



**Bushfire Management Plan
Proposed Mixed Commercial
Units – Stage 1**

**Lot 401.155.154 No. 578-590
Pinjarra Road Furnissdale 6209**

18th January 2026

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Executive Summary

Bushfires present a significant risk to people, property and the environment. Each year, thousands of bushfires destroy or damage houses, sheds and garages, commercial and industrial buildings, vehicles and vast hectares of bushland across Western Australia. People have also been killed or seriously injured during bushfires. Therefore, reducing the likelihood and impact of bushfires is crucial for maintaining safer communities, mitigating the potential loss of life, property and infrastructure and the associated financial and emotional impact.

This Bushfire Management Plan has been commissioned by client to detail the bushfire management methods and requirements that will need to be implemented for the development Lot 401.155.154 No. 578-590 Pinjarra Road Furnissdale 6209 (The Site). The proposed development includes the construction of a proposed new mixed commercial units on the subject site. The Bushfire Management Plan has been prepared in accordance with the bushfire protection criteria and acceptable solutions as outlined in Guidelines for Planning in Bushfire Prone Areas (November 2024). The major recommendations made within the plan include the construction of the new mixed commercial units to BAL-29 in accordance with AS3959 and the implementation of applicable bushfire protection measures, to satisfy the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas (WAPC 2015).

Approved by:



John Greenwood
MSc(Curtin) BAppSc (Building Surveying) MAIBS, MAIB

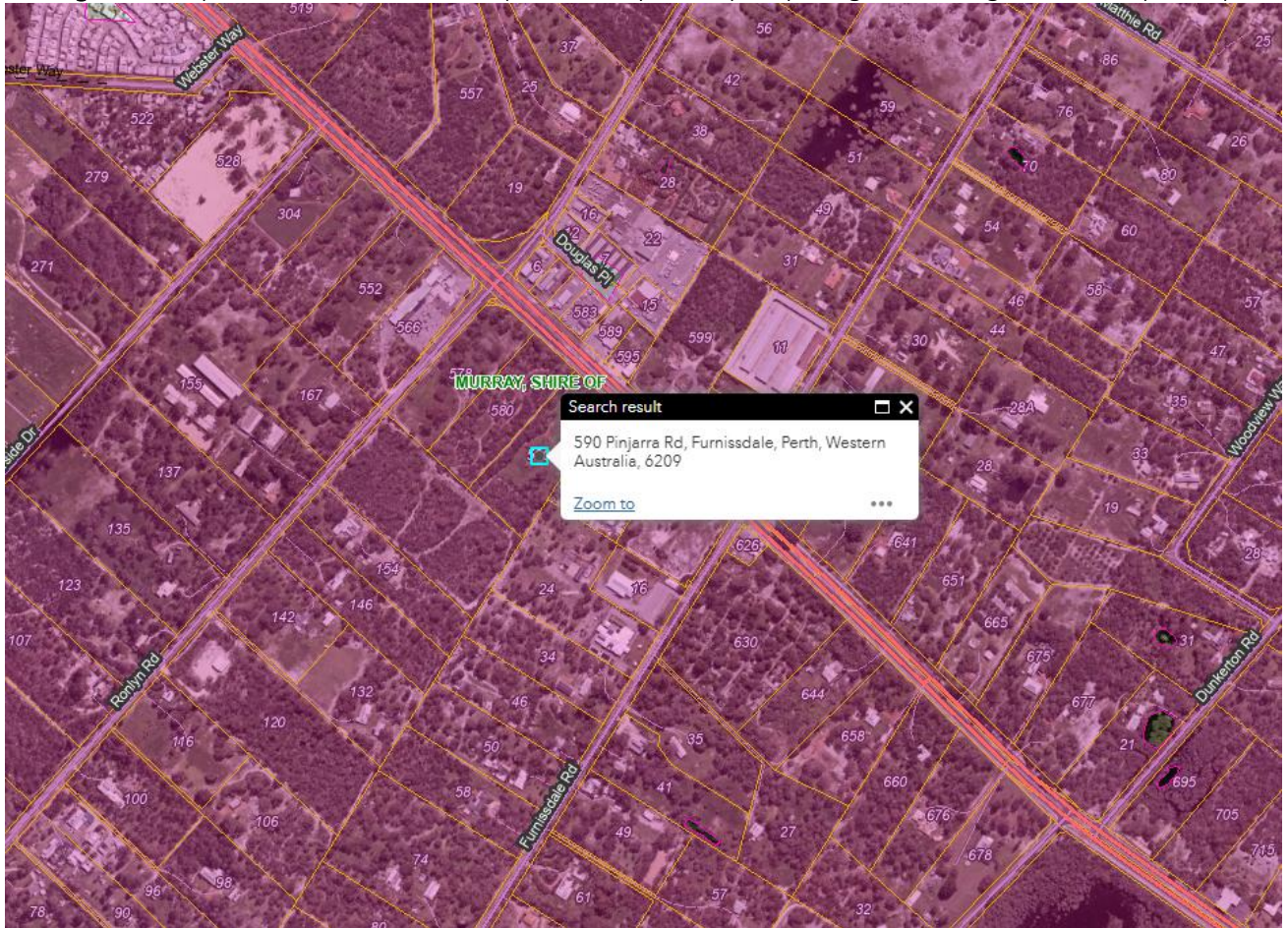
Document Control

Report Version	Purpose	Issue Date	Report Author
Rev 1	Bushfire Management Plan (BMP) for simple development application	17/01/2026	John Greenwood BPAD Level 2

Disclaimer: The measures contained in this bushfire management plan are considered to be minimum standards and they do not guarantee that a building will not be damaged in a bushfire. All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available to WABAL at the time; and achievement of the level of implementation of fire precautions will depend among other things on the actions of the landowners or occupiers over which WABAL has no control. Notwithstanding anything contained therein, WABAL will not, except as the law may require, be liable for any loss or other consequences (whether or not due to the negligence of the consultants, their servants or agents) arising out of the services rendered by the consultants.

Any recommendations made within this Plan relating to the clearing or modification of vegetation to meet setback requirements does not constitute approval or authority to modify or remove vegetation. All such approvals must be undertaken in consultation with the relevant authorities (where applicable).

Figure 2: Map of Bushfire Prone Areas (Source: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>)



2.0 Environmental Considerations

Some bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

The setbacks to be managed as an Asset Protection Zone (APZ) detailed in this Bushfire Management Plan are such to allow sufficient distance between the classified vegetation and proposed mixed commercial units to achieve a BAL – 29 rating and compliance with Acceptable Solutions in accordance with the Guidelines for Planning in Bushfire Prone Areas. The implementation of the proposed APZ will require the modification and clearing of some vegetation on the subject site to achieve compliance with Schedule 1: Standards for Asset Protection Zones of the Guidelines. The size and location of the proposed APZ is shown in *Figure 3: Spatial representation of the bushfire management strategies*.

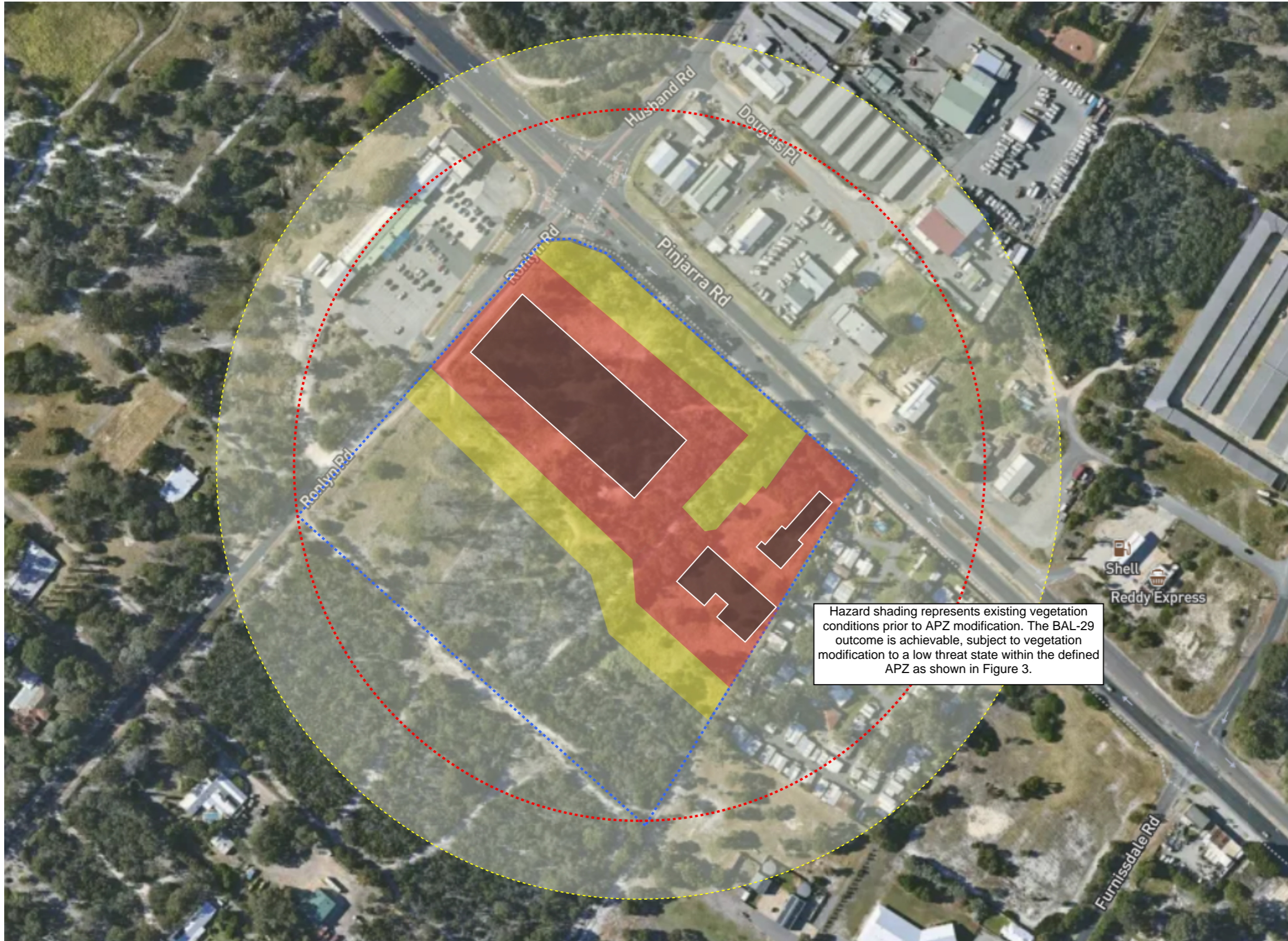
The relevant datasets in Table 1 below have been obtained through the publicly available database (map database <http://nationalmap.gov.au>) to identify any environmental, biodiversity or conservation values on the subject site.

Is the land affected by:	Dataset	Objected	Yes - describe
Conservation category wetlands and buffer	DBCA-019	No	Nil
RAMSAR wetlands	DBCA-010	No	Nil
Threatened and priority flora	DBCA-036	No	Nil
Threatened Ecological Communities	DBCA-038	Yes	Threatened
Bush Forever areas 2000	DOP-071	No	Nil
Environmentally Sensitive Areas	DWER-046	No	Nil
Swan Bioplan Regionally Significant Natural Areas 2010	DWER-070	Yes	Peel Reginal

Table 1: Environmental, Biodiversity or Conservation Values Summary

3.0 Bushfire Assessment Results

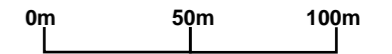
A Bushfire Attack Level (BAL) assessment in accordance with AS3959-2018 for the proposed mixed commercial units was completed on 14th January 2026.



Hazard shading represents existing vegetation conditions prior to APZ modification. The BAL-29 outcome is achievable, subject to vegetation modification to a low threat state within the defined APZ as shown in Figure 3.



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Scale 1:2000 at A3
Date of Aerial Photo: 27/10/2025

LEGEND	
.....	Assessment area
.....	Subject land
.....	Proposed cadastre
- - - - -	Vegetation/plot boundary
	Low
	Moderate
	Extreme

ADDRESS:
Lot 401.155.154 No. 578-590
Pinjarra Road Furnissdale 6209

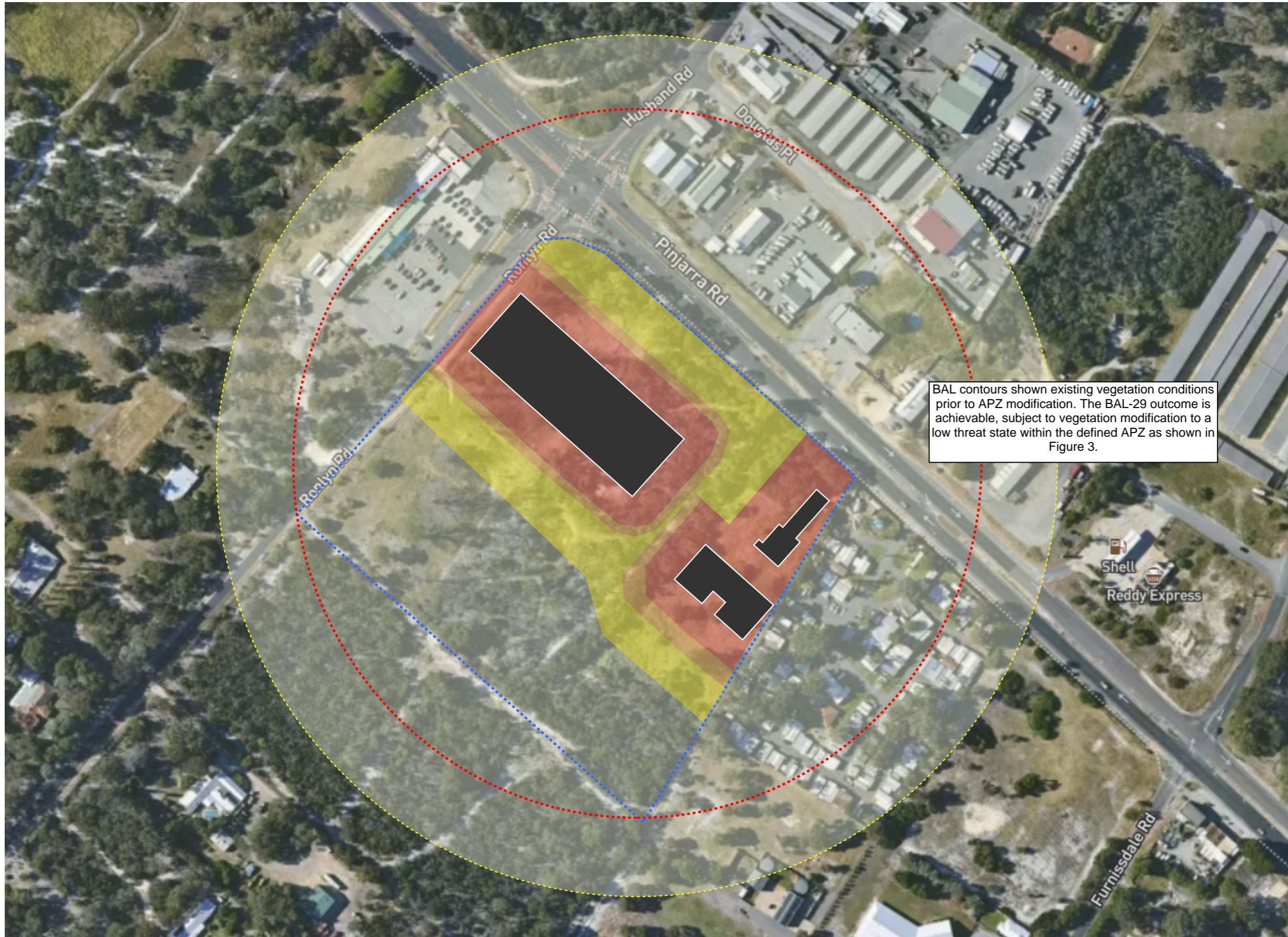
INSPECTION: 14/01/2026	REPORT: 17/01/2026	REV: 1
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1	Issued to Client
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John Greenwood
BPAD Level 2

I hereby declare that I am a BPAD accredited bushfire practitioner.
Accreditation No. BPAD 36633
Signature _____
Date 17/01/2026



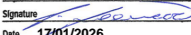


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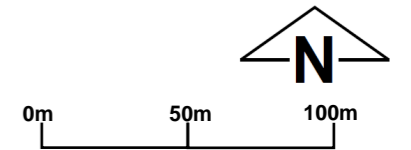


Scale 1:2000 at A3
Date of Aerial Photo: 27/10/2025

LEGEND	
.....	Assessment area
- - - - -	Subject land
.....	Proposed cadastre
- - - - -	Vegetation/plot boundary
	BAL - Low
	BAL - 12.5
	BAL - 19
	BAL - 29
	BAL - 40
	BAL - FZ

ADDRESS: Lot 401.155.154 No. 578-590 Pinjarra Road Furnissdale 6209		
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John Greenwood BPAD Level 2	<small>I hereby declare that I am a BPAD accredited bushfire practitioner.</small> Accreditation No. BPAD 36633 Signature:  Date: 17/01/2026	





Scale 1:2000 at A3
Date of Aerial Photo: 27/10/2025

LEGEND	
.....	Assessment area
.....	150m radius
.....	Subject land
.....	Proposed cadastre
- - - - -	Vegetation/plot boundary
———	Topography
■	Proposed building

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Signature: *[Signature]*
Date: 17/01/2026



Slope was measured in accordance with AS3959-2018 Clause 2.2.3.2 from the classified vegetation toward the proposed building location. The site is generally flat to gently sloping (approximately less than 2°), resulting in a slope category of flat / upslope. This slope classification has been applied in the BAL determination.

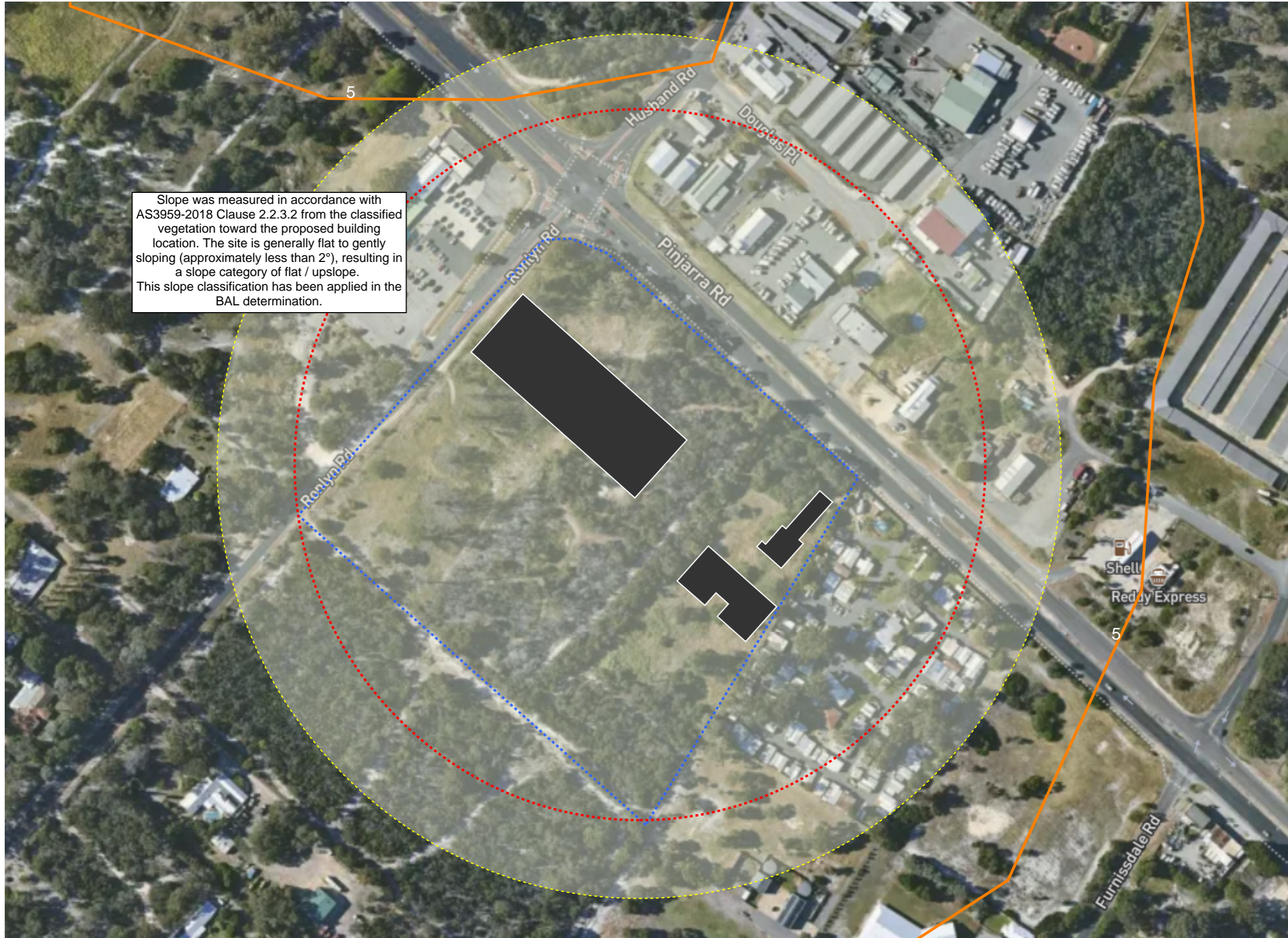
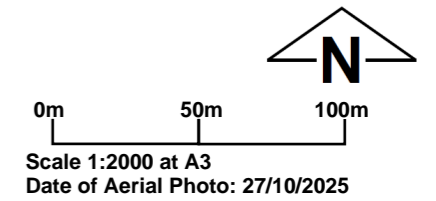


Figure 3: Spatial representation of the proposed risk management strategies



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LEGEND	
	Subject land
	Building Envelope
	Proposed building
	Asset Protection Zone
	Water Tank
	Private Driveway
	Firebreak
	Water Hydrant

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 Lot 401.155.154 No. 578-590
 Pinjarra Road Furnissdale 6209

INSPECTION:	REPORT:	REV:
31/08/2025	31/08/2025	1
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 Date: 31/08/2025

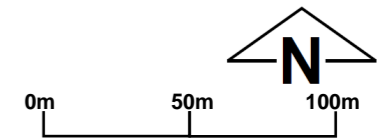
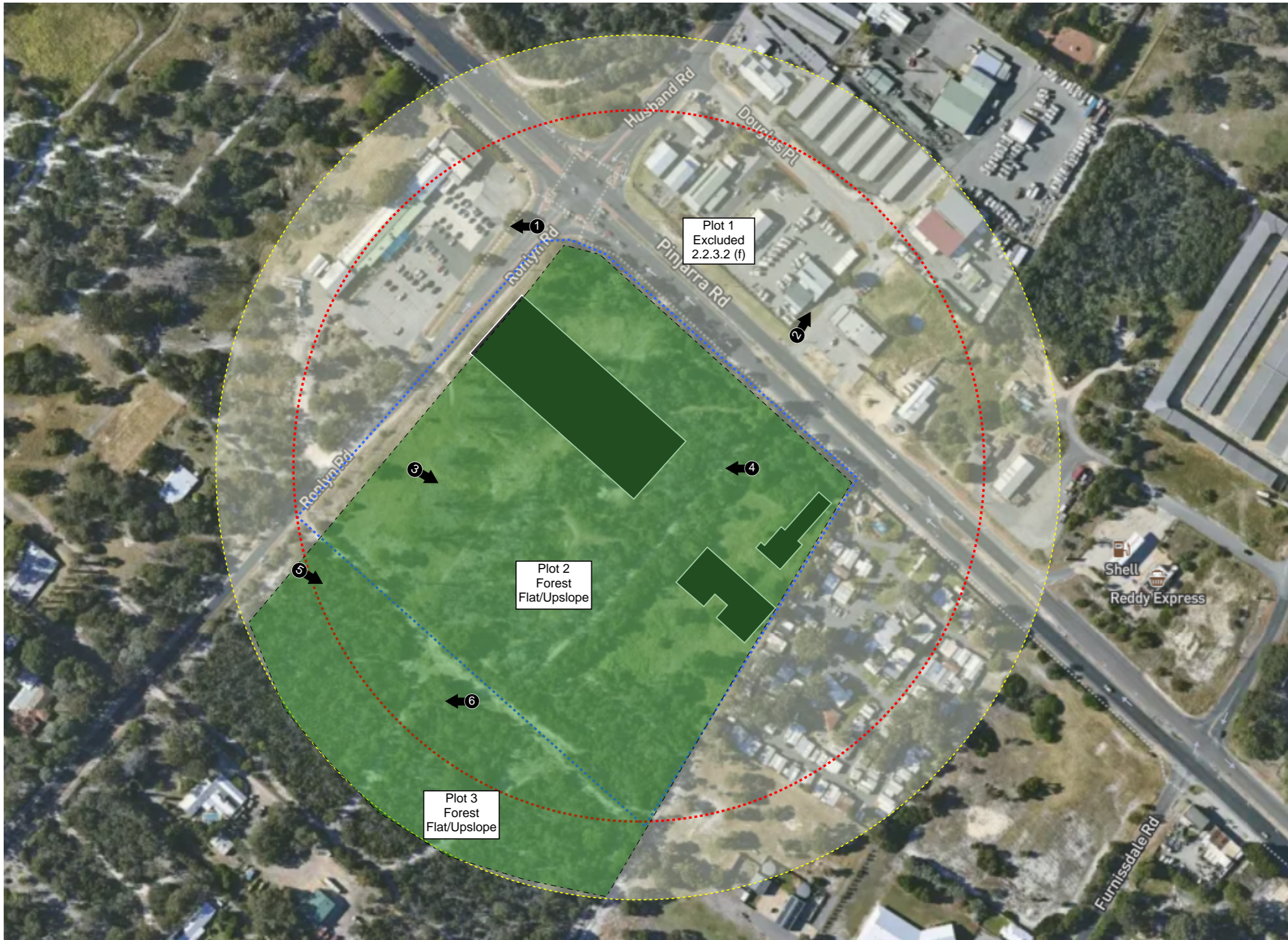


Site Assessment & Site Plans

The assessment of this site / development was undertaken on 14/01/2026. by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2018 Simplified Procedure (Method 1).



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Scale 1:2000 at A3
Date of Aerial Photo: 27/10/2025

LEGEND	
.....	Assessment area
.....	150m radius
.....	Subject land
.....	Proposed cadastre
.....	Vegetation/plot boundary
■	Class A
■	Class B
■	Class C
■	Class D
■	Class E
■	Class F
■	Class G
	Area to be modified to low threat state
	Excluded as per 2.2.3.2
◀	Photo point
	Proposed building
	Area Cleared Since Aerial Photo
	Asset Protection Zone

JOB NUMBER	J025316
ADDRESS:	
Lot 401.155.154 No. 578-590 Pinjarra Road Furnissdale 6209	
INSPECTION: 14/01/2026	REPORT: 17/01/2026
REV: 1	
1	Issued to Client

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Accreditation No. BPAD 36633
Signature:
Date: 17/01/2026



Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID:	1	Plot:	1	
Vegetation Classification or Exclusion Clause				
Excludable – Clause 2.2.3.2(f)				
Description / Justification for Classification				
Plot 1 refers to the surrounding commercial sites, which has been cleared off from vegetation therefore has been excluded as being managed and low threat.				
Photo ID:	2	Plot:	1	
Vegetation Classification or Exclusion Clause				
Excludable – Clause 2.2.3.2(f)				
Description / Justification for Classification				
An alternative view of Plot 1, showing the surrounding commercial sites, which has been cleared off from vegetation therefore has been excluded as being managed and low threat.				

Photo ID: 3 Plot: 2

Vegetation Classification or Exclusion Clause

Class A - Open forest - A03

Description / Justification for Classification

Plot 2 is an area of class A vegetation located 0 metres from the proposed building, consisting of trees over 10 metres high with more than 30% foliage cover, thick canopies with low trees and shrubs in the mid layer with prominent grassy understorey in unmanaged condition.



Photo ID: 4 Plot: 2

Vegetation Classification or Exclusion Clause

Class A - Open forest - A03

Description / Justification for Classification

An alternative view of Plot 2, showing an area of class A vegetation located 0 metres from the proposed building, consisting of trees over 10 metres high with more than 30% foliage cover, thick canopies with low trees and shrubs in the mid layer with prominent grassy understorey in unmanaged condition.



Photo ID:	5	Plot:	3		
Vegetation Classification or Exclusion Clause					
Class A - Forest					
Description / Justification for Classification					
<p>Plot 3 is an area of class A vegetation located 0 metres from the proposed building, consisting of trees over 10 metres high with more than 30% foliage cover, thick canopies with low trees and shrubs in the mid layer with prominent grassy understorey in unmanaged condition. This area is to be classified as Peel regionally significant natural area (DWER-70).</p>					
Photo ID:	6	Plot:	3		
Vegetation Classification or Exclusion Clause					
Class A - Forest					
Description / Justification for Classification					
<p>An alternative view of Plot 3, showing an area of class A vegetation located 0 metres from the proposed building, consisting of trees over 10 metres high with more than 30% foliage cover, thick canopies with low trees and shrubs in the mid layer with prominent grassy understorey in unmanaged condition. This area is to be classified as Peel regionally significant natural area (DWER-70).</p>					

4.0 Assessment against bushfire protection criteria

For each of the elements listed within the Guidelines for Planning in Bushfire Prone areas, the intent is demonstrated by addressing the relevant acceptable solutions for this proposal. Justification statements for the proposal compliance or non-compliance with the relevant acceptable solutions is detailed in Table 2 below. In accordance with SPP 3.7 Part 7 this proposal provides an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site. Please refer to Figure 3 for a spatial representation of how compliance with the relevant acceptable solutions will be achieved.

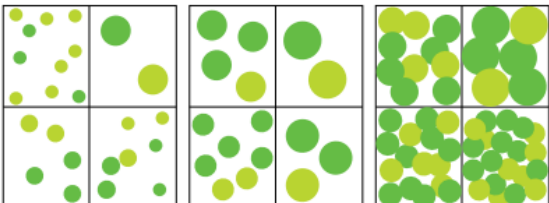
Table 2: Compliance Summary

Bushfire Protection Criteria	Method of Compliance	Proposed bushfire management strategies
	Acceptable Solutions	
Element 1: Location	Not applicable.	The proposed mixed commercial units will be located on site so as to allow a sufficient separation distance from the classified vegetation to achieve a BAL – 29 rating.
Element 2: Siting and design	<p>A2.1a Siting and Design</p> <p>A2.2 Asset Protection Zone (APZ)</p> <p>A2.3 Clearing of native vegetation</p> <p>A2.4 Storage of hazardous, flammable and/or combustible materials</p>	<p>The Asset Protection Zone (APZ) is located solely within the boundaries of the lot and is of sufficient size to achieve a BAL-29 rating for the proposed mixed commercial units. Subject to modification of vegetation/ landscaping plan to a low threat state and ongoing compliance with Schedule:1. Please refer to Figure 3 for a spatial representation of how compliance with A2.1a will be achieved.</p> <p>The proposed mixed commercial units are to be constructed to BAL – 29 construction standards in accordance with AS3959-2018.</p> <p>Within 3 metres of any habitable buildings, the area will be managed as defensible space in accordance with Appendix B, being kept free from shrubs and trees but permitting groundcover (less than 500mm in height), grasses to be maintained ≤100mm and non-combustible mulch.</p> <p>Shrubs (500mm-6000mm in height) are permitted to be located a minimum 3 metres distance from the building and should not be located under trees.</p> <p>Trees (over 6 metres at maturity) must have trunks located a minimum 6 metres from the building.</p> <p>The subject site is identified as containing/ being proximate to a Threatened Ecological Community (DBCA-038) and is mapped under DWER-070 datasets. The APZ has been designed to be contained wholly within the development boundary and to utilise the area where possible. Vegetation modification required to achieve a low threat state will be limited to the minimum extent necessary to achieve a BAL-29 outcome in accordance with AS3959-2018. Any clearing of native vegetation will be subject to separate environmental</p>

		<p>assessment and approvals as required under the Environmental Protection Act 1986 and associated regulations.</p> <p>Where vegetation is identified as forming part of a Threatened Ecological Community, management within the APZ will focus on fuel reduction / habitation rather than wholesale clearing.</p> <p>The proposed development includes a service station component involving the storage of flammable liquids in underground fuel tanks. Storage and handling of fuel will be undertaken in accordance with the Dangerous Goods Safety Act 2004 and associated regulations. The facility will be subject to separate licensing and design requirements under relevant dangerous goods legislation. Bushfire risk has been mitigated through the provision of an APZ and to BAL-29 standards.</p> <p>Where a proposed land use will include mixed tenancies which may involve storage of hazardous, flammable and/or combustible materials as part of its operations, the materials are to be stored in an area that:</p> <ul style="list-style-type: none"> • is subject to a radiant heat impact not exceeding 29 kW/m² (BAL-29); • is non-combustible and shields the materials to reduce their exposure to radiant heat from the bushfire to levels significantly lower than 29 kW/m² and prevents the entry of debris and embers; and • limits to the degree necessary and practical, the escape of sources of ignition from the stored materials into bushfire prone vegetation. <p>Note: Additional fuel load management may apply for this development in accordance with the Shire of Murray requirements.</p> <p>Firebreak Width: Please refer to the shire of Murray Firebreak Notice 2025/2026.</p> <p>Note: Additional fuel load management requirements may apply in accordance with the firebreak order. As per the Fire Restrictions Section of Shire of Murray website.</p>
<p>Element 3: Vehicular access</p>	<p>A3.1 Public Road</p>	<p>Pinjarra Road forms part of an existing public road network which is not contained within the boundary of the development site. A3.2 is therefore not applicable for this proposal in accordance with SSP 3.7 Part 6.5(c).</p>
<p>Element 4: Water</p>	<p>A4.1 Water Supply</p>	<p>A retic water system will be installed on the site. And multiple water hydrants are available within the lot and adjacent site.</p>

5.0 Appendices

5.1 Schedule 1: Standards for Asset Protection Zones, Appendix 4 of the Guidelines

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)	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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. <p style="text-align: center;">Tree canopy cover – ranging from 15 to 70 per cent at maturity</p>  <p style="text-align: center;">15% 30% 70%</p>

OBJECT	REQUIREMENT
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.	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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.
Liquid petroleum gas cylinders	<ul style="list-style-type: none"> 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.

Notes:

* Plant flammability, landscaping design and maintenance should be considered – refer to following explanatory notes

Fine fuel load is the combustible, dead or dry vegetation matter on the ground, near ground, or elevated. Fine fuel includes grass, leaves, bark and twigs less than six millimetres in diameter that ignite readily and are burnt rapidly when dry.

Fine fuel should be maintained at less than 2t/ha. 100gm/m² equates to 1t/ha. To estimate a fuel load (in t/ha), collect the dry fine fuel from a representative one square meter and weigh (in grams using kitchen scales) and multiply the weight by 0.01.

Source: Guidelines for Planning in Bushfire Prone Areas

Applicant Declaration:

I declare that the information provided is true and correct to the best of my knowledge.



John Greenwood

MSc (Curtin) BAppSc (Building Surveying) MAIBS, MAIB

Level 1 Building Surveyor BPAD36633 (Level 2)

WABAL & WABCA Group

Address Suite 14 755 Albany Highway East Victoria Park

Tel +61 8 9355 5484 | [Email](#) | [Website](#) | [Submit](#)