

Appendix 11

Bushfire Management Plan (BMP)

BAL assessment, APZ requirements, firefighting access and water supply.

Bushfire Management Plan Coversheet



This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

Site address / Plan reference:	Lot 1 (No.5) Morrissey Road				
Suburb:	Bullsbrook	State:	WA	Postcode:	N/A
Local government area:	City of Swan				
Description of the planning proposal:	Tourism Development (6 x chalets, cafe, nursery and break room)				
BMP / Reference number:	Lot 1 (No.5) Morrissey Road	Version:	V1.1	Date of issue:	16/11/2025
Client / Business name:	S. Fowler				

Reason for referral to DFES¹

	Yes	No
Has the BAL been calculated by a method other than Method 1 as outlined in AS3959? (Tick No if AS3959 Method 1 has been used to calculate the BAL)		✓
Have any of the bushfire protection criteria elements been addressed through the use of an outcomes-based approach?		✓
Strategic planning proposal (including rezoning applications)		✓
Local planning scheme amendment containing supplementary provisions, additional to the deemed provisions for bushfire risk management		✓
Where a bushfire local planning policy, or variation to the acceptable solutions or the APZ is proposed		✓
Where there is a conflict of opinion between the decision maker and proponent		✓
Expert technical advice on bushfire behaviour, emergency management, or other occasions where bushfire technical advice is required to support planning decision-making		✓
Expert technical advice on bushfire matters referred to State Administrative Tribunal (SAT) or Development Assessment Panel (DAP)		✓
Comments on future buildings' compliance with FES Commissioner's operational requirement guidelines		✓
Decision maker discretionary referral, (e.g. renewable energy, hazardous materials, vulnerable land use)	✓	

If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Tourism proposal - vulnerable land use

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

Name Jemma Douglas	Accreditation Level Level 2	Accreditation No. 38400	Accreditation Expiry February 2026
Company Bushfire Logic	Contact No. 0410621291		

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner

Date

16 November 2025

¹ For more information please refer to DFES [Referral to DFES Checklist](#)

Bushfire Management Plan

Lot 1 (No.5) Morrissey Road, Bullsbrook

City of Swan

Date: 16 November 2025

Bushfire Logic

ABN: 926 121 79165

LIMITATIONS STATEMENT

This report has been prepared in accordance with the Agreement between Bushfire Logic and the Client. This Bushfire Management Plan has been prepared for the sole purpose of supporting a development application for a new residential development at Lot 1 (No.5) Morrissey Road, Bullsbrook (the Site).

In undertaking this work the author(s) have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Bushfire Logic has not independently verified such information and cannot guarantee its accuracy or completeness. Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building 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 bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Logic has no control. The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report.

Should changes be made to the Site, a new Bushfire Management Plan will be required. 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 Logic 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 Logic accepts no Liability, including Liability for Loss in connection with:

- A Claim, damage, or injury to property, or persons caused by fire;
- Further growth, planting or removal of vegetation on the Site;
- Poor maintenance of any fire protection measures;
- Additional structures not included in this assessment; or
- Any other activity that may change the bushfire threat level.

The Client and owner of the site acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified within this report are indicative only and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks have been achieved.

Document Control: Report Details		
Report version	Report Date	Version Details
V1.1	16 November 2025	Original
BPAD Practitioner	Jemma Douglas (Level 2)	BPAD-38400

TABLE OF CONTENTS

LIMITATIONS STATEMENT	2
1. INTRODUCTION	6
1.1 LOCATION.....	6
1.2 DEVELOPMENT PROPOSAL.....	7
1.3 STATUTORY FRAMEWORK.....	8
2. ENVIRONMENTAL CONSIDERATIONS.....	9
2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING	9
2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS.....	9
2.3 REVEGETATION/LANDSCAPE PLANS	10
3. BUSHFIRE ASSESSMENT RESULTS.....	11
3.1 ASSESSMENT INPUTS	11
3.2 ASSESSMENT OUTPUT	13
4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES.....	16
4.1 BUSHFIRE CONTEXT.....	16
4.2 VEHICLE ACCESS	16
4.3 WATER AVAILABILITY	17
5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA	18
5.1 COMPLIANCE TABLE	18
6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES.....	26
6.1 DEVELOPER/LANDOWNER RESPONSIBILITIES	26
7. CERTIFICATION	27
8. REFERENCES	28

LIST OF TABLES

Table 1: Environmental Dataset Review 9

Table 2: Vegetation Classification Table (as per AS3959:2018) 11

Table 3: AS3959:2018 Determined BAL Rating for Proposed Development 13

Table 4: Bushfire Protection Criteria Applicable to Subject Site..... 19

Table 5: Developer Implementation Table 26

LIST OF FIGURES

Figure 1: Location Map for Subject Site 7

Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2024) 8

Figure 3: Pre-Development Photo Points and Vegetation Assessment.....

Figure 4: Post-Development Vegetation Assessment and Asset Protection Zones.....

Figure 5: BAL Contour Map.....

Figure 6: Broader Locational Context.....

Figure 7: Road Networks and Broader Locality.....

LIST OF APPENDICES

Appendix 1: Vegetation Assessment and Classification

Appendix 2: Development Plans

1. INTRODUCTION

Bushfire Logic has been engaged on behalf of the landowners to prepare a Bushfire Management Plan (BMP) to support a development application for approval of a tourism development comprising 6 accommodation chalets, a permanent cafe and a break room to complement the existing approved nursery at Lot 1 (No.5) Morrissey Road, Bullsbrook within the City of Swan, who is the determining authority.

The site is within a declared Bush Fire Prone Area 2 (BFP2) and the proposed subdivision is required to be assessed for its compliance with State Planning Policy 3.7 – Bushfire (SPP 3.7) (WAPC, 2024) and the bushfire protection criteria contained within the Planning for Bushfire Guidelines (September 2024) (the Guidelines).

The intent of SPP 3.7 is: “to preserve life and reduce the impact of bushfire on property and infrastructure”. This report will undertake an assessment using AS3959:2018 and against the applicable Elements set out within the Guidelines.

1.1 LOCATION

The subject lot is 16.82ha in area and is zoned ‘General Rural’ under City of Swan Local Planning Scheme No.17 (LPS 17). The subject site is located approximately 2.7km northwest of the Bullsbrook townsite.

Address Details	Street no. No.5	Lot no. 1	Street name Morrissey Road
	Suburb & State Bullsbrook, Western Australia		
Local government area	City of Swan		
Site Area	16.82 hectares		
Main BCA class of the building	1	Use(s) of the existing building	Existing Nursery and Single House
Description of the building or works	Tourism Development – Tourism Accommodation (6 Chalets), Café and Break Room		



Figure 1: Location Map for Subject Site

1.2 DEVELOPMENT PROPOSAL

The proposal is for the approval of a tourism development with six new chalets, a café and break room to be built on the subject land. The subject land currently contains an existing dwelling, nursery and is approved for a café (Appendix 2: Development Plans). The subject lot contains an existing single house and outbuildings, nursery shed, driveway and car parking area.

Existing land use	Existing Single Dwelling and Nursery
Proposed land use:	Tourism Development – Tourism Accommodation (6 x Chalets) and Cafe
Local Planning Scheme Zoning	General Rural
Local Structure Plan:	N/A
Local Planning Policies:	N/A
State Planning Policy 3.7	Section 7(ii) – General Measures Bushfire Protection Criteria 8: Development – Development – Vulnerable Tourism Land Uses and Day Uses

The 2023-2024 review of the Bushfire Prone Area Mapping introduced two distinct bush fire contexts. Area 1 comprises selected suburbs located on the Swan Coastal Plain within the Perth, Peel and Greater Bunbury Region Schemes. These are areas where the intensity of development and non-contiguous nature of vegetation reduces the risk of landscape scale bush fire. Area 2 comprises the remainder of the Western Australia. The publicly released Bushfire Prone Area Mapping (OBRM-023) shows that the site is located within Bush Fire Prone Area 2 and as such is subject to a planning assessment of the bushfire risks. The Bushfire Prone Area Mapping is shown in Figure 2.



Figure 2: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2024)

1.3 STATUTORY FRAMEWORK

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- *State Planning Policy (SPP) 3.7 – Bushfire (2024)*
- *Planning for Bushfire Guidelines (2024)*
- *Building Act 2011;*
- *Building Regulations 2012;*
- *Building code of Australia (National Construction Code);*
- *Fire and Emergency Services Act 1998;*
- *AS3959-2018 “Construction of buildings in bushfire-prone areas”; and*
- *Bushfires Act 1954.*

2. ENVIRONMENTAL CONSIDERATIONS

2.1 NATIVE VEGETATION –MODIFICATION AND/OR CLEARING

The location of the proposed tourism accommodation additions will be adjacent to the existing nursery land use. The proposed additions will not require the removal of any protected native vegetation. Notwithstanding, a review of the environmental data sets as identified in the Department of Planning Lands and Heritage (DPLH) BMP Template for a complex development application has been undertaken and has not identified any regulated (restricted) vegetation that may be affected by the proposal, see Table 1 Environment Dataset Review.

2.2 REVIEW OF THE ENVIRONMENTAL DATA SETS

Table 1: Environmental Dataset Review

Vegetation Modification and/or Clearing Assessment		
Is modification and/or management of vegetation within the subject lot required?		The proposed additions will not require the removal of native vegetation.
Environmental Value	Mapped as occurring within or adjacent to the project area	Description
Wetlands	Yes	The subject lot contains areas of multiple use and conservation category wetland, however the location of the proposed Café addition is not within the mapped wetland location.
Waterway Control Area	No	The site is not located within the Swan-Canning Water Catchment Area.
Commonwealth Threatened Ecological Communities listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (the EPBC Act)	No	The site is not listed as containing any Commonwealth Threatened Ecological Communities.
Fauna habitat listed under the EPBC Act	No	The site is not listed as containing any fauna habitat listed under the EPBC Act.
Bush Forever Site	Yes	The subject lot is adjacent to Bush Forever Site 292 which has been reserved for Parks and Recreation – Restricted Public Access under the Metropolitan Region Scheme.

DBCA managed lands and waters	No	The site is not impacted by DBCA managed land or waters.
Conservation covenants	No	There are no existing conservation covenants in place for the project area.

2.3 REVEGETATION/LANDSCAPE PLANS

The proposed development does not include the creation of any public open space reserves. It is not expected that any revegetation plans will be required as conditions of development approval. Any landscaping included as part of the development application will be the subject of a landscaping and management plan requiring approval by the local government. In this regard, it is not expected that landscaping will result in changes to the bushfire attack level ratings.

3. BUSHFIRE ASSESSMENT RESULTS

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment as outlined within SPP3.7 and the Guidelines.

3.1 ASSESSMENT INPUTS

Bushfire Assessment inputs for the proposed development have been calculated using the Method 1 BAL Assessment procedures as outlined in AS3959:2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation

3.1.1 Relevant Fire Danger Index (FDI)

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40 ☐

Table 2.7

FDI 50 ☐

Table 2.6

FDI 80 ☒

Table 2.5

FDI 100 ☐

Table 2.4

3.1.2 Vegetation Classification

A site assessment was undertaken on 17 October 2025. All vegetation within 150m of the existing building and the location of the proposed additions was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Photo Points and Vegetation Assessment map (Figure 3) on the following page.

A summary of the plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 2 below, detailed plot data is provided in Appendix 2.

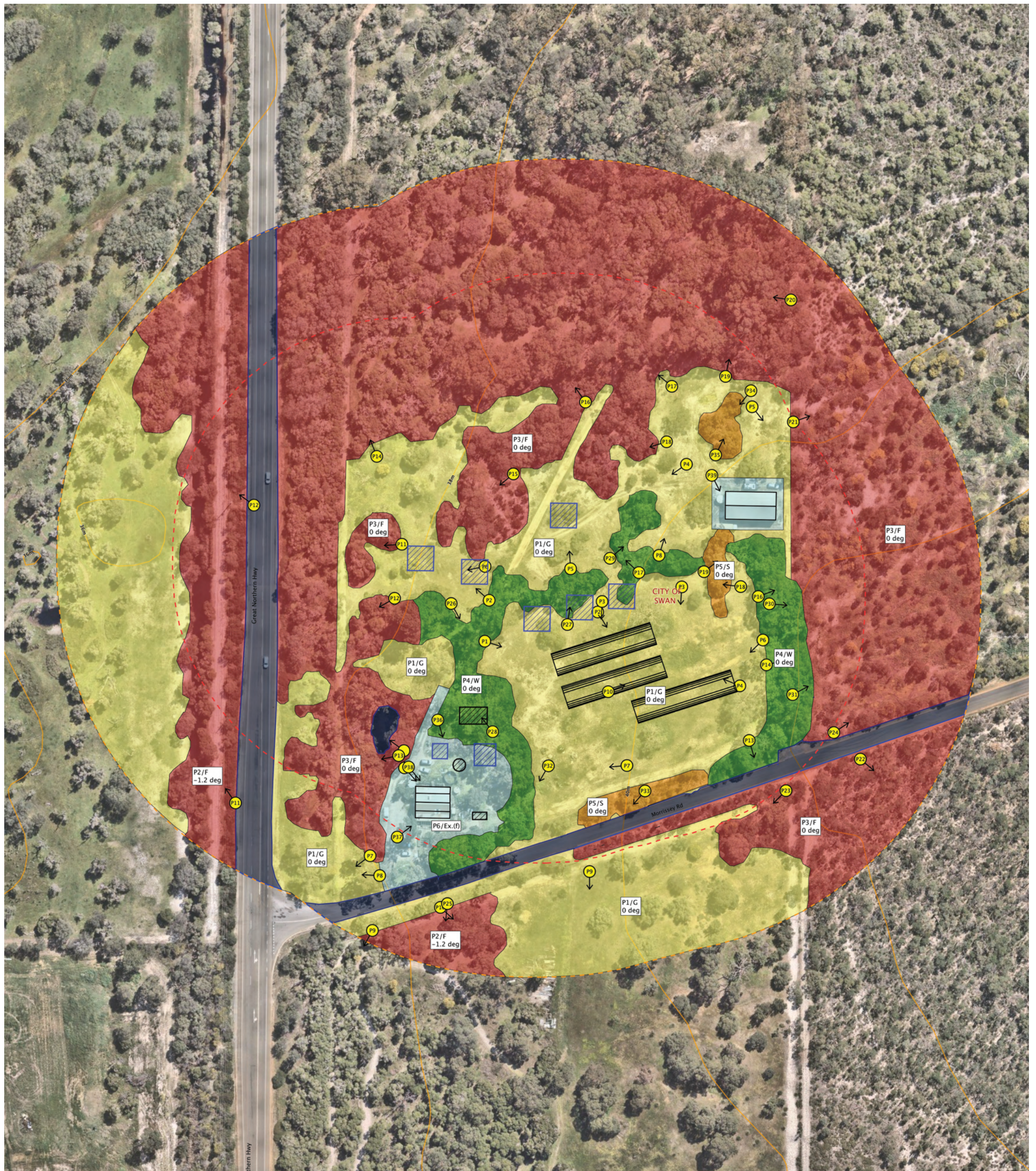
Table 2: Vegetation Classification Table (as per AS3959:2018)

Plot	Vegetation Classification	Effective Slope
1	Class G Grassland	Flat/Upslope
2	Class A Forest	Downslope 1.2 degrees
3	Class A Forest	Flat/Upslope
4	Class B Woodland	Flat/Upslope



5	Class D Scrub	Upslope
6	Excluded 2.2.3.2 (f)	N/A

FIGURE 3: PRE-DEVELOPMENT VEGETATION AND PHOTOPOINTS ASSESSMENT
LOT 1 (NO.5) MORRISSEY ROAD, BULLSBROOK



Legend

- Photopoint
- Proposed Buildings
- Existing Buildings
- Buildings (not subject to BMP)
- 100m Assessment Boundary
- 150m Assessment Boundary

Vegetation Classification

- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)
- Class A Forest
- Class B Woodland
- Class G Grassland
- Class D Scrub

3.2 ASSESSMENT OUTPUT

3.2.1 Bushfire Attack Level Results

In accordance with SPP 3.7 and the Guidelines, a post-development vegetation assessment has been undertaken (Figure 4: *Post-Development Vegetation Assessment*) which includes an Asset Protection Zone (APZ) to reduce the applicable bushfire attack level (BAL) rating for each of the proposed cabins. A BAL contour map (Figure 5: *Bushfire Attack Level Contour Map*) in accordance with the Method 1 methodology of AS3959-2018 has also been prepared.

Table 3 below provides an assessment of the BAL rating for each of the proposed cabins. The indicative BAL rating gives an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by the buildings subject to the implementation of the corresponding APZ (represented by the separation column). The assessed indicative BAL ratings are depicted as follows:

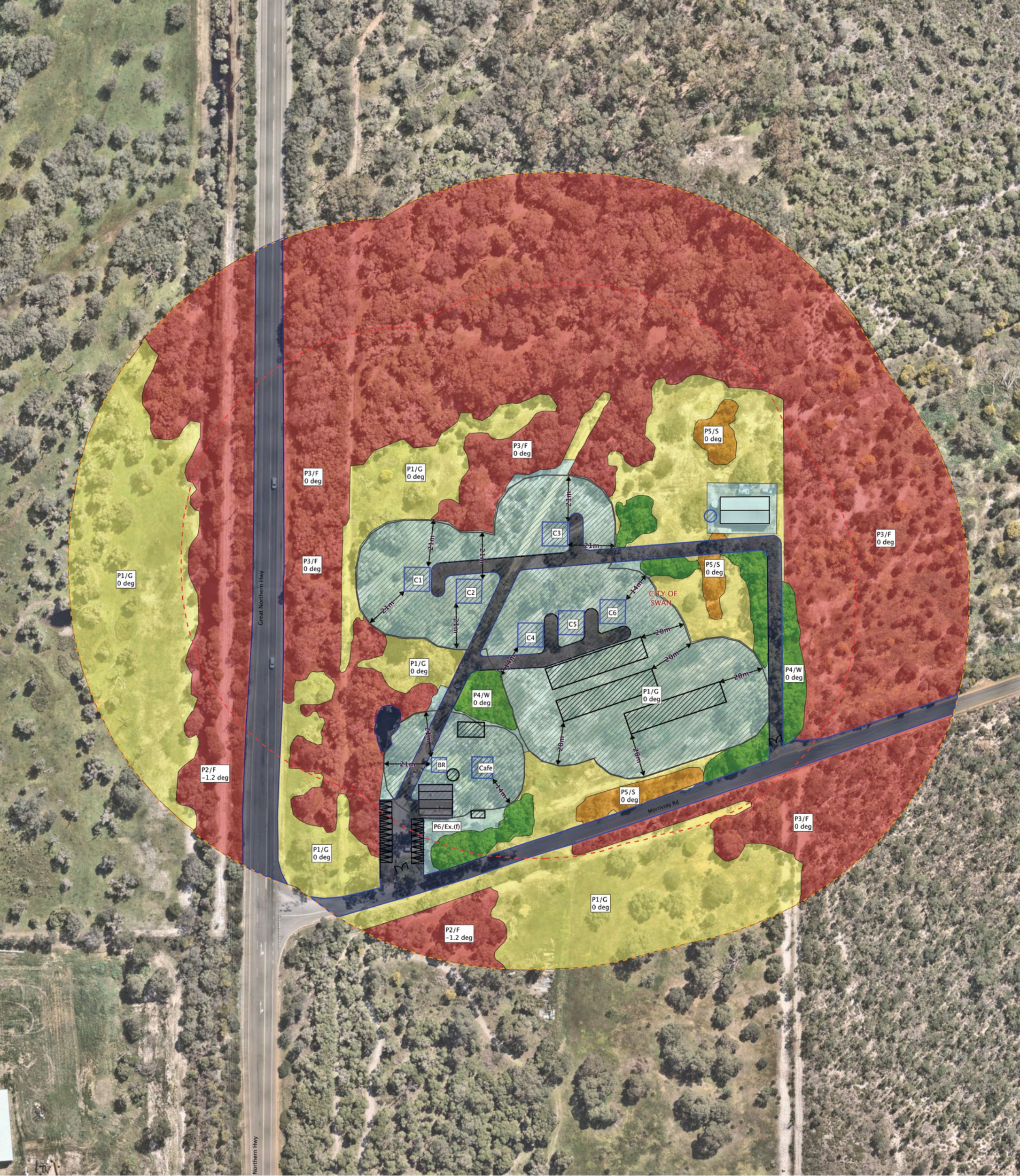
Table 3: AS3959:2018 Determined BAL Rating for Proposed Development

Chalet 1				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	21m (APZ Width)	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	82m	BAL-12.5
3	Class A Forest	Flat/Upslope	21m (APZ Width)	BAL-29
4	Class B Woodland	Flat/Upslope	40m	BAL-12.5
5	Class D Scrub	Upslope	>100m	BAL-LOW
6	Excluded 2.2.3.2 (f)	N/A	>100m	BAL-LOW
Chalet 2				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	21m (APZ Width)	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	90m	BAL-12.5
3	Class A Forest	Flat/Upslope	21m (APZ Width)	BAL-29
4	Class B Woodland	Flat/Upslope	31m	BAL-12.5
5	Class D Scrub	Upslope	97m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW

Chalet 3				
1	Class G Grassland	Flat/Upslope	21m (APZ Width)	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	>100m	BAL-LOW
3	Class A Forest	Flat/Upslope	21m (APZ Width)	BAL-29
4	Class B Woodland	Flat/Upslope	21m (APZ Width)	BAL-19
5	Class D Scrub	Upslope	56m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW
Chalet 4				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	23m	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	>100m	BAL-LOW
3	Class A Forest	Flat/Upslope	40m	BAL-19
4	Class B Woodland	Flat/Upslope	14m (APZ Width)	BAL-29
5	Class D Scrub	Upslope	70m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW
Chalet 5				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	30m	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	>100m	BAL-LOW
3	Class A Forest	Flat/Upslope	45m	BAL-12.5
4	Class B Woodland	Flat/Upslope	30m	BAL-12.5
5	Class D Scrub	Upslope	55m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW
Chalet 6				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	14m (APZ Width)	BAL-19
2	Class A Forest	Downslope 1.2 degrees	>100m	BAL-LOW
3	Class A Forest	Flat/Upslope	46m	BAL-12.5
4	Class B Woodland	Flat/Upslope	14m (APZ Width)	BAL-29

5	Class D Scrub	Upslope	34m	12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW
Cafe				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	14m (APZ Width)	BAL-19
2	Class A Forest	Downslope 1.2 degrees	48m	BAL-19
3	Class A Forest	Flat/Upslope	28m	BAL-29
4	Class B Woodland	Flat/Upslope	14m (APZ Width)	BAL-29
5	Class D Scrub	Upslope	40m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW
Break Room				
Plot No.	Vegetation Classification	Effective Slope	Separation (m)	Indicative Method 1 BAL Rating
1	Class G Grassland	Flat/Upslope	32m	BAL-12.5
2	Class A Forest	Downslope 1.2 degrees	55m	BAL-12.5
3	Class A Forest	Flat/Upslope	21m (APZ Width)	BAL-29
4	Class B Woodland	Flat/Upslope	21m	BAL-19
5	Class D Scrub	Upslope	58m	BAL-12.5
6	Excluded 2.2.3.2 (f)	N/A	N/A	BAL-LOW

FIGURE 4: POST-DEVELOPMENT VEGETATION ASSESSMENT
LOT 1 (NO.5) MORRISSEY ROAD, BULLSBROOK



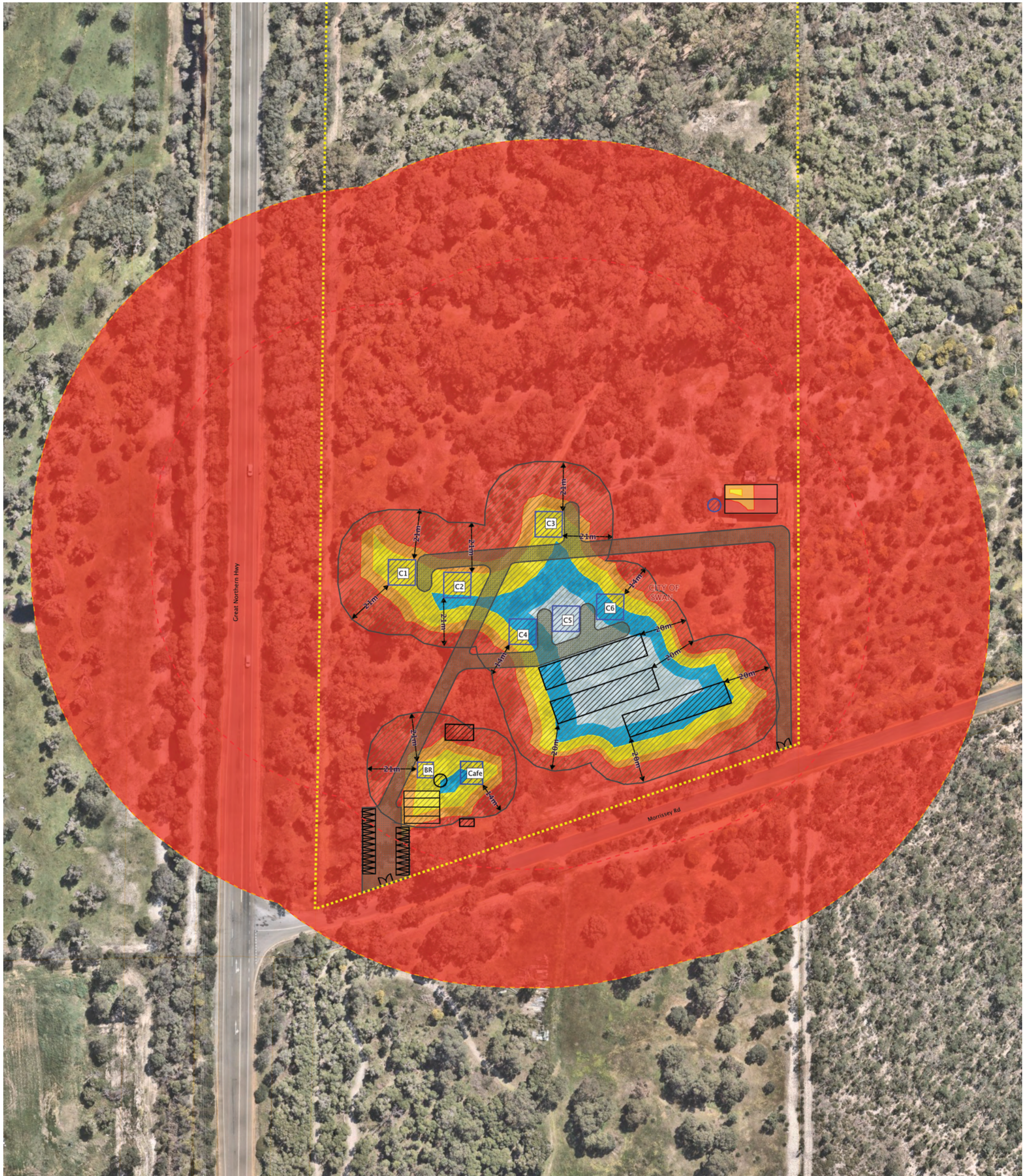
Legend

- Photopoint
- Proposed Buildings
- Existing Buildings
- Buildings (not subject to BMP)
- 100m Assessment Boundary
- 150m Assessment Boundary

Vegetation Classification

- Excluded 2.2.3.2 (e)
- Excluded 2.2.3.2 (f)
- Class A Forest
- Class B Woodland
- Class G Grassland
- Class D Scrub

FIGURE 5: BUSHFIRE ATTACK LEVEL CONTOUR MAP
LOT 1 (NO.5) MORRISSEY ROAD, BULLSBROOK



- Legend**
- Photopoint
 - Proposed Buildings
 - Existing Buildings
 - Buildings (not subject to BMP)
 - 100m Assessment Boundary
 - 150m Assessment Boundary

- Bushfire Attack Level Contour**
- BAL-FZ
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The purpose of this section is to identify any bushfire hazard issues through an examination of environmental considerations in addition to the bushfire risk assessment. Considerations can include vehicle access constraints both within and adjacent to the site, the location of significant bushfire hazards such as regional reserves or national parks and other relevant bushfire hazards. This is particularly relevant to strategic proposals where consideration of these sorts of factors can assist in determining the suitability of area for development and subdivision or identifying issues that may need to be considered in further detail as part of subsequent planning stages.

4.1 BUSHFIRE CONTEXT

The subject site is 16.82 hectares in area and is zoned 'General Rural' under the City of Swan Local Planning Scheme No.17. The site is located approximately 7km south-east from the Muchea townsite and 2.7km north from Bullsbrook townsite. Land immediately to the east and north of the subject site contains Bush Forever Site 292 which is reserved for Parks and Recreation – Restricted Public Access. The vegetation contained within this reserve presents the primary bushfire risk to the subject site

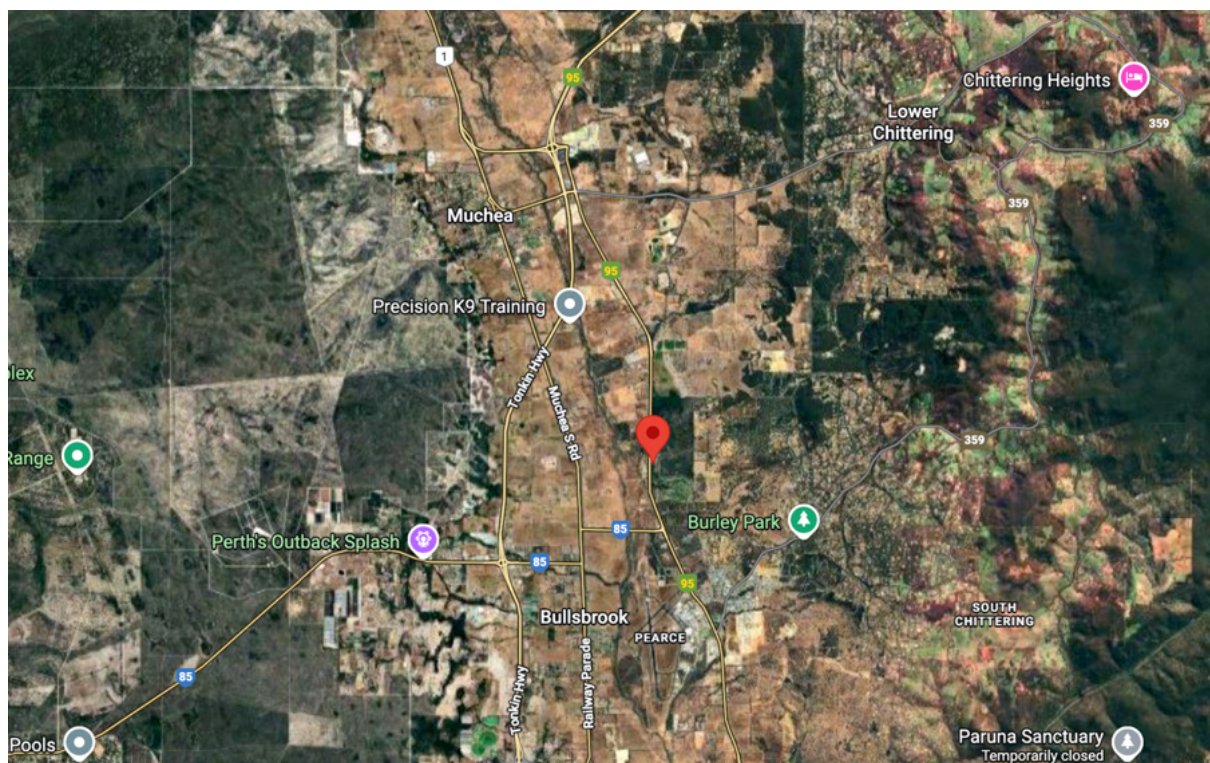


Figure 6: Broader Locational Context

4.2 VEHICLE ACCESS

The subject site is located on the intersection of Morrissey Road and Great Northern Highway and is well connected to the existing public road network. Great Northern Highway provides egress options to the north, south and east in the event of a bushfire emergency. Great Northern Highway is a Primary Regional Road network under the Main Roads road hierarchy and provides access to the broader Perth

Metropolitan Region and emergency services (hospitals etc). Morrissey Road is an existing no-through road which terminates approximately 2km east of the subject land. As the subject site is located on the corner of Morrissey and Great Northern Highway, the subject site is within 200 metres of the intersection and therefore complies with the requirements of the Guidelines for no-through road networks. Having regard to these road connections, it is evident that the proposed development complies with the public road access requirements specified by the Guidelines. Figure 6 provides a visual representation of the road networks within the broader locality.

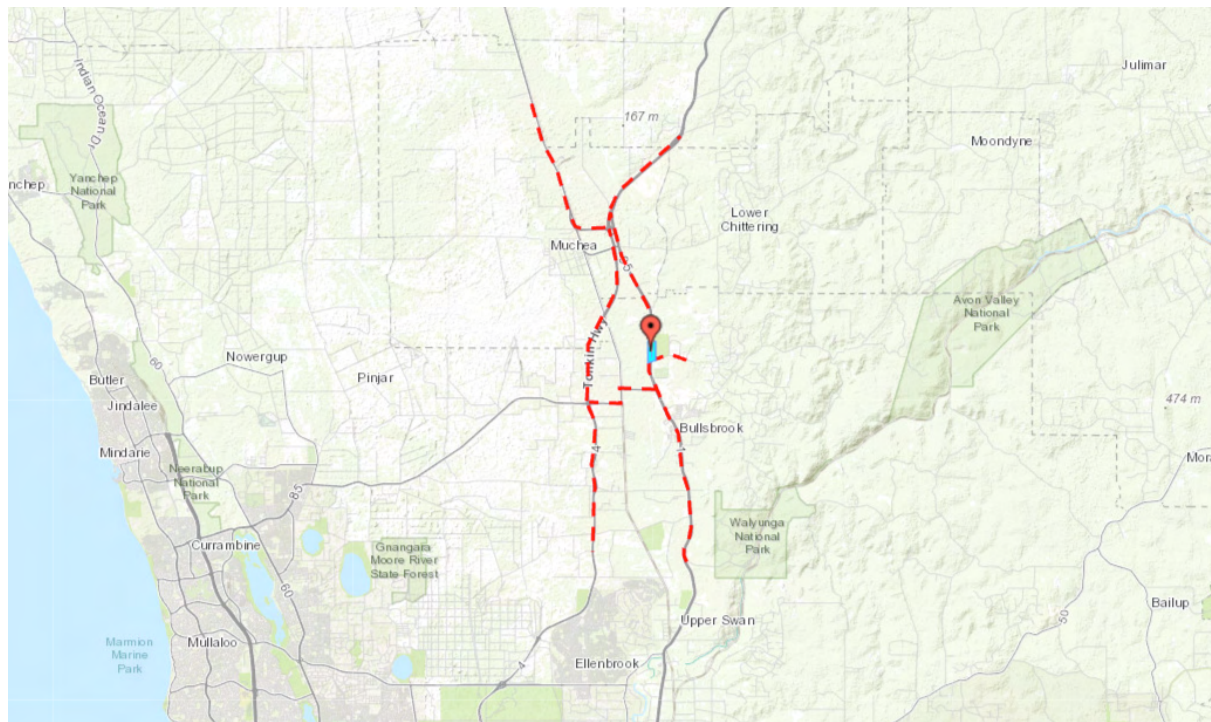


Figure 7: Road Networks and Broader Locality

4.3 WATER AVAILABILITY

A reticulated water supply is not currently available to the subject site. Table 11 of Appendix B.4 of the Guidelines suggests that a minimum water supply of 10,000L per 500m² of floor space be provided for each habitable building up to a maximum of 50,000L. In this respect, a dedicated 50,000L static firefighting water supply is proposed to service the 6 chalets while a separate 10,000L static firefighting water supply will be provided for the café and break room buildings. This will ensure that a sufficient onsite static water supply is available for emergency services to use in the event of a bushfire emergency.

5. ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA

5.1 COMPLIANCE TABLE

The Guidelines outline different bushfire protection criteria for which strategic planning proposals, structure plans, subdivision and development proposals are to be assessed against for compliance. Development applications such as that proposed are required to be assessed in accordance with Bushfire Protection Criteria 8: Development – Vulnerable Tourism Land Uses and Day Uses (BPC 8). BPC 8 details acceptable solutions in accordance with the following three elements:

- Element 2 – Siting and Design;
- Element 3 – Vehicular Access; and
- Element 4 – Water.

It is acknowledged that development applications have limited ability to alter the location in which they are proposed and therefore assessment under Element 1 – Location is not required.

The proposed development has been assessed against Elements 2 to 4 of the BPC 8 and found to be compliant, refer to Table 4.

Table 4: Bushfire Protection Criteria Applicable to Subject Site

ELEMENT	ACCEPTABLE SOLUTION	APP. YES/ NO	PROPOSAL MEETS ACCEPTABLE SOLUTION
Element 1 - Location			
N/A	N/A	No	N/A Assessment under Element 1: Location is not required for a commercial/industrial development application. Not required to be assessed to Element 1.
Element 2 – Siting and Design			
A2.1a Siting and Design OR A2.1b Asset Protection Zone (APZ)	<i>Habitable building achieves radiant heat impact not exceeding 29kW/m2 (BAL-29)</i> OR <i>Where a habitable building cannot be wholly within an area with a radiant heat impact not exceeding 29 kW/m2 (BAL-29) in its predevelopment state, an APZ is to be provided.</i>	Yes	Compliant The vegetation plots within the assessment area have been assessed and classified in accordance with SPP 3.7, the Guidelines and AS3959:2018 as per the worst-case scenario. The proposed development is currently located within an area that unless modified, will have a rating of BAL-FZ. An Asset Protection Zone (APZ) is therefore proposed around each of the chalets, the café building and the break room. The APZ will ensure each of these habitable buildings achieves a rating of BAL-29. Figure 3: <i>Pre-Development Photo Points and Vegetation Assessment</i> provide an illustration of the existing vegetation classification for the proposed development while Figure 4: <i>Post-Development Vegetation Assessment and Asset Protection Zones</i> show the location and size of the required APZs. Figure 5: <i>Bushfire Attack Level Contour Map</i> demonstrates that subject to the APZs being established, the proposed development is capable of being located within an area of BAL-29 or below. This APZs vary between 14 metres and 21 metres wide and provide a defensible space wholly within the subject lot that can be implemented

			in perpetuity. Establishing the APZs will require some minor vegetation modification to comply with the requirements of Table 9, Appendix B.2 - <i>Asset Protection Zone Technical Requirements</i> of the Guidelines, however mature eucalypt and banksia trees will be able to be retained with surface and near surface fuel modification. Vegetation within the designated APZ will be required to be maintained in accordance with the requirements of Table 9, and an implementation requirement has been included within Table 6 of this report. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the <i>Planning and Development Act 2005</i> and the <i>Bushfire Act 1954</i>. Proposal meets Acceptable Solution A2.1.
A2.2a Siting within 40kW/m² (BAL-40) and/or more than 40kW/m² (BAL-FZ)	<i>The siting of a habitable building or structure, with a radiant heat impact exceeding 29 kW/m² (BAL-40 or BAL-FZ) should only be considered where:</i> <i>there are no bushfire construction standards required under the BCA; and</i> <i>there are demonstrated site characteristics and/or environmental values that prevent the achievement of a radiant heat impact not exceeding 29 kW/m² (BAL-29); and</i> <i>it is acknowledged within the bushfire management plan that it is understood that in the event of a bushfire it is possible the building or structure will be damaged or destroyed.</i>	No	N/A Refer to discussion above. The proposed development will be sited within an area of BAL-29 or lower through the establishment of APZs. Proposal not required to be assessed to A2.2a.
A2.2b Asset Protection Zone	<i>Where the provision of an APZ in accordance with acceptable solution A2.1b cannot be achieved, then the vegetation immediately surrounding the</i>	No	N/A

	<i>habitable building is to be managed as defensible space in accordance with Appendix B.2,</i>		Assessment against A2.2b is not required as APZs will be provided in accordance with A2.1b. Proposal not required to be assessed to A2.2b.
A2.3 Clearing of native vegetation	<i>Development avoids, or where unavoidable, minimises the clearing of native vegetation</i>	Yes	Compliant The location of the proposed tourism development will not require the clearing of any listed or protected native vegetation. Proposal meets Acceptable Solution A2.3.
A2.4 Landscape management plan	<i>A landscape management plan is to be prepared to identify ongoing on-site vegetation management.</i>	Yes	Compliant It is not expected that new landscaping will result in changes to the bushfire attack level ratings. If required, the local government can require the submission of a landscaping plan as a condition of approval to check the species and locations of any landscaping proposed. This will ensure that landscaping does not result in changes to the bushfire attack level ratings. The landowners will undertake regular landscape maintenance works prior to the bushfire season commencing (i.e. October/November each year) including regularly mowing/slashing grasses within the asset protection zone to 100mm or lower, removal of all fine fuels (leaf, bark and stick debris) from around the outside, underneath and on top of the proposed building, and removing fallen debris, trees or branches from the development area. These ongoing management actions have been included within Table 6 of this report, and it is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP and its implementation measures under both the <i>Planning and Development Act 2005</i> and the <i>Bushfire Act 1954</i>.

			Proposal meets Acceptable Solution A2.4.
A2.5 On-site shelter (if required)	<i>Where an on-site shelter is proposed to comply with A3.5, it is to meet the requirements of A2.5.</i>	No	N/A Assessment against A2.5 is not required as the proposed development complies with A3.5. Not assessed to Acceptable Solution A2.5.
Element 3 – Vehicular Access			
A3.1 Public roads	<i>Public roads are to meet the requirements in Appendix B.3, Table 10.</i>	Yes	Compliant Vehicle access to the subject site is via Morrissey Road which is an existing bitumen public road reserve that travels to both the east and west directions. Proposal meets Acceptable Solution A3.1.
A3.2a Access routes A3.2b For a day use with no overnight accommodation	<i>Area 2: Public road access should be provided in two different directions to at least two different suitable destinations, with an all-weather surface.</i>	Yes	Compliant The subject lot is located on the intersection of Morrissey Road and Great Northern Highway. Morrissey Road is a local access road network under the Main Roads road hierarchy and provides access west to Great Northern Highway. Great Northern Highway is a Primary Distributor road network providing access north to the Muchea townsite and south to Bullsbrook and the Perth Metropolitan Region. Figure 5 in Section 4.2 of this report provides a visual representation of these connecting public road networks. Proposal meets Acceptable Solution A3.2.
A3.3a No-through roads	<i>Area 2: If the public road access is via a no-through road which cannot be avoided, the public road access is to be a maximum of 200m from the proposed lot boundary to an intersection where two-way access is provided.</i>	Yes	Compliant Morrissey Road is an existing no-through road which terminates approximately 2km east of the subject land. As the subject site is located on the corner of Morrissey and Great Northern Highway, the subject site

A3.3b No-through road requirements	<i>The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints, and the following requirements are met:</i> • <i>the no-through road travels towards a suitable destination; and</i> • <i>the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a</i> • <i>residential built-out area, or is within Area 1 (Figure 29).</i> <i>A no-through road is to meet all the following requirements:</i> • <i>requirements of a public road (Appendix B.3, Table 10, Column 2); and</i> • <i>turn-around area/head (Figure 30).</i>		is within 200 metres of the intersection and therefore complies with the requirements of the Guidelines for no-through road networks. Proposal meets Acceptable Solution A3.3a.
A3.4 Emergency access ways	<i>Where it is demonstrated that A3.2 and A3.3 cannot be achieved, an emergency access way can be considered as an acceptable solution.</i>	No	N/A The proposed development does not include nor is required to provide an EAW. Not required to be assessed to A3.4.
A3.5 On-site shelter	<i>Where A3.2, A3.3a and A3.4 (if required), cannot be achieved, and the proposed development has a capacity of up to a maximum of 50 guests and employees at any one time, an on-site shelter is to be provided in accordance with A2.5.</i>	No	N/A Proposal complies with A3.2a and A3.2b and therefore an on-site shelter is not required. Not required to be assessed to A3.5.

A3.6 Fire service access route	<i>Where proposed lots adjoin classified vegetation under AS 3959 (excluding Class G Grassland), a fire service access route is to be provided to provide firefighter access, where access is not available to the classified vegetation.</i>	No	N/A A fire service access route is not proposed or required as part of this development application. Not required to be assessed to A3.6.
A3.7 Internal vehicular access and private driveways	<i>Internal vehicular access and private driveways longer than 70 metres should meet all the following requirements:</i> <i>requirements in Appendix B.3, Table 10, Column 5;</i> <i>passing bays every 200 m with a minimum length of 20 metres and a minimum additional carriageway width of 2 metres (that is, the</i> <i>combined carriageway width of the passing bay and constructed private driveway to be a minimum 6 metres); and</i> <i>turn-around areas as shown in (Figure 30).</i>	Yes	Compliant The subject lot is not connected to a reticulated water service and therefore requires assessment under A3.7. A 6-metre-wide driveway will be constructed through the development servicing the proposed chalets. The driveway will connect to Morrissey Road with two separate entrances and exits as shown on Figure 4. The design of the driveway through the proposed development will allow for two-way access, passing of vehicles and a suitable turning space at each of the chalets. To ensure the driveway and turning areas are constructed and thereafter maintained in accordance with the requirements of Appendix B.3, Table 10, Column 5 and Figure 30, an implementation requirement has been included within Table 6 of this report. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the <i>Planning and Development Act 2005</i> and the <i>Bushfire Act 1954</i>. Proposal meets Acceptable Solution A3.7
A3.8 Signage	<i>Signage to be provided within the subject site, advising of where each access route travels to and the distance and general information signs on what to do in the event of a bushfire.</i>	Yes	Compliant Directional signage will be included throughout the site to ensure visitors are familiar with the evacuation destination in the event of a bushfire. An implementation requirement has been included within Table 6 of this report to ensure this signage is installed and thereafter maintained in perpetuity.

			It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the <i>Planning and Development Act 2005</i> and the <i>Bushfire Act 1954</i>. Proposal meets Acceptable Solution A3.8.
Element 4 – Water Supply			
A4.1 Water supply	<i>Where a reticulated water supply is existing or proposed, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority.</i> <i>Where these specifications cannot be met, a water tank(s) should be provided in accordance with the requirements of Appendix A.4, Table 11 – Water supply dedicated for bushfire firefighting.</i>	Yes	Compliant The subject site is not connected to the reticulated water service. A dedicated 50,000L static firefighting water supply is proposed to service the 6 chalets while a separate 10,000L static firefighting water supply will be provided for the café and break room buildings. An implementation requirement has been included within Table 6 of this report which will ensure the water tanks are installed and thereafter maintained in perpetuity in accordance with the requirements of Table 11, Appendix B.4 – <i>Water supply dedicated for bushfire firefighting purposes</i> of the Guidelines. It is anticipated that the Local Government will require the implementation of this BMP as a condition of development approval which will allow the ongoing enforcement of the BMP under both the <i>Planning and Development Act 2005</i> and the <i>Bushfire Act 1954</i>. Proposal can meet Acceptable Solution A4.1.

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF BUSHFIRE MEASURES

6.1 DEVELOPER/LANDOWNER RESPONSIBILITIES

Table 5: Developer Implementation Table

NO.	IMPLEMENTATION ACTIONS	
1	The landowner is to undertake regular landscape maintenance works for the asset protection zones (APZs) prior to the bushfire season commencing (i.e. November) and then regularly as required throughout the bushfire season. These works are to include: • Mowing/slashing grasses within the asset protection zone to 100mm or lower; • Removal of all fine fuels (leaf, bark and stick debris) from within the asset protection zones; • Removal of fallen debris, trees or branches from the asset protection zones and driveways; • Reticulation checks for irrigated areas to ensure they are maintained to a low-threat fuel state. Additional works may also be required in accordance with Appendix B.2, Table 9: <i>Asset Protection Zone (APZ) technical requirements</i> of the Planning for Bushfire Guidelines.	Prior to commencement of construction and thereafter ongoing.
2	The proposed 6-metre-wide driveway connecting each of the chalets to Morrissey Road is to be constructed and thereafter maintained in accordance with the technical specifications Appendix B.3, Table 10 of the Planning for Bushfire Guidelines.	Prior to commencement and thereafter ongoing
3	The turnaround area to each of the chalets is to be constructed and thereafter maintained in accordance with the specifications of Appendix B.3, Figure 30 of the Guidelines.	Prior to commencement of land use and thereafter ongoing.
4	The land owners are to ensure that directional signage is provided throughout the site, on buildings and vehicle accessways in accordance with the Bushfire Emergency Plan. This is to include directional signage to exit the site turning right onto Morrissey Road for evacuation to Bullsbrook townsite.	Prior to commencement and thereafter ongoing
5	A 50,000L static firefighting water tank is to be provided for the proposed chalets and a 10,000L static firefighting water tank is to be provided to the proposed café and break room in accordance with the requirements of Table 11, Appendix B.4: <i>Water Supply Dedicated for Bushfire Firefighting Purposes</i> of the Planning for Bushfire Guidelines. Once installed, these tanks are to be thereafter maintained in perpetuity.	Prior to commencement and thereafter ongoing

Lot 1 (No.5) Morrissey Road, Bullsbrook BMP (Version 1.1)

7. CERTIFICATION

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS3959:2018 and the Planning for Bushfire Guidelines.

A handwritten signature in blue ink, appearing to read "Jemma Douglas".

SIGNED, ASSESSOR: DATE 16/11/2025

Jemma Douglas, Bushfire Logic

Accredited Level 2 Bushfire Practitioner (Accreditation No: 38400)

8. REFERENCES

AS3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

Department of Fire and Emergency Services (DFES, 2023). Accessed at: DFES - Department of Fire and Emergency Services

Government of Western Australia (GoWA) (2015). *Planning and Development (Local Planning Scheme) Regulations 2015*.

Government of Western Australia (GoWA) (2012). *Building Regulations 2012*.

Government of Western Australia (GoWA) (2011). *Building Act 2011*.

Government of Western Australia (GoWA) (2005). *Planning and Development Act 2005*.

Government of Western Australia (GoWA) (1998). *Fire and Emergency Services Act 1998*.

Government of Western Australia (GoWA) (1954). *Bushfire Act 1954*.

NCC, National Construction Code (n.d.) *Building Code of Australia*. Accessed from: <https://ncc.abcb.gov.au/>

Office of Bushfire Risk management (OBRM) (2024). Map of Bushfire Prone Areas. Data retrieved from State Land Information Portal (SLIP) <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Western Australian Planning Commission (WAPC) (2024). *State Planning Policy 3.7: Bushfire*.

Western Australian Planning Commission (WAPC) (2024). *Planning for Bushfire*. Western Australian Planning Commission and Department of Planning, Lands and Heritage, Government of Western Australia.

APPENDIX 1: VEGETATION ASSESSMENT AND CLASSIFICATION

Site Details	
Address:	Lot 1 (No.5) Morrissey Road
Suburb:	Bullsbrook
Local Government Area:	City of Swan
Description of works:	Tourism Accommodation (6 Chalets)

Report Details		
Report Version	Assessment Date	Report Date
1	17 October 2025	16 November 2025

Bushfire Management Plan



Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Vegetation Plot 1				
Classification	Class G Grassland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised as grassland, including situations with shrubs and trees. Overstorey foliage is less than 10%.			
Post Development Assumptions:	Nil.			

NE E SE S 30 60 90 120 150 180 108°E (T) 31°37'59"S, 116°0'55"E ±13ft ▲ 140ft  Bushfire Logic 17 Oct 2025, 10:48:56	SW W NW N 240 270 300 330 0 30 311°NW (T) 31°37'58"S, 116°0'55"E ±13ft ▲ 142ft  Bushfire Logic 17 Oct 2025, 10:49:13
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Photo ID: P1	Photo ID: P2
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E SE S SW W 90 120 150 180 210 240 270 183°S (T) 31°37'58"S, 116°0'57"E ±9ft ▲ 148ft  Bushfire Logic 17 Oct 2025, 10:53:21	S SW W NW 150 180 210 240 270 300 235°SW (T) 31°37'56"S, 116°0'59"E ±16ft ▲ 145ft  Bushfire Logic 17 Oct 2025, 10:55:18
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Photo ID: P3	Photo ID: P4
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Bushfire Logic

17 Oct 2025, 10:49:13

Lot 1 (No.5) Morrissey Road, Bullsbrook BMP (Version 1.1)



Vegetation Plot 2				
Classification	Class A Forest			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	D/slope 1.2 degrees	Applied Range (Method 1)	Downslope >0-5 degrees
Description/Justification:	This plot is characterised by Banksia trees with isolated eucalypts tall with an understory of juvenile trees, sclerophyllous shrubs and tall grasses providing a clear tiered vegetation structure.			
Post Development Assumptions:	Nil.			
				
Photo ID: P11		Photo ID: P12		

Vegetation Plot 3				
Classification	Class A Forest			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by Banksia trees with isolated eucalypts tall with an understory of juvenile trees, sclerophyllous shrubs and tall grasses providing a clear tiered vegetation structure.			
Post Development Assumptions:	Nil.			
				
Photo ID: P13		Photo ID: P14		
				
Photo ID: P15		Photo ID: P16		

 Photo ID: P17	 Photo ID: P18
 Photo ID: P19	 Photo ID: P20
 Photo ID: P21	 Photo ID: P22

Photo ID: P23	Photo ID: P24
Photo ID: P25	

Vegetation Plot 4				
Classification	Class B Woodland			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by Peppermint Trees 4-6 metres tall in a lineal arrangement with a clear grassy understory.			
Post Development Assumptions:	A portion of the woodland vegetation located within the asset protection zone will be required to be modified to a distance of 14 metres from the edge of the café to ensure a BAL-29 rating is achieved.			
Photo ID: P26		Photo ID: P27		
Photo ID: P28		Photo ID: P29		

Photo ID: P30	Photo ID: P31
Photo ID: P32	

Vegetation Plot 5				
Classification	Class D Scrub			
Exclusion Clause (if applicable)	N/A			
Effective Slope	Measured	Upslope	Applied Range (Method 1)	Upslope or flat 0 degrees
Description/Justification:	This plot is characterised by unmanaged medium to tall shrubs including Banksia trees 3-5 metres high. Unmanaged grasses also present.			
Post Development Assumptions:	Nil.			

SE150S180SW210240W270300N ☉ 221°SW (T) ● 31°38'0"S, 116°0'58"E ±16ft ▲ 141ft  Bushfire Logic17 Oct 2025, 11:03:15	SE150S180SW210240W270300N ☉ 219°SW (T) ● 31°37'55"S, 116°1'0"E ±6ft ▲ 149ft  Bushfire Logic17 Oct 2025, 10:57:15
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Photo ID: P33	Photo ID: P34
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NW300N0NE60E90120 ☉ 27°NE (T) ● 31°37'56"S, 116°0'59"E ±16ft ▲ 147ft  Bushfire Logic17 Oct 2025, 10:56:07	
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Photo ID: P35

Vegetation Plot 6				
Classification	N/A			
Exclusion Clause (if applicable)	2.2.3.2 (f) Low threat vegetation – minimal fuel condition.			
Effective Slope	Measured	N/A	Applied Range (Method 1)	N/A
Description/Justification:	Areas of low-threat vegetation maintained in perpetuity including buildings and gardens associated with nursery land use, public road networks and car parking areas.			
Post Development Assumptions:	Nil.			

	
Photo ID: P36	Photo ID: P37

	
Photo ID: P38	Photo ID: P39



PROJECT TITLE:		OWNER:	SHEET CONTENT:	DESIGNED BY:	APPROVED BY:	SHEET NO: 1 OF 1	DATE: 4/6/2025
SHANE'S @ UTOPIA		NAME & SIGNATURE	SITE DEVELOPMENT PLAN	DRAWN BY:	CHECKED BY:	A001	
				DIANE			
				SCALE:	PAPER SIZE:		
				1:400	A1		