

Bushfire management plan / statement addressing the bushfire protection criteria coversheet

Site address: Austin Lakes Local Structure Plan, South Yunderup

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day 28 Month October Year 2025

Report author or reviewer: Zac Cockerill

VWA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☒ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number: 37803 Accreditation expiry: Month August Year 2026

Bushfire management plan version number: 69327 Rev 0

Bushfire management plan date: Day 15 Month May Year 2026

If one or more of the following are selected, then these should be automatically referred to DFES

	YES	NO
Strategic planning is required to address SPP 3.7 and the Guidelines	☒	☐
The application is a vulnerable land use	☐	☒

None of the Above ☐

If one or more of the following are selected, and the decision-maker requires input from DFES, then the application can be referred.

	YES	NO
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	☐	☒
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	☐	☒

None of the Above ☒

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

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

Signature of report author or reviewer



Date: 5/15/26



Austin Lakes, South Yunderup

BMP Property Investments Pty Ltd

Bushfire Management Plan (Structure Plan)

JBS&G 69327 | 171,696

15 May 2026





We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.

Caring for Country The Journey of JBS&G
Artist: Patrick Caruso, Eastern Arrernte

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Appendix D	Shire of Murray Annual Bushfire Compliance Notice 2025-2026

1. Proposal details

1.1 Background

Austin Lakes is an urban residential estate located in South Yunderup, Shire of Murray. The estate is currently subject to a Local Structure Plan (LSP), approved in 2008 as the 'Austin Cove Outline Development Plan', now referred to as the Austin Lakes LSP. The eastern half of the Austin Lakes LSP (i.e. land primarily east of Inlet Boulevard and the existing conservation area) has existing WAPC subdivision approval and is approximately 50% built out with urban residential development. The western half of the Austin Lakes LSP (land primarily west of Inlet Boulevard and the existing conservation area) comprises undeveloped, partially vegetated rural land.

Given the expiry of the Austin Lakes LSP in October 2025, Shire of Murray and Department of Planning, Lands and Heritage (DPLH) have agreed for the proponent (BMP Property Investments Pty Ltd) to prepare a new LSP over the same area. The new LSP (Figure 1) identifies:

- lot layout consistent with the relevant WAPC subdivision approvals for land primarily east of Inlet Boulevard and the existing conservation area, including
 - existing titled lots and proposed lots still to be titled as part of staged subdivision clearances from north to south
 - proposed primary school site
 - existing and proposed public roads
 - three commercial centres
 - Public Open Space (POS) cells 1–10 and 19–21
- conceptual development layout primarily west of Inlet Boulevard and the existing conservation area, including
 - proposed residential cells
 - proposed public roads
 - proposed POS cells 11–12 and 14–18
 - District Open Space (POS 13).

The new Austin Lakes LSP is largely administrative for land east of Inlet Boulevard and the existing conservation area, since planning approvals have progressed beyond the LSP stage in this area of the site. Furthermore, remaining lots still to be titled under existing WAPC subdivision approvals are completely void of any designated bushfire prone areas (see Plate 1), so there is no scope to carry out any further bushfire management planning over the remaining undeveloped portion of this area. For these reasons, all land east of Inlet Boulevard and the existing conservation area (including the proposed primary school site) are excluded from this Bushfire Management Plan (BMP).

Conversely, the majority of land west of Inlet Boulevard and the existing conservation area is not subject to WAPC subdivision approval, is undeveloped and has a much broader coverage of designated bushfire prone land (see Plate 1), making it an appropriate subject for bushfire management planning as part of the new Austin Lakes LSP. For this reason, land west of Inlet Boulevard and the existing conservation area within Lots 9028 and 9044 (hereon referred to as the project area), form the scope of this BMP.

1.2 Site description

The project area is predominantly comprised of grazed agricultural land and Multiple Use Wetland (MUW), with scattered remnant vegetation on the fringe of the Peel Inlet and the Murray River and is surrounded by (see Figure 2):

- Conservation Category Wetland (CCW) to the north
- a mixture of agricultural land and CCW to the south
- existing and proposed residential development to the east
- Austin Bay Nature Reserve and CCW to the west.

1.3 Bushfire prone designation

A portion of the project area is designated as Bush Fire Prone Area 2 on the *Map of Bush Fire Prone Areas* (ORBM 2024; see Plate 1). As such, bushfire assessment and reporting is required to accompany submission of the Austin Lakes LSP.

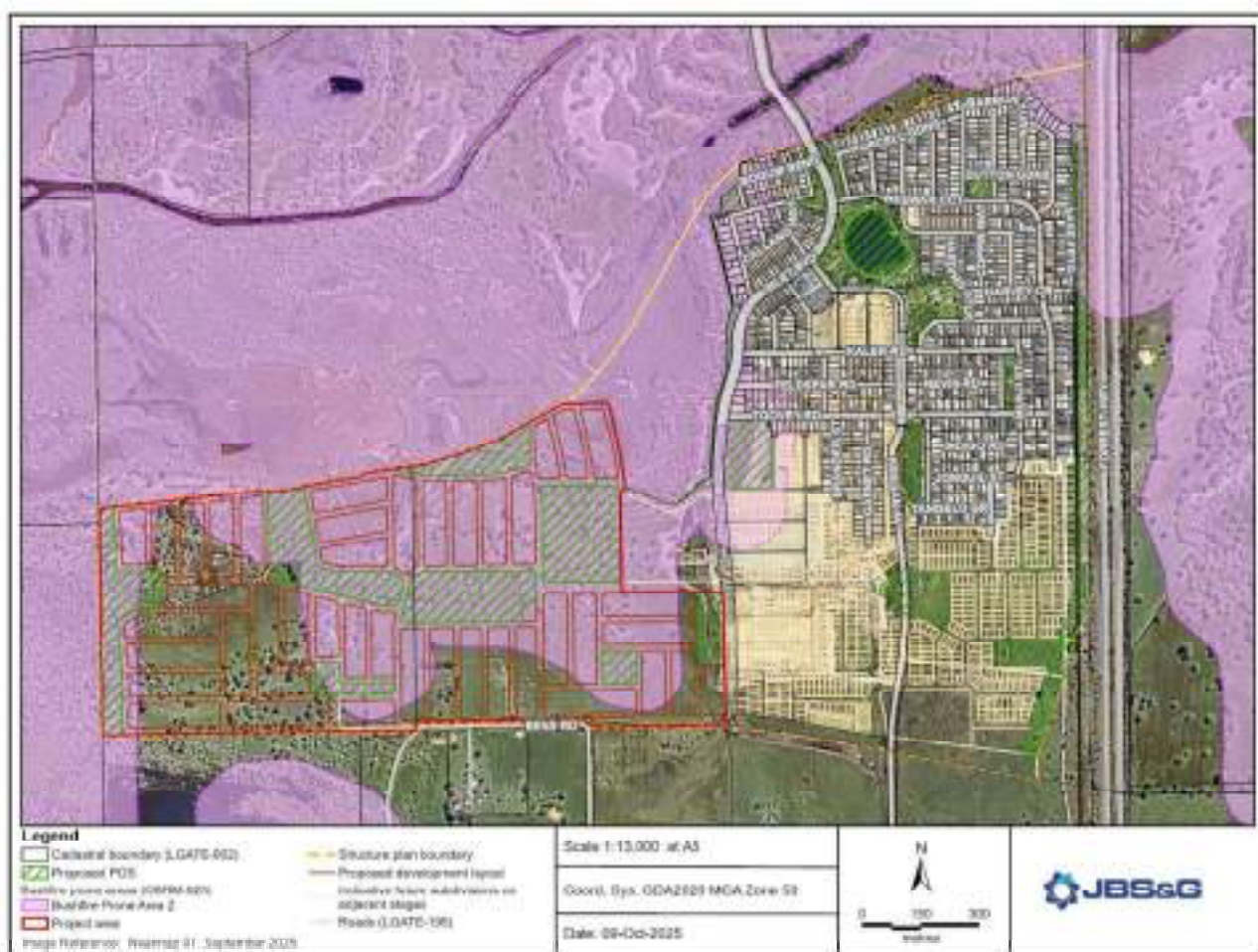


Plate 1: Map of Bush Fire Prone Areas (ORBM 2024)

1.4 Purpose of this report

This BMP has been prepared to accompany submission of the new Austin Lakes LSP to address Policy Measure 7.1 (General measures) of *State Planning Policy 3.7 Bushfire* (SPP3.7; WAPC 2024a) in accordance with *Planning for Bushfire Guidelines* (the Guidelines; WAPC 2024b).

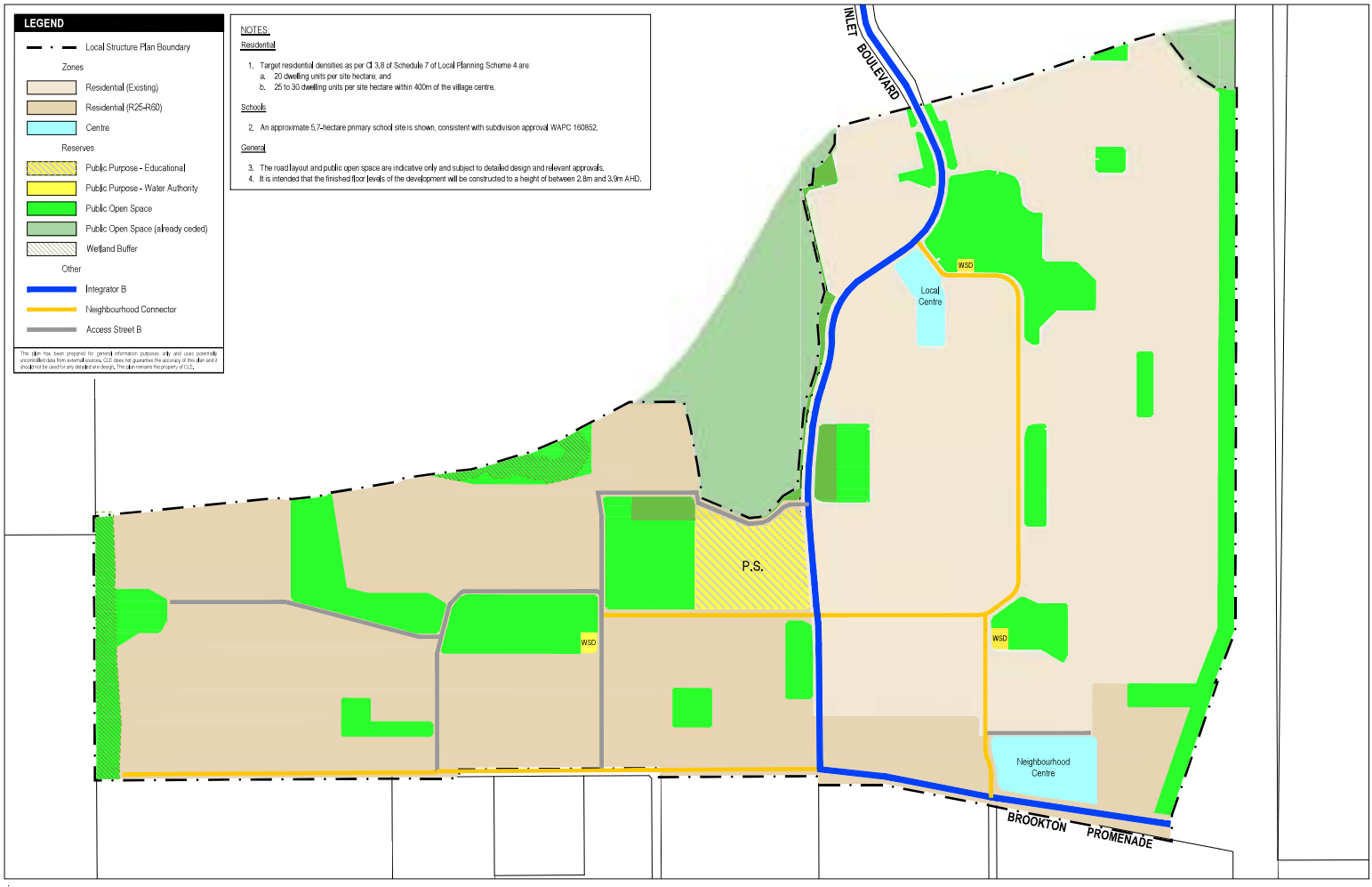
This report provides an assessment of the proposed development, bushfire risk context, and required bushfire mitigation measures and includes:

- an assessment of the broader landscape
- identification of environmental, biodiversity or conservation values that may be impacted by the proposed development or proposed bushfire risk mitigation measures
- a review of existing pre-development and anticipated post-development vegetation classifications and effective slope within the project area and adjoining land
- results of a pre and post-development Bushfire Hazard Level (BHL) assessment to determine the applicable BHLs across the project area and adjoining land
- results of a post-development Bushfire Attack Level (BAL) contour assessment to demonstrate the indicative BAL ratings across the project area
- details of any bushfire hazard issues arising from the above assessments, relevant to the site and proposed development
- a compliance assessment to demonstrate the proposed development can comply with the acceptable solutions of Bushfire Protection Criteria 5 of the Guidelines (i.e. relevant to Structure plans and subdivision applications)
- a list of items to be considered at future planning stages required to inform future stage BMPs.

1.5 Other plans/reports

Other bushfire or environmental reports that have been prepared previously for the project area include:

- Austin Cove Outline Development Plan (Chappell Lambert Everett 2015)
- Bushfire Management Plan (Subdivision Application): Austin Lakes, South Yunderup (Strategen-JBS&G 2021).



2. Environmental considerations

2.1 Environmental values

A search of publicly available environmental databases is summarised in Table 1 to provide an overview of the environmental values associated with the project area and proposed development, with key environmental overlays depicted in Figure 2, consistent with the environmental report (PGV 2026).

Potential environmental impacts resulting from implementation of the proposal will be addressed by the proponent under standard State and Federal environmental assessment processes where required under the *Environmental Protection Act 1986* and *Environment Protection and Biodiversity Conservation Act 1999*.

Table 1: Summary of environmental values

Environmental value	Mapped within or adjacent to the project area	Description
Environmentally Sensitive Area (ESA)	Within and adjacent	There are ESAs mapped across the site associated with Threatened Ecological Communities, 50 m CCW buffers, a 50 m buffer associated with the Directory of Important Wetlands in Australia Peel Harvey estuary and a 50 m buffer associated with the Peel-Yalgorup System Ramsar wetland.
Swan Bioplan Regionally Significant Natural Area	Within and adjacent	There are Regionally Significant Natural Areas mapped within and adjacent to the project area associated with the Austin Bay Nature Reserve and adjacent Bushland.
Ecological linkages	N/A	N/A
Wetlands	Within and Adjacent	Wetland mapped within and adjacent to the project area include: • CCWs associated with the Peel Inlet and Murray River with the estuary (UFI: 15,711), floodplains (UFI: 15, 506 and 15,712) and sumplands (UFI: 3,851, 3,852 and 14,585) • MUWs associated with the Murray River and its estuary (UFI 3,849), floodplains (UFI 15,507) and palusplain (UFI: 15,802) • Resource Enhancement Wetlands (REWs) which are floodplains (UFI 3,955 and 15,503). Within and adjacent to the site is the Peel-Harvey Estuary which is registered in the Directory of Important Wetlands in Australia by Department of Climate Change, Energy, the Environment and Water (DCCEEW). The Peel-Yalgorup System Ramsar site (Reference Code: 36) is immediately adjacent to the west of the project area.
Waterways	Adjacent	The Murray River is located approximately 2 km north of the project area. A minor tributary is located approximately 96 m north of the project area and a major tributary approximately 620 m to the north.

Environmental value	Mapped within or adjacent to the project area	Description
		The project area is adjacent to the Peel Inlet Management Area
Threatened Ecological Communities listed under the EPBC Act	Potentially within and adjacent	TECs mapped as being likely to occur within and adjacent to the project area include: • Tuart Woodlands and Forests of the Swan Coastal Plain • Empodisma peatlands of southwestern Australia • Banksia Woodlands of the Swan Coastal Plain • Clay Pans of the Swan Coastal Plain.
Threatened and priority flora	Potentially within and adjacent	Threatened flora and Priority 3 and 4 flora species are mapped as occurring adjacent to the site. Flora species are unlikely to be within the project area due to widespread historical grazing.
Fauna habitat listed under the EPBC Act	Potentially within and adjacent	Carnaby's Black Cockatoo feeding habitat is mapped as being potentially within and adjacent to the site. The site is also adjacent to a buffer for a Black Cockatoo roosting site. Habitat for other EPBC listed fauna is unlikely to be within the project area due to widespread historical grazing.
Threatened and priority fauna	Potentially within and adjacent	Black Cockatoos are potentially within and adjacent to the project area. The project area is mapped as potentially containing or being adjacent to habitat for two threatened mammal and 29 threatened bird species.
Bush Forever Site	N/A	N/A
DBCA managed lands and waters (includes legislated lands and waters and lands of interest)	Adjacent	The project area is adjacent to the Austin Bay Conservation Park and the Austin Bay Nature Reserve
Conservation covenants	None Known	N/A

2.2 Native vegetation – modification and clearing

The project area is in a predominantly degraded state due to ongoing grazing and agricultural land use. A number of drains exist throughout the project area that have directed water away from the land possibly contributing to a reduced level of native vegetation cover and overall reduction in environmental value.

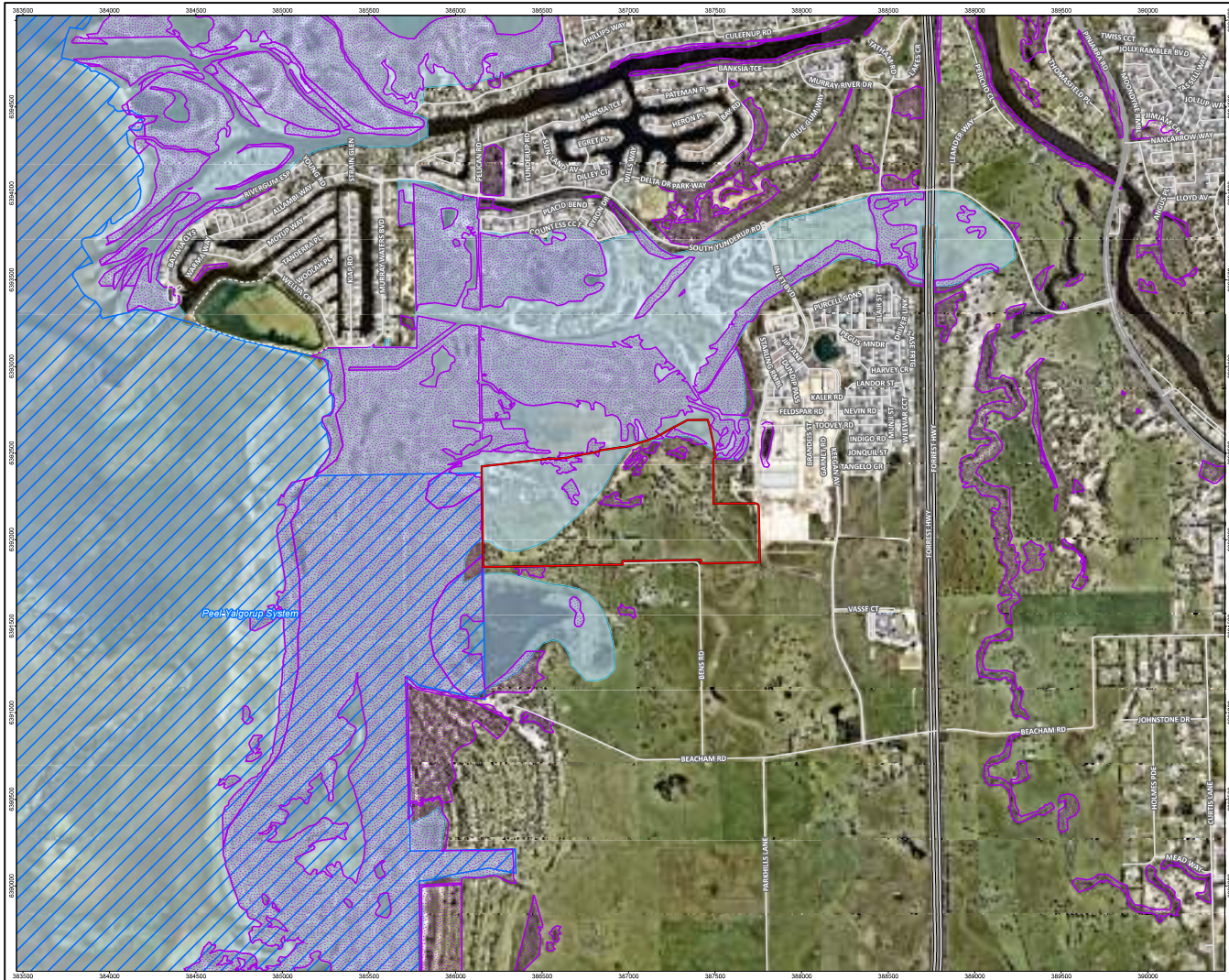
Clearing and modification of on-site native vegetation will occur to facilitate site earthworks and construction of residential cells, public roads and POS (as per the Landscape Masterplan Appendix A). The resulting urban built footprint will ultimately be excludable under relevant sections of Clause 2.2.3.2 of AS3959. It is noted that POS 14–16 and 18 will have various degrees of vegetation retention and revegetation that will not be excludable.

2.3 Revegetation / Landscape Plans

The Landscape Masterplan (Appendix A), demonstrates an intent for urban streetscapes and POS 11–13 and 17 (playing fields and pocket parks for active recreation) to be designed and established as non-vegetated/low threat managed areas to be excluded under Clause 2.2.3.2 of AS3959. These areas will contain some tree minor retention/planting, irrigated turf, managed gardens, infrastructure and minor drainage.

Conversely, the intent for POS 14–16 and 18 is for environmental and wetland protection with a focus on vegetation retention. As such, these POS cells have been assumed as a precaution to retain their current, pre-development vegetation classifications under AS3959, noting that this will be further refined at future stages of planning and development.

More detailed POS landscape plans will be required at the subdivision stage to support future BMP assumptions regarding vegetation classifications and exclusions throughout POS areas, which may result in changes to post-development vegetation classifications and exclusions.



- Legend**
- Project area
 - Directory of important wetlands in Australia (DBCA-045)
 - Ramsar sites (DBCA-010)
 - Camaby's Cockatoo areas requiring investigation (DBCA-057)
 - Roads (LGATE-195)
 - Highway
 - Major road
 - Minor road
 - Track



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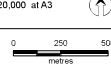
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Drawn By: jcrute

Checked By: MGeender

Scale 1:20,000 at A3



Coord, Sys, GDA2020 MGA Zone 50

Austin Lakes,
South Yunderup WA

SITE OVERVIEW

FIGURE 2

3. Bushfire assessment results

3.1 Broader Landscape Assessment

A portion of the project area is located within Area 2 on the Map of *Bush Fire Prone Areas* (refer to Plate 1). 'Element 1: Location' has not been addressed at previous planning stages under SPP3.7 and the Guidelines; therefore, the proposal requires an assessment of the broader landscape in accordance with Appendix A.1 of the Guidelines.

A Broader Landscape Assessment (BLA) examines the landscape external to the project area to understand the wider bushfire hazards and potential for landscape scale bushfire behaviour, in addition to the broader road network and proximity of the proposed development to townsites, urban areas and suitable destinations. Examination of the broader landscape provides important contextual information when considering whether a site is suitable for intensification of land use or development. Results of the BLA are used to demonstrate compliance with 'Element 1: Location' of Bushfire Protection Criteria 5 (BPC5).

In recognition that some locations present a lower risk of a landscape scale bushfire, A1.4.1 of the Guidelines provides for a simplified BLA process, which has been adopted for the project area.

3.1.1 Simplified BLA

A simplified BLA has been undertaken for the project area in recognition of the lower risk of landscape scale bushfire due to the site being an extension of the existing approved Austin Lakes residential estate, significant coverage of cleared/development land and rural grassland areas, direct road patterns to suitable destinations/non-bushfire prone areas and proximity to large water bodies (i.e. Peel Inlet and Murray River). The simplified BLA criteria are outlined in Table 2, along with a statement as to how the proposed development meets these criteria. Figure 3 provides a visual demonstration of the simplified BLA.

Table 2: Simplified Broader Landscape Assessment

Simplified BLA criteria		Development response		BLA points
1	Is the subject site within a kilometre of a townsite, urban area or suitable destination?	Yes	The project area is surrounded by urban areas and townsites, as follows: - existing urban residential areas of Austin Lakes estate are located immediately east of the project area - existing urban residential areas of Ravenswood and South Yunderup are located within 2.7 km and 2.2 km northeast and north respectively of the project area. The adjacent urban built-out areas of Austin Lakes estate, South Yunderup and Ravenswood are not situated within a designated Bush Fire Prone Area, which provides additional justification for these urban areas to be categorised as suitable destinations adjacent to the project area.	1
2	Is the road pattern from the planning proposal to the closest townsite, urban area or suitable destination, simple and/or direct (limited intersections)?	Yes	Simple, direct road patterns link the project area to the adjacent/surrounding townsites and urban areas that are not bushfire prone, including:	1

Simplified BLA criteria		Development response		BLA points
		- future Rosewood Avenue, Keegan Avenue and Brookton Promenade will provide immediate and direct access from the project area east to the adjacent non-bushfire prone areas of Austin Lakes estate - Inlet Boulevard provides: - direct access north to adjacent non-bushfire prone portions of Austin Lakes estate - direct access north to South Yunderup Road and then west to the townships of South Yunderup or east to Pinjarra Road and Ravenswood - direct access south via Keegan Avenue/Schoales Bend to Beacham Road and Forrest Highway, which provides broader access to multiple suitable destinations north or south.		
3	Is the majority of vegetation cleared, managed or Class G Grassland, within the broader landscape assessment area (e.g. clearing for residential zoned urban lots)?	Yes	The majority of vegetation within the broader landscape assessment area is cleared, managed or Class G Grassland (67.3%) versus native vegetation (32.7%).	2
4	Is the planning proposal exposed to two or less aspects with external bushfire hazards (excluding Class G Grassland)?	Yes	Two aspects (the southwest and northwest quadrants) are exposed to the predominant external bushfire hazards, recognising that these quadrants also contain significant coverage of the Peel Inlet.	2
				Total points
0-11 points (BLT A)				6
12-20 points (BLT B)				
Broader Landscape Type determined				Type A

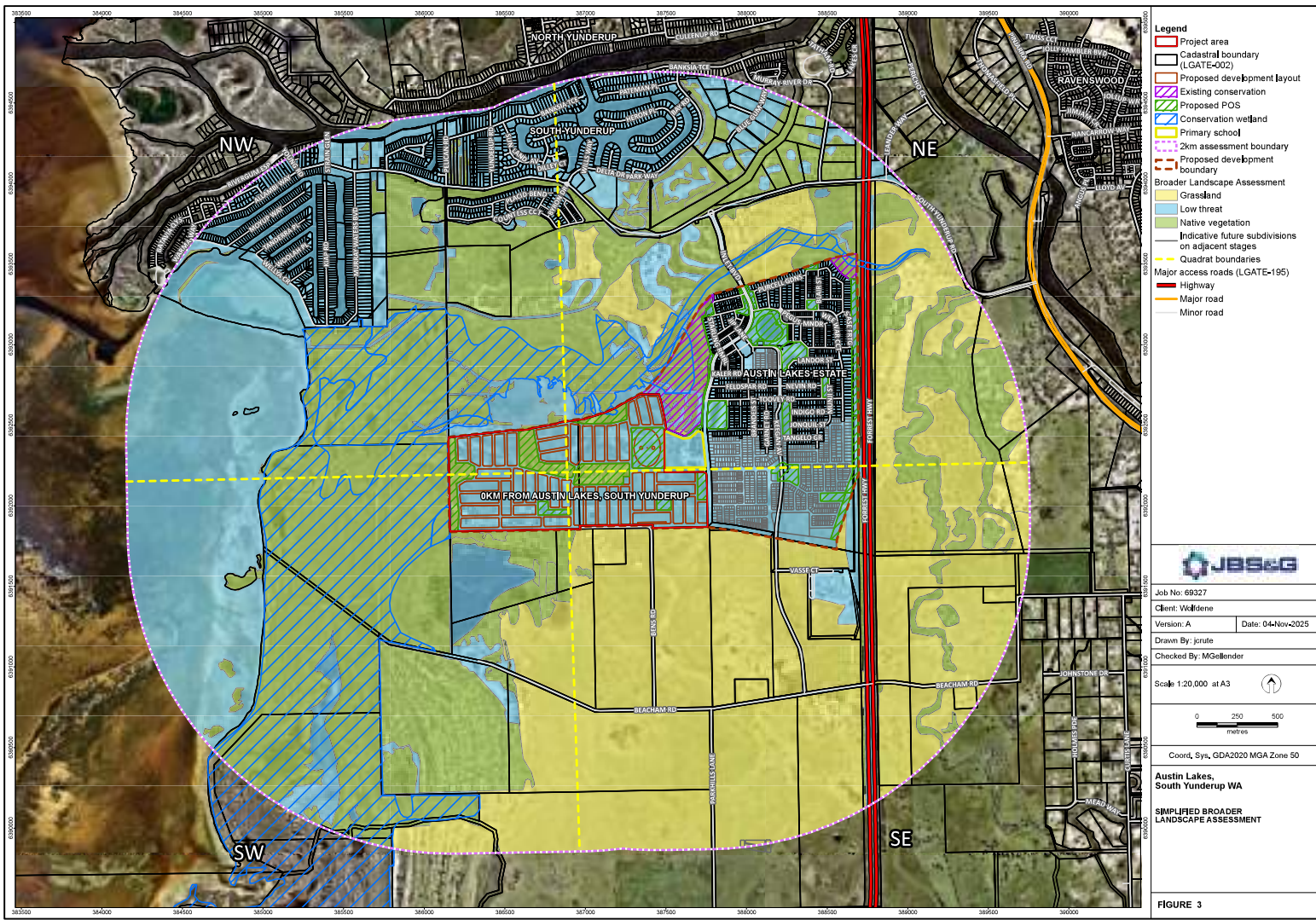


FIGURE 3

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 Image Reference: www.ozmap.com.au - Imagery Date: 01 September 2020
 Layout: 69327_A3_01_Simplified Broader Landscape Assessment

3.2 Pre and post development assessment inputs

3.2.1 Vegetation classification

Assessment of classified vegetation and exclusions was undertaken via bushfire inspection within the project area and adjoining 150 m (the assessment area) through on-ground verification on 28 October 2025 in accordance with AS3959 and the *Visual Guide for Bushfire Risk Assessment in Western Australia* (DoP 2016). Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix B.

Pre-development vegetation was assessed based on the current extent of classified vegetation and exclusions within the assessment area (as depicted in Figure 4), including:

- Class A forest comprising a three tiered structure of a canopy of eucalyptus trees with a scrubby mid-storey over grass. This is the predominant vegetation west and northwest of the project area within the adjacent conservation reserve. Smaller patches of Class A forest are located centrally within the site, fringe Bens Road to the south and to the northeast.
- Class B Woodland comprising sparse eucalyptus trees over a grassy understorey, lacking mid-tier vegetation. There is significant coverage of Class B woodland within the project area, extending beyond to the east and southwest, with a small portion to the southeast.
- Class D scrub comprising shrubs 2–6 m in height with a continuous horizontal fuel profile surrounding existing wetlands within and adjacent of the northern portion of the project area and adjacent land to the southwest.
- Class G grassland comprising understorey grasses and weeds greater than 100 mm in height at maturity within and adjacent to the east, southeast and northwest of the project area. There is significant coverage of Class G grassland within the project area and adjacent land, consistent with the agricultural land use (livestock grazing).

All remaining land within the assessment area was deemed to have a pre-development exclusion under Clauses 2.2.3.2 (e) or (f) of AS3959 as being either existing non-vegetated land (i.e. buildings, roads, tracks, water bodies, earthworked land, footpaths, driveways, etc) or low threat managed vegetation (i.e. existing urban street verges, floodplains devoid of vegetation, samphire flats, etc).

Post-development vegetation was assessed taking into consideration the anticipated clearing and modification of vegetation to a low threat state that will occur as part of proposed development, as depicted in Figure 5. This will result in additional exclusions under AS3959 including land within the project area that is proposed to be modified to a non-vegetated/low threat managed state to facilitate proposed urban residential development, including within proposed POS cells 11–13 and 17, as explained in Section 2.2. Pre-development vegetation classifications have been retained as a precaution throughout POS cells 14–16 and 18 in response to the potential retention of environmental values (as explained in Section 2.3), which will be refined at future subdivision stages.

3.2.2 Effective slope

Effective slope under classified vegetation was assessed within the assessment area through on-ground verification on 28 October 2025 in accordance with AS3959. Results were cross-referenced with DPIRD 2m contour data, as depicted in Figure 4 for pre-development conditions and Figure 5 for anticipated post-development conditions.

The project area and surrounding 150 m is predominantly flat with a consistent elevation of 2 mAHD and no discernible slope. As such, all land under classified vegetation was assessed to be flat/upslope in relation to the project area.

3.2.3 Summary of pre-development inputs

A summary of the pre-development classified vegetation, exclusions and effective slope within the assessment area are listed in Table 3 and illustrated in Figure 4.

Table 3: Pre-development vegetation classifications/exclusions and effective slope

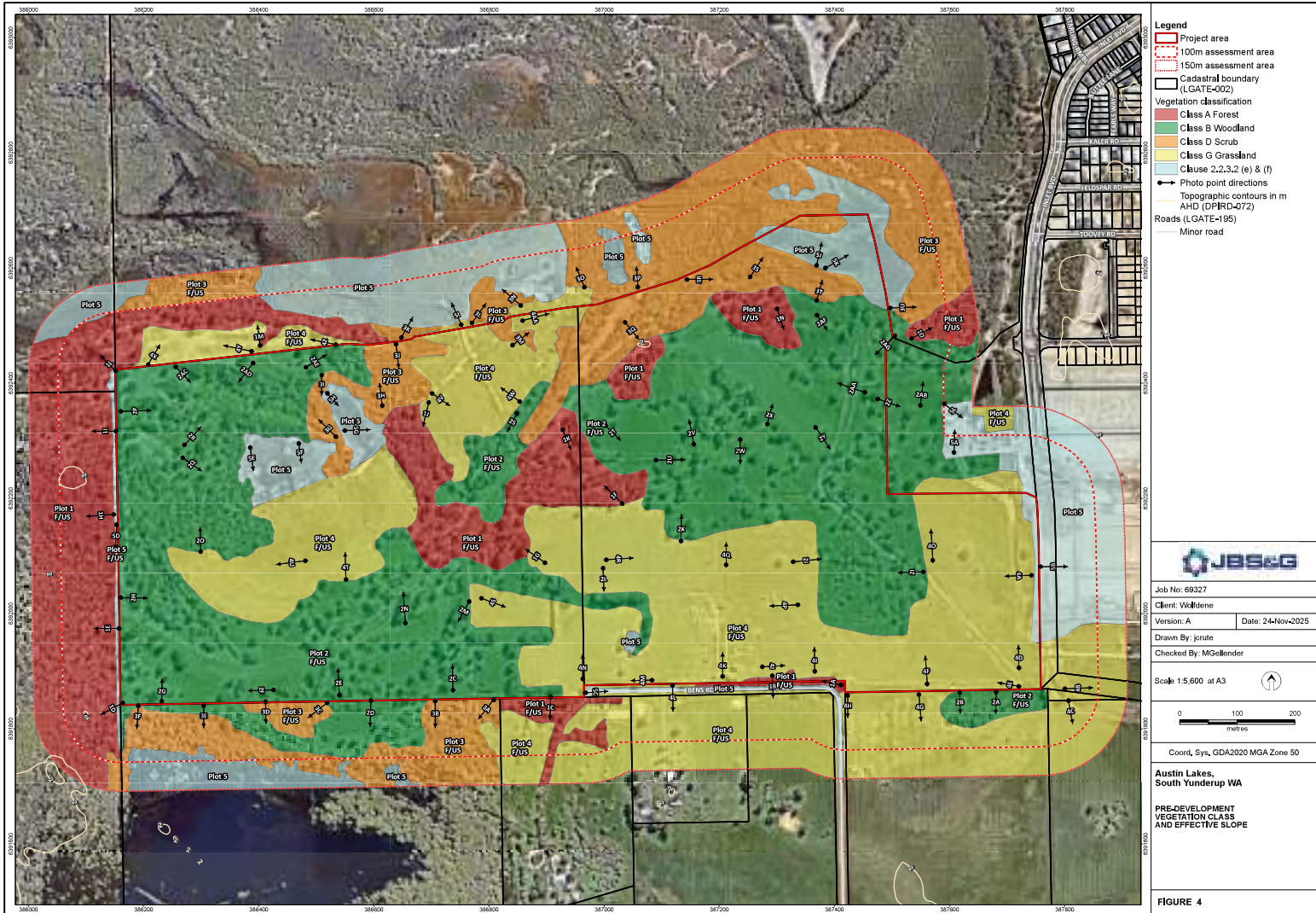
Vegetation Plot	Vegetation classification/exclusion	Effective slope under the classified vegetation	Comments
1	Class A Forest	Flat/upslope (0°)	A three tiered vegetation structure comprising eucalyptus trees over a scrubby mid-storey and a grassy understorey
2	Class B Woodland	Flat/upslope (0°)	Sparse eucalyptus trees over a grassy understorey lacking a mid-storey layer
3	Class D Scrub	Flat/upslope (0°)	Shrubs 2–6 m in height with a continuous horizontal fuel profile
4	Class G Grassland	Flat/upslope (0°)	Grasses and weeds greater than 100 mm in height at maturity
5	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Existing non-vegetated areas (i.e. buildings, roads, tracks, water bodies, earthworked land, footpaths, driveways, etc) and low threat managed vegetation (i.e. existing urban street verges, floodplains devoid of vegetation, samphire flats, etc)

3.2.4 Summary of post-development inputs

A summary of the anticipated post-development classified vegetation, exclusions and effective slope within the assessment area are listed in Table 4 and illustrated in Figure 5.

Table 4: Post-development vegetation classifications/exclusions and effective slope

Vegetation Plot	Vegetation classification/exclusion	Effective slope under the classified vegetation	Comments
1	Class A Forest	Flat/upslope (0°)	A three tiered vegetation structure comprising eucalyptus trees over a scrubby mid-storey and a grassy understorey
2	Class B Woodland	Flat/upslope (0°)	Sparse eucalyptus trees over a grassy understorey lacking a mid-storey layer
3	Class D Scrub	Flat/upslope (0°)	Shrubs 2–6 m in height with a continuous horizontal fuel profile
4	Class G Grassland	Flat/upslope (0°)	Grasses and weeds greater than 100 mm in height at maturity
5	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Existing non-vegetated areas (i.e. buildings, roads, tracks, water bodies, earthworked land, footpaths, driveways, etc) and low threat managed vegetation (i.e. existing urban street verges, floodplains devoid of vegetation, samphire flats, etc)
6	Excluded – Clauses 2.2.3.2 (b), (e) and (f)	N/A	Areas to be modified to a non-vegetated/low threat managed state as part of proposed development



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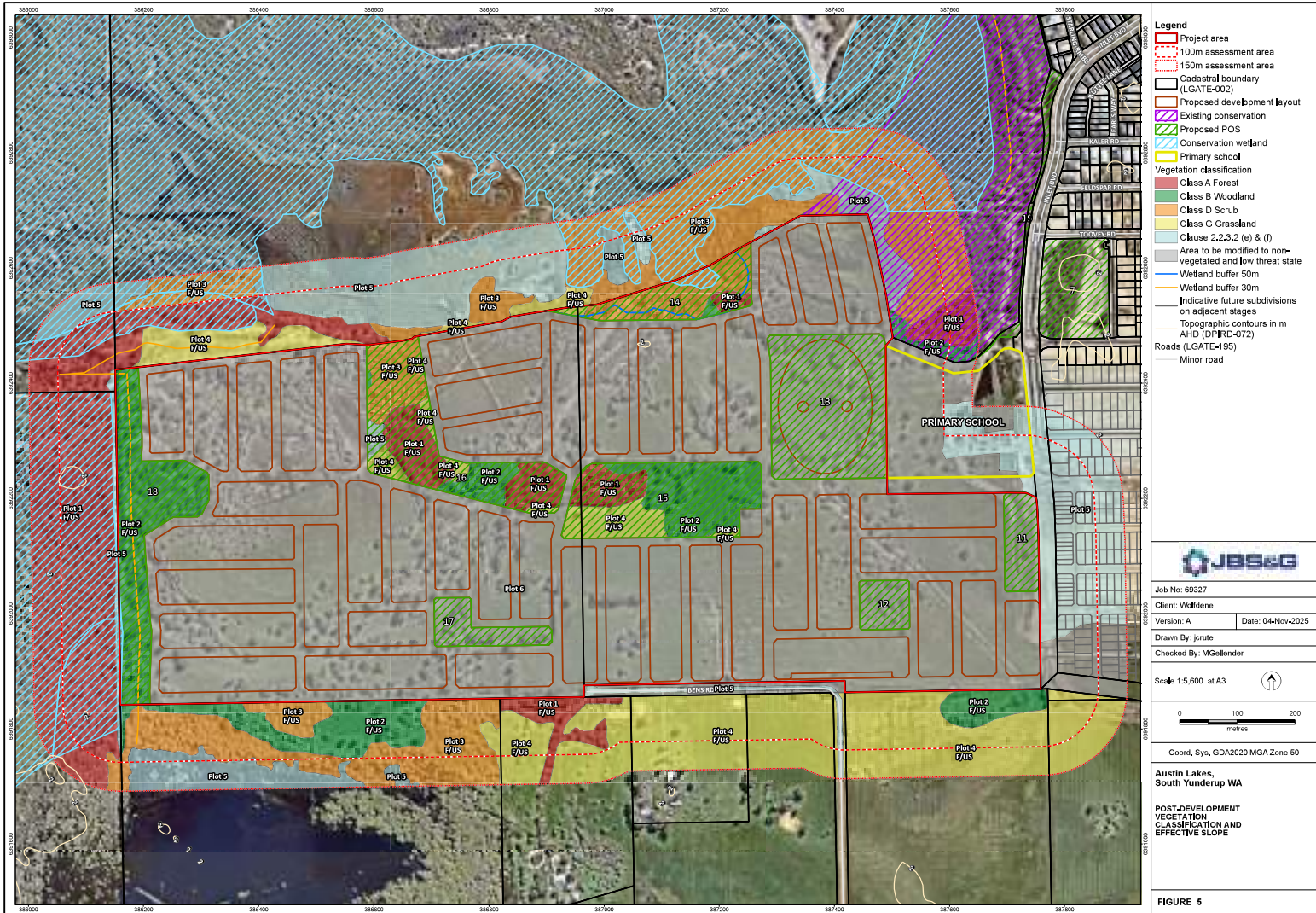


FIGURE 5

3.3 Assessment outputs

3.3.1 Bushfire Hazard Level assessment results

Pre-development results

A Bushfire Hazard Level (BHL) assessment has been undertaken in accordance with Appendix A.2 of the Guidelines. The assessment methodology categorises land as having either a Low, Moderate, or Extreme BHL based on the AS3959 vegetation classification and effective slope. BHLs provide an indication of the potential intensity of a bushfire event associated with vegetation within and adjacent to the project area.

Table 5 lists the three BHLs and their associated characteristics. BHLs have been applied to land within the project area and adjoining 150 m (the assessment area) to assess current (pre-development) bushfire hazard conditions, as well as the anticipated post-development bushfire hazard conditions.

Table 5: Bushfire hazard levels and characteristics

Bushfire hazard level	Characteristics*
Extreme	- Class A Forest - Class B Woodland (05) - Class D Scrub - Any classified vegetation with a greater than 10° slope.
Moderate	- Class B Low woodland (07) - Class C Shrubland - Class E Mallee/Mulga - Class G Grassland, including sown pasture and crops - Class G Grassland: Open woodland (06), Low open woodland (08), Open shrubland (09) - Vegetation that has a low hazard level but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level.
Low	- Low threat vegetation may include areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks - Managed grassland in a minimal fuel condition (insufficient fuel is available to significantly increase the severity of the bushfire attack). For example, short-cropped grass to a nominal height of 100 millimetre - Non-vegetated areas including waterways, roads, footpaths, buildings and rock outcrops.
*Vegetation classifications from AS 3959-2018 Table 2.3.	

Pre-development BHLs have been mapped within the assessment area on the basis of the pre-development vegetation discussed in Section 3.2.3 and depicted in Figure 4. The pre-development BHL assessment map (Figure 6) demonstrates that existing land within the assessment area comprises a predominant Extreme and Moderate BHL due to coverage of forest, woodland, scrub and grassland classified vegetation.

Land with a post-development Extreme BHL is not suitable for development and the Structure Plan provides a design response to the bushfire hazards to ensure no development occurs within these areas, as outlined below.

Post-development results

Post-development BHLs have been mapped within the assessment area on the basis of the anticipated post-development vegetation discussed in Section 3.2.4 and depicted in Figure 7.

The post-development BHL assessment map (Figure 7) demonstrates a significant increase in coverage of Low BHL-rated land, reflective of the proposed urban development extent and reduction in on-site classified vegetation. Whilst there is still some on-site occurrence of Extreme BHL-rated land throughout areas of POS vegetation retention (i.e. within POS cells 14–16 and 18), all proposed development areas will be located on land with either a Low or Moderate BHL.

3.3.2 Bushfire Attack Level (BAL) assessment results

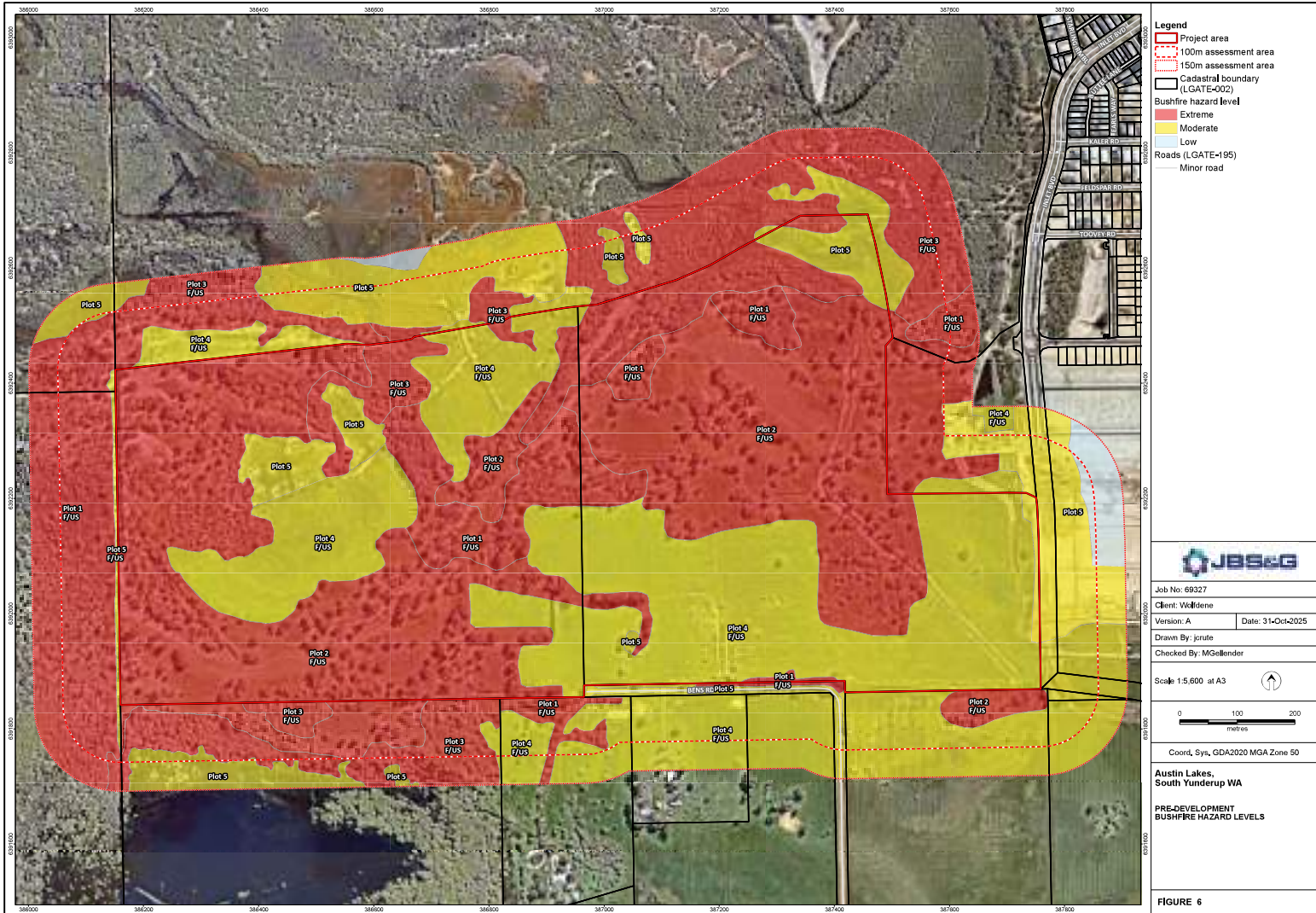
Post-development results

The indicative post-development BALs within the project area and adjacent 150 m have been assigned on the basis of the vegetation and slope summarised in Section 3.2.4 and Figure 5 (i.e. the anticipated post-development vegetation extent within and surrounding the project area). Results are depicted in Figure 8.

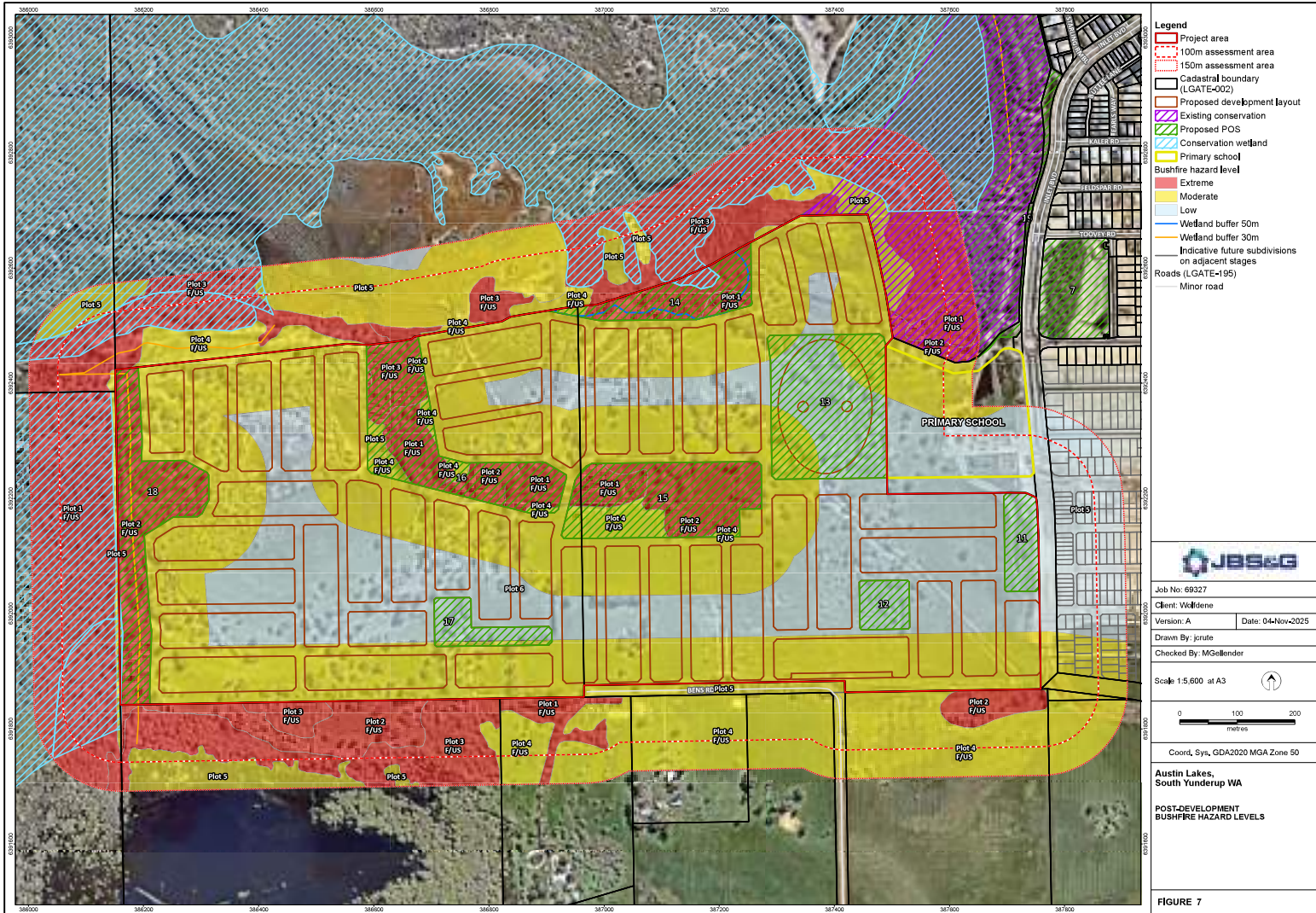
The indicative post-development BAL contour assessment indicates that future development areas will primarily be subject to BAL–Low and BAL–12.5. Residential development areas interfacing Class A forest within POS 14–16 will need to have consideration of minor POS interface treatments and/or enforceable building setbacks (refer to ‘Indicative APZ setbacks’ in Figure 8) to avoid habitable development in areas of BAL–40/FZ, measures which can be readily catered for at the subdivision stage through detailed landscape design and/or appropriate setback controls as part of subdivision conditions. Importantly, the BAL contour assessment does not identify any unmanageable bushfire constraints or fatal flaws for proposed development within the project area.

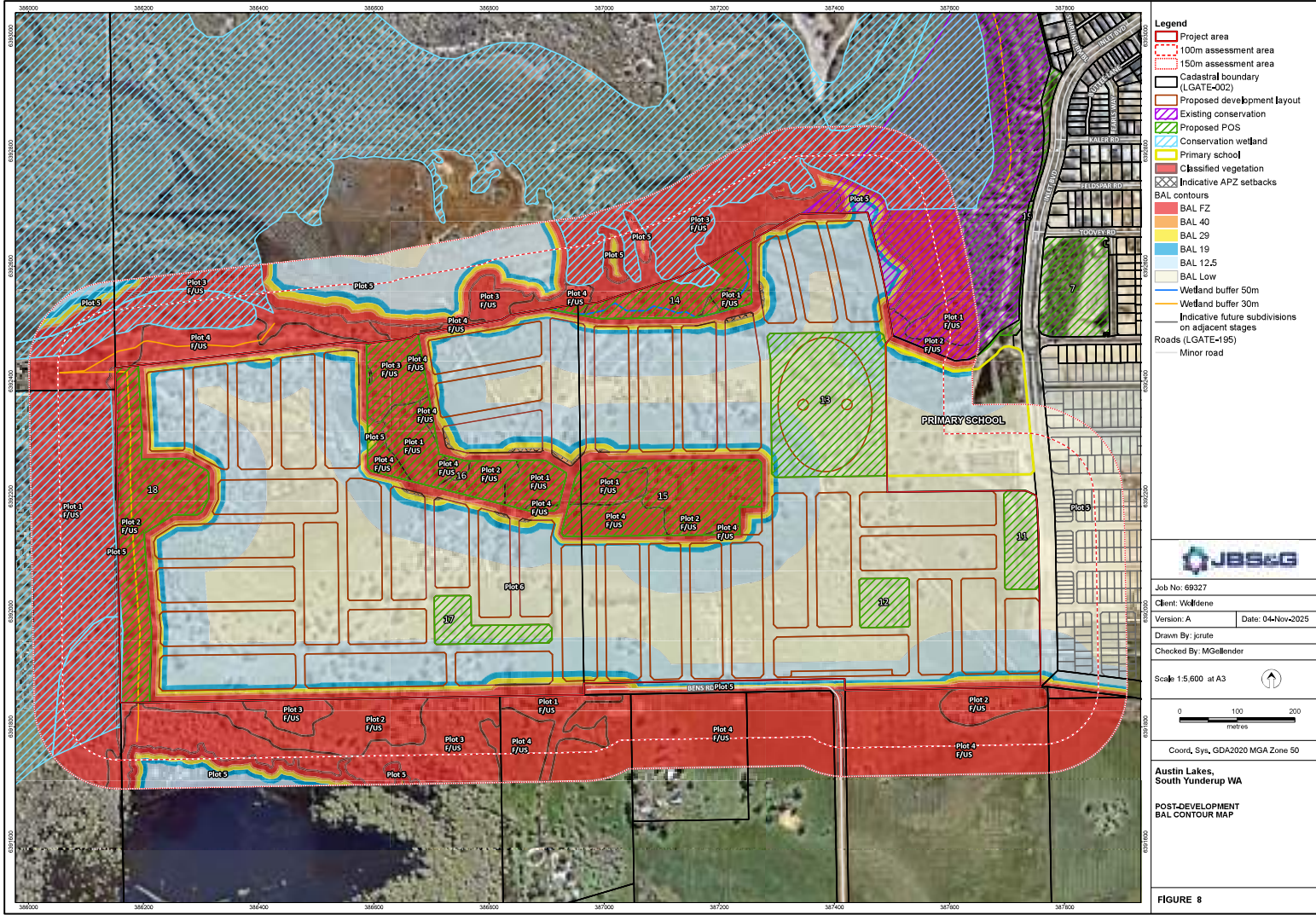
Table 6: BAL contour assessment results

Plot	Method 1 BAL determination			
	Vegetation classification	Effective slope	Separation distance (to nearest lot boundary)	Highest BAL (to nearest lot boundary)
1	Class A Forest	Flat/upslope (0°)	21 m (including APZ setbacks)	BAL–29
2	Class B Woodland	Flat/upslope (0°)	14 m	BAL–29
3	Class D Scrub	Flat/upslope (0°)	14 m	BAL–29
4	Class G Grassland	Flat/upslope (0°)	14 m	BAL–19
5	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A
6	Excluded –Clauses 2.2.3.2 (b), (e) and (f)	N/A	N/A	N/A



File Name: C:\Users\jbs\OneDrive\JBS\GIS\Internal - V2\Projects\02\Borewell\69327_Austin Lakes\150m\GIS\Map\Projects\69327_Austin Lakes_LSP_001.aprx
Image Reference: www.austlii.com.au - Property Data 01 September 2025
Layout: 69327_C_01_Preliminary





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Image Reference: www.natmap.gov.au - Imagery Date: 01 September 2023
Layout: 99327_F01_PrelDevBALs

4. Identification of bushfire hazard issues

4.1 Bushfire context

Whilst there is vegetation situated within and surrounding the project area, there is not considered to be a landscape scale bushfire risk to the project area due to the following factors:

- the 1125 m long fire run to the north through predominant wetland scrub fuels is fragmented by tributaries of the Murray River and associated wetlands and can be managed through appropriate development design
- there is no significant bushfire threat to the east due to the location of adjacent residential development and Forrest Highway
- there is a manageable bushfire threat from the south due to the significant coverage of grassland fuels and existing water bodies
- the 1170 m long fire run to the west through mixed scrub, forest and salt-prone vegetation is limited by proximity of the Peel Inlet and can be managed through appropriate development design.

4.2 Bushfire hazard issues

Examination of strategic development design in accordance with the proposed Structure Plan, bushfire context and various bushfire assessments, has identified the following bushfire hazard issues to be considered at future planning stages.

4.2.1 Land affected by an Extreme BHL and/or BAL-40/FZ

The project area contains pre-development Extreme BHL not suitable for habitable development. However, the post-development BHL assessment demonstrates that on completion of development, all habitable development areas will be located on land with a Low or Moderate BHL (Figure 7).

The indicative BAL contour assessment (Figure 8) indicates that future development areas will primarily be subject to BAL-Low and BAL-12.5. However, residential development areas interfacing Class A forest within POS 14–16 will need to have consideration of minor POS interface treatments and/or enforceable building setbacks (refer to 'Indicative APZ setbacks' in Figure 8) to avoid habitable development in areas of BAL-40/FZ, measures which can be readily catered for at the subdivision stage through detailed landscape design and/or appropriate setback controls as part of subdivision conditions.

Importantly, the BAL contour assessment does not identify any unmanageable bushfire constraints or fatal flaws for proposed development within the project area. Further BAL assessments will be commissioned at future planning stages (i.e. subdivision) to demonstrate that all areas of proposed habitable development will be located in areas of BAL-29 or below, incorporating detailed lot layout and landscape design information.

4.2.2 POS landscape planning

Development design is expected to include retention of remnant native vegetation within POS 14–16 and 18 and this has been catered for to inform bushfire assessment as a precaution in the absence of detailed landscaping information at this stage.

Conversely, POS 13 (playing fields adjacent west of the proposed primary school site) and POS 11–12 and 17 (pocket parks intended for active recreation and minor drainage), are expected to achieve exclusion under Clause 2.2.3.2 of AS3959 due to the intended low threat nature of these cells. Whilst some tree retention, turf and gardens may occur in these areas where practicable as part of urban streetscapes and POS design, this low threat landscaping will be excludable under Clause 2.2.3.2 of AS3959.

A detailed landscape plan will need to be prepared at the subdivision and/or clearance stage that confirms the approach to POS areas, including:

- extent of vegetation retention
- extent of proposed drainage planting
- extent of proposed low threat landscaping
- extent of non-vegetated areas.

The POS approach, once confirmed through preparation of detailed landscape design and associated landscape plans, will be used to inform preparation of more detailed and accurate BAL contour assessment to support subdivision application over the site.

4.2.3 Separation to habitable buildings

Separation to habitable buildings from sources of classified vegetation required to achieve BAL-29 will be determined through site-specific BAL contour map analysis at the subdivision stage, with the minimum separation distances outlined as follows:

Vegetation classification (post-development)	Effective slope	Separation to achieve BAL-29
Class A Forest	Flat/ Upslope	21 m
Class B Woodland	Flat/ Upslope	14 m
Class D Scrub	Flat/ Upslope	13 m
Class G Grassland	Flat/ Upslope	8 m

Should any Asset Protection Zone (APZ) setbacks be required within proposed lots to deliver BAL-29 or lower following site-specific BAL contour map analysis at the subdivision stage, then these will be minor in nature (as indicated in Figure 8) and can be catered for through enforcement controls via appropriate subdivision conditions.

4.2.4 Vehicular access

Proposed Structure Plan design in Figure 1 depicts the western extension of Rosewood Avenue, Keegan Avenue and Brookton Promenade, which link the project area directly with the existing Austin Lakes residential estate to the east. These three connections provide access to Inlet Boulevard, which in turn navigates north to South Yunderup and Ravenswood, and south to Forest Highway via Keegan Avenue, Schoales Bend and Beacham Road. This provides two access routes for the project area.

All proposed public roads are through roads and no no-through roads are proposed as part of development design. Furthermore, the existing and proposed road network will provide perimeter access to all bushfire hazards within and surrounding the project area.

4.2.5 Implications of staged development

As the project area currently contains a significant extent of temporary classified vegetation, staged clearance and construction is to consider the BAL impacts from adjacent future stages that have not yet been developed.

Low threat staging buffers up to 100 m wide may need to be implemented around active stages of development to ensure there is no unnecessary BAL impact from temporary vegetation that is yet to be modified to a non-vegetated/low threat managed state on adjacent stages.

If development within the project area is staged, design is also to ensure that at least two publicly available vehicular access routes to two different suitable destinations are provided for each individual stage. This may

require provision of temporary staging measures such as temporary compliant no-through roads and/or Emergency Access Ways (EAWs) to deliver compliant access outcomes for individual stages.

4.2.6 Fire water supply

The project area will need to be provided with a firefighting water supply that is suitable for the scale of the development. The local area is currently provided with a reticulated water supply and hydrant system that will be extended throughout the project area in accordance with the proposed road network and Water Corporation Design Standard 63.

4.2.7 Compliance with annual fire control notice

The developer/land manager and prospective land purchasers are to comply with the Shire of Murray annual bushfire compliance notice, as amended (refer to Appendix D).

The fire control notice requires that all proposed lots of 4000 m² or less need to ensure all flammable material be maintained to a height of 50 mm or less.

4.2.8 Conclusion

On the basis of the above information, JBS&G considers the bushfire hazards within and adjacent to the project area and the associated bushfire risks are readily manageable through application of standard bushfire management responses outlined under Guideline acceptable solutions. These responses have been factored in to proposed development early in the planning process to ensure a suitable, compliant and effective bushfire management outcome is achieved for protection of future life and property assets.

5. Assessment against the bushfire protection criteria

5.1 Compliance with Elements 1–4

Compliance with Elements 1–4 of ‘Bushfire Protection Criteria (BPC) 5: Structure Plan and subdivision applications’ is demonstrated by meeting the acceptable solutions, as detailed in Table 7.

Table 7: Compliance with BPC 5: Structure plans and subdivision applications

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
Element 1: Location				
O1 – Avoid broader landscapes that present an unacceptable bushfire risk to life, property and infrastructure.	A1.1a Broader Landscape Type A The subject site is located in an area that is a Broader Landscape Type A. This location satisfies the policy outcome for Element 1: Location and no additional consideration is required.	Acceptable Solution	As demonstrated in Section 3.1 and Figure 3, the project area is within BLA Type A and therefore satisfies the policy outcome for Element 1: Location.	✓
	A1.1b Broader Landscape Type B The subject site is located in an area that is a Broader Landscape Type B which presents an unacceptable bushfire risk of a landscape-scale bushfire resulting in impacts to people, property and infrastructure. This location does not satisfy the acceptable solution for Element 1: Location. Where the practitioner considers that further analysis could demonstrate to the decision-maker that the risks can be appropriately managed, and/or mitigated, an outcomes-based approach should be prepared, in accordance with policy measure 7.5 of SPP 3.7. Further explanatory notes are provided in Appendix B.1 of the Guidelines.	N/A	Not applicable to this structure plan application. Refer to justification provided above.	N/A

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
Element 2: Siting and design				
O2 – Ensure siting and design solutions: - manage or mitigate the bushfire risk to people, property and infrastructure; and - avoid, or where unavoidable, minimises the clearing of native vegetation.	A2.1 Siting and design Ensure that each proposed and existing lot(s) contains a sufficient development site(s) that can achieve a radiant heat impact not exceeding 29 kW/m ² (BAL-29).	Acceptable solution	The post-development BHL assessment (Figure 7) demonstrates that all proposed habitable development will be sited in areas of Low–Moderate BHL. The indicative post-development BAL contour assessment (Figure 8) indicates that all proposed residential cells will be located in areas of BAL-29 or lower subject to some minor potential APZ setbacks that may be required at the interface with areas of Class A forest retained within POS cells 14–16. Any APZ setbacks can be readily resolved or catered for at the subdivision stage through detailed landscape design and/or appropriate setback controls provided for as part of subdivision conditions.	✓
	A2.2 Asset Protection Zone (APZ) Where a development site cannot be wholly located within an area with a radiant heat impact not exceeding 29 kW/m ² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements: Width – the APZ is to be measured from the development site, and of sufficient size to ensure the	Acceptable solution	As stated above, some minor potential APZ setbacks may be required at the interface with areas of Class A forest retained within POS cells 14–16 to achieve BAL-29 or lower, as indicated on Figure 8. Any APZ setbacks can be readily resolved or catered for at the subdivision stage through detailed landscape design and/or appropriate	✓

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances. - Location – the APZ is to be contained solely within the boundaries of the lot, except in instances where: - the vegetation on the adjoining lot(s) is, and will continue to be, low threat as per Clause 2.2.3.2 of AS 3959 or the requirements of Appendix B.2, Table 9 – APZ technical requirements, or an alternative standard in a local planning scheme, on an ongoing basis in perpetuity as agreed upon via a substantiated management agreement between the applicable landowners and the local government; or - the adjoining land is, and will remain in perpetuity, non-vegetated such as a sealed or unsealed road, or a water body. - Management – the APZ is managed in accordance with the requirements of Appendix B.2, Table 9 – APZ technical requirements, or an alternative standard in a gazetted local planning scheme.		setback controls provided for as part of subdivision conditions. The majority of the project area will be modified to a non-vegetated/low threat managed state as part of proposed development in accordance with exclusion Clauses 2.2.3.2 (b), (e) and (f) of AS3959. If development is staged, provision of 100 m wide, on-site low threat staging buffers may need to be considered to ensure there is no unnecessary temporary BAL impact from adjacent future stages yet to be developed. All APZ setbacks and land to be modified to a non-vegetated/low threat managed state (including any low threat staging buffers) is to meet the APZ standards of the Guidelines as a minimum (see Appendix C).	
	A2.3 Clearing of native vegetation The structure plan or subdivision avoids, or where unavoidable, minimises the clearing of native vegetation.	Acceptable solution	The project area has been extensively grazed. Cleared/degraded areas of the site have been targeted for development, with areas of denser canopy coverage targeted for retention within POS cells 14–16 and 18.	✓

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
			Additional tree canopy will be retained where practicable within streetscapes and other POS cells. The proposed clearing extent will be assessed under standard state and federal environmental approvals processes where required.	
Element 3: Vehicular access				
O3 – Ensure the design and capacity of vehicular access and egress provide: - for efficient and effective evacuation to a suitable destination(s) and/or - as a contingency measure for vulnerable land uses, an	A3.1 Public roads Public roads are to meet the technical requirements in Appendix B.3, Table 10.	Acceptable solution	All public roads will be constructed to the relevant technical requirements of the Guidelines.	✓
	A3.2 Access routes Area 1 (Urban): Public road access is to be provided to at least one suitable destination. Area 2: Public road access should be provided in two different directions to two different suitable destinations, with an all-weather surface.	Acceptable solution	A combination of the existing public road network and the proposed internal vehicle access network will provide all occupants with the option of travelling to multiple suitable destinations, as follows: - to existing areas of Austin Lakes residential estate to the east via Rosewood Avenue, Keegan Avenue and Brookton Promenade - to the north via Inlet Boulevard, which provides access to South Yunderup Road leading to the built	✓

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
on-site shelter, where demonstrated appropriate, as a last resort option.			up areas of South Yunderup and Ravenswood. To the south via Keegan Avenue, Schoales Bend and Beacham Road, which in turn leads to Forrest Highway and provides access to multiple suitable destinations within the broader landscape.	
	A3.3a No-through roads Area 1: No limitation on no-through road lengths. Area 2: If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the public road access is to be a maximum of 200 metres from the proposed lot(s) boundary to an intersection where two-way access is provided. 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: - the no-through road travels towards a suitable destination; and - 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 residential built-out area, or is within Area 1 (Figure 29).	Acceptable solution	No permanent no-through roads are proposed. However, temporary compliant no-through roads may be required as part of internal development staging.	✓

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	A3.3b No-through road requirements A no-through road is to meet all the following requirements: - requirements of a public road (Appendix B.3, Table 10, Column 2); and - turn-around area/head (Figure 30).	Acceptable solution	Any temporary no-through roads required as part of internal development staging will need to be constructed to the relevant technical requirements of the Guidelines.	✓
	A3.4 Emergency access way <i>Where it is demonstrated that A3.2 and A3.3 cannot be achieved due to site constraints or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution.</i> An emergency access way is to meet the following requirements: - the requirements of Appendix B.3, Table 10, Column 3; - provides a through connection to a public road; - is no more than 500 metres in length; - connects to a public road network (note: an emergency access way onto the State Road Network requires access approval from Main Roads WA); - the proponent obtaining consent from the local government, that it will accept care, control and management for the access way; and - is signposted and, if gated, gates must open for the whole carriageway width and remain unlocked.	Acceptable solution	No permanent EAWs will be required as part of proposed development. However, temporary compliant EAWs may be required as part of internal development staging and will need to be constructed to the relevant technical requirements of the Guidelines.	✓

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	A3.5a Perimeter roads A perimeter road is a public road and is to be provided for greenfield or infill development where 10 or more lots are proposed (including as part of a staged subdivision) with the aim of: - separating areas of permanent classified vegetation under AS 3959 which adjoin the subject site, from the proposed lot(s); and - removing the need for battle-axe lots that back onto areas of classified vegetation. A perimeter road is to meet the requirements contained in Appendix B.3, Table 10, Column 1. A perimeter road may not be required where: - the adjoining classified vegetation is Class G Grassland; - lots are zoned for rural living or equivalent; - it is demonstrated that it cannot be provided due to site constraints; or - all lots have frontage to an existing public road.	Acceptable solution	Perimeter roads have been provided at all direct interfaces with the external classified vegetation extent.	✓
	A3.5b Fire service access route <i>Where proposed lots adjoin classified vegetation under AS 3959 (excluding Class G Grassland), and a perimeter road is not required in accordance with A3.5a, a fire service access route is to be provided to provide firefighter access, where access is not available to the classified vegetation.</i>	N/A	The proposed structure plan design does not require fire service access routes (FSARs) to achieve access within and around the perimeter of the project area.	N/A

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	A fire service access route is to meet the following requirements: • requirements of Appendix B.3, Table 10, Column 4; • be through-routes with no dead-ends; • must be signposted; • no further than 500 metres from a public road; • the proponent obtaining consent from the local government that it will accept care, control and management; and if gated, gates must open the whole carriageway width and can be locked by the local government and/or the emergency services, if keys are provided for each gate.			
	A3.6 Battle-axe access legs <i>Where it is demonstrated that a battle-axe access leg cannot be avoided due to site or design constraints, it can be considered as an acceptable solution.</i> There are no battle-axe technical requirements where the point of the battle-axe access leg joins the effective area of the battle-axe lot, is less than 50 metres from a public road in a reticulated water area. In circumstances where the above acceptable solution is not met, or the battle-axe lot is in a non-reticulated water area, the battle-axe leg is to meet the following requirements: • requirements in Appendix B.3, Table 10, Column 5;	N/A	No battle-axes are proposed as part of proposed development and the project area is not serviced by an existing battle-axe.	N/A

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	- passing bays every 200 metres with a minimum length of 20 metres and a minimum additional carriageway width of two metres (i.e. the combined carriageway width of the passing bay and constructed private driveway to be a minimum six metres); and turn-around area/head (Figure 30).			
Element 4: Water supply				
O4 – Ensure that sufficient water is available and accessible for emergency services, to enable people, property and infrastructure to be defended from bushfire.	A4.1 Water supply for structure plans Evidence that a reticulated or sufficient and sustainable non-reticulated water supply for bushfire firefighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements in Appendix B.4: Water Supply dedicated for bushfire firefighting. Where the provision of a strategic water tank(s) is required, a suitable area should be identified as a Crown reserve on the structure plan, to the satisfaction of the WAPC on advice from the local government.	Acceptable solution	The proposed development will be connected to a reticulated water supply via extension of services from adjacent developed land in accordance with requirements of Water Corporation Design Standard 63.	✓
	A4.2 Water supply for subdivision applications 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. Where these specifications cannot be met, then the following applies:	N/A	Not applicable to the structure plan stage.	N/A

Outcomes	Acceptable solutions	Method of compliance	Statement of development compliance	Compliance achieved
	- the provision of a water tank(s) in accordance with the requirements of Appendix B.4, Table 11 – Water supply dedicated for bushfire firefighting; and Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: - land to be ceded free of cost to the Crown for the placement of the tank(s); - the proposed reserve where the tank is to be located is identified on the plan of subdivision; - tank capacity, construction and fittings, provided in accordance with the requirements of Appendix B.4; and - a strategic water tank is to be located no more than a 10-minute drive from the furthest development site (at legal road speeds).			
	A4.3 Water supply for existing habitable building(s) Where subdivision includes an existing habitable building(s) that is to be retained, a hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority. Where these specifications cannot be met, a water tank(s) should be provided in accordance with the requirements of Appendix B.4, Table 5 – Water supply dedicated for bushfire firefighting.	N/A	No existing habitable buildings will be retained within the project area.	N/A

6. Responsibilities for implementation and management of the bushfire measures

This BMP has been prepared as a strategic guide to demonstrate how development compliance will be delivered at future planning stages in accordance with the Guidelines, where required. Aside from the preparation of future BMPs to accompany future subdivision applications where required, there are no further items to implement, enforce or review at this strategic stage of the planning process. Preparation of a further BMP will be required for subsequent subdivision stages where the application area is designated as bushfire prone as per the state map of bushfire prone areas.

Future BMPs prepared for subsequent subdivision applications are to meet the relevant commitments outlined in this strategic level BMP, address the relevant requirements of SPP 3.7 (i.e. Policy Measure 7.1) and demonstrate in detail how the proposed development will incorporate the relevant acceptable solutions or meet the performance requirements of BPC 5 of the Guidelines. Future subdivision stage BMPs are to include the following detailed information:

- confirmation of proposed lot layout, including any public open space (POS) areas
- detailed landscaping design for the proposed POS cells to demonstrate the extent of classified vegetation and exclusions under Clause 2.2.3.2 within on-site POS
- confirmation of post-development classified vegetation extent, effective slope and separation distances to proposed habitable development
- BAL contour map demonstrating that proposed development areas will achieve a rating of BAL-29 or lower
- width and alignment of compliant APZs (if required), including any APZ setback requirements into proposed lots
- confirmation of how bushfire management will be addressed regarding temporary bushfire hazards on adjacent future development stages, including low threat staging buffers or temporary quarantining of lots where required, if development is staged
- vehicular access provisions, including demonstration that a minimum of two access routes will be achieved for each stage of development, including consideration of any temporary compliant no-through roads/EAWs to address internal development staging
- provisions for bushfire notification on Title for any future lots in a designated bushfire prone area with a rating of BAL-12.5 or greater as a condition of subdivision
- compliance requirements with the annual Shire of Murrey bushfire compliance notice, as amended (see Appendix D)
- requirements for BMP compliance assessments as a condition of subdivision
- proposed implementation and audit program outlining all bushfire measures requiring implementation and the appropriate timing and responsibilities for implementation.

On the basis of the information contained in this BMP, JBS&G considers the bushfire hazards within and adjacent to the project area and the associated bushfire risks are readily manageable through application of standard acceptable solutions outlined in the Guidelines, which will be implemented as required throughout future planning stages. JBS&G considers that on implementation of the proposed management measures, the site will be able to be developed with a manageable level of bushfire risk whilst maintaining full compliance with the Guidelines.

7. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

8. References

- Chappell Lambert Everett (CLE) 2015, *Austin Cove Outline Development Plan*. CLE, West Leederville WA.
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- Office of Bushfire Risk Management (OBRM) 2024, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, [09/10/2025].
- PGV Environmental 2026, *Austin Lakes Local Structure Plan Environmental Advice*, report prepared for Wolfdene, February 2026.
- Standards Australia (SA) 2018, *Australian Standard AS 3959–2018 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.
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- Western Australian Planning Commission (WAPC) 2024a, *State Planning Policy 3.7 Bushfire*, Western Australian Planning Commission, Perth WA.
- Western Australian Planning Commission (WAPC) 2024b, *Planning for Bushfire Guidelines*, September 2024, Western Australian Planning Commission, Perth WA.

Appendix A Landscape Masterplan

LEGEND	
	PICNIC SETTING
	FORMAL ORGANISED SPORT
	INFORMAL SPORTS FACILITIES
	BBQ
	PASSIVE PLAY
	PLAYSPACE
	DRINKING FOUNTAIN
	SHADE STRUCTURE / SHELTER
	BENCH SEATING
	DRAINAGE
	EXISTING VEGETATION
	PASSIVE TURF
	DOG PARK FACILITIES
	BIKE TRACK
	CURRENT BORE LOCATION
	NEW BORE LOCATION



BENS ROAD FUTURE INTERCHANGE

DWG: ACMP-01
 REV: 6
 DATE: 15 MAY 2023
 SCALE: 1:2000 @ A1
 © THE DESIGN OF THIS PLAN IS THE PROPERTY OF EMERG3 ASSOCIATES. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF EMERG3 ASSOCIATES.

AUSTIN LAKES, SOUTH YUNDERUP
LANDSCAPE MASTERPLAN



LEGEND

- NEW IRRIGATION SOURCE REQUIRED
- CURRENT IRRIGATION CAPACITY
- CURRENT BORE LOCATION
- NEW BORE LOCATION



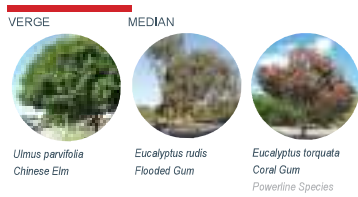
LEGEND

- REGIONALLY SIGNIFICANT PEDESTRIAN & CYCLIST ROUTES
- DUAL USE PATH CONNECTIONS MINIMUM 2.1m
- CURRENT BORE LOCATION
- NEW BORE LOCATION

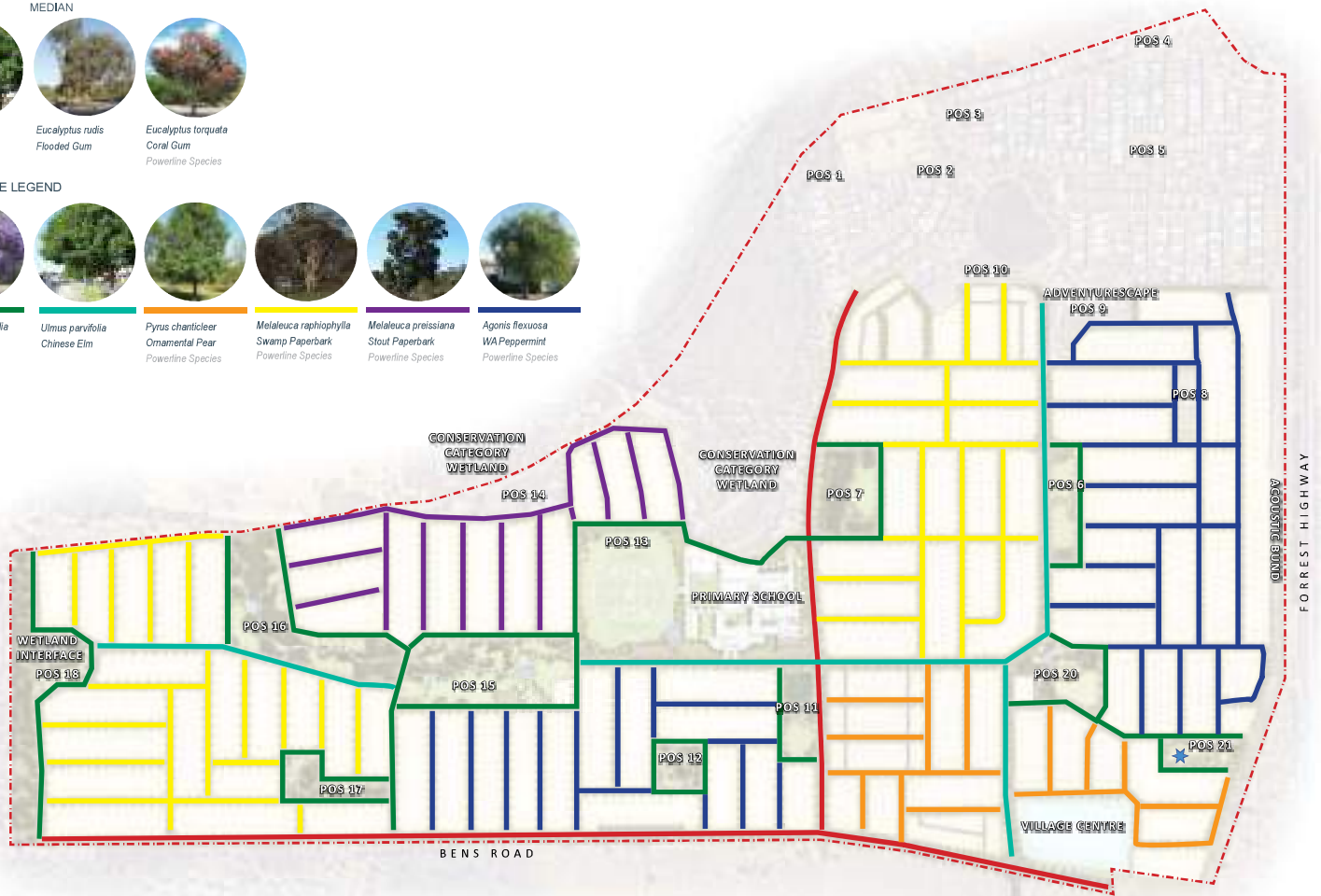
NOTE: ALL STREETS TO CONTAIN SIDEWALKS AS PER CITY STANDARDS



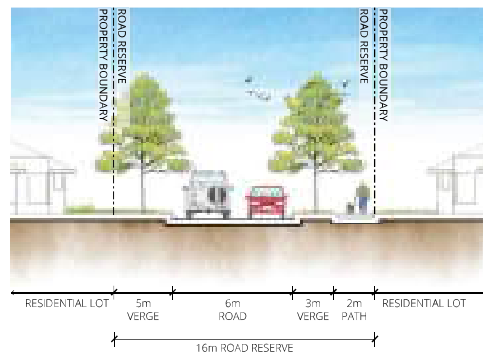
BENS ROAD FUTURE INTERCHANGE



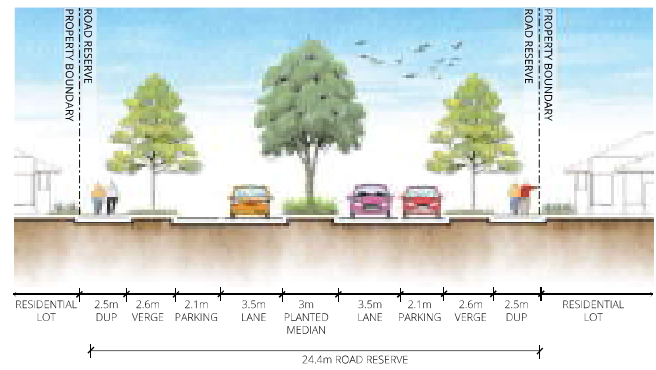
STREET TREE LEGEND



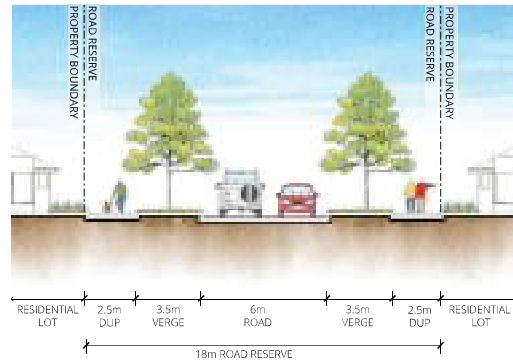
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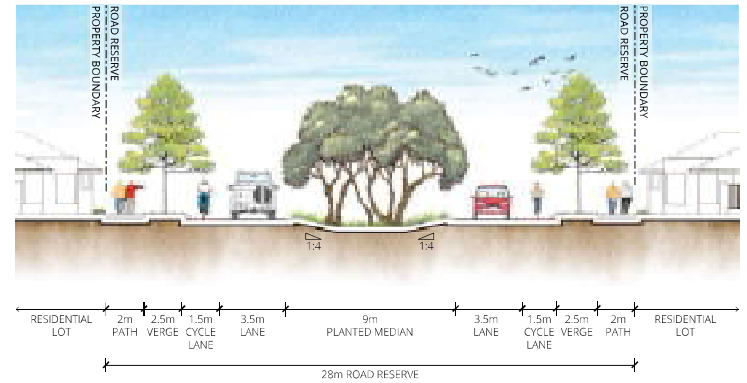
SECTION C-C 1:100



SECTION B-B 1:100



SECTION D-D 1:100



Appendix B Georeferenced site photos and descriptions

Plot 1

Vegetation classification	Class A Forest
Description / justification	Trees 10-30 m high at maturity, dominated by Eucalypts, multi-tiered structure comprising tall canopy layer, shrubby middle layer and grass/herb/sedge understorey



Photo ID: 1a



Photo ID: 1c



Photo ID: 1e



Photo ID: 1b



Photo ID: 1d



Photo ID: 1f

Plot 1



Photo ID: 1g (background)



Photo ID: 1h



Photo ID: 1i



Photo ID: 1j (background)



Photo ID: 1k



Photo ID: 1l

Plot 1



Photo ID: 1m (background)



Photo ID: 1n

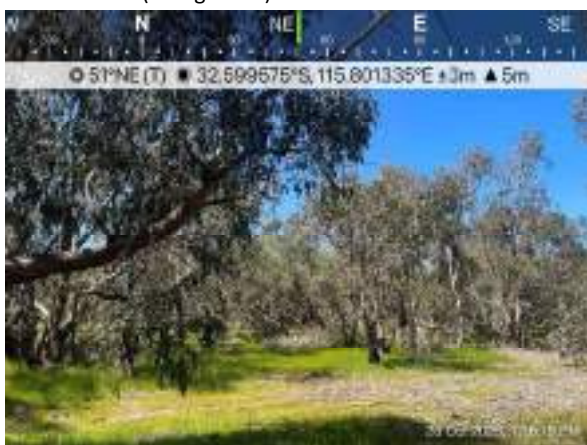


Photo ID: 1o

Plot 2

Vegetation classification	Class B Woodland
Description / justification	Trees 2-30 m at maturity, dominated by trees with a grassy understorey (lacks shrubby middle layer and deep surface litter)



Photo ID: 2a



Photo ID: 2c



Photo ID: 2e



Photo ID: 2b



Photo ID: 2d



Photo ID: 2f

Plot 2

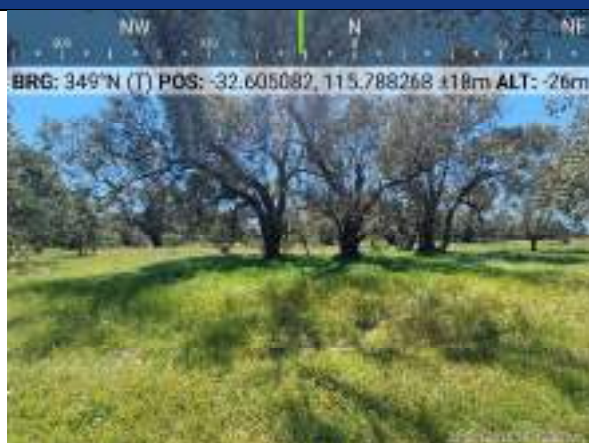


Photo ID: 2g



Photo ID: 2h



Photo ID: 2i



Photo ID: 2j (background)



Photo ID: 2k



Photo ID: 2l (background)

Plot 2



Photo ID: 2m



Photo ID: 2o



Photo ID: 2q

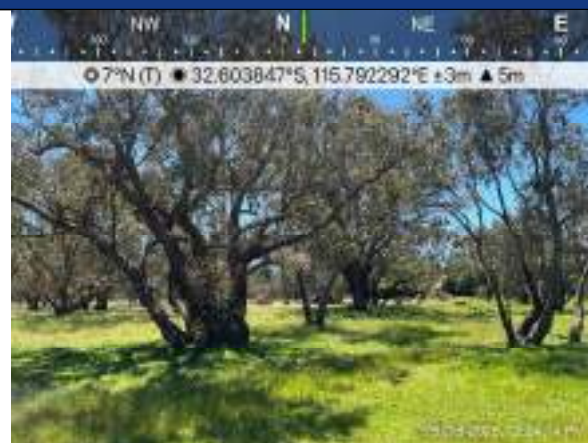


Photo ID: 2n



Photo ID: 2p



Photo ID: 2r

Plot 2



Photo ID: 2s



Photo ID: 2u



Photo ID: 2w



Photo ID: 2t



Photo ID: 2v



Photo ID: 2x

Plot 2



Photo ID: 2y



Photo ID: 2aa



Photo ID: 2ac



Photo ID: 2z



Photo ID: 2ab



Photo ID: 2ad

Plot 2



Photo ID: 2ae



Photo ID: 2af



Photo ID: 2ag

Plot 3	
Vegetation classification	Class D Scrub
Description / justification	Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity
 Photo ID: 3a	 Photo ID: 3b
 Photo ID: 3c	 Photo ID: 3d
 Photo ID: 3e	 Photo ID: 3f

Plot 3



Photo ID: 3g



Photo ID: 3h



Photo ID: 3i



Photo ID: 3j



Photo ID: 3k



Photo ID: 3l

Plot 3



Photo ID: 3m



Photo ID: 3o



Photo ID: 3q



Photo ID: 3n



Photo ID: 3p



Photo ID: 3r

Plot 3



Photo ID: 3s



Photo ID: 3t



Photo ID: 3u (background)

Plot 4

Vegetation classification Class G Grassland

Description / justification Grassland greater than 100 mm in height



Photo ID: 4a



Photo ID: 4c



Photo ID: 4e



Photo ID: 4b



Photo ID: 4d



Photo ID: 4f

Plot 4



Photo ID: 4g



Photo ID: 4h



Photo ID: 4i



Photo ID: 4j



Photo ID: 4k



Photo ID: 4l

Plot 4



Photo ID: 4m



Photo ID: 4o



Photo ID: 4q



Photo ID: 4n



Photo ID: 4p



Photo ID: 4r

Plot 4



Photo ID: 4s



Photo ID: 4t



Photo ID: 4u



Photo ID: 4v



Photo ID: 4w



Photo ID: 4x

Plot 4



Photo ID: 4y



Photo ID: 4z



Photo ID: 4aa

Plot 5	
Vegetation classification	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
Description / justification	Existing non-vegetated areas (i.e. buildings, roads, tracks, water bodies, earthworked land, footpaths, driveways, etc) and low threat managed vegetation (i.e. existing urban street verges, floodplains devoid of vegetation, samphire flats etc)

 Photo ID: 5a	 Photo ID: 5b
 Photo ID: 5c	 Photo ID: 5d
 Photo ID: 5e	 Photo ID: 5f

Plot 5



Photo ID: 5g



Photo ID: 5h



Photo ID: 5i

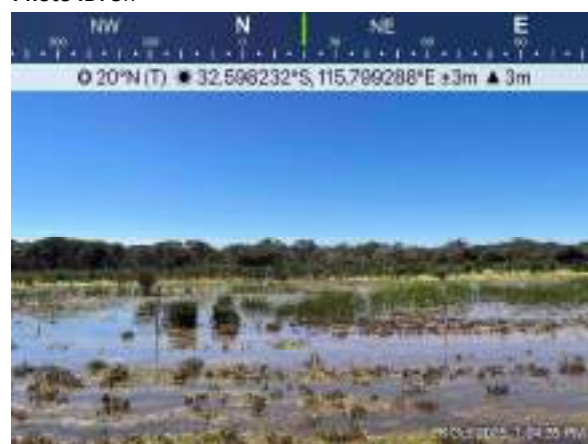


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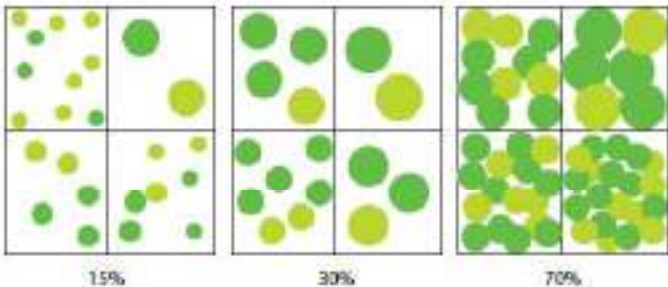
Photo ID: 5k



Photo ID: 5l

Appendix C Asset Protection Zone standards

Appendix B.2, Table 9: Asset Protection Zones technical requirements

Object	Requirement
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	- Should be managed and removed on a regular basis to be maintained as low threat vegetation. - Should be maintained at less than two tonnes per hectare (on average). - Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 m in height)	- Trunks at maturity should be a minimum distance of six metres from all elevations of the building. - Branches at maturity should not touch or overhang a building or powerline. - Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. - Canopy cover within the APZ should be less than 15 per cent of the total APZ area. - Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. Tree canopy cover – ranging from 15 to 70 per cent at maturity 
Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	- Should not be located under trees or within three metres of buildings. - Should not be planted in clumps more than five square metres in area. - Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground cover* (less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)	- Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. - Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height.
Grass	- Grass should be maintained at a height of 100 mm or less, at all times. - Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above.

Appendix B.2, Table 9: Asset Protection Zones technical requirements

Object	Requirement
Liquid petroleum gas cylinders	• Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.
<i>* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes</i>	
Source: <i>Planning for Bushfire Guidelines (WAPC 2024)</i>	

Appendix D Shire of Murray Annual Bushfire Compliance Notice 2025-2026

Bushfire Compliance Notice 2025/26





First and final notice

To all owners/occupiers of land within the Shire of Murray

Your property must comply with the requirements of this Bushfire Compliance Notice by 1 December 2025 and be maintained through to 15 May 2026.

A maximum penalty of \$5,000 applies for non-compliance of this Bushfire Compliance Notice

Pursuant to the powers contained in **Section 33 of the Bush Fires Act 1954 (the Act)**, owners and/or occupiers of land within the Shire of Murray (Shire) are required to carry out fire prevention work on their land that must comply with the requirements as stated in this Bushfire Compliance Notice (Notice). Fire prevention work must be completed by **1 December 2025** and must be maintained through to **15 May 2026**.

Bushfire Prevention Work Requirements

1. Area of land - 4,000m² or less

Where the area of any land in the Shire is 4,000m² or less, the owner/occupier of the land must reduce and maintain all flammable material on the entire land to a height of 50 millimetres or less.

2. Area of land - greater than 4,000m² and less than 45,000m²

Where the area of any land in the Shire is greater than 4,000m² and less than 45,000m² in size, the owner/occupier of the land must construct and maintain a firebreak:

- i. Inside all external boundaries of the land as close as practicable, but within 50 metres of the boundaries so as to form a continuous firebreak around the land.
- ii. Around all outbuildings, sheds, haystacks, groups of buildings and fuel depots/storage areas situated on the land.

3. Area of land - greater than 45,000m²

Where the area of any land in the Shire is greater than 45,000m² in size, the owner/occupier of the land shall:

- i. Reduce and maintain to a height of 50 millimetres or less all flammable material on the land by mowing, slashing, baling or grazing; **OR**
- ii. Where the owner/occupier of land within the Shire is unable to comply with the abovementioned requirements of clause 3i, if applicable the owner/occupier of the land shall comply with the requirements as described in clause 4 and clause 5.

4. Asset Protection Zones

Where any of the following assets are located on any land in the Shire the owner/occupier of the land shall comply with the requirements of clause 5:

- i. Habitable buildings;
- ii. Other buildings or groups of buildings;
- iii. Sheds;
- iv. Haystacks;
- v. Fuel depots/storage areas.

5. Compliance with Asset Protection Zones

Where any of the assets as described in clause 4 are located on any land in the Shire the owner/occupier of the land shall comply with the following requirements:

- i. Slash and maintain to a height of 50 millimetres or less all flammable material within 20 metres around any habitable building;
- ii. Install a firebreak around buildings, sheds, haystacks, and fuel depots/ storage areas situated on the land;



iii. Remove any flammable material on or around any building or roof of a building including from any gutters, abutments and valleys.

iv. Install and maintain a 3-metre wide driveway.

6. Storage of Cut, Stockpiled Timber Products

On all land in the Shire except, land specified as Industrial, Non-Rateable or Reserve Land the owner and/or occupier of the land shall not keep or permit to be kept any cut, stockpiled or windrowed timber products (manufactured or natural) unless the owner and/or occupier of the land has obtained the approval of the Shire. Every pile of cut, stockpiled or windrowed timber product larger than 12 cubic metres is to be completely surrounded by a 10 metre wide firebreak.

7. Variations to this Notice

If it is considered to be impractical for any reason to clear firebreaks or establish other arrangements as required by this Notice, the owner and/or occupier of land in the Shire may apply for a variation by contacting the Shire prior to the Prohibited Burning Period each calendar year. If a request to vary this Notice is not approved, the requirements of this Notice shall apply.

8. Bushfire Management Plans

Where a Bushfire Management Plan (BMP) exists for a specified area or property as required by the Local Planning Scheme or subdivision approval or for an individual or group of properties, compliance with all requirements of the BMP are required in addition to any additional requirements as prescribed by this Notice.

9. Plantations

i. Boundary firebreaks

All property boundaries must have a 15-metre firebreak installed. The outer 10 metres will be cleared of all flammable material while the inner five (5) metres i.e. that portion closest to the trees, may be kept in a reduced fuel state by slashing or grazing grass to a height of less than 50 millimetres. This includes the trimming back of all overhanging limbs, bushes, shrubs and any other object encroaching into the vertical axis above the outer 10 metres of the firebreak area.

ii. Internal firebreaks

Plantation area must be subdivided into areas not greater than 30 hectares, separated by six (6) metre wide firebreaks. This includes the trimming back of all overhanging limbs, bushes, shrubs and any other object encroaching into the vertical axis of the firebreak area.

iii. Public Roads and Railway Reserves

Firebreaks shall be constructed and maintained immediately inside any boundary that adjoins a public road and/or railway reserve. The specifications will be the same as for "Boundary Firebreaks" on Plantations.

iv. Powerlines

Firebreaks shall be provided along power lines where they pass through or lie adjacent to Plantations. The specifications of the width and the height of clearing shall be in accordance with Western Power specifications and requirements.

v. Compliance with DFES Guidelines and Standards

All plantations shall comply with the requirements contained in the DFES guidelines or standards for Plantation Fire Protection.

10. Compliance with this notice

- i. Pursuant to **Section 33 (4) of the Bush Fires Act 1954**, where the owner and/or occupier of the land fails or neglects to comply with the requirements of this Notice within the times as specified in this Notice, the Shire may enter upon the land and carry out the requirements of this Notice that have not been completed by the owner and/or occupier of the land.
- ii. Pursuant to **Section 33 (5) of the Bush Fires Act 1954**, the Shire may recover from the owner and/or occupier of land the amount of any costs and expenses incurred by the Shire to complete the requirements of this Notice that have not been completed by the owner and/or occupier of the land.

11. Burning garden refuse or rubbish during limited burning times (s.24G of the Act)

1. The burning of garden refuse or rubbish is prohibited on all land within the district that is under 4,000m² in size during the Limited Burning Time that would otherwise be permitted under section 24F of the Act.

For the purposes of this Clause 'Limited Burning Time' means 1 October each calendar year through until 15 May the following calendar year (inclusive), and as varied pursuant to Sections 17 and 18 of the Act).

On land larger than 4,001m² the burning of garden refuse or rubbish that would otherwise be permitted under section 24F is prohibited absolutely during the Prohibited Burning Time.

The effect of this clause is that;

- i. the burning of garden refuse or rubbish in an incinerator or on the ground on land that is 4,000m² or less in size is prohibited during the Limited Burning Time; and,
- ii. the burning of garden refuse or rubbish in an incinerator or on the ground is prohibited on all land within the district during the Prohibited Burning Time.

2. In addition to the above restrictions, any person burning garden refuse or rubbish on the ground during the Limited Burning Time must do so in accordance with the following requirements:
 - i. there is to be no flammable material (other than that being burnt) within 5 metres of the fire at any time while the fire is burning;
 - ii. the fire is lit between 6:00pm and 11:00pm and is completely extinguished before midnight on the same day;
 - iii. at least one person is present at the site of the fire at all times until it is completely extinguished;
 - iv. one pile (up to one cubic metre in size) can only be burnt at a time;
 - v. the person intending to light the fire must telephone the Department of Fire and Emergency Services Communications Centre (COMCEN) immediately prior to igniting, on (08) 9395 9209 or 1800 198 140; and,
 - vi. when the fire is no longer required, the person who has lit the fire must ensure that the fire is completely extinguished by the application of water or earth.
3. Any time when there is in force a fire danger forecast issued by the Western Australian Bureau of Meteorology for the district of High, Extreme or Catastrophic, Total Fire Ban or any other prohibition is in effect under the Act, burning of garden refuse or rubbish in an incinerator or on the ground is prohibited on all land within the district.
4. The Shire of Murray Health Local Law 2018 further restricts and / or prohibits burning of rubbish or refuse on land in the district that is under 4,000m² in size.



12. Use of Solid Fuel, Fire Pits and Solid Fuel Cooking Equipment

In accordance with Section 25(1a) of the Act and the Shire Bushfire Compliance Notice, the following establishes the requirements where Solid Fuel, Solid Fuel Cooking Equipment and Fire Pits as defined below are permitted to be used within the Shire.

Solid Fuel: Includes charcoal, wood, BBQ pellets, BBQ briquettes and heat beads.

Solid Fuel Cooking Equipment: Includes BBQs, grills, pizza ovens and smokers.

Fire Pits: Includes chimeneas, fire baskets and fire bowls. Unless otherwise stipulated, fully encapsulated gas BBQs can be used at any time of the year.

Solid Fuel, Solid Fuel Cooking Equipment and Fire Pits are only permitted on private property between the 16 May and 30 September, annually.

In accordance with the Shire’s Consolidated Local Law, campfires and fire pits are not permitted on Shire owned and managed land.

Solid Fuel, Solid Fuel Cooking Equipment and Fire Pits can only be used in accordance with the following requirements.

- The fire must be contained within a non-flammable container.
- The fire must be supervised at all times and must never be left unattended.
- At least 3 metres surrounding the fire must be free of any flammable material.
- The person supervising the fire must have access to an adequate water supply and/or a fire extinguisher sufficient enough to be able to extinguish the fire.

Fire Danger Rating	Fire Pits	Solid Fuel, Solid Fuel Cooking Equipment
Total Fire Ban	Not Permitted	Not Permitted
Harvest and Vehicle Movement Ban	Not Permitted	Not Permitted
Catastrophic	Not Permitted	Not Permitted
Extreme	Not Permitted	Not Permitted
High	Not Permitted	Not Permitted
Moderate	Permitted on private property	Permitted on private property

13. Definitions

For the purpose of this Notice the following definitions apply:

"Authorised Officer" means a person authorised by the Shire and appointed as a Bush Fire Control Officer in accordance with **S.38 of the Bush Fires Act 1954**.

"Bushfire Management Plan" means a plan that has been developed and approved by the Shire to reduce and mitigate fire hazards within a particular subdivision, lot or other area of land anywhere in the Shire.

"Driveway" means the point of access (driveway) to a habitable building that is accessible for both conventional two-wheel drive vehicles and firefighting appliances that is totally clear of all vegetation, trees, bushes, shrubs and other objects or things encroaching into the vertical clearance of the driveway. If a driveway to a habitable building is longer than 50 metres in length from a public road, a clear turnaround area with a 10-metre radius must also be provided.

"Firebreak" means a strip of land that has been cleared of all trees, bushes, grasses and any other object or thing or flammable material to a trafficable surface leaving clear bare mineral earth. This includes the trimming back and removal of all overhanging trees, bushes, shrubs and any other object or thing over the vertical clearance of the fire break area. Firebreaks constructed on road verges do not constitute a legal firebreak.

"Fire Management Plan" has the same meaning as "bushfire management plan".

"Fuel Depot/Storage Area" means an area of land, a building or structure where fuel (i.e. petrol, diesel, kerosene, liquid gas or any other fossil fuel) is kept in any container or other manner in commercial quantities.

"Flammable Material" means any plant, tree, grass, vegetable, substance, object, thing or material (except living flora including live standing trees, shrubs and bushes) that may or is likely to catch fire and burn or any other item deemed by an authorised officer to be capable of combustion.

"Habitable Building" means a dwelling, work place, place of gathering or assembly and includes a building used for storage or display of goods or produce for sale by wholesale in accordance with classes 1-9 of the Building Code of Australia. The term habitable building includes attached and adjacent structures like garages, carports, verandahs or similar roofed structure(s) that are attached to, or within 6 metres of the dwelling or primary building.

"Haystack" means any collection of hay including fodder rolls placed or stacked together that exceeds 100 cubic metres in size (e.g. 5m x 5m x 4m), whether in a shed, other structure or in the open air.

"Outbuilding" means any structure, shed, building, storage facility or structure or alike built for any purpose outside of the definition of the "habitable building" definition.

"Plantations" means any area of planted pines, eucalypt, hardwood or softwood trees exceeding 3 hectares in area.

"Shed" has the same meaning as outbuilding.

"Size" means a size of an individual parcel or lot of land as recorded in the Shire of Murray property Rates Register or land database.

1 hectare = 10,000m² = 2.47 acres

1 acre = 4,046.86m² = 0.4046 hectare

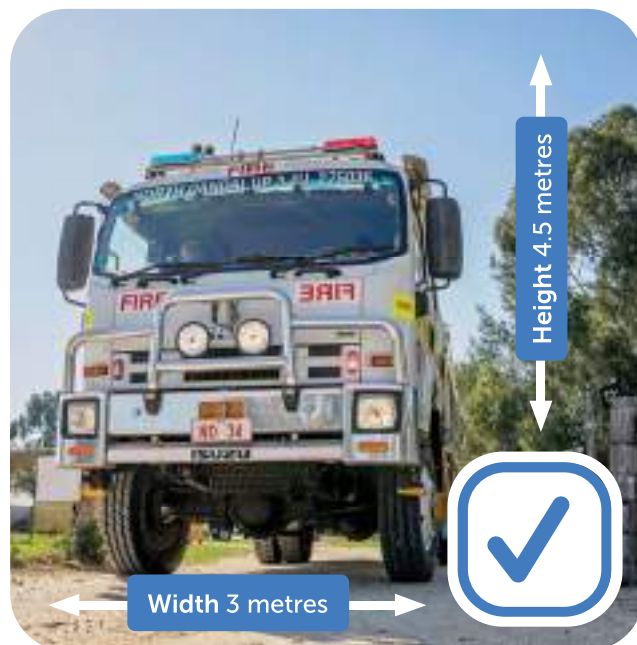
"Trafficable" means to be able to travel from one point to another in a 4x4 fire appliance on a clear surface, unhindered without any obstruction that may endanger resources. A firebreak is not to terminate in a dead end without provision for egress to a safe place or a cleared turn around area of 17.5 metre radius.

"Vertical Clearance" means the height of the space above the full width of the firebreak or driveway that must be kept clear of all obstructions and vegetation to a minimum height of 4.5 metres from the ground.

Standards for firebreaks

All firebreaks as required by this Notice shall be constructed and maintained, where applicable, in accordance with the DFES Guide to Constructing and Maintaining Firebreaks.

A copy of this Guide is available on the Shire's website at www.murray.wa.gov.au or can be obtained by contacting Ranger Services on 08 9531 7709.



Additional fire prevention work

In addition to the requirements of this Notice, regardless of land size and location, the owner and/or occupier of land within the Shire may be required to carry out additional fire prevention work to reduce bushfire risk considered necessary by an Authorised Officer of the Shire. Any additional fire prevention work would be specified by way of a Special Fire Prevention Work Order forwarded to the address of the owner and/or occupier of the land.

The following are examples of additional fire prevention work that may be requested by the issuing of a Special Fire Prevention Work Order:

- Ensure roofs, gutters and walls of all buildings on the land are free of flammable material.
- Remove accumulated fuel such as leaf litter, twigs, dead bush and dead trees capable of carrying fire.
- Reduce unmanaged grasses/weeds by slashing, mowing or other means.
- Reduce long grass in areas that have not been grazed by livestock or cultivated by mowing, slashing, baling or by other means.
- Reduce vegetation on the land to a low fire risk state from the outer edge of the firebreak through to the property boundary (e.g. no long grass or overhanging branches).
- Reduce to a low fire risk state any adjacent verge, road reserve, drain that is adjacent to the land.
- Assets identified in the *Shire's Bushfire Risk Management Plan 2021 - 2026* or any land identified with a Bush Fire Management Plan or a treatment plan to reduce bushfire risk to assets.

Engaging contractors for fire prevention work

Any owner and/or occupier of land within the Shire who engages a contractor to carry out fire prevention work on behalf of the owner and/or occupier of the land will be held responsible for ensuring that any completed fire prevention work complies with the requirements of this Notice.

Previous notices

Any Notice previously published by the Shire in the Government Gazette or in any locally circulated newsprint is hereby revoked.

Permit to burn

During Restricted Burning Times, a Permit to Burn is required and is obtainable free of charge from:

- Local Bush Fire Brigade Fire Control Officers
- Local Permit Issuing Officer.

Note

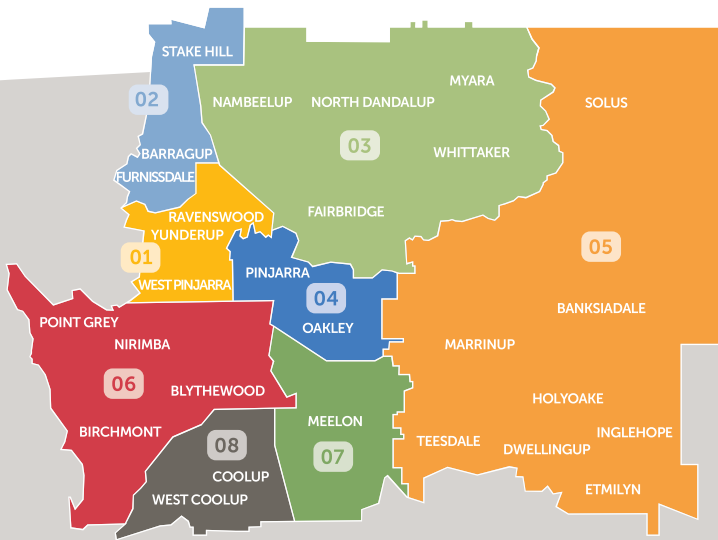
- A Permit to Burn will not be issued during the Prohibited Burning Time.
- A Permit to Burn will not be issued for land that is less than 4,000m².
- The holder of a Permit to Burn will be required to adhere to all conditions on the permit.

Even when a Permit to Burn has been issued, no fire is to be lit when the fire danger rating is High or above or when a Total Fire Ban or a Harvest and Vehicle Movement Ban has been declared.

Burning of Shire land

Owners and/or occupiers of land can apply to the Shire to burn the road reserve (verge) directly adjacent to their property. An application form can be obtained from the shire's website or by phoning Shire Ranger Services (08) 9531 7709.

Zones for permit to burn



Zone	Fire Control Officer	Permit Issuing Officers
01 South Yunderup/ Ravenswood	Laurie Caffin 0411 515 688	Graeme Baldwin 0488 783 592
02 West Murray	Justin Crotty 0413 763 511	Andrew Taylor 0438 219 794
03 Nth Dandalup	Michael Webster 0439 920 882	Lorraine Webster 0448 135 671 Brendan Webster 0418 930 986
04 Pinjarra	Kevin Jones 0417 996 806	Kevin Jones 0417 996 806
05 Dwellingup	Anthony Cocivera 0408 070 386	Dave Turner 0427 775 914
06 Coolup		Stuart Kirkham 0427 868 306
07 Coolup	Douglas McLarty 0407 728 446	Douglas McLarty 0407 728 446
08 Coolup		Chris Sattler 0428 625 066

Important dates to remember



Note

- Unseasonal weather conditions may necessitate a variation to the above dates.
- In accordance with the Shire of Murray Health Local Law 2018, the burning of any refuse or rubbish is prohibited on all land within the district that is under 4,000m² in size.
- Burning is prohibited on days where the Fire Danger Rating is High or above and if either a Total Fire Ban/ Harvest and Vehicle Movement Ban is declared.
- Prior to any burning, please contact and advise the DFES Communication Centre on (08) 9395 9209 as well as the Shire Ranger Services on (08) 9531 7709.

Stay informed

Total Fire Ban



What is a Total Fire Ban?

A Total Fire Ban (TFB) is a ban on activities that could result in a fire starting. A TFB is declared by DFES on days when fires are most likely to threaten lives and property. This is because of predicted extreme fire weather or when there are already widespread fires and firefighting resources are stretched.

Total Fire Bans are declared using local government boundaries in both rural and urban areas. You can see whether your local government area is affected by a Total Fire Ban at emergency.wa.gov.au.

Some activities can continue during a Total Fire Ban if the activity is being carried out in relation to work for a business, a public authority, or as part of an agricultural activity.

If you ignore a Total Fire Ban, you could be fined up to \$25,000 and/or be jailed for up to 12 months.

What does a TFB affect?

A TFB affects any activity that may cause a fire including:

- Lighting a campfire or using a fire pit
- Burning leaves, garden waste or grass cuttings
- Using an incinerator
- Using a grinder, welder or any other 'hot work' that creates a spark
- Operating a hot-air balloon
- Using an outdoor wood-fired pizza oven or stove, or a BBQ that uses solid fuel

Any equipment powered by an internal combustion engine including:

- Vehicles such as car, tractor, motorbike, quad bike or dune buggy
- A chainsaw or lawn mower
- A plant trimmer or grass trimmer
- Bobcats, excavators, bulldozers (or any other similar machines)
- A generator

Total Fire Ban information



1800 709 355



dfes.wa.gov.au | emergency.wa.gov.au



ABC720AM Local Radio

Harvest and Vehicle Movement Ban



Harvest and Vehicle Movement Bans (HVMB) in the district can be imposed by local government under the Bush Fires Regulations 1954 (Regs) when the local Fire Behaviour Index reaches 40 or as otherwise permitted under the Regs.

A HVMB may be imposed for any length of time but is generally imposed for 'heat of the day' periods and may be extended or revoked as weather conditions change.

During a HVMB any machinery or equipment that is powered by an internal combustion engine can not be used including any engine, vehicle, harvester, tractor, motorbike, quad bike, dune buggy etc.

Harvest and Vehicle Movement Ban information

 Shire of Murray 08 9531 7777

 ABC720AM Local Radio

 Local Fire Control Officer

SMS alerts

Shire of Murray residents can subscribe to SMS alerts of local Harvest and Vehicle Movement Bans and other information via murray.wa.gov.au.

Please note: SMS alerts do not include alerts about fires or other emergencies.



emergency.wa.gov.au



Australian Fire Danger Rating System (AFDRS)

Catastrophic

Fire Behaviour Index Range **100+**

Leave bushfire risk area

Unsafe for firefighters and community. Without initial attack success, likelihood of very large fire development is very high. High probability of loss of life and property.

Extreme

Fire Behaviour Index Range **50-99**

Take action now

Defensive suppression strategies. High levels of threat to life/property. Safety of firefighters and community paramount.

High

Fire Behaviour Index Range **24-49**

Be ready to act

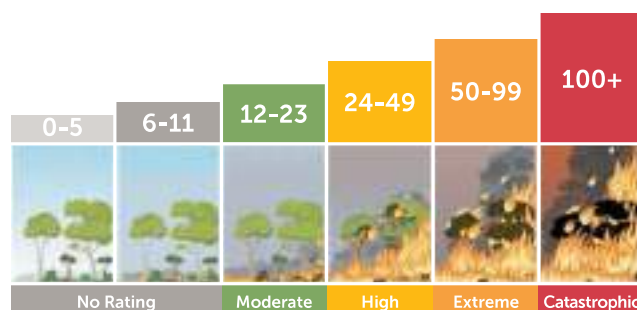
Initial attack success critical to prevent large fire development. Defensive suppression strategies.

Moderate

Fire Behaviour Index Range **12-23**

Plan and prepare

Most bushfires in this category. Fires typically suppressed with direct, parallel or indirect attack.





Report All Fires: Call 000



Important contacts

Department of Fire and Emergency Services

General enquiries

08 9395 9300

Emergency information

133 337 (13DFES)

Register your controlled burn

08 9395 9209

Department of Biodiversity, Conservation and Attractions

General enquiries

08 9290 6100

Shire of Murray Rangers and Community Safety

08 9531 7709

**Shire of
Murray**

   @ShireofMurray

Contact us

1915 Pinjarra Road, Pinjarra
WA 6208

PO Box 21, Pinjarra WA 6208

T: (08) 9531 7777

E: mailbag@murray.wa.gov.au

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Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue	
			Name	Date
Rev A	Draft for review by client	Michelle Gellender (BPAD 66907, Level 1)	Zac Cockerill (BPAD 37803, Level 2)	21 November 2025
Rev 0	Issued for use: final report to accompany LSP submission	Zac Cockerill (BPAD 37803, Level 2)	Zac Cockerill (BPAD 37803, Level 2)	15 May 2026



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18 National Circuit Barton, ACT 2600
T: 02 6198 3278

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T: 08 8943 0600

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T: 03 6108 9054

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Kulin Country | Level 5, 10 Queen
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