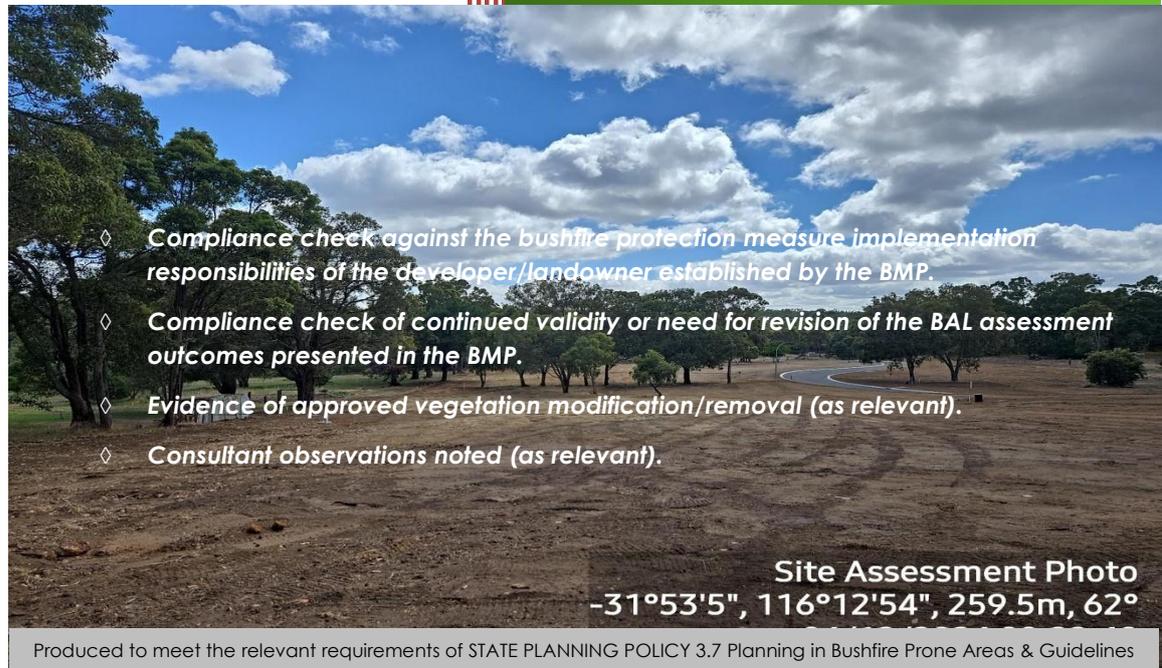




BMP Compliance Certification Report



1429 Johnston, Bernard, Hummerston Streets
Mount Helena

Shire of Mundaring

Referenced BMP Previously Submitted to
Support a Subdivision Application

Report Date: 6 December 2024

Job Reference No: 210891

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 39 166 551 784 | ABN: 39 166 551 784

SUITE 11, 36 Johnson Street
GUILDFORD WA 6055

PO BOX 388
GUILDFORD WA 6935

08 6477 1144 | admin@bushfireprone.com.au



DOCUMENT CONTROL

PREPARATION			
Author:	Greg Dunstan (BPAD Level 1 No. 16382)		
Reviewed:	Kathy Nastov (BPAD Level 3 No. 27794)		
VERSION HISTORY			
Version	Status/Details	Date	
1.0	Original - Compliance Report	6 December 2024	
-			
THE APPLICABLE AND REFERENCED BUSHFIRE MANAGEMENT PLAN			
Version	Source	Job Ref. No.	Date
1.1	The BMP was prepared by Bushfire Prone Planning.	210891	17 November 2021
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Copyright © 2024 BPP Group Pty Ltd: All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>			
BMP Compliance Certification Report Template v2.2			

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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 (Section 9 – Roles and Responsibilities – Local Government) 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”.

1.3 Addendum to BMP – Updated Mapping of BAL Ratings Presented in the BMP

An updated Figure 3.1.1 Classified vegetation and topography map (Figure 1 in this report) and Figure 3.2 BAL Contour Map (Figure 2 in this Report) are included in this report as an addendum to the BMP v1.1 prepared by Bushfire Prone Planning Ref #210891 17 November 2021.

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 / Landowner Responsibilities - Prior to Issue of Titles

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	<p>Condition (as per Code F2 of Model Subdivision Schedule, WAPC April 2020):</p> <p>A notification, pursuant to Section 165 of the Planning and Development Act 2005, may 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.</p> <p>Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land." (Western Australian Planning Commission).</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>Assessment Comments: The Building Surveyor is to include notification on the Title for development clearances and provide verification to the Local Government. Proponent to include copy of the notification on Title for development clearances</p> <p>The notifications on the Title will be completed as part of the final WAPC clearance.</p>				

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	<p>Condition (as per Code F3 of Model Subdivision Schedule, WAPC April 2020): A plan is to be provided to identify areas of the proposed lot(s) that have been assessed as BAL-40 or BAL-FZ. A restrictive covenant to the benefit of the local government pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of land within areas that have been assessed a BAL-40 or BAL-FZ. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows: "No habitable buildings are to be built within areas identified as BAL-40 or BAL-FZ". (Local Government).</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: CAD plan from the BMP of the BAL contour provided to the surveyor to enable the preparation of the plan for the restrictive covenant document showing the areas mapped BAL-40 and FZ in a format that can be printed in B&W.

The restrictive covenant document will be completed as part of the final WAPC clearance.

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		
3	<p>Establish and maintain the Asset Protection Zone (APZ) for the lots to the largest dimension as determined by either:</p> <ul style="list-style-type: none"> The dimensions corresponding to the determined BAL of a building (refer to Section 3.2 of the BMP for explanation of the 'planning' versus 'building' requirements and 'indicative' versus 'determined' BAL); or The dimensions corresponding to the local government's Firebreak Notice. 	<input type="checkbox"/>	<input type="checkbox"/>	✓		
	BAL-29 APZ Dimensions					
	Applicable to Following Lot(s):				Building to Vegetation Area 1	Minimum 8 metres
	1-21				Building to Vegetation Area 2	Minimum 21 metres
					Building to Vegetation Area 3	Minimum 21 metres
					Building to Vegetation Area 4	Minimum 8 metres
					Building to Vegetation Area 5	Minimum 21 metres
					Building to Vegetation Area 6	Excluded AS3959:2018 2.2.3.2 (f)
<p>Maintain the APZ to the above dimensions and to the standards established by the Guidelines (refer to Appendix 1) or as varied by the local government through their Firebreak Notice (refer to the following responsibility).</p>						

Assessment Comments & Photographs: (Photographs 1 to 31 Confirmation of minimal fuel condition areas & Photographs 32 to 34 external vegetation updated to grassland 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) is 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.

Refer to the updated Figure 2 BAL Contour Map, Section 3 of this report.

TABLE 6.1
REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

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.



Photo ID: 1



Photo ID: 2



Photo ID: 3



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: 15



Photo ID: 16



Photo ID: 17



Photo ID: 18



Photo ID: 19



Photo ID: 20



Photo ID: 21



Photo ID: 22



Photo ID: 23



Photo ID: 24



Photo ID: 25



Photo ID: 26



Photo ID: 27



Photo ID: 28



Photo ID: 29



Photo ID: 30



Photo ID: 31



Photo ID: 32



Photo ID: 33



Photo ID: 34

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
4	Construct the public roads to the standards stated in the BMP.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: Transport, roads and access: The consultant may observe the implementation of protection measures for which they are not required and/or do not have the authority to assess compliance. Public roads within the subject site are constructed of all-weather trafficable surface (bitumen) with mountable curbing.



Photo ID: 35



Photo ID: 36



Photo ID: 37

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
5	Install the reticulated water supply (hydrants) to the standards stated in the BMP.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: A reticulated water supply is available to the subdivision with fire hydrants installed. Hydrant boxes are painted white and hydrants are identified with road markings/reflective delineators installed on the road.



Photo ID: 38



Photo ID: 39



Photo ID: 40



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.	<p>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.</p> <p>In which case new Classified Vegetation and Topography Map and BAL Contour Map (Post Development) have been prepared as an addendum to the BMP.</p>		Yes	No
The relevant offsite conditions have changed.	<p>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.</p> <p>In which case new Classified Vegetation and Topography Map and BAL Contour Map (Post Development) have been prepared as an addendum to the BMP.</p>		Yes	No
<p>Assessment Outcome: The applicable BMP (refer to 'document control') remains correct and relevant. Updated Classified Vegetation and Topography Map and BAL Contour Map (Post Development) provided in Section 3.2 and 3.3 of this report.</p>				

3.2 BMP Compliance Report Classified Vegetation and Topography Map

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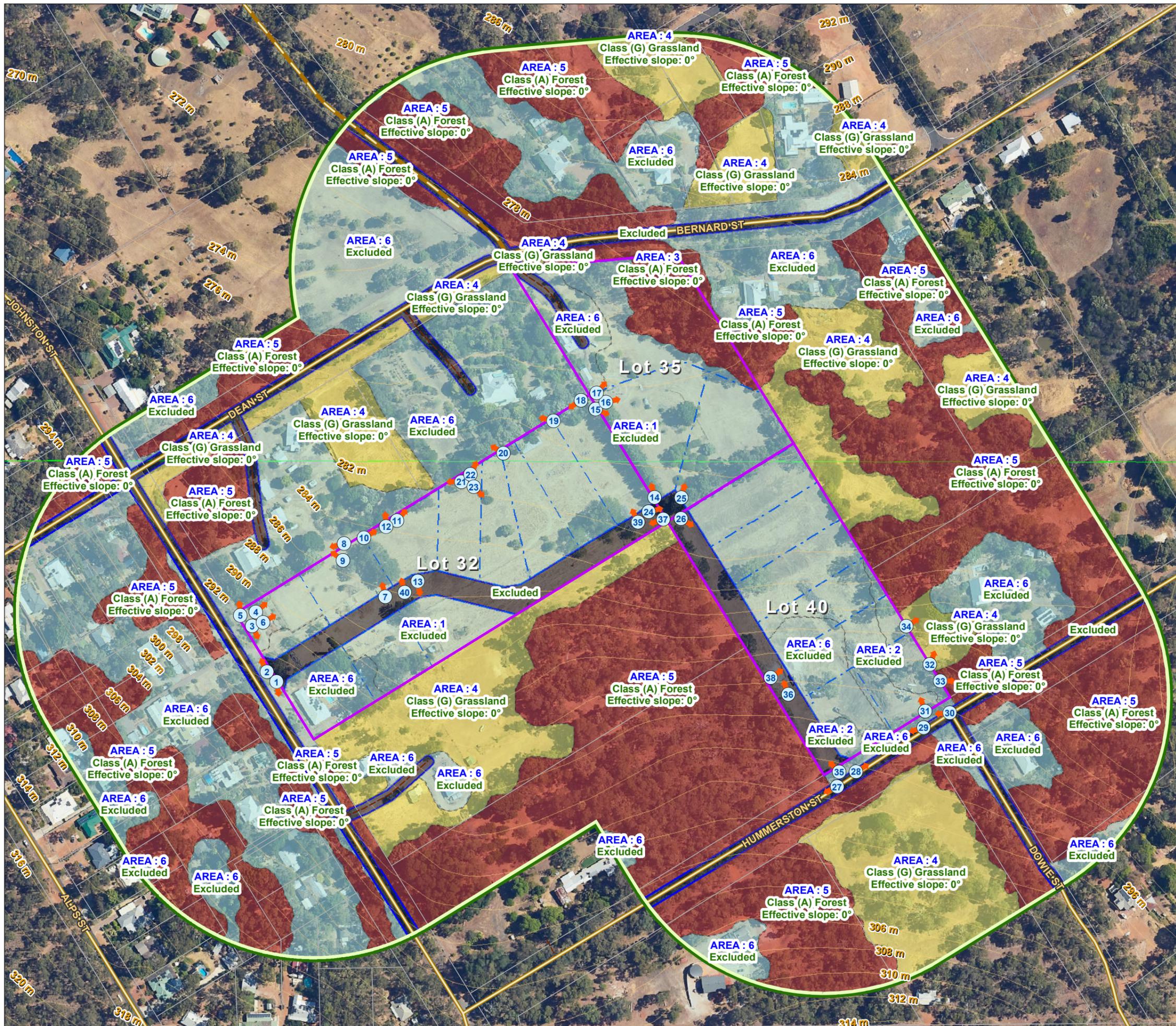
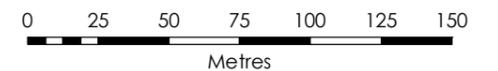


Figure 1
BMP Compliance Report
Classified Vegetation and
Topography Map

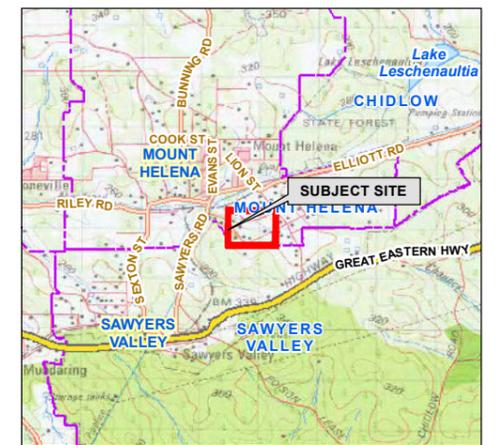
Lots 32, 35, and 40 on Plan 222830
 Total Area : 66,368 sq m
 Johnston, Bernard, and Hummerston Streets
 MOUNT HELENA
 SHIRE OF MUNDARING

----- LEGEND -----

- Subject Site
 - Other Lots
 - ⊙ Photo & Direction
 - Proposed Subdivision
- Vegetation Assessment Area**
- 150m from Subject Site
- Classified Vegetation**
- Class (A) Forest
 - Class (G) Grassland
 - Excluded 2.2.3.2 (e)
 - Excluded 2.2.3.2 (f)



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP
 Image Date : Jan 2024

Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Neil Stoney 10/12/2024
 Map updated by: Neil Stoney 10/12/2024
 A3 Scale 1:2,500



3.3 BMP Compliance Report BAL Contour Map

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Figure 2
BMP Compliance Report
BAL Contour Map

Lots 32, 35, and 40 on Plan 222830
 Total Area : 66,368 sq m
 Johnston, Bernard, and Hummerston Streets
 MOUNT HELENA

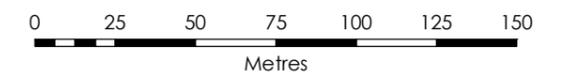
SHIRE OF MUNDARING

----- **LEGEND** -----

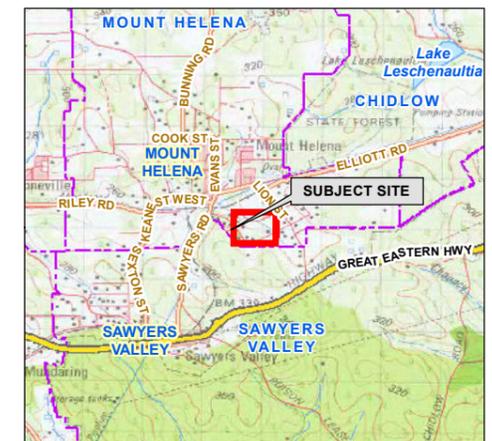
- Subject Site
- Other Lots
- Proposed Subdivision
- 100m from Subject Site
- Classified Vegetation Boundary

Indicative Bushfire Attack Levels

- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- BAL LOW



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP
 Image Date : Jan 2024

Coordinate System: GDA 1994 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Neil Stoney 10/12/2024
 Map updated by: Neil Stoney 10/12/2024
 A3 Scale 1:2,200

