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

STAGE 2: Lot 102 Bailup Road, Wooroloo (New Proposed Lots 221, 222, 223, 224, 225, 226, 227, 228, 229 and 230)

Shire of Mundaring

Referenced BMP Previously Submitted to Support a Subdivision Application

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Report Date: 6 October 2026

Job Reference No: 210888

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DOCUMENT CONTROL

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VERSION HISTORY		
Version	Status/Details	Date
1.0	Original - Compliance Report (Stage 2)	6 October 2026
-	-	-

THE APPLICABLE AND REFERENCED BUSHFIRE MANAGEMENT PLAN			
Version	Source	Job Ref. No.	Date
1.2	Amended BMP - The BMP was prepared by Bushfire Prone Planning.	210888	20 May 2022
-	-	-	-

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".*

The compliance certification will essentially be a tick box check that these measures have been completed. The relevant local government will be responsible for the 'clearance' of the condition.

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

The Guidelines establish:

> *"A landowner/proponent should engage a Bushfire Planning Practitioner to complete a compliance certificate or report for the BAL Contour Map relating to the approved subdivision. This would generally occur after the subdivisions works have been completed and before the issuing of titles.*
>
> *A compliance certificate or report will allow any future decision-makers to have confidence that the BAL Contour Map, prepared prior to the approval of a subdivision application, is still valid for use at future development or building permit application stages.*
>
> *If the subdivision layout and design has been altered, the site conditions have changed or the Bushfire Planning Practitioner considers there was an error in the original BAL Contour Map, a new BAL Contour Map may be required before a compliance certificate or report will be issued".*

*****

2 COMPLIANCE CHECK - BUSHFIRE PROTECTION MEASURE IMPLEMENTATION TABLES

The following are the relevant implementation responsibilities established in **Section 6 - Table 6.1** (where relevant) 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	*Condition that may be imposed (refer to Code F2 of Model Subdivision Conditions Schedule,* *WAPC June 2021 and Guidelines DPLH, 2021 v1.4, s5.3.2)* A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: "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).	☐	☐	✓
Assessment Comments: Existing Notification on the Title for development clearances provided. A copy of the notification on Title for development clearances is included in this report.				

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	Construct the public roads to the standards stated in the BMP.	☐	☐	✓
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. Roads are constructed, comprising seales all weather surface and mountable verge.				
				
Photo ID: 01			Photo ID: 02	

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	Proposed Lots will require private driveways to be constructed to the standards established by the Guidelines for Planning in Bushfire Prone Areas where Building Envelopes and associated Residential Dwellings are located more than 70 metres from a public road.	☐	☐	✓
Assessment Comments: Proposed Lots Stage 2: 222, 223 & 230 private driveways are constructed to a gravel hardstand surface with turn-around area at the building envelope site.				



Photo ID: 03



Photo ID: 04



Photo ID: 05

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
4	Construct Fire Service Access Routes (FSAR's) to the standards established by the Guidelines for Planning in Bushfire Prone Areas.	☐	☐	✓

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.

The Fire Service Access Route within the subject site is constructed of a 6m trafficable surface (compacted gravel) with minimum 4m horizontal clearance. Signs and gates installed.



Photo ID: 06



Photo ID: 07



Photo ID: 08

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 firebreaks within all proposed lots in accordance with the Shire of Mundaring Firebreak and Fuel Load Notice (Alternate firebreaks accepted for vegetation retention).	☐	☐	✓

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.

The firebreaks within the Stage 1 and Stage 2 subject Lots are constructed 3m horizontal clearance – chemical spraying undertaken.

Slashing of grasses/weeds has been undertaken throughout the Stage 1 and Stage 2 subdivision area.

Firebreaks and slashing of grasses/weeds require ongoing maintenance, by 1 November and maintained until 31 March.

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: 09



Photo ID: 10

	
Photo ID: 11	Photo ID: 12

ADDITIONAL BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (NOT SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)				
		Not Compliant	Compliance is Being Progressed	Fully Compliant
7	Install the reticulated firefighting water supply and hydrants to comply with the technical requirements referenced in the BMP.	☐	☐	✓
Assessment Comments: A reticulated water supply is available to the subdivision with fire hydrants installed. Hydrants are identified throughout Stage 2.				
				
Photo ID: 13		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.		No	No
Assessment Outcome: An updated BAL Contour Map has been prepared after site works have been completed. (Refer Figure 3.4) Individual BAL assessments for proposed future buildings/relevant structures on each newly created Lot will be undertaken at the development approval stage.				

3.2 BMP Compliance Report photograph Locations

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Figure 3.2

Classified Vegetation & Topography

STAGE 2
Lot 9001 on Plan 430096, Area : 89.9562 ha
Bailup Road
WOOROLOO
SHIRE OF MUNDARING

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

- Subject Site
- Other Lots
- Photo & Direction
- Hydrant
- New Hydrant
- Proposed Subdivision
- Indicative Building Envelope

Asset Protection Zones

- Minimum BAL-29 Separation Distance from Building or Building Envelope

150m Vegetation Assessment Area

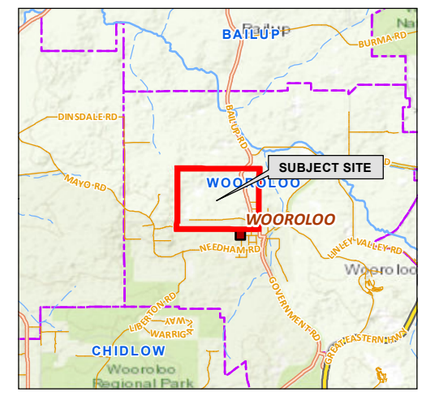
- 150m from Subject Site

Classified Vegetation

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

0 50 100 150 200
Metres

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



Aerial Imagery : Nearmap

Coordinate System: GDA2020 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 7/10/2026
Map updated by: Ian 7/10/2026
A3 Scale 1:5,500

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 2021\210888 - (180562) Lot 102 Bailup Road Wooroloo (BMP SD)\Mapping_IR_GDA2020\MXD\210888_ST2_Fig3-1_VEG_L102 Bailup Rd - Copy.mxd

3.3 Classified Vegetation & Topography (Post Development)

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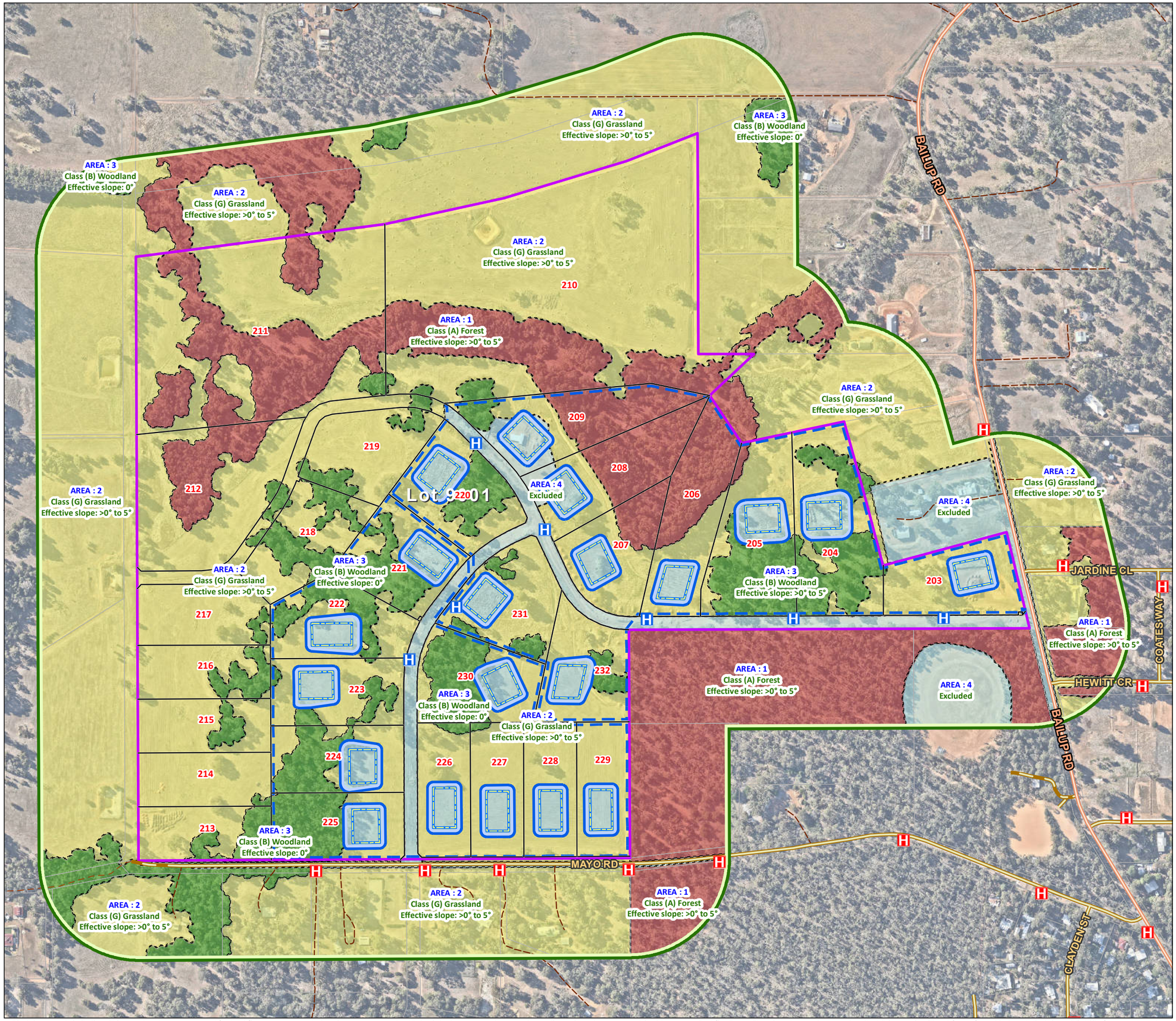
Figure 3.3

Classified Vegetation & Topography (Post Development)

Lot 9001 on Plan 430096, Area : 89.9562 ha
Bailup Road
WOOROLOO
SHIRE OF MUNDARING



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

- Subject Site
- Other Lots
- Hydrant
- New Hydrant
- Proposed Subdivision
- Indicative Building Envelope

Asset Protection Zones

- Minimum BAL-29 Separation Distance from Building or Building Envelope

150m Vegetation Assessment Area

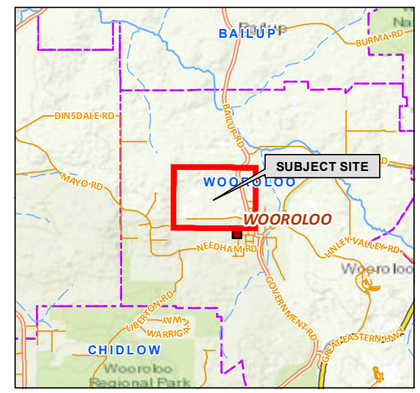
- 150m from Subject Site

Classified Vegetation

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

0 50 100 150 200
Metres

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



Aerial Imagery : Nearmap

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Map Document Path / Name: K:\Projects\Jobs 2021\210888 - (180562) Lot 102 Bailup Road Wooroloo (BMP SD)\Mapping_IR_GDA2020\MXD\210888_Fig3-1-1_VEG_POST_L102 Bailup Rd.mxd

3.4 BAL Contour Map (Updated September 2026)

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Figure 3.4

BAL Contour Map

Lot 9001 on Plan 430096, Area : 89.9562 ha
Bailup Road
WOOROLOO
SHIRE OF MUNDARING

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

- Subject Site
- Other Lots
- Hydrant
- New Hydrant
- Proposed Subdivision
- Indicative Building Envelope

Asset Protection Zones

- Minimum BAL-29 Separation Distance from Building or Building Envelope

100m Vegetation Assessment Area

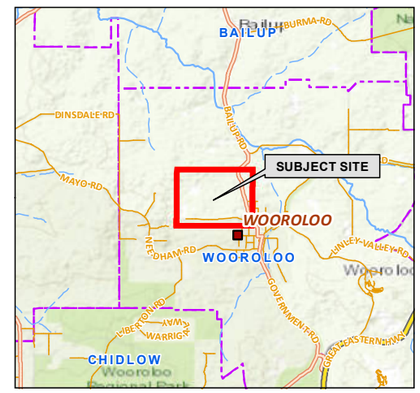
- 100m from Subject Site

Indicative Bushfire Attack Levels

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

0 50 100 150 200
Metres

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



Aerial Imagery : Nearmap

Coordinate System: GDA2020 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 06/10/2026
Map updated by: Ian Ross 06/10/2026
A3 Scale 1:5,000

BUSHFIRE PRONE PLANNING

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Map Document Path / Name: K:\Projects\Jobs 2021\210888 - (180562) Lot 102 Bailup Road Wooroloo (BMP SD)\Mapping_IR_GDA2020\MXD\210888_Fig3-2_BAL_L102 Bailup Rd.mxd

3.5 Section 165 Notice

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Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 221 - 230, 9003, ROAD AND EASEMENTS

Locality & Local Government

Locality	WOOROLOO
Local Government	SHIRE OF MUNDARING

Planning Approval

Planning Authority	Western Australian Planning Commision
Reference	162046

Roads

New Road or Extension (Road Name Approval)	Yes

Road Name	Locality
PEARSE WAY	WOOROLOO

Survey Details

Survey Method	Special Survey
Field Records	166890
Declared as Special Survey Area	Yes

Survey and Plan Notation

Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position of all survey marks placed for the plan.

Survey Certificate - Regulation 54

I, J. M. SCANLAN
hereby certify that this plan is accurate and is a correct representation of the -

(a) survey; and

(b) calculations from measurements recorded in the field records,

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Licensed Surveyor	Date

Survey Organisation

Name	SCANLAN SURVEYS
Address	P.O. BOX 429 MIDLAND 6936
Phone	9250 2261
Fax	
Email	reception@scanlansurveys.com.au
Reference	8910/24

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
221 - 230, 9003	432002	9002	-	

Former Tenure Interests and Notifications

Subject	Former Tenure	Action	Lots on this Plan	Origin	Endorsement	Comments
	9002/DP432002	Brought forward in part (with portion superseded by a road and or road widening)	LOTS 221-230, 9003	DOC Q729876	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 14/1/2026	No reticulated sewerage service available
	9002/DP432002	Brought forward in part (with portion superseded by a road and or road widening)	LOTS 221-230, 9003	DOC O109483	NOTIFICATION SEC 165 OF THE PLANNING & DEVELOPMENT ACT 2005. LODGED 27/03/2019	Bushfire Prone Area
	9002/DP432002	Automatic withdrawal in full (superseded by a road and or road widening)		DOC	SEC 195 & 196 OF THE LAA 1997	EMERGENCY ACCESS WAY
(A)	9002/DP432002	Brought forward in part (with portion superseded by a road and or road widening)	LOT 229	DOC	SEC 195 OF THE LAA 1997	EMERGENCY ACCESS WAY

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(33a)	EASEMENT (Drainage)	SEC. 167 OF THE P&D ACT 2005, REG. 33(a)	THIS PLAN	LOT 230	SHIRE OF MUNDARING	
(B)	RESTRICTIVE COVENANT	SEC. 129BA OF THE TLA 1893	DOC	LOTS 221 & 222	ENERGY NETWORKS CORPORATION	FIRE PROTECTION ZONE
(C)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC	LOTS 225 & 227	ELECTRICITY NETWORKS CORPORATION	

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or Other Factors)	SEC. 165 OF THE P&D ACT 2005	DOC	LOT 229		PROXIMITY TO A FORMER LANDFILL SITE
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC. 70A OF THE TLA 1893	DOC	LOT 229		THE USE OF THIS LOT MAY BE AFFECTED BY ACTIVITIES IN THE ADJOINING RESERVES
(D)	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC. 70A OF THE TLA 1893	DOC	LOTS 221 & 222		TRANSFORMER NOISE

PRELIMINARY COPY

SUBJECT TO SURVEY AND LANDGATE AUDIT

GOVERNMENT OF WESTERN AUSTRALIA
Landgate
SCANLAN SURVEYS LICENSED SURVEYORS
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MIDLAND, WA, 6056
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PH: 08 9250 2261
www.scanlansurveys.com.au
reception@scanlansurveys.com.au

DRAWING NUMBER: 8910/24/11

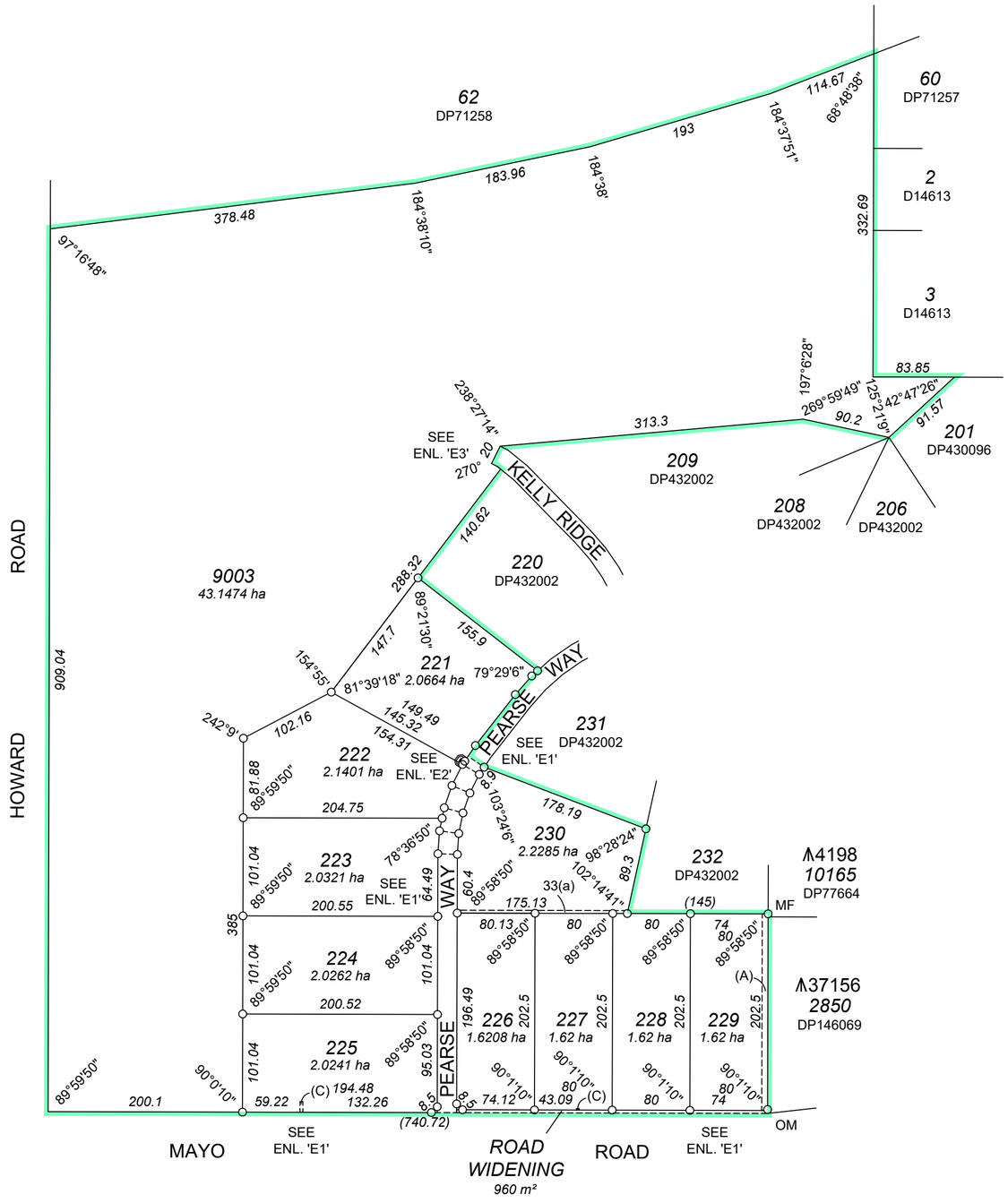
ADDITIONAL SHEETS
ENDORSEMENT SHEET
SURVEY SHEET

SHEET 1 OF SHEETS 3

VERSION NUMBER 1

DEPOSITED PLAN
432003

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEET(S) FOR SURVEY INFORMATION



SCALE: 1:4000 @ A2
ALL DISTANCES ARE IN METRES
0m 40m 80m 150m 250m

GOVERNMENT OF WESTERN AUSTRALIA
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DRAWING NUMBER: 8910/24/12

ADDITIONAL SHEETS
ENDORSEMENT SHEET
SURVEY SHEET

SHEET 2 OF SHEETS 3

VERSION NUMBER 1

DEPOSITED PLAN
432003