

Tuesday, 24 February 2026

Our Ref: A23.094-RPT-BMPC-GHS\_0\_FINAL



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|          |                               |              |                                  |
|----------|-------------------------------|--------------|----------------------------------|
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## Bushfire Management Plan Compliance Certification: Grouped Housing Site, Brightwood Estate, Baldivis

### Document Purpose

Western Environmental Approvals Pty Ltd (WEPL) has prepared this Bushfire Management Plan (BMP) compliance report for seven lots within a Grouped Housing Site (GHS) in Brightwood Estate, Baldivis (the subject site; Figure 1). Lots within the GHS are subject to Western Australian Planning Commission (WAPC) subdivision approval WAPC Ref. 164596.

This report provides a post-subdivisional works compliance assessment of bushfire management measures required to clear Condition 9 of subdivision approval as follows:

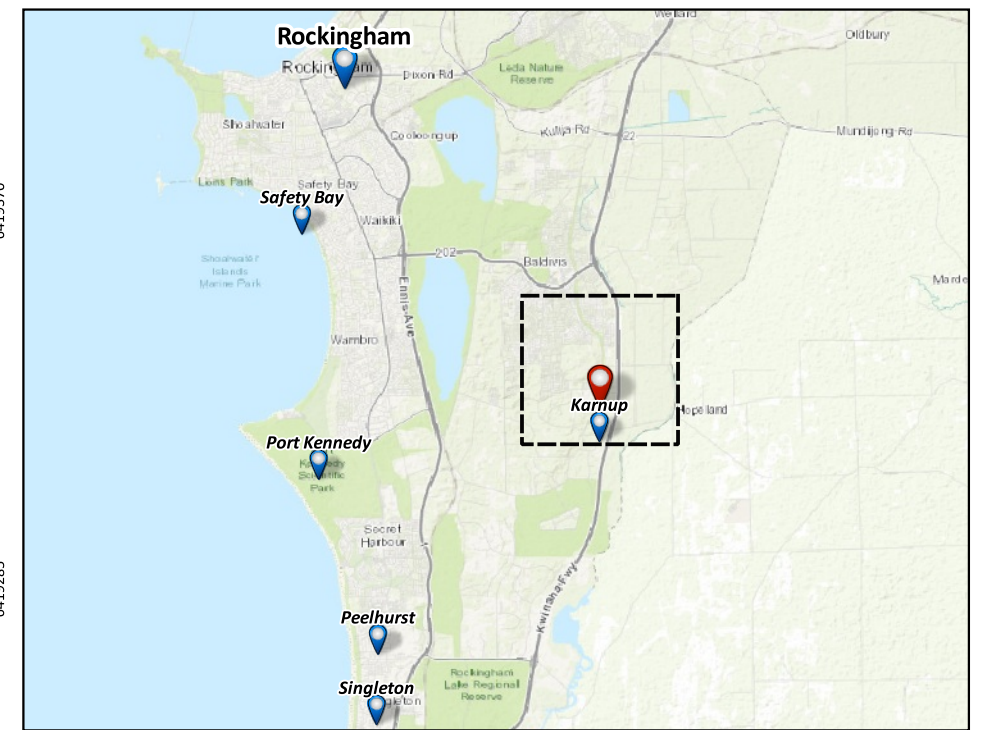
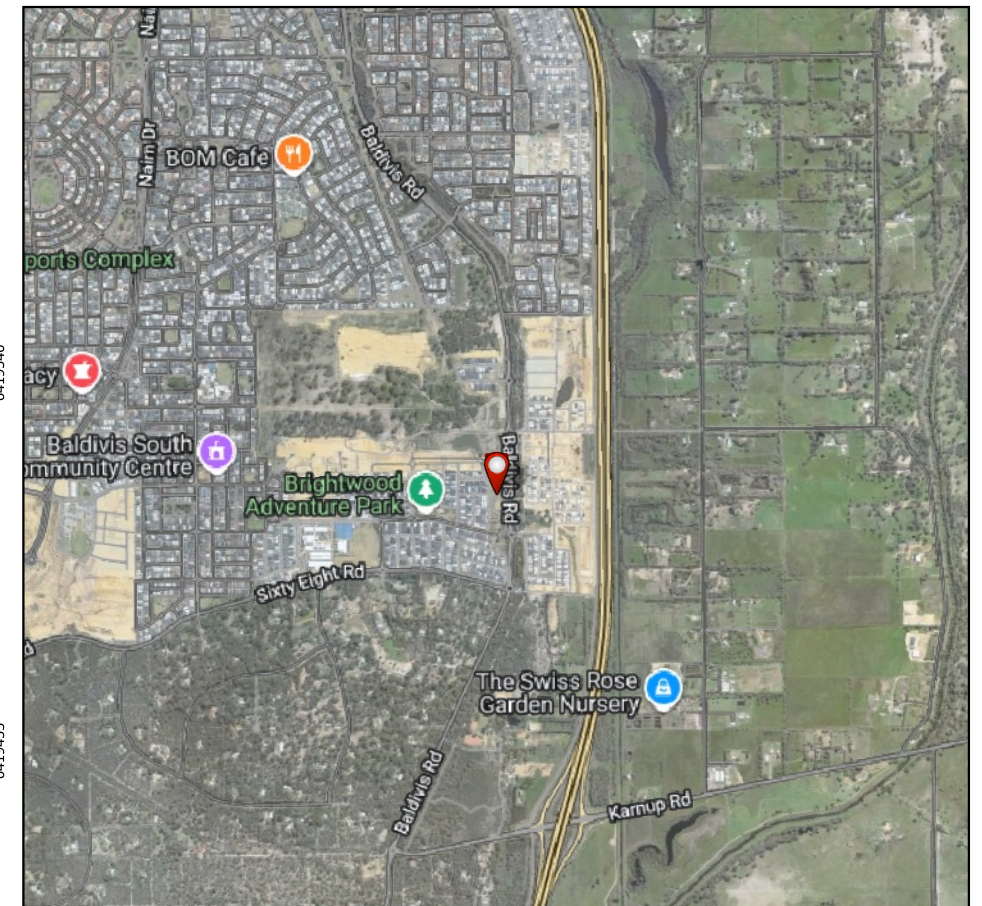
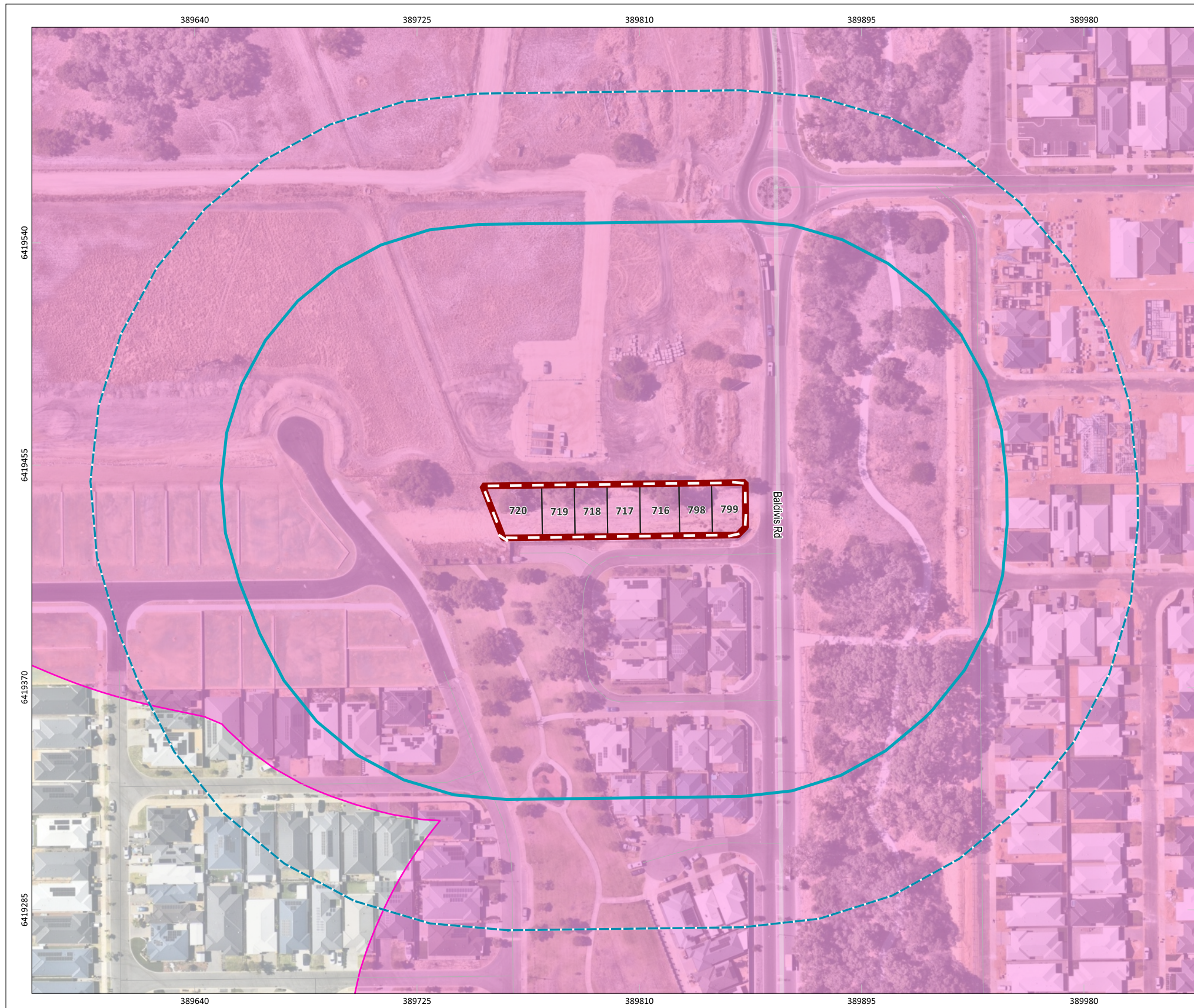
*Information is to be provided to demonstrate that the measures contained in Table 4 of the bushfire management plan by Eco Logical Australia (Version 3, dated 3 May 2024) have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)*

### Compliance Assessment

ELA (2023) includes nine bushfire management measures that are required to ensure the proposed development will comply with the Bushfire Protection Criteria in the *Guidelines for Planning in Bushfire Prone Areas Version 1.4* (WAPC, 2021; current at the time of BMP publication). A bushfire risk assessment and compliance assessment were undertaken to determine if the relevant bushfire management measures documented in the endorsed BMP have been implemented (Table 1).

Based on our assessment, WEPL can confirm that the relevant bushfire management measures detailed in the endorsed BMP have been implemented as intended or have been progressed to a point that they are likely to be compliant, once completed.





**Figure 1: Site Overview**

|   |                                |  |                          |   |
|---|--------------------------------|--|--------------------------|---|
|   |                                | <b>PROJECT/REPORT NAME</b><br>Bushfire Attack Level Report<br>Brightwood Estate, Baldvis |                          | <b>Legend</b><br>Subject Site<br>Buffer 100m<br>Buffer 150m   |
| <b>SCALE</b><br>1:1,700                                     | <b>SHEET SIZE</b><br>A3 COLOUR | <b>CLIENT</b><br>Parcel Property   |                          |   |
| <b>COORDINATE REFERENCE SYSTEM</b><br>GDA2020 / MGA zone 50 |                                | <b>PROJECT NUMBER</b><br>A23.094   | <b>VERSION</b><br>0      | <br>Western Environmental Pty Ltd<br>08 6344 2310   enquiries@western.com.au<br>Level 3/25 Prowe St, West Perth WA 6005<br>western.com.au |
| <b>DATA SOURCE</b><br>Nearmap (21 January 2026)             |                                | <b>DRAWN BY / REVIEWED BY</b><br>JP/BF   | <b>DATE</b><br>24/2/2026 |   |

**Table 1: BMP Compliance Assessment**

| BMP reference | Action  | Implementation status  | Compliance assessment |
|---------------|---|--|-----------------------|
| 1             | Ensure proposed building is located outside of areas subject to BAL-FZ and BAL-40 as per the design in Figure 7.  | A BAL assessment was undertaken for the GHS which is contained in Appendix A. This BAL assessment shows all lots within the subject site can facilitate dwellings which are sited in areas of BAL-29 or lower. Explanatory information regarding the BAL ratings is contained in Appendix B.   | <b>Compliant</b>      |
| 2             | Withhold the 35 lots depicted in Figure 7 subject to >BAL-29 from sale, until the BAL rating for future dwellings on these lots can be reduced to ≤BAL-29.  | A BAL assessment was undertaken for the GHS which is contained in Appendix A. This BAL assessment shows all lots within the subject site can facilitate dwellings which are sited in areas of BAL-29 or lower. All lots within the GHS which were identified as being subject to BAL ratings of BAL-40 or BAL-FZ in the BMP are now sufficiently separated from external bushfire hazards and can be released. | <b>Compliant</b>      |
| 3             | Place Section 165 Notification on Title for all lots within Bushfire Prone Areas.   | All lots within the subject site have a notification placed on the title of the lot as evidenced in the Deposited Plan (Appendix C).   | <b>Compliant</b>      |
| 4             | Construct road network and temporary cul-de-sac as per plan in Figure 7.  | Roads servicing the subject site were complete and open to the public at the time of inspection (refer to Plate 1 in Appendix D).  | <b>Compliant</b>      |
| 5             | Where the subdivision is not constructed in a single stage, provide vehicular access compliant with the Guidelines for each stage (including providing a minimum of two points of access/egress). | No temporary turnaround points are required to service the subject site as all roads are complete and open to the public.  | <b>Not Applicable</b> |
| 6             | Provide reticulated water supply to all lots and hydrants in accordance with Water Corporation Standards.   | Reticulated water had been installed at the time of assessment, with a hydrant directly south of the subject site on Helios Loop (refer to Plate 2 in Appendix D).   | <b>Complete</b>       |



| BMP reference | Action   | Implementation status   | Compliance assessment |
|---------------|--|---|-----------------------|
| 7             | Ensure proposed Public Open Spaces (POS) area, road reserves and drainage areas are implemented and maintained as low threat status as per the standard in the Guidelines or 2.2.3.2 of AS 3959: 2018.   | No POS areas, road reserves or drainage areas form part of the GHS.   | <b>Not Applicable</b> |
| 8             | Ensure all areas within the subject site and within 100 m west and south of the subject site (within developers' landholdings) are cleared or managed to a low threat state as per the standard in the Guidelines or 2.2.3.2 or AS 3959: 2018, until landholding ownership is transferred (i.e., proposed residential lots are purchased and/or POS and road reserve areas are completed and ceded to the City of Rockingham). | None of the areas within 100 m of the subject site to the west or the south are within the developer's landholding.                 | <b>Not Applicable</b> |
| 9             | Install APZs as depicted in Figure 7 to APZ standards in the Guidelines.   | The locations where APZs were to be installed were devoid of vegetation at the time of assessment (refer to Plate 3 in Appendix D). | <b>Compliant</b>      |



## References

Department of Planning (DoP). (2016). *Visual guide for bushfire risk assessment in Western Australia*. Government of Western Australia.

Eco Logical Australia (ELA). (2023). *Bushfire Management Plan: Subdivision Application: Lots 9033 and 9034 Brightwood Estate, Baldivis*. ABN Baldivis Pty Ltd.

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas (AS 3959: 2018)*.

Western Australian Planning Commission (WAPC). (2021). *Guidelines for Planning in Bushfire Prone Areas Version 1.4*. Government of Western Australia.



# **Appendix A: Bushfire Attack Level Assessment**





## Site Assessment and Site Plan




The assessment of the seven lots (subject lots) within the subject site was undertaken on 17/02/2026 for the purpose of determining the Bushfire Attack Level (BAL) in accordance with *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (AS 3959: 2018; SA, 2018) Simplified Procedure (Method 1).

## Vegetation Classification

All vegetation within 100 m of the subject site was classified in accordance with Clause 2.2.3 of AS 3959: 2018. Each distinguishable vegetation class with the potential to determine the BAL is identified in Table 2 and presented in Figure 2.

**Table 2: Vegetation Classification**

| Plot 1   | Class A Forest   |
|--|--|
| <p><b>Photo 1</b></p> <p>This plot comprises trees reaching up to 30 m in height at maturity. Canopy cover exceeds 30% throughout the plot and understorey vegetations structure is multi-tiered.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> |   |
| Plot 1   | Class A Forest   |
| <p><b>Photo 2</b></p> <p>This plot comprises trees reaching up to 30 m in height at maturity. Canopy cover exceeds 30% throughout the plot and understorey vegetations structure is multi-tiered.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> |  |

|   |  |
|---|--|
| <p><b>Plot 2</b></p>  | <p><b>Class G Grassland</b></p>  |
| <p><b>Photo 3</b></p> <p>This plot consists of grasses in the understorey with sparse trees, making up less than 10% canopy cover.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>   | <p>Feb 17, 2026 8:52:16 AM<br/> 32°21'23.166"S 115°49'39.853" E ±2.95m<br/> 22° N</p>      |
| <p><b>Plot 2</b></p>  | <p><b>Class G Grassland</b></p>  |
| <p><b>Photo 4</b></p> <p>This plot consists of grasses in the understorey with sparse trees, making up less than 10% canopy cover.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>   | <p>Feb 17, 2026 8:51:33 AM<br/> 32°21'23.641"S 115°49'40.375" E ±2.93m<br/> 44° NE</p>    |
| <p><b>Plot 3</b></p>  | <p><b>Excluded - clause 2.2.3.2 (a)</b></p>  |
| <p><b>Photo 5</b></p> <p>This vegetation is beyond 100 m from the subject site. Its structure is not relevant to the assessment and it has been excluded on the basis that it is too distance to impact the BALs on future dwellings within the subject site.</p> | <p>Feb 17, 2026 9:12:31 AM<br/> 32°21'18.848"S 115°49'46.122" E ±3.09m<br/> 323° NW</p>  |



|   |  |
|---|--|
| <p><b>Plot 3</b></p>  | <p><b>Excluded - clause 2.2.3.2 (a)</b></p>  |
| <p><b>Photo 6</b></p> <p>This vegetation is beyond 100 m from the subject site. Its structure is not relevant to the assessment and it has been excluded on the basis that it is too distance to impact the BALs on future dwellings within the subject site.</p> |    |
| <p><b>Plot 4</b></p>  | <p><b>Excluded - clause 2.2.3.2 (e)</b></p>  |
| <p><b>Photo 7 (Background of photo)</b></p> <p>Land within the subject site which has been cleared for development.</p>   |   |
| <p><b>Plot 4</b></p>  | <p><b>Excluded - clause 2.2.3.2 (e)</b></p>  |
| <p><b>Photo 8</b></p> <p>Adjacent land to the subject site which has been cleared for development and is devoid of vegetation.</p>  |  |



|  |   |
|--|---|
| <p><b>Plot 4</b></p>   | <p><b>Excluded - clause 2.2.3.2 (e)</b></p>   |
| <p><b>Photo 9</b><br/> Baldivis Road, east of the subject site, which is devoid of vegetation.</p>   |  <p>Feb 17, 2026 8:45:28 AM<br/> 32°21'24.015"S 115°49'46.363"E ±3.72m<br/> 207° SW</p>   |
| <p><b>Plot 4</b></p>   | <p><b>Excluded - clause 2.2.3.2 (e)</b></p>   |
| <p><b>Photo 10</b><br/> Areas surrounding the subject site which contain public roads, dwellings and related infrastructure. These areas are devoid of vegetation or contain small patches of low-threat vegetation.</p> |  <p>Feb 17, 2026 8:43:43 AM<br/> 32°21'24.153"S 115°49'43.273"E ±3.65m<br/> 138° SE</p>  |
| <p><b>Plot 4</b></p>   | <p><b>Excluded - clause 2.2.3.2 (e)</b></p>   |
| <p><b>Photo 11 (Background of photo)</b><br/> Areas which have been cleared for a site compound and are devoid of vegetation.</p>  |  <p>Feb 17, 2026 9:12:45 AM<br/> 32°21'19.163"S 115°49'46.045"E ±2.81m<br/> 244° SW</p> |



**Plot 5**

**Excluded - clause 2.2.3.2 (f)**

**Photo 12**

Vegetation within the adjacent POS which has been established and is being maintained to a low-threat state.



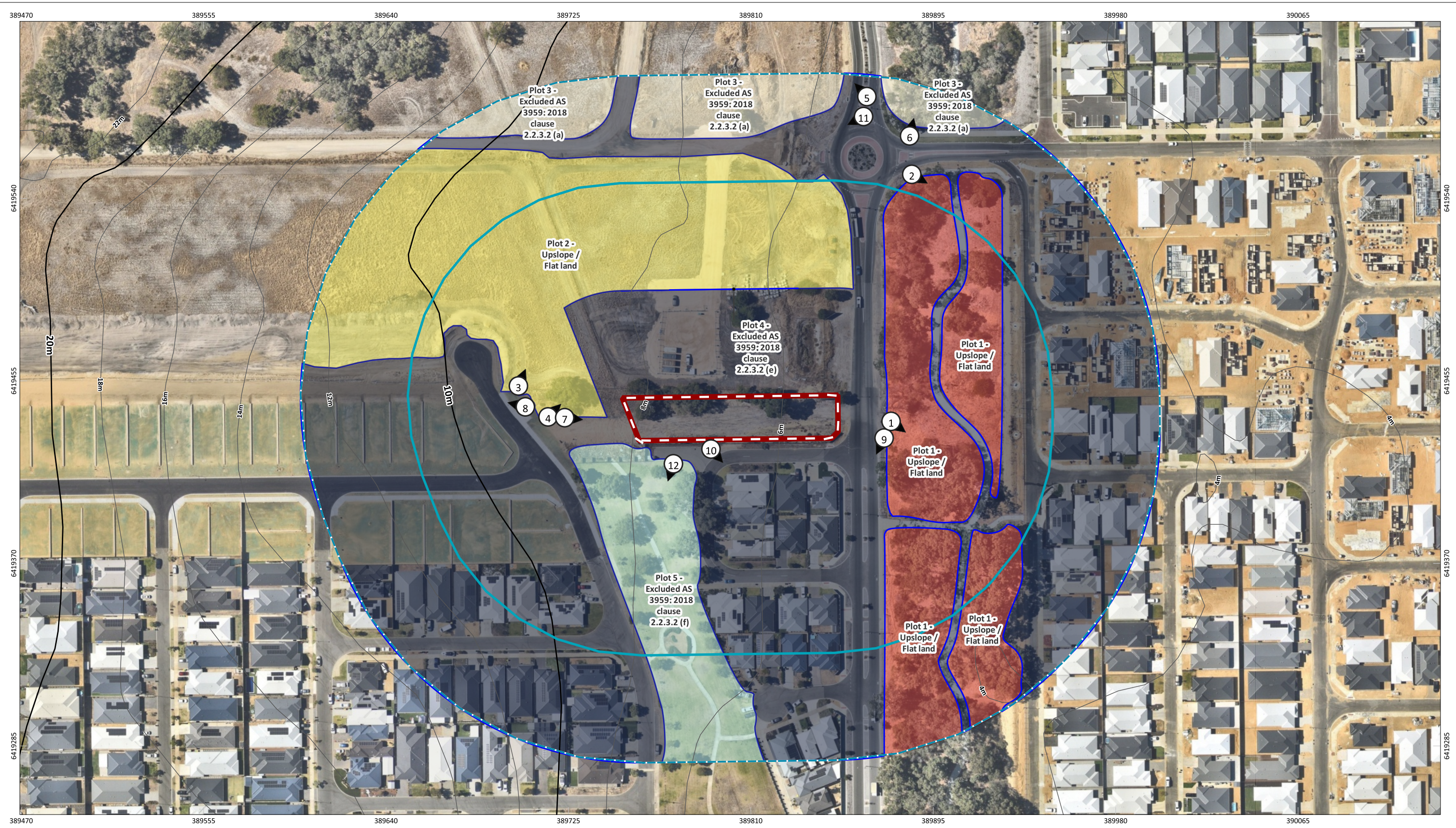


Figure 2: Vegetation Classification

|  |                         |
|--|-------------------------|
|  |                         |
| SCALE<br>1:1,700                                     | SHEET SIZE<br>A3 COLOUR |
| COORDINATE REFERENCE SYSTEM<br>GDA2020 / MGA zone 50 |                         |
| DATA SOURCE<br>Nearmap (21 January 2026)             |                         |

|   |                   |
|---|-------------------|
| PROJECT/REPORT NAME<br>Bushfire Attack Level Report<br>Brightwood Estate, Baldvis |                   |
| CLIENT<br>Parcel Property   |                   |
| PROJECT NUMBER<br>A23.094   | VERSION<br>0      |
| DRAWN BY / REVIEWED BY<br>JP/BF   | DATE<br>24/2/2026 |

|                           |                                    |
|---------------------------|------------------------------------|
| Legend                    |                                    |
|                           | Subject Site                       |
|                           | Buffer 100m                        |
|                           | Buffer 150m                        |
|                           | Photos                             |
|                           | 2m Contours (DPIRD-072)            |
|                           | 10m                                |
| Vegetation Classification |                                    |
|                           | Class A - Forest                   |
|                           | Class G - Grassland                |
|                           | Excluded AS 3959: 2018 2.2.3.2 (a) |
|                           | Excluded AS 3959: 2018 2.2.3.2 (e) |
|                           | Excluded AS 3959: 2018 2.2.3.2 (f) |

**WESTERN ENVIRONMENTAL**

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westernv.com.au

## Relevant Fire Danger Index

The Fire Danger Index for this site has been determined in accordance with Table 2.1 of AS 3959: 2018 and is presented in Table 3.

**Table 3: Fire Danger Index (FDI)**

| Relevant Fire Danger Index      |                                 |  |                                  |
|---------------------------------|---------------------------------|--|----------------------------------|
| FDI 40 <input type="checkbox"/> | FDI 50 <input type="checkbox"/> | FDI 80 <input checked="" type="checkbox"/> | FDI 100 <input type="checkbox"/> |
| <i>Table 2.4.5</i>              | <i>Table 2.4.4</i>              | <i>Table 2.4.3</i>                         | <i>Table 2.4.2</i>               |

## Potential Bushfire Impacts

The potential bushfire impact to the subject site / proposed development from each of the identified vegetation plots are identified below in Table 4.

**Table 4: Method 1 BAL Calculation (BAL Contours)**

| Plot | Vegetation classification     | Effective slope                        | Separation distances required (m)          |          |          |          |           |
|------|-------------------------------|--|--|----------|----------|----------|-----------|
|      |                               |  | BAL-FZ                                     | BAL-40   | BAL-29   | BAL-19   | BAL-12.5  |
| 1    | Class A Forest                | All upslopes and flat land (0 degrees) | <16  | 16 - <21 | 21 - <31 | 31 - <42 | 42 - <100 |
| 2    | Class G Grassland             | All upslopes and flat land (0 degrees) | <6   | 6 - <8   | 8 - <12  | 12 - <17 | 17 - <100 |
| 3    | Excluded - clause 2.2.3.2 (a) | -                                      | No separation distances required - BAL-LOW |          |          |          |           |
| 4    | Excluded - clause 2.2.3.2 (e) | -                                      | No separation distances required - BAL-LOW |          |          |          |           |
| 5    | Excluded - clause 2.2.3.2 (f) | -                                      | No separation distances required - BAL-LOW |          |          |          |           |

## Determined Bushfire Attack Level (BAL)

The determined Bushfire Attack Level (highest BAL) for the proposed works has been determined in accordance with Clause 2.2.6 of AS 3959: 2018. Relevant data from the subject site assessment is shown in Figure 3 and Table 5. Further information as detailing what these BAL ratings mean is contained within Appendix B.



**Table 5: BAL Assessment Summary**

| Affected Lot | BAL Rating | Construction sections to be consulted in AS 3959: 2018 |
|--------------|------------|--|
| 716          | BAL-12.5   | 3 and 5  |
| 717          | BAL-12.5   | 3 and 5  |
| 718          | BAL-12.5   | 3 and 5  |
| 719          | BAL-12.5   | 3 and 5  |
| 720          | BAL-29     | 3 and 7  |
| 798          | BAL-19     | 3 and 6  |
| 799          | BAL-29     | 3 and 7  |



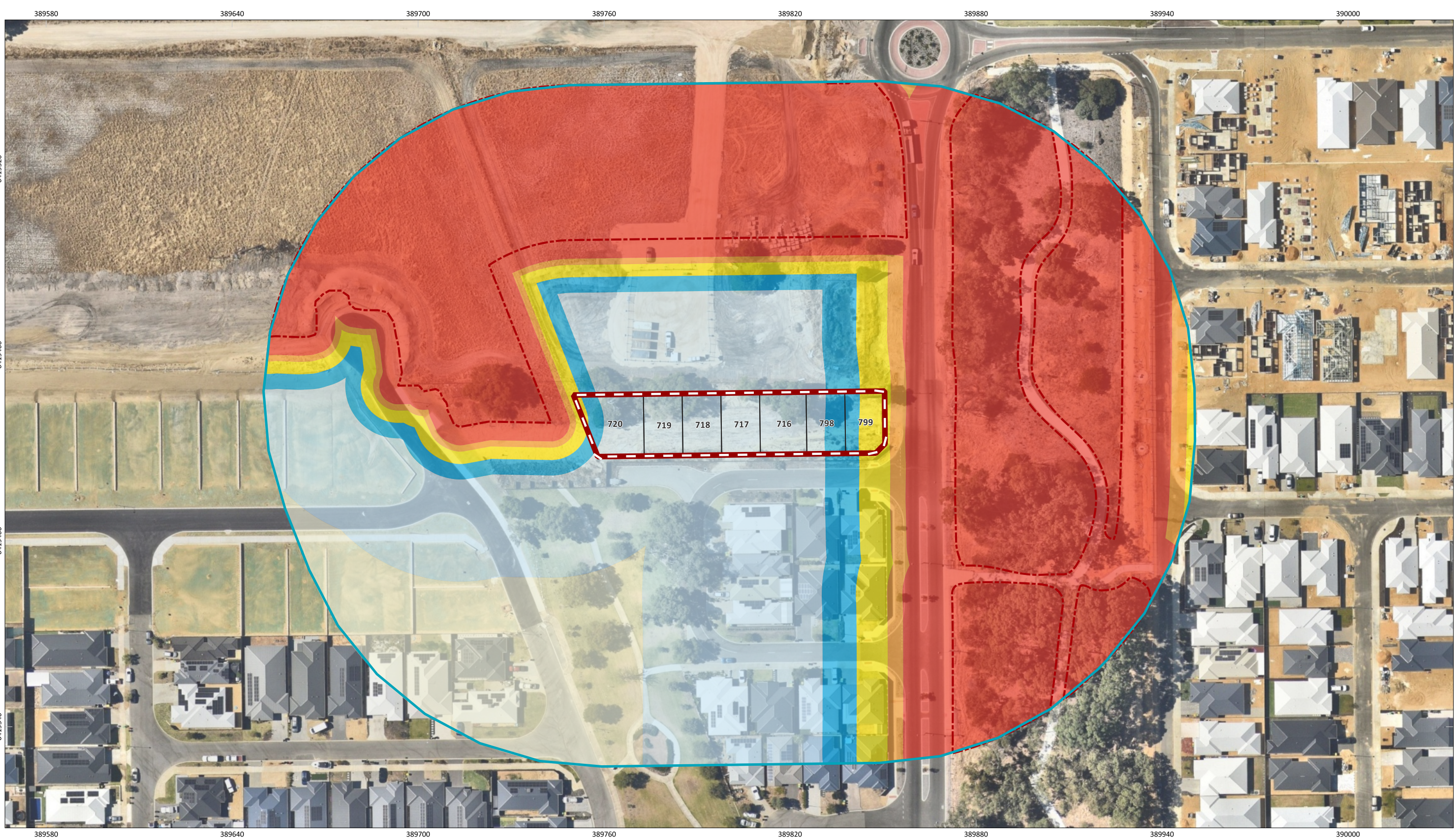


Figure 3: Bushfire Attack Level (BAL) Contours

|  |                         |  |                   |                   |  |
|--|-------------------------|--|-------------------|-------------------|--|
|  |                         | PROJECT/REPORT NAME<br>Bushfire Attack Level Report<br>Brightwood Estate, Baldivis |                   | <b>Legend</b><br> | <b>Bushfire Attack Level (BAL)</b><br> |
| SCALE<br>1:1,200                                     | SHEET SIZE<br>A3 COLOUR | CLIENT<br>Parcel Property  |                   |                   |  |
| COORDINATE REFERENCE SYSTEM<br>GDA2020 / MGA zone 50 |                         | PROJECT NUMBER<br>A23.094  | VERSION<br>0      |                   |  |
| DATA SOURCE<br>Nearmap (21 January 2026)             |                         | DRAWN BY / REVIEWED BY<br>JP/BF  | DATE<br>24/2/2026 |                   |  |

**Appendix B:**  
**Additional Information / Advisory**  
**Notes**



This assessment was undertaken as per AS 3959: 2018. It is important that the current version of AS 3959, is consulted for construction purposes.

This BAL rating is based on the information current at the date of this letter and is valid for 12 months from the date of this letter.

Bushfire Attack Level (BAL) as set out in the Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas (AS 3959), as referenced in the Building Code of Australia.

| Bushfire Attack Level (BAL) | Classified vegetation within 100 m of the subject site and radiant heat flux exposure thresholds | Description of predicted bush fire attack and levels of exposure   | Construction Section as per AS 3959 |
|-----------------------------|--|--|-------------------------------------|
| BAL-LOW                     |  | There is insufficient risk to warrant specific construction requirements.  | 4                                   |
| BAL-12.5                    | $\leq 12.5 \text{ kW/m}^2$   | Ember attack   | 3 and 5                             |
| BAL-19                      | $>12.5 \text{ kW/m}^2 \leq 19 \text{ kW/m}^2$  | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux.   | 3 and 6                             |
| BAL-29                      | $>19 \text{ kW/m}^2 \leq 29 \text{ kW/m}^2$  | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux  | 3 and 7                             |
| BAL-40                      | $>29 \text{ kW/m}^2 \leq 40 \text{ kW/m}^2$  | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux with the increased likelihood of exposure to flames. | 3 and 8                             |
| BAL-FZ                      | $>40 \text{ kW/m}^2$   | Direct exposure to flames from fire front in addition to radiant heat flux and ember attack  | 3 and 9                             |

Source: "AS 3959: 2018 Construction of buildings in bushfire-prone areas" published by Standards Australia, Sydney.



# **Appendix C: Deposited Plan**



| Plan Information |                |
|------------------|----------------|
| Tenure Type      | Freehold       |
| Plan Type        | Deposited Plan |
| Plan Purpose     | Subdivision    |

**Plan Heading**  
Lots 716-720, 798 & 799

| Locality & Local Government |                    |
|-----------------------------|--------------------|
| Locality                    | Baldivis           |
| Local Government            | City of Rockingham |

**Department of Planning, Lands and Heritage**  
File Number

| Examination |      |
|-------------|------|
| Examined    | Date |

| Planning Approval  |        |
|--------------------|--------|
| Planning Authority | WAPC   |
| Reference          | 164596 |

Delegated under S. 16 P&D Act 2005 Date

| In Order For Dealings |  |
|-----------------------|--|
| Subject To            |  |

For Registrar of Titles Date

**Plan Approved**  
REG 26A(1)(4)

Inspector of Plans and Surveys / Authorised Land Officer Date

| Survey Details                  |        |
|---------------------------------|--------|
| Field Records                   | 131385 |
| Declared as Special Survey Area | Yes    |

**Survey and Plan Notation**  
Survey carried out under Reg. 26A(1) Deferred Final Marking Approval. Approval ID xxxx-xx dated Day Month Year : Landgate File xxxxx-xxxx

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

**Survey Certificate - Regulation 54**  
I, Patrick James Burton 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                | VERIS                      |
| Address             | JOLIMONT 6014              |
| Phone               | 6241 3333                  |
| Fax                 | 6241 3300                  |
| Email               | lodgements.wa@veris.com.au |
| Reference           | 611606-I087-PJB            |

| Former Tenure           |                    |                   |                 |                          |
|-------------------------|--------------------|-------------------|-----------------|--------------------------|
| New Lot / Land          | Parent Plan Number | Parent Lot Number | Title Reference | Subject Land Description |
| Lots 716-720, 798 & 799 | DP 430333          | Lot 9041          |                 |                          |

| New Notifications and Memorials |              |                          |        |                         |            |                          |
|---------------------------------|--------------|--------------------------|--------|-------------------------|------------|--------------------------|
| Subject                         | Purpose      | Statutory Reference      | Origin | Land Burdened           | Benefit To | Comments                 |
|                                 | Notification | Sec 165 of the P & D Act | Doc    | Lots 716-720, 798 & 799 |            | Bushfire Management Plan |

**PRELIMINARY ONLY UNLODGED VERSION  
SUBJECT TO LANDGATE AUDIT**  
This plan is  
-Current as at 15.08.2025  
-Subject to change without notice  
-Not intended for design use, a LANDGATE CERTIFIED  
CORRECT copy should be obtained for such purposes.



# **Appendix D: Photographic Evidence**





**Plate 1: Public road (Helios Loop) servicing the GHS.**



**Plate 2: Existing hydrant on Helios Loop, which services the subject site.**





**Plate 3: The subject site (in the background of the photo) which is devoid of vegetation.**

