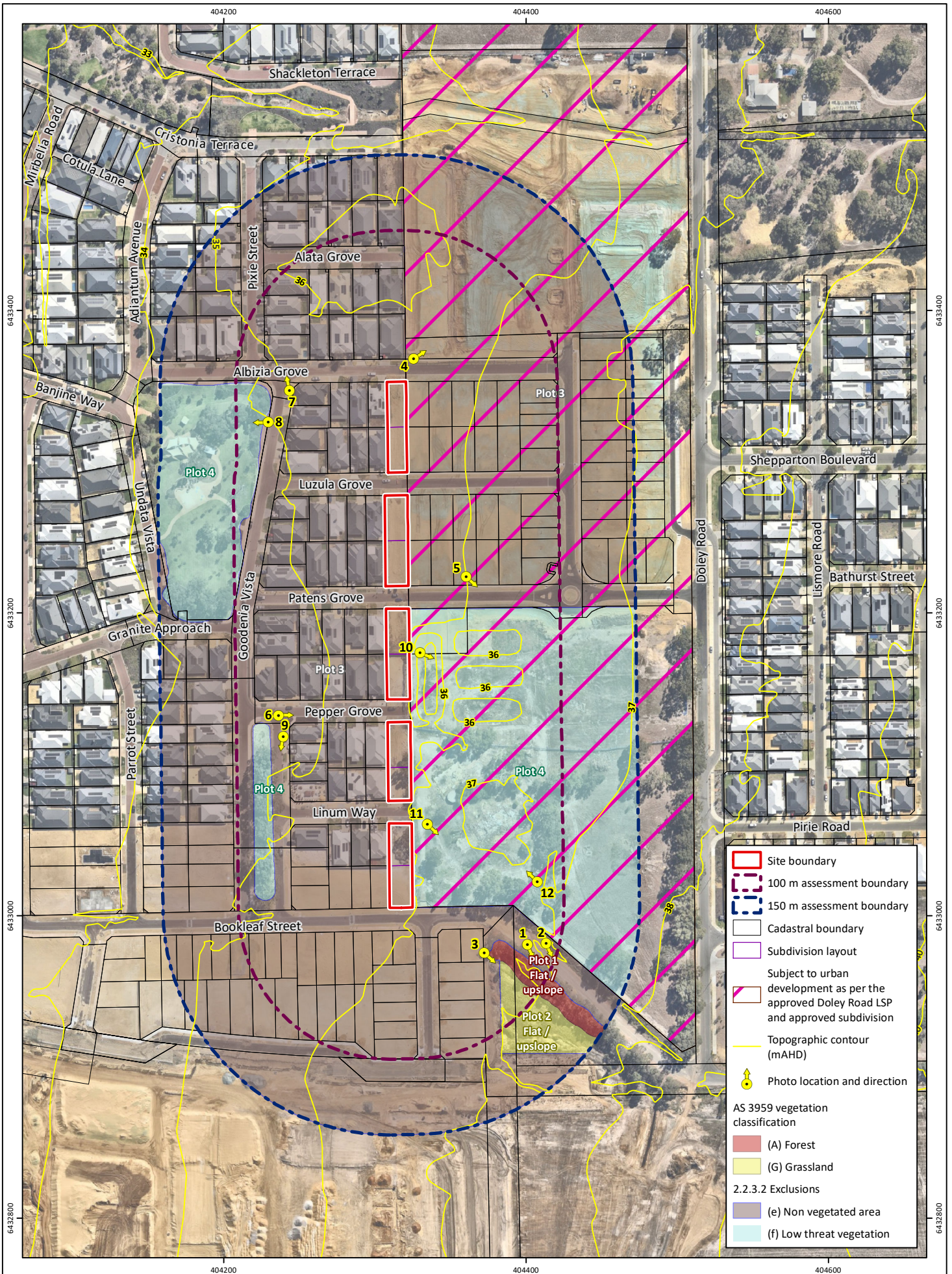


Figure 2: AS 3959 Vegetation Classification and Effective Slope

Project: Bushfire Management Plan
 Lot 9210 Bookleaf Street, Byford

Client: Satterley Property Group

Plan Number: EP15-038(12)--F151
Drawn: CTH
Date: 25/06/2025
Checked: KNF
Approved: KK
Date: 01/07/2025

N

0 30 60
Metres

Scale: 1:3,250@A4
GDA 1994 MGA Zone 50



While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 © Landgate (2025). Nearmap Imagery date: 19/04/2025

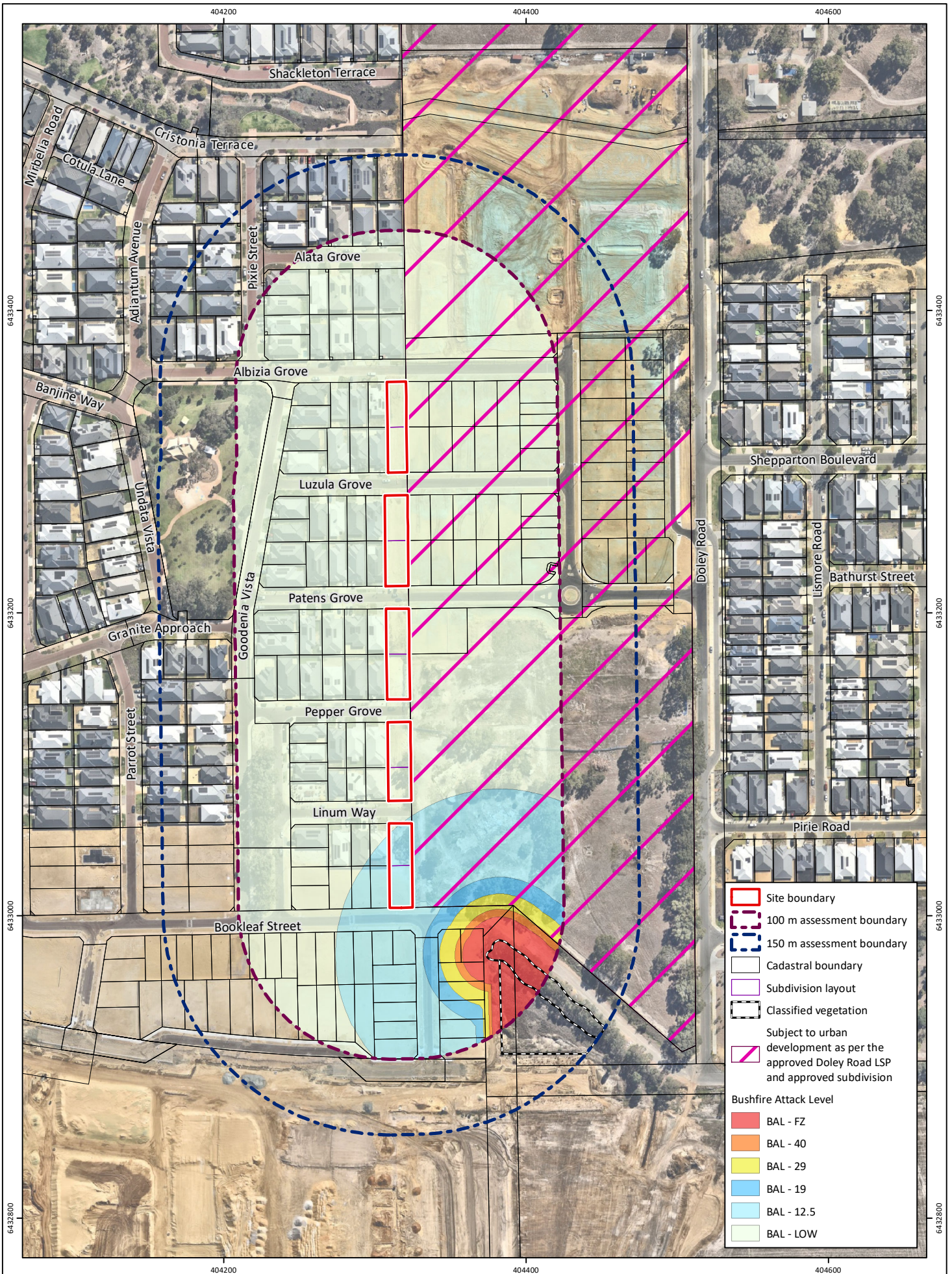


Figure 3: Bushfire Attack Level Contour Plan

Project: Bushfire Management Plan
 Lot 9210 Bookleaf Street, Byford

Client: Satterley Property Group

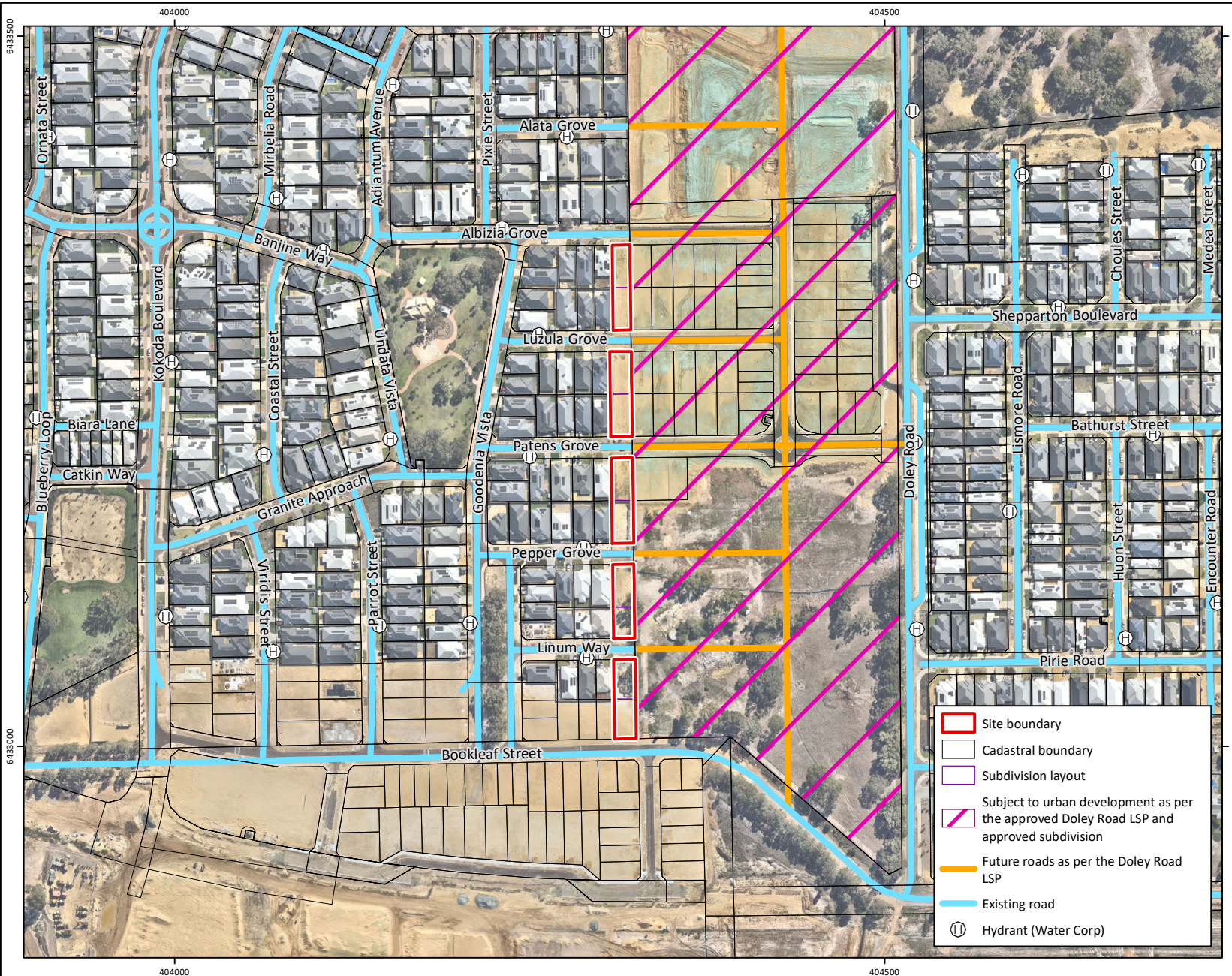
Plan Number: EP15-038(12)--F152
Drawn: CTH
Date: 25/06/2025
Checked: KNF
Approved: KK
Date: 01/07/2025



0 30 60
 Metres
 Scale: 1:3,250@A4
 GDA 1994 MGA Zone 50



While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 © Landgate (2025). Nearmap Imagery date: 19/04/2025



Development Location:

New buildings must be located in areas with a Bushfire Attack Level (BAL) of 29 or less.

Asset Protection Zone:

Each lot must be managed to achieve low threat in accordance with Section 2.2.3.2 of AS 3959 and firebreak requirements.

Building Construction Requirements:

Buildings in bushfire-prone areas must comply with assessed BAL ratings as per AS 3959.

Vehicle Access:

No public roads will be installed as part of the proposed subdivision.

Public roads were installed as part of previous subdivision stages and satisfy the requirements of Table 10 and Appendix B.3 of the Guidelines and are as approved with the Shire of Serpentine Jarrahdale.

Public roads will be extended by other developers as subdivision to the east is progressed in accordance with the Doley Road LSP and approved subdivision.

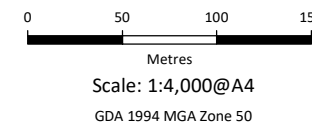
Water Supply:

Reticulated water supply and hydrants were installed as part of the previous subdivision works. The installed infrastructure satisfy the requirements of the Guidelines and Water Corporation.

Figure 4: Spatial Representation of Bushfire Management Strategies

Project: Bushfire Management Plan
 Lot 9210 Bookleaf Street, Byford
Client: Satterley Property Group

Plan Number:
 EP15-038(12)--F153
Drawn: CTH
Date: 25/06/2025
Checked: KNF
Approved: KK
Date: 01/07/2025



Appendix A

Subdivision Plan

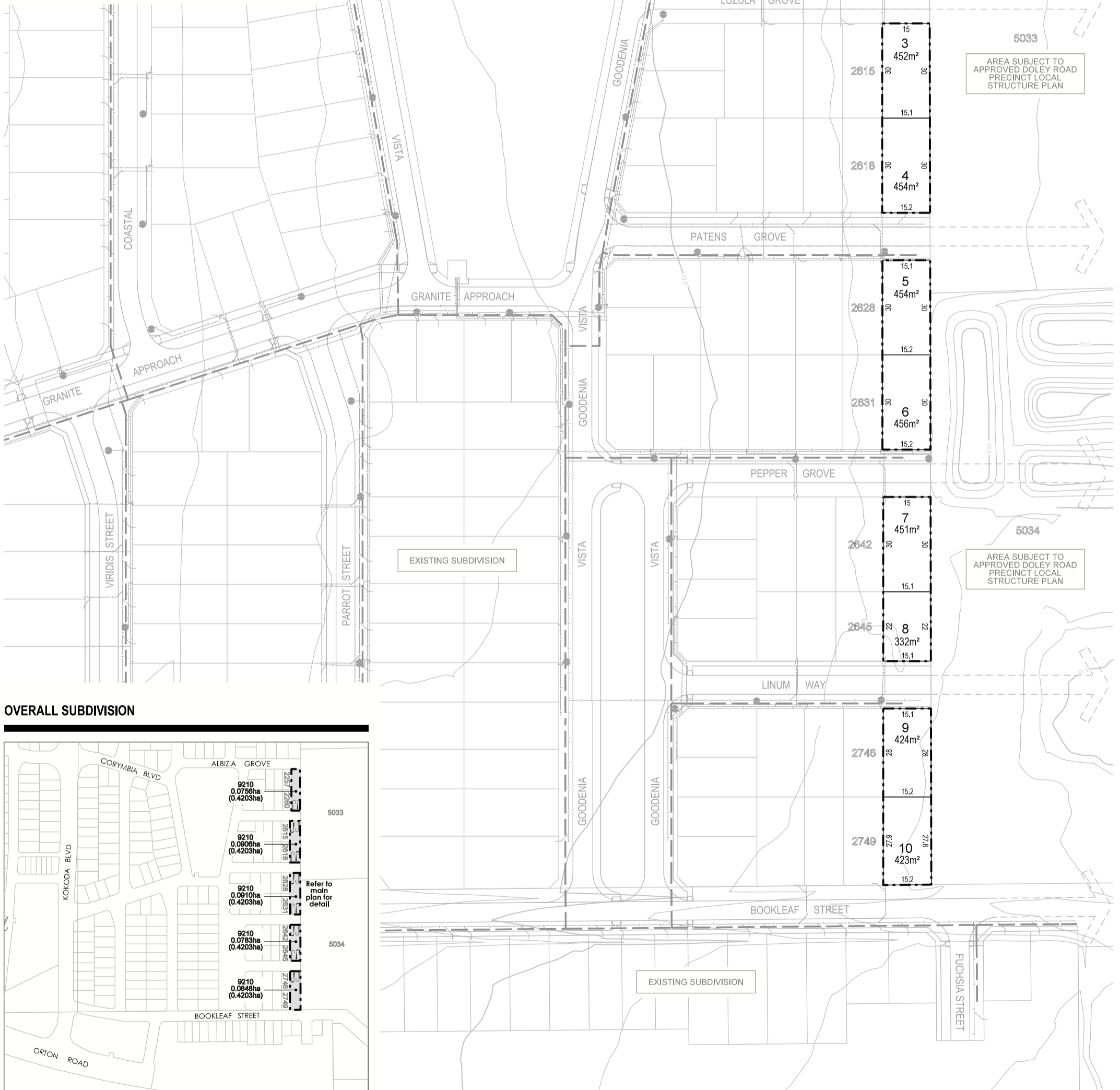


LEGEND

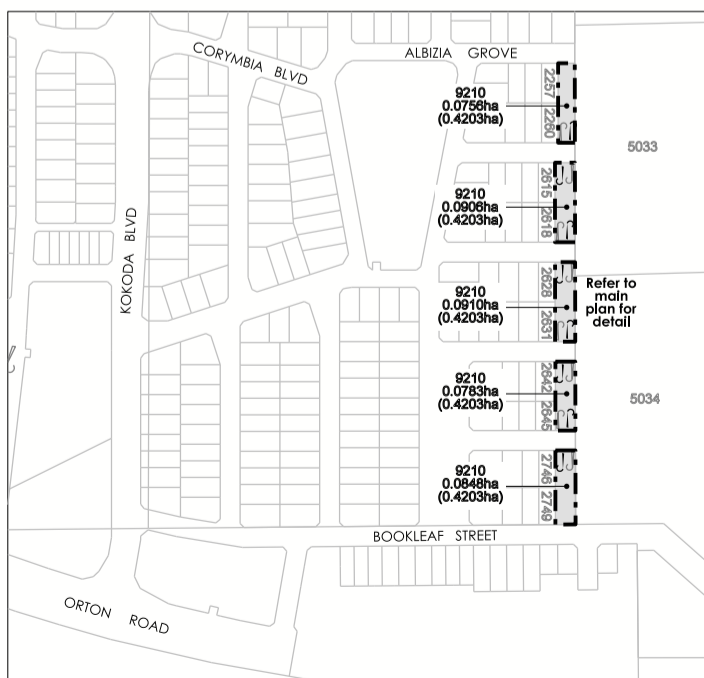
- TOTAL APPLICATION AREA (0.4203ha)
- 0.5 METRE CONTOURS
- SERVICES**
- WATER**
- PIPE
- SEWER**
- PIPE
- ELECTRICAL**
- OVERHEAD DISTRIBUTION LINE
- DISTRIBUTION POLE/LIGHT POLE/PILLAR

LOT SUMMARY

LOT YIELD		LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area
320m ² - 449m ²	5	50.00%	387m ²	46.05%
450m ² - 499m ²	5	50.00%	453m ²	53.95%
Total Number of Lots	10			
Minimum Lot Size 332m ²		Average Lot Size 420m ²		
Maximum Lot Size 456m ²		Total Lot Area 4202m ²		



OVERALL SUBDIVISION



Plan of Subdivision - Freehold
Lot 9210 Bookleaf Street, BYFORD

An LWP Byford Syndicate Pty Ltd Project

DRAFT

plan: 06/014/389
date: 29/04/2025
scale: 1:1,250@A3
grid: PCG 94
aerial: n/a

designed: KS
checked: ST
drawn: MH

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