Local Government Use

BUSHFIRE PRONE PLANNING

BMP Compliance Certification Report



Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Lot 1871 Ayres Road, Stoneville

Shire of Mundaring

Referenced BMP Previously Submitted to Support a Subdivision Application

Report Date: 10 July 2025

Job Reference No: 168593

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VERSION HISTORY		
Version	Status/Details	Date
1.0	Original - Compliance Report	10 July 2025
-		

THE APPLICABLE AND REFERENCED BUSHFIRE MANAGEMENT PLAN			
Version	Source	Job Ref. No.	Date
1.0	Original BMP - The BMP was prepared by Bushfire Prone Planning.	168593	21 January 2025

Limitations: *The protection measures that will be implemented based on information presented in this Report are minimum requirements and they do not guarantee that buildings or infrastructure 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 protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning 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 Prone Planning 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 Prone Planning 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.

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1 ESTABLISHING THE BMP COMPLIANCE CHECK REQUIREMENTS

The applicable Bushfire Management Plan (BMP) submitted with the earlier subdivision application (refer to 'document control'), establishes:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements; and
- The persons responsible for the implementation and maintenance of the required bushfire protection measures.

This section of the report identifies the bushfire planning guidance that establishes:

- The need to provide certification of compliance with the required bushfire protection measures implementation actions; and
- The type of information required.

1.1 Local Government is to Request an Implementation Table Compliance Check

The Guidelines establish that in implementing the SPP 3.7 and associated Guidelines, local governments have responsibilities. These include to:

> *"Ensure a final compliance check against the implementation table within the bushfire management plan has been undertaken by the BAL assessor, bushfire planning practitioner and/or local government, upon completion of subdivisional works".*

1.2 Check the Continued Validity of the Indicative BAL Ratings Presented in the BMP

The Guidelines (Appendix A - BAL Contour Map), establish:

> *"Where a BAL Contour Map includes BAL ratings that are based on future site works, such as clearing and modification of vegetation, the subdivision approval may be conditioned to require the preparation of a compliance certificate".*
>
> *"After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant. This will allow decision-makers to have confidence that the BALs indicated in the BAL Contour Map are accurate and can be used to support a future development or building permit application".*

*****

2 COMPLIANCE CHECK - BUSHFIRE PROTECTION MEASURE IMPLEMENTATION TABLES

The following are the relevant implementation responsibilities established in **Section 6 - Table 6.1** of the applicable bushfire management plan (refer to 'document control') submitted as part of the required subdivision application documents.

2.1 Developer Responsibilities - Prior to Issue of Certificate of Title for new Lots

TABLE 6.1

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

		Not Compliant	Compliance is Being Progressed	Fully Compliant
1	For the entire area of each new lot, ensure any retained vegetation, if any, can be regarded as: • Presenting a 'low bushfire threat' now and will in perpetuity; and • Is able to be excluded from classification in accordance with AS 3959:2018 s.2.2.3.2 - where the Standard applies the determining factors of extent, connectivity, flammability, moisture and/or fuel load. The following provide the required technical requirements guidance to ensure the relevant vegetation will present a low bushfire threat: • The technical requirements established for an Asset Protection Zone (APZ) by the Planning for Bushfire Guidelines (DPLH/WAPC as amended), Appendix B2 and Table 9; or • The technical requirements established for an Asset Protection Zone (APZ) by the relevant local government and set out in their Section 33 notice under the Bush Fires Act 1954 (e.g. annual firebreak/fuel load notice); or • The technical requirements established for an Asset Protection Zone (APZ) by the relevant local government in their gazetted local planning scheme; or • The technical requirements established in the Landscape Management Plan referenced in this approved BMP (refer to Section 2.3.1). If native vegetation is required to be modified or removed, ensure that prior approval has been received from the relevant authority (refer to the relevant local government for advice).	☐	☐	✓

Assessment Comments: Confirmation of minimal fuel condition areas. Works undertaken to the satisfaction of the Bushfire Consultant to the corresponding Planning BAL-29 Rating. The required dimensions for a 'BAL-29 APZ' can be established within the boundaries of the lot on which the building(s)/structure(s) are situated – Refer BMP APZ option detail if required. The APZ will exist on land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for low-threat vegetation and non-vegetated areas.

Note: Additional ongoing requirements are required pursuant to the powers contained in Section 33 of the Bush Fires Act 1954, all owners and occupiers of land within the Shire of Mundaring are required annually to have firebreaks or fire control measures installed and maintained for the period in accordance with the Shire of Mundaring Fire break and Fuel Load Notice. This is an ongoing Landowner responsibility.

TABLE 6.1

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)



Photo ID: 1



Photo ID: 2



Photo ID: 3

Photo ID:

TABLE 6.1 REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)				
		Not Compliant	Compliance is Being Progressed	Fully Compliant
2	Vegetation on land adjoining the subject site is removed and/or modified to the extent necessary to enable created adjoining lots to achieve development sites with a radiant heat impact not exceeding 29 kW/m2 (BAL-29) – in accordance with the vegetation management plan(s) and ongoing management responsibility established in Sections 2.3.1 and/or 2.3.2 of this BMP.	☐	☐	✓

Assessment Comments: Confirmation of minimal fuel condition areas. Works undertaken to the satisfaction of the Bushfire Consultant to the corresponding Planning BAL-29 Rating. The required dimensions for a 'BAL-29 APZ' can be established within the boundaries of the lot on which the building(s)/structure(s) are situated – Refer BMP APZ option detail if required. The APZ will exist on land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for low-threat vegetation and non-vegetated areas.

Note: Additional ongoing requirements are required pursuant to the powers contained in Section 33 of the Bush Fires Act 1954, all owners and occupiers of land within the Shire of Mundaring are required annually to have firebreaks or fire control measures installed and maintained for the period in accordance with the Shire of Mundaring Fire break and Fuel Load Notice. This is an ongoing Landowner responsibility.

The verge along Ayres and Richardson Road is managed to a low-threat state. This area has been cleared to allow for access to the local bus stop and for the proposed accessways. This reduces the radiant heat impact on the proposed subdivision.

Shire of Mundaring to be aware of the potential consequences of any significant changes in the local government's management of land (including potential re-vegetation), of which they have vested control, that could have an adverse impact on the determined BAL ratings that apply to adjacent existing or future buildings and where:

- The applicable 'determined' BAL ratings have been established by an existing BMP or a BAL Assessment; and

The BAL has been correctly determined with appropriate consideration of what could reasonably be expected to potentially change in the future with regards to the composition and structure of the vegetation on the local government controlled land and therefore its correct classification under AS 3959:2018 BAL determination methodology.

TABLE 6.1

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS

(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)



Photo ID: 4



Photo ID: 5



Photo ID: 6



Photo ID: 7



Photo ID: 8



Photo ID: 9



Photo ID: 10



Photo ID: 11



Photo ID: 12



Photo ID: 13

	
Photo ID: 14	Photo ID: -

3 COMPLIANCE CHECK - CONTINUED VALIDITY OF INDICATIVE BAL RATINGS PRESENTED IN THE BMP

3.1 Revision of Bushfire Attack Level (BAL) Assessment Outcomes – Identified Necessity

IDENTIFICATION OF VARIATIONS REQUIRING A REVISION OF THE BAL CONTOUR MAP AND/OR TABULATED BAL RESULTS				
Variation	Description	Revised Plans Required	Revised BAL Contour Map Required	Revised BAL Rating Tables Required
Subdivision layout and design has been altered.	N/A	No	No	No
Relevant building(s) design and/or location has been altered.	N/A	No	No	No
An error has been identified in the original BAL Contour Map.	N/A		No	No
The subject site conditions have changed.	Modification/removal of vegetation: After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant.		Yes	No
The relevant offsite conditions have changed.	Modification/removal of vegetation: After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant.		Yes	No
Assessment Outcome: Individual BAL assessments for proposed future buildings/relevant structures on each newly created Lot will be undertaken at the development approval stage.				

Figure 1

BMP Compliance Map

Lot 1871 on Plan 107919, Area : 13,724 sq m
1 Ayres Road,
STONEVILLE 6081
SHIRE OF MUNDARING

AREA : 2
Class (A) Forest
Effective slope: 0°

AREA : 3
Excluded

AREA : 2
Class (A) Forest
Effective slope: 0°

AREA : 3
Excluded

AREA : 3
Excluded

AREA : 3
Excluded

AREA : 7
Excluded

AREA : 4
Class (A) Forest
Effective slope: >0° to 5°

AREA : 2
Class (A) Forest
Effective slope: 0°

AREA : 4
Class (A) Forest
Effective slope: >0° to 5°

AREA : 5
Class (G) Grassland
Effective slope: >0° to 5°

AREA : 4
Class (A) Forest
Effective slope: >0° to 5°

GRENVILLE RD
AYRES RD
RICHARDSON RD

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

------ LEGEND -----

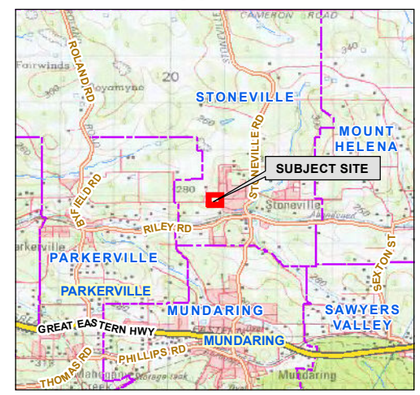
- Subject Site
- Other Lots
- Lodged Cadastre
- Photo & Direction
- Hydrant
- Proposed Subdivision
- Road

Classified Vegetation

- Class (A) Forest
- Class (B) Woodland
- Class (G) Grassland
- Excluded 2.2.3.2 {f}

0 10 20 30 40 50
Metres

------ LOCALITY ------



Aerial Imagery : Landgate/SLIP
February 2025

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 21/07/2025
Map updated by: Ian 21/07/2025
A3 Scale 1:750

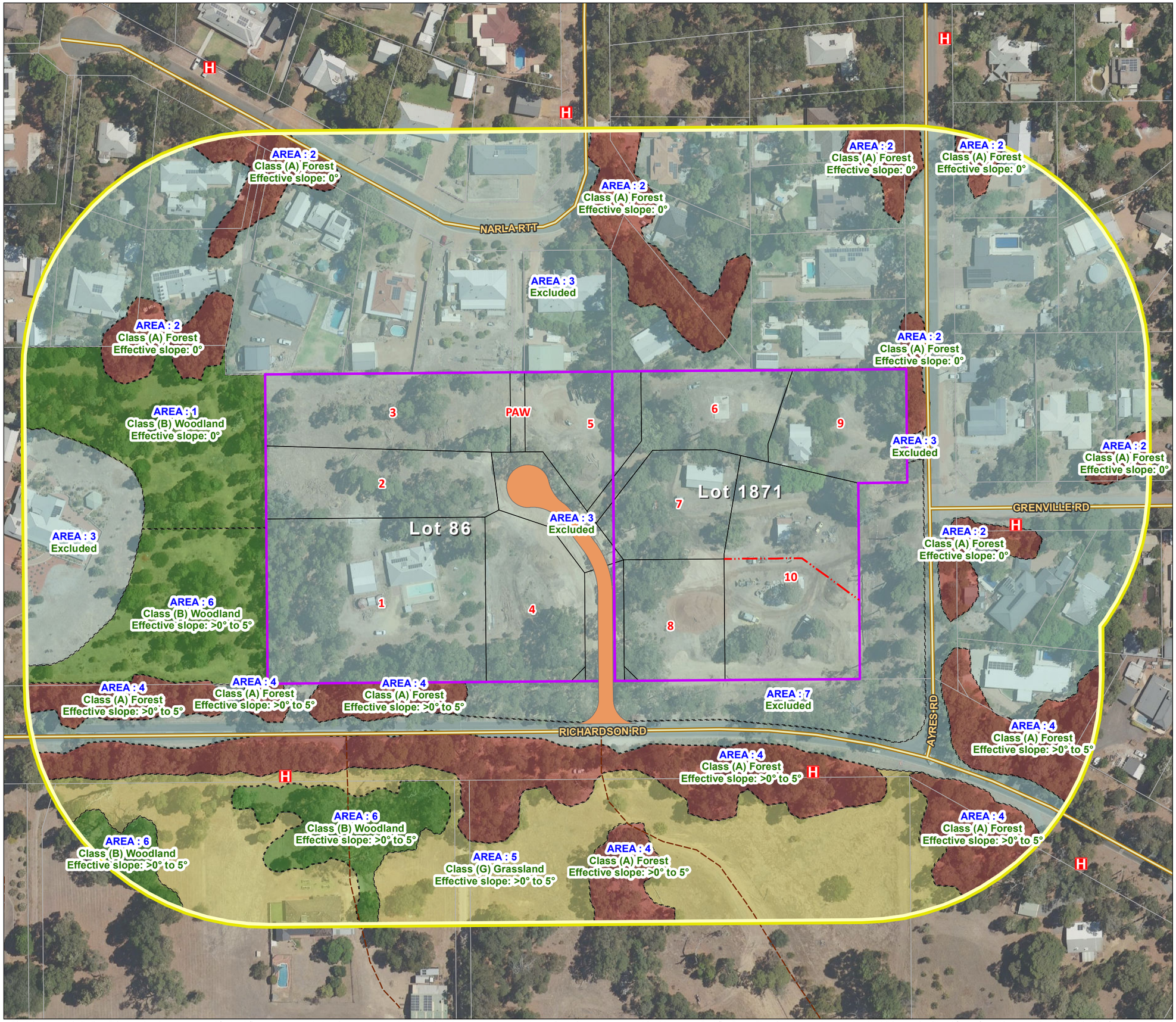
BUSHFIRE PRONE PLANNING

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
Map Document Path / Name: K:\Projects\Jobs 2016\168593 - Lot 1871 Ayres Road and Lot 86 Richardson Road, Stoneville (BMP)\Mapping\MXD\Lot 10\168593_L10_Fig1_BMP_COMP_Ayres Rd.mxd

Figure 2

Classified Vegetation & Topography

Lot 1871 on Plan 107919, Area : 13,724 sq m
1 Ayres Road,
Lot 86 on Diagram 076164, Area : 18,119 sq m
4655 Richardson Road,
STONEVILLE 6081
SHIRE OF MUNDARING



------ LEGEND ------

- Subject Site
- Other Lots
- Lodged Cadastre
- Hydrant
- Proposed Subdivision
- Road

100m Vegetation Assessment Area

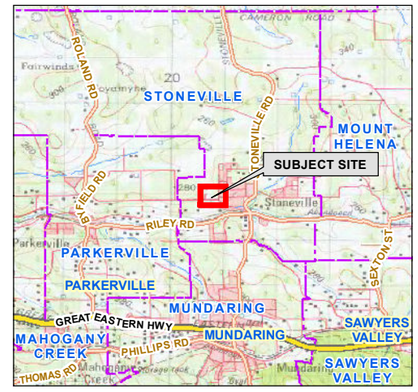
- 100m from Subject Site

Classified Vegetation

- Class (A) Forest
- Class (B) Woodland
- Class (G) Grassland
- Excluded 2.2.3.2 {f}

0 10 20 30 40 50
Metres

------ LOCALITY ------



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February 2025

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Map Document Path / Name: K:\Projects\Jobs 2016\168593 - Lot 1871 Ayres Road and Lot 86 Richardson Road, Stoneville (BMP)\Mapping\MXD\168593_Fg2_VEG_POST_Ayres Rd Stoneville.mxd

Figure 3

BAL Contour Map

Lot 1871 on Plan 107919, Area : 13,724 sq m
1 Ayres Road,
Lot 86 on Diagram 076164, Area : 18,119 sq m
4655 Richardson Road,
STONEVILLE 6081
SHIRE OF MUNDARING

------ LEGEND ------

- Subject Site
- Other Lots
- Lodged Cadastre
- H — Hydrant
- Proposed Subdivision
- Road

100m Vegetation Assessment Area

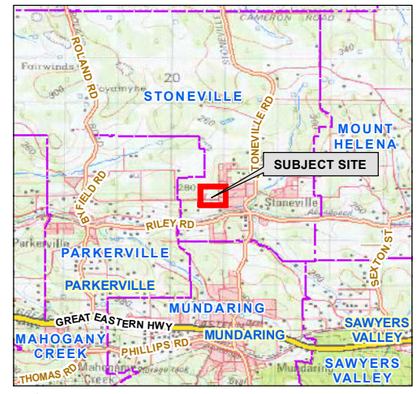
- 100m from Subject Site

Indicative Bushfire Attack Levels

- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- BAL LOW
- Classified Vegetation Boundary

0 10 20 30 40 50
Metres

------ LOCALITY ------



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