



Stage 3 Yarrimbah Heights, Bullsbrook

Qube Property Group

Bushfire Management Plan Compliance & Condition Clearance Report

170,634 | 70443

9 September 2025



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.



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1. Introduction

1.1 Site/development summary

Table 1 provides a summary of the site and proposed development. The development layout and subject lots are shown in Figure 1.

Table 1: Site/development summary

Site details	
Address details	Six proposed rural-residential lots within Stage 3 Yarrimbah Heights, Bullsbrook, WA 6084
Local government area	City of Swan
Description of building works	Construction of a single residential dwelling (Class 1a building) and associated Class 10a structure/s within each proposed lot

1.2 Purpose of report

This Bushfire Management Plan (BMP) compliance and condition clearance report has been prepared for six proposed rural-residential lots within Stage 3 Yarrimbah Heights, Bullsbrook (the project area). The project area is subject to WAPC subdivision approval (Ref. 160314), including bushfire-related Conditions 1 (excluding 1b and 1j) and 21–24, Advice Notes 1–2 and 6, as well as subsequent reconsideration of conditions/advice notes under WAPC Ref. 160314 (Conditions A–E), as outlined in Table 2, Table 3, Table 4 and Table 5.

This report provides documentational evidence to address the relevant conditions/advice notes under WAPC Ref. 160314 and subsequent reconsideration, including information to demonstrate that the relevant management actions from the approved subdivision stage BMP have been implemented throughout the duration of subdivisional works to facilitate subdivision clearances and creation of title for all proposed lots within the project area. This report also provides a post-subdivisional works update of the Bushfire Attack Level (BAL) ratings for individual building envelopes within each proposed lot for the benefit of the developer, future lot purchasers and decision makers.

All proposed lots within the project area are designated bushfire prone (refer to Plate 1; OBRM 2025) and will therefore require bushfire management consideration and BAL assessment as part of the ongoing planning (i.e. Development Application; DA) and building approvals process. BAL contour assessments have been undertaken for each proposed lot to depict:

- current BAL impacts to proposed building envelopes
- maximum Asset Protection Zone (APZ) requirements (noting APZs are currently depicted around building envelopes and will likely reduce to occur around individual buildings once dwelling locations are confirmed).

BAL certificates cannot be issued until the location of proposed buildings within each building envelope is known (i.e. at the DA or building approval stage).

The BAL assessment outlined in this report is the most up to date assessment from JBS&G relating to the project area and has been prepared in consideration of the previous BAL contour assessment documented in the subdivision stage BMP (Strategen-JBS&G 2021). The approach for preparation of this BMP compliance and condition clearance report is consistent with Section 4.2 and Appendix 3 of *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2021), which the BMP was prepared to address and this bushfire compliance audit is being measured against.

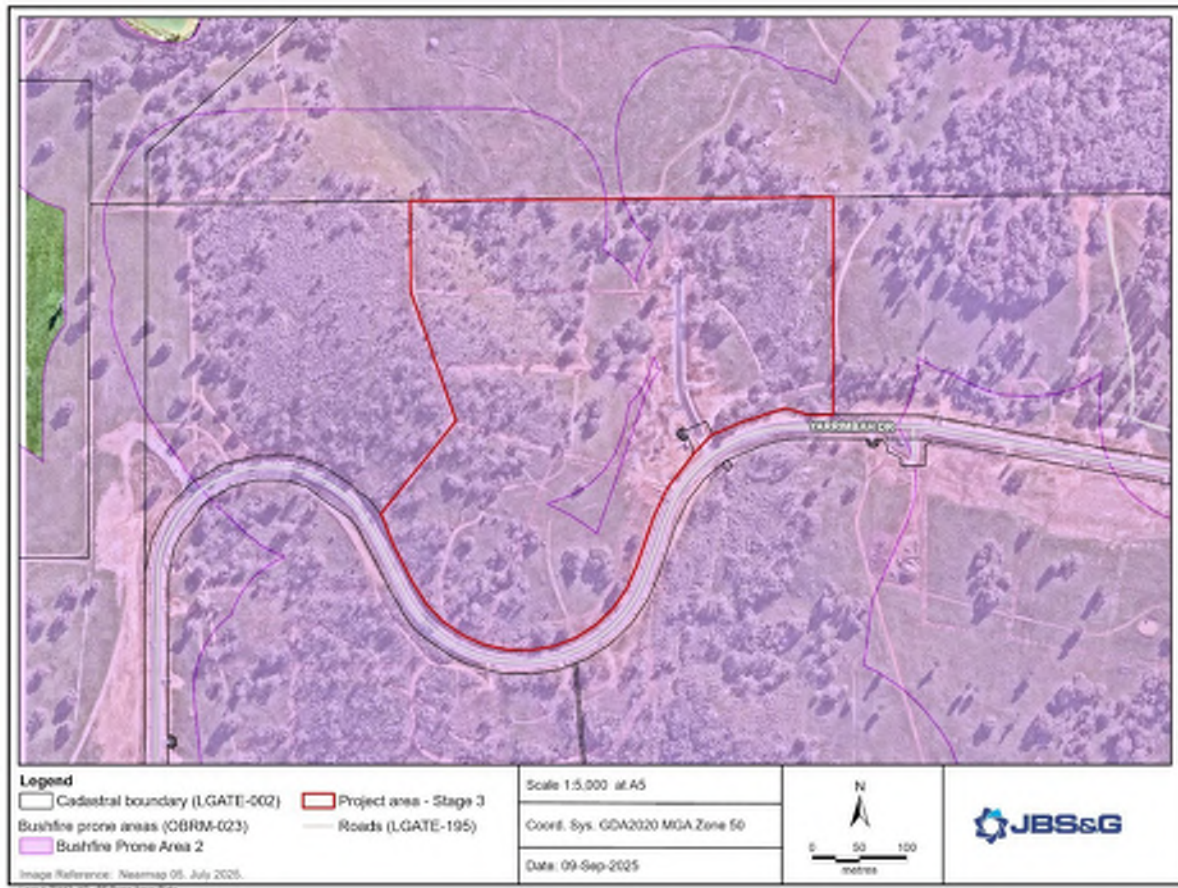


Plate 1: Designated bushfire prone status of the project area (OBRM 2025)

1.3 Subdivision conditions

The bushfire-related subdivision conditions, advice notes and reconsideration conditions relevant to the project area, as documented in the WAPC subdivision approval and subsequent reconsideration (Ref. 160314) are outlined in Table 2, Table 3, Table 4 and Table 5.

Table 2: Bushfire conditions under WAPC Ref. 160314

Condition	Condition description	Clearance comments
1a	Proposed Lots 117 to 125 and 175 to 190 being excluded.	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1c	Proposed Lots 19, 20 and 21 being amalgamated into one lot given the topography, extent of clearing combined with the interface with the 59 ha lot	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1d	Proposed Lots 14, 16,18 and 22 being amalgamated as it has not been suitably demonstrated that the gradient of future driveways can be provided in accordance with the requirements of the Guidelines for Planning in Bushfire Prone Areas and the extent of the asset protection zones over these lots	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1e	Proposed Lots 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 being excluded given the topography, extent of clearing combined with the interface with the 59 ha lot	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1f	Proposed Lots 31 and 32, Lots 149 to 151 and Lots 156 and 157 being amalgamated given the extent of clearing to achieve asset protection zones	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1g	Modify lot boundaries and/or building envelopes, where necessary, to ensure all asset protection zones are contained within individual lot boundaries	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1h	The battle-axe access leg to the telecommunication infrastructure lot being increased to a minimum width of 6 m and the size of the lot being increased to accommodate the necessary asset protection zone	N/A Modified under WAPC reconsideration Condition A (see Table 4).
1i	Identify land for the provision of water tanks in accordance with the approved Bushfire Management Plan	N/A Modified under WAPC reconsideration Condition A (see Table 4).

Condition	Condition description	Clearance comments
21	An updated Bushfire Management Plan is to be provided to the City of Swan for approval for each stage of subdivision which includes a Bushfire Attack Level contour map for each individual lot for which a certification of title is being sought. It shall be demonstrated that the building envelope for each lot can be accommodated within an area of BAL-29 or below.	This report and the BAL contour assessments documented in Section 3 provide the updated Bushfire Management Plan documentation and assessments to demonstrate delivery of BAL-29 or lower for all proposed building envelopes. The final building stage BAL assessment and certification for each lot will be undertaken at the future DA/building stage.
22	Information is to be provided to demonstrate that the relevant measures contained in the updated Implementation Table of the Bushfire Management Plan have been implemented during subdivisional works. This information should include a completed "Certification by Bushfire Consultant" from the bushfire management plan.	This report provides the necessary evidence to demonstrate that the bushfire management measures documented within the subdivision stage BMP have been suitably implemented on site throughout the duration of subdivisional works.
23	Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the siting of 5 x 100 kL water tanks to be provided within the road reserve locations depicted in the Bushfire Management Plan and to the following specifications: • 2 outlets with a 100 mm gate and a 50 mm butterfly protected by a mesh cage • concrete slash apron • inlet at the top of tank with BIC coupling • overflow outlet; and • a water level gauge.	The civil engineering plan and specifications for 1 x 100 kL fire water tank located within the Yarrimbah Drive road reserve, as per the BMP, is provided within this report (see Appendix C), along with site photos demonstrating construction (Plate 2, Plate 3 and Plate 4).

Condition	Condition description	Clearance comments
24	A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i> , is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan survey (deposited plan). The notification is to state as follows: "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."	As per the Deposited Plan (DP) for Stage 3.

Table 3: Bushfire advice notes under WAPC Ref. 160314

Advice note	Advice note description	Clearance comments
1(i)–(v)	Relative to Conditions 1a), 1c), 1d), 1e) and 1f), the Commission is prepared to consider a further, separate subdivision application(s) for the creation of the proposed lots referenced in those conditions, subject to the proponent demonstrating that: (i) For the proposed lots excluded by condition 1a), Fire Service Access Routes shown on the approved plan of subdivision will comply with the criteria for Fire Service Access Routes set out in Acceptable Solution A3.7 of the Guidelines for Planning in Bushfire Prone Areas and will be protected via an appropriate easement specifying access rights for emergency fire purposes in favour of the local government. (ii) For the proposed lots referenced in condition 1c), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the guidelines for Planning in Bushfire Prone Areas. (iii) For the proposed lots referenced in condition 1d), the gradient of future driveways will accord with Acceptable Solution A3.5 of the Guidelines for Planning in Bushfire Prone Areas; and Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with those Guidelines. (iv) For the proposed lots excluded by condition 1e), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the Guidelines for Planning in Bushfire Prone Areas. (v) For the proposed lots referenced in condition 1f), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the Guidelines for Planning in Bushfire Prone Areas.	N/A Deleted under WAPC reconsideration Condition C (see Table 4).

Advice note	Advice note description	Clearance comments
2	In relation to Condition 1g), lot boundaries and/or building envelopes will need to be modified to ensure Asset Protection Zones are contained within individual lot boundaries. Asset Protection Zones straddling firebreaks on adjoining properties may be acceptable.	N/A Modified under WAPC reconsideration Condition E (see Table 5).
6	In regard to Condition 21, particular attention be given to the recommendations listed in table 2 of the Peer Review prepared by Emerge Associates, dated June 2021.	N/A Modified under WAPC reconsideration Condition E (see Table 5).

Table 4: Bushfire conditions under WAPC subdivision reconsideration Ref. 160314

Condition	Condition description	Clearance comments
A	Condition 1 to be modified to read in full as follows: 1. The subdivision plan dated 8 January 2021 being modified as follows:	
	a) The indicative fire service access routes for proposed Lots 117 to 125 and 175 to 190 being shown on the subdivision plan	N/A The Fire Service Access Route (FSAR) is not applicable to the project area.
	c) Modify lot boundaries and/or building envelopes, where necessary, to ensure all asset protection zones are contained within individual lot boundaries	All maximum Asset Protection Zones (APZs) have been contained within individual lot boundaries, as depicted in Figure 1.
	d) The battle-axe access leg to the telecommunication infrastructure lot being increased to a minimum width of 6m and the size of the lot being increased to accommodate the necessary asset protection zone	N/A Telecommunications Lot 301 is not applicable to the project area.
	e) Identify land for the provision of water tanks in accordance with the approved Bushfire Management Plan	The civil engineering plan and specifications for 1 x 100 kL fire water tank located within the Yarrimbah Drive road reserve, as per the BMP, is provided within this report (see Appendix C), along with site photos demonstrating construction (Plate 2, Plate 3 and Plate 4).

Condition	Condition description	Clearance comments
B	Add new Conditions as follows:	
	31. Easement(s) in accordance with Section 195 of the <i>Land Administration Act 1997</i> specifying access rights for emergency fire purposes in favour of the Local Government are to be placed on the certificate(s) of title of proposed Lots 117 to 125 and 175 to 190 and the deed(s) of easement to specify care and management of the easement area is by the Local Government. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows: "6 metre wide permanent emergency access way for vehicles is to be provided as per the indicative Fire Service Access Routes depicted on the approved plan of subdivision."	N/A The FSAR and associated easement is not applicable to the project area.
	32. Engineering drawings and specifications are to be submitted, approved and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of Fire Service Access Routes compliant with the criteria for Fire Service Access Routes set out within the Guidelines for Planning in Bushfire Prone Areas. Fire Service Access Routes shall have a maximum grade of 1:10, unless sections with grades greater than 1:10 are sealed. Turn around areas for type 3.4 fire appliances shall be provided every 500 m, if applicable.	N/A The FSAR is not applicable to the project area.

Condition	Condition description	Clearance comments
	33. The internal driveways for Lots 14, 16, 18 and 22 being constructed and drained at the landowner/applicants cost to the specifications of the local government. The driveways shall be constructed between the street boundary and the proposed building envelope.	Reconfiguration of Lots 18 and 22, as depicted on the agreed DP modification 9 June 2025 is sufficient to enable the requirements of Condition 33 to be waived subject to compliance with the requirements of Condition 20, which requires private driveways to be constructed with a maximum gradient of 1:10 to the building envelope (refer to DPLH consent email, supporting DP modification plan and driveway gradient plan contained in Appendix F). This has resulted in provision of a compliant battle-axe leg for Lot 18, as evidenced in Plate 5.

Table 5: Bushfire advice notes under WAPC subdivision reconsideration Ref. 160314

Condition	Advice Note description	Clearance comments
C	Delete advice note 1.	N/A
D	Add new advice notes as follows	
	9. In regard to Condition 1a, the fire service access route may need to be greater than 6 m in width to accommodate engineering requirements such as batters and drainage.	N/A The FSAR is not applicable to the project area.
	10. Reduced building envelope sizes may be required for the proposed Lots 19 to 21 to accommodate the necessary asset protection zones.	N/A Proposed Lots 19–21 are not applicable to the project area.
	11. Building envelopes for proposed Lots 14, 19, 20, 21, 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 should be located as close as possible to the street boundary.	N/A The specified lots are not applicable to the project area.
	12. The fire service access routes shall be designed and constructed to avoid habitat trees where possible.	N/A The FSAR is not applicable to the project area.
	13. In regard to Condition 21, details of the strategic firebreak for proposed Lots 19, 20, 21, 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 should be included in the Bushfire Management Plan. The strategic firebreak to be 6 m in width or lessor amount as agreed by the local government.	N/A The strategic firebreak for the specified lots is not applicable to the project area.
E	Modify advice note 2 to reference Condition 1c and modify advice note 6 to read in full as follows:	All APZs have been contained within individual lot boundaries, as depicted in Figure 1.
	In regard to Condition 21, particular attention be given to the recommendations listed in table 2 of the peer review prepared by Emerge Associates, dated June 2021 and the summary table within the level 3 peer review report prepared by Ecosystem Solutions, dated 7 September 2022.	This report addresses the relevant recommendations of both peer reviews undertaken by Emerge Associates (2021) and Ecosystem Solutions (2022), as outlined in Table 7 and Table 8 respectively.

2. Bushfire Management Plan compliance audit

The subdivision stage BMP (Strategen-JBS&G 2021) and two peer reviews (Emerge Associates 2021 and Ecosystem Solutions 2022) list the bushfire management measures and recommendations required to be implemented by the developer prior to issue of titles. An on-site audit was undertaken on 12 August 2025 to confirm that all relevant works from the subdivision stage BMP and subsequent peer reviews have been implemented in relation to Stage 3. The relevant bushfire management requirements, associated evidence of compliance and certification by bushfire consultant are documented in Table 6 for the Strategen-JBS&G (2021) BMP, Table 7 for the Emerge Associates (2021) peer review and Table 8 for the Ecosystem Solutions (2022) peer review.

Table 6: Audit against requirements of the Strategen-JBS&G (2021) BMP

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (No. 1)	Construct (or have works bonded) the public roads to the standards stated in this BMP, including provision of the rural link road between Clarkson Road and Lage Road as part of Stage 1 development.	The rural link road between Clarkson Road and Lage Road (i.e. Yarrimbah Drive) was constructed as part of Stage 1 works. Grevillea Road has been constructed as part of Stage 3 works. Construction of both roads was in accordance with the civil roadworks plans (see Appendix B), which aligns with the technical provisions stated within the BMP and the Guidelines. Yarrimbah Drive provides public through access to Great Northern Highway to the west via Lage Road, which in turn provides broader access to suitable destinations in Bullsbrook to the north and Upper Swan to the south. Yarrimbah Drive also provides public through access to Chittering Road to the east/northeast via Clarkson Road, Taylor Road and Smith Road, which in turn provides broader access to suitable destinations in Bullsbrook to the west and Muchea to the northwest. Grevillea Road is a temporary no-through road less than 200 m in length with a compliant hammerhead turnaround (see Plate 6). On this basis, the project area is compliant with vehicular access provisions of the Guidelines and the BMP.	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (No. 2)	Construct (or have works bonded) any temporary cul-de-sacs/EAWs as required during staging to the dimensions and standards stated in this BMP.	Grevillea Road has been constructed in accordance with the civil roadworks plans (see Appendix B) as a temporary compliant no-through road less than 200 m in length with a compliant hammerhead turnaround (see Plate 6). This aligns with the technical provisions stated within the BMP and the Guidelines.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 3)	Install 50 kL tanks and associated infrastructure as specified in this BMP for the relevant stages of development, or on advice/consultation from City of Swan.	The civil engineering plan and specifications for 1 x 100 kL fire water tank located within Yarrimbah Drive road reserve, as per the BMP, is provided in Appendix C, along with site photo evidence of construction in Plate 2, Plate 3 and Plate 4. 100 kL tanks were preferred by the City instead of 2x 50 kL tanks, as reflected in WAPC conditions.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 4)	Establish proposed building envelopes and APZs for each relevant stage in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959 and Schedule 1 APZ standard of the Guidelines, including slashing/mowing of grassland and weeds to height of less than 10 cm.	All building envelopes and required slashing within the project area have been established to achieve exclusion under Clauses 2.2.3.2 (e) and (f) through clearing and site slashing, as evidenced in on-ground site photos in Appendix A, with photo locations depicted in Figure 1 (refer to Plot 6 site photos). Establishment of APZs for each proposed building envelope has been deferred to the DA/building stage to avoid unnecessary clearing of native vegetation, as endorsed by Department of Water and Environment Regulation (DWER) and City of Swan (refer to associated correspondence in Appendix E). The final width and alignment of APZs and their establishment will be the responsibility of future landowners once individual building locations have been confirmed.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 5)	Establish road verges for each relevant stage to achieve no greater than a Class G grassland vegetation classification (not including Stock Road reserve), or to a state that incurs no material change in the compliance of BALs/APZs for individual lots.	The Yarrimbah Drive and Grevillea Road reserves and verges have been established to achieve exclusion under Clauses 2.2.3.2 (e) and (f) through clearing and construction, as depicted by aerial imagery in Figure 1 and on-ground site photos in Appendix A (refer to site photos 6A–6C, 6H and 6L–6N).	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (No. 6)	Comply with the City of Swan annual firebreak notice as amended and apply firebreak variations as required and where practical in consultation with the City.	All relevant requirements from the City of Swan annual firebreak notice have been implemented for the project area. This includes: • installation of 3 m wide lot boundary firebreaks for all lots, incorporating minor adjustments to navigate around trees, rocky outcrops and water courses where required, as per Figure 1 and on-ground site photos in Appendix A (refer to Plot 6 site photos) • firebreak variations for Lots 24, 25 and 27 to address site specific constraints including topography and drainage (see Figure 1 and Appendix D) • maintenance of grass to a height of less than 10 cm for Lots 22–24 (i.e. on land between 0.5–2.5 ha), as per on-ground site photos in Appendix A, with photo locations depicted in Figure 1 (refer to Plot 6 site photos) • provision of 3 m wide slashed buffers for grassland areas adjacent to lot boundary firebreaks where possible comprising grassland less than 10 cm in height for Lots 18, 25 and 27 (i.e. on land greater than 2.5 ha), as per Figure 1 and on-ground site photos in Appendix A, with photo locations depicted in Figure 1 (refer to Plot 6 site photos). • compliance with BMP requirements (as outlined in this report).	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (No. 7)	Place a notification on title of all lots subject to BAL-12.5 or higher to ensure landowners/proponents and prospective purchasers are aware that their lot is subject to an approved BMP and BAL assessment.	N/A Bushfire notification on title to be applied by others as per the DP.	N/A
Table 4 (No. 8)	Cede the proposed fire station site to the relevant authority at the relevant stage of development.	N/A The proposed fire station lot is not applicable to the project area.	N/A
Table 4 (No. 9)	Add restrictive covenant on the title of all proposed lots, stating the following: • maintain all APZs as per detailed Design Guides • maintain background vegetation conditions across the site as per detailed Design Guide • maintain a reserve of 10 kL of water dedicated for firefighting purposes within domestic water supply tanks • comply with all other provisions of the individual lot detailed Design Guides • maintain 50 m and 100 m development setbacks for relevant lots.	The restrictive covenants have been applied as per the DP.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 10)	Construct the FSARs at the relevant stages of development to the standards stated in this BMP.	N/A The FSAR is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (No. 11)	Undertake BMP compliance audit and reporting to confirm relevant requirements of the BMP have been implemented as intended to achieve compliance with all relevant bushfire protection criteria and BMP provisions (to be undertaken by bushfire practitioner).	This report provides the required compliance assessment against relevant requirements of the BMP and bushfire protection criteria of the Guidelines.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (No. 12)	Prepare detailed design Guides on staged basis for each individual lot, as per specifications of this BMP.	Detailed Bushfire Design Guides have been prepared for all Stage 3 lots as per specifications of the BMP and will be provided to prospective landowners by the developer.	Zac Cockerill (Level 2 BPAD37803) 

Table 7: Audit against requirements of the Emerge Associates (2021) peer review

Item	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 2 (No. 1)	The standards provision of the rural link road between Clarkson Road and Lage Road as part of Stage 1. (Acknowledged)	As previously stated under Table 6 Item 1.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 2)	Construct (or have works bonded) any temporary cul-de-sacs/EAWs as required during staging to the dimensions and standards stated in this BMP. (Should address the turn around provided not to exceed 200 m for the north links)	As previously stated under Table 6 Item 2.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 3)	Install 50kL water tanks as specified in this BMP for the relevant stages of development, or on advice/consultation from City of Swan. (Ensure clearance to avoid obstruction to the through road when the tank is being used. Tanks to be ceded to the City of Swan)	As previously stated under Table 6 Item 3. Sufficient clearance and turnaround capacity has been provided to avoid obstruction to Yarrimbah Drive. The water tank has been ceded to the City.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 4)	Establish all proposed building envelopes and APZs in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS3959 and Schedule 1 APZ standards of the Guidelines, including slashing/mowing of grassland and weeds to height of less than 10cm (Define building envelope location and determine individual APZ extent and BAL prior to clearance)	As previously stated under Table 6 Item 4. All building envelopes, maximum APZ extents and BALs have been defined prior to clearance, as per Figure 1 and the BAL assessment results contained in Section 3.2. Clearing and establishment of APZs has been deferred to the DA/building approval stage to prevent unnecessary clearing of native vegetation as per DWER and City consent in Appendix E.	Zac Cockerill (Level 2 BPAD37803) 

Item	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 2 (No. 5)	Establish road verges for each relevant stage to achieve no greater than a Class G grassland vegetation classification (not including Stock Road reserve), or to a state that incurs no material change in the compliance of BALs/APZs for individual lots. (Acknowledged)	As previously stated under Table 6 Item 5.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 6)	Comply with the City of Swan annual firebreak notice as amended and apply firebreak variations as required and where practical in consultation with the City. (Acknowledged)	As previously stated under Table 6 Item 6.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 7)	Place a notification on title of all lots subject to BAL-12.5 or higher to ensure landowners/proponents and prospective purchasers are aware that their lot is subject to an approved BMP and BAL assessment. (Include WAPC model condition F2)	N/A Bushfire notification on title will be applied by others, as per the DP.	N/A
Table 2 (No. 8)	Cede the proposed fire station site to the relevant authority at the relevant stage of development. (Acknowledged)	N/A The proposed fire station lot is not applicable to the project area.	N/A

Item	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 2 (No. 9)	Add a restrictive covenant on the title of all proposed lots, stating the following: • maintain all APZs as per detailed Design Guides (Include WAPC model condition F3 restricting habitable buildings from placement in areas greater than BAL 29) • maintain background vegetation conditions across the site as per detailed Design Guides (Include a landscape plan guidance to clarify expectations for the landowner, Exclude the retained forest at lots, outside of their APZ extent) • maintain a reserve of 10kL of water dedicated for firefighting purposes within domestic water supply tanks (To be provided within 3 m of the driveway, signposted and couplings to the City's specifications) • comply with all other provisions of the individual lot detailed Design Guides (Acknowledged) • maintain 50m and 100m development setbacks for relevant lots (Acknowledged to apply to relevant lots)	As previously stated under Table 6 Item 9.	Zac Cockerill (Level 2 BPAD37803) 

Item	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 2 (No. 10)	Construct the FSARs at the relevant stages of development to the standards stated in this BMP (Include WAPC model condition F4 provision of easement, to be maintained by the landowner)	N/A The FSAR is not applicable to the project area.	N/A
Table 2 (No. 11)	Undertake BMP compliance audit and reporting to confirm relevant requirements of the BMP have been implemented as intended to achieve compliance with all relevant bushfire protection criteria and BMP provisions (to be undertaken by the bushfire practitioner) (As per WAPC model condition F1)	As previously stated under Table 6 Item 11.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 12)	Prepare detailed Design Guides on a staged basis for each individual lot, as per specifications of this BMP (To be reference to the restrictive covenant)	As previously stated under Table 6 Item 12.	Zac Cockerill (Level 2 BPAD37803) 
Table 2 (No. 13)	Prepare detailed BAL contour assessment reports for the 160 low and moderate risk lots on a staged basis (To be prepared prior to title clearance link with condition 11)	This report contains the required detailed BAL contour assessments for individual lots (refer to BAL assessment results contained in Section 3.2).	Zac Cockerill (Level 2 BPAD37803) 

Table 8: Audit against requirements of the Ecosystem Solutions (2022) peer review

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1a Advice Note 1 (i) Lot 117-125 and 175-190)	Engineering advice confirms that the grade is within the limits prescribed in the policy (SPP3.7). The local government has requested areas to be sealed and developer accepts these conditions. Ecosystem Solutions would consider these elements are compliant with SPP 3.7 Element 3 Access requirements.	N/A The specified lots are not applicable to the project area.	N/A
Table 6 (Condition 1c Advice Note 1 (ii) Lot 19,20,21)	Habitable structures can only achieve BAL-29 if centrally located within the proposed Building Envelope. The Building Envelope should be reduced or other legal/planning instruments to specify the exact location of the footprint of a proposed structure should be implemented to ensure houses are built in this location.	N/A The specified lots are not applicable to the project area.	N/A
Table 6 (Condition 1d Advice Not 1 (iii) Lot 14)	Relocate the building envelope to the southwest of the Lot, with a separation distance of 12m to the lot boundaries, to ensure BAL-29 can be achieved from the Class G Grassland within the road reserve. This will reduce the amount of vegetation modification required to implement an APZ to achieve BAL-29, should a habitable building occur in the north eastern corner of the Building Envelope.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1d Advice Note 1 (iii) Lot 16)	Habitable structures can only achieve BAL-29 if specifically located within the proposed Building Envelope. The Building Envelope should be reduced or other legal/planning instruments to specify the exact location of the footprint of a proposed structure should be implemented to ensure houses are built in this location	N/A The specified lot is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1d Advice Note 1 (iii) Lot 18)	Habitable structures can only achieve BAL-29 if centrally located within the proposed Building Envelope. The Building Envelope should be reduced or other legal/planning instruments to specify the exact location of the footprint of a proposed structure should be implemented to ensure houses are built in this location	The Lot 18 building envelope has been centrally located within the lot to achieve BAL-29 or lower (refer to BAL assessment results outlined in Table 10 and depicted in Figure 8), assisted by lot reconfiguration, as depicted on the agreed DP modification 9 June 2025 in Appendix F.	Zac Cockerill (Level 2 BPAD37803) 
Table 6 (Condition 1d Advice Note 1 (iii) Lot 22)	No recommendations - The amended building envelope is in a suitable location for the entire Building Envelope to achieve a BAL-29 or lower rating, with no vegetation modification required.	N/A No action required. Notwithstanding, the Lot 22 building envelope has been located to achieve BAL-29 or lower (refer to BAL assessment results outlined in Table 10 and depicted in Figure 9), assisted by lot reconfiguration, as depicted on the agreed DP modification 9 June 2025 in Appendix F.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 55)	Relocate the building envelope to the north eastern of the Lot, with a separation distance of 9m to the northern lot boundary and 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a Bal-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 56)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1e Advice Note 1 (iv) Lot 57)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 59)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 61)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary to ensure BAL-40 or BAL-FZ ratings do not encroach into the eastern portion of the building envelope. It is also recommended that the building envelope be rotated to a north south orientation, to further reduce the vegetation modification that would be required to achieve BAL-29.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 63)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 65)	Slightly relocate the Building Envelope to the west, to have separation of 8m from the eastern lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with no modification of remnant vegetation required.	N/A The specified lot is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1e Advice Note 1 (iv) Lot 67)	No recommendations - The amended building envelope is in a suitable location.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 69)	No recommendations - The amended building envelope is in a suitable location.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1e Advice Note 1 (iv) Lot 71)	No recommendations - The amended building envelope is in a suitable location.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Strategic Fire Break)	The BMP outlines a 3m wide break, the City of Swan prescribes a 6m break, this needs to be addressed. Ideally this Strategic Fire Break would connect or continue onto public roads within the development, however if this cannot be achieved due to engineering constrained, then the terminating point for the Strategic Fire Break should be engineered with a turning circle or turning tee suitable for a 3.4 fire appliance.	N/A The strategic firebreak is not applicable to the project area.	N/A
Table 6 (Condition 1f Advice Note 1 (v) Lot 31)	Relocate the Building Envelope to the north west, to achieve separation of 8m from the eastern lot boundary and 10m from the southern lot boundary. This will result the entire Building Envelope being able to achieve a Bal-29 or lower rating, with minor modification of remnant vegetation required to implement the APZ	N/A The specified lot is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1f Advice Note 1 (v) Lot 32)	Relocate the Building Envelope to the north east, to achieve a separation of 8m from the western lot boundary and 10m from the southern lot boundary. The building envelope should be reduced in size, to ensure a BAL-29 rating is achievable in its entirety.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1f Advice Note 1 (v) Lot 149)	Relocate the Building Envelope to the east, to achieve a separation of 8m from the western lot boundary. This will result the entire Building Envelope being able to achieve a BAL-29 or lower rating, with modification to remnant vegetation. It is also recommended that the Building Envelope be reduced in size to avoid any impact to the water course from an APZ, should a habitable building occur in the north eastern corner of the Building Envelope.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1f Advice Note 1 (v) Lot 150)	Relocate the Building Envelope to the east, to achieve a separation of 10m from the western lot boundary. It is also recommended that the Building Envelope be reduced in size to ensure an APZ to achieve BAL-29 can be achieved within the Lot boundaries.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1f Advice Note 1 (v) Lot 151)	No modification required.	N/A The specified lot is not applicable to the project area.	N/A
Table 6 (Condition 1f Advice Note 1 (v) Lot 156)	Relocate the Building Envelope to the west, to have separation of 10m from the eastern lot boundary, the size and/or shape of the building envelope should also be adjusted to ensure at the entire building envelope can achieve a BAL-29 or lower rating, without vegetation modification within Plot 1.	N/A The specified lot is not applicable to the project area.	N/A

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 6 (Condition 1f Advice Note 1 (v) Lot 157)	Relocate the Building Envelope to the west, to achieve separation of 10m from the eastern lot boundary, the size and/or shape of the building envelope should also be adjusted to ensure at the entire building envelope can achieve a BAL-29 or lower rating, without vegetation modification within Plot 1.	N/A The specified lot is not applicable to the project area.	N/A



Plate 2: Compliant 100 kL fire water tank within Yarrimbah Drive road reserve (facing northwest)



Plate 3: Compliant 100 kL fire water tank within Yarrimbah Drive road reserve (facing northeast)



Plate 4: Compliant 100 kL fire water tank within Yarrimbah Drive road reserve (facing east)



Plate 5: Compliant Lot 18 battle-axe leg



Plate 6: Compliant Grevillea Road cul-de-sac and hammerhead turnaround

3. Bushfire assessment results

3.1 Assessment inputs

A Bushfire Attack Level (BAL) contour assessment has been undertaken for each proposed lot within the project area in accordance with Method 1 of AS3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS3959; SA 2018). The Method 1 procedure incorporates the following factors:

- state-adopted FDI 80 rating
- vegetation classification
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

The BAL contours are based on the current on-ground site conditions and take into consideration the bushfire management measures that have been implemented on site, as listed in Section 2. This includes consideration of the future establishment of maximum width APZs.

3.1.1 Vegetation classification

Classified vegetation and exclusions were assessed for each proposed lot within the project area and the adjoining 150 m (the assessment area) through on-ground verification on 12 August 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 for the overall project area are contained in Appendix A and depicted in Figure 1. Detailed vegetation classification mapping has also been undertaken on an individual lot basis, as depicted in Figure 2 to Figure 7. A summary of the vegetation classifications and exclusions is contained in Table 9.

Site observations indicate that the vegetation classifications and exclusions align with the post-development vegetation classifications determined by the endorsed subdivision stage BMP (Strategen-JBS&G 2021), including:

- Class A forest situated on the steeper terrain of the scarp, generally to the west and south of the project area, comprising eucalypts over mid and understorey vegetation
- Class B woodland situated throughout small, isolated pockets to the north and east comprising a sparse eucalyptus canopy over unmanaged grass
- Class D scrub situated throughout small, isolated pockets on steep terrain to the west and east comprising shrubs with a continuous horizontal fuel profile between 2–6 m in height
- Class C shrubland situated amongst a steep rocky outcrop south of the project area comprising shrubs with a continuous horizontal fuel profile less than 2 m in height
- Class G grassland situated throughout cleared, unmanaged areas of the landscape, predominantly to the north of the project area, comprising pasture grass and weeds greater than 100 mm in height at maturity.

Exclusions within the project area and adjacent 150 m are in accordance with Clauses 2.2.3.2 (e) and (f), as follows:

- non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and land cleared/earthworked for construction
- low threat managed vegetation such as grazed/slashed grassland less than 100 mm in height, with ongoing enforcement via the City's annual firebreak notice.

As previously stated, establishment of APZs for each proposed building envelope has been deferred to the DA/building stage to avoid unnecessary clearing of native vegetation in advance of knowing final building locations, noting APZs are currently depicted around building envelopes and will likely reduce to occur around individual buildings once locations are confirmed. This approach, including confirmation of clearing approval for the APZs at the DA/building stage, has been endorsed by DWER and City of Swan (refer to associated correspondence in Appendix E). The final width and alignment of APZs and their establishment will be the responsibility of future landowners once individual building locations have been confirmed.

3.1.2 Effective slope

Effective slope under classified vegetation was assessed within the assessment area through on-ground verification on 7 May 2025 in accordance with AS3959. Results were cross-referenced with DPIRD 2m and are depicted for individual lots in Figure 2 to Figure 7. A summary of effective slope results is contained in Table 9.

Site observations indicate that effective slope under classified vegetation aligns with the effective slopes identified within the endorsed subdivision stage BMP (Strategen-JBS&G 2021), which identifies slopes ranging from flat/up-slope (i.e. 0 degrees) to downslope (>15–20 degrees) across the undulating landscape and steeper terrain associated with the scarp. Where effective slope under the same vegetation plot influences adjacent building envelopes differently, this has created the need to prepare individual vegetation classification and effective slope maps for individual lots.

3.1.3 Summary of inputs

Figure 2 to Figure 7 illustrate the current vegetation classifications, exclusions and effective slopes observed during site inspection for each individual lot within the project area. The vegetation classifications, exclusions and effective slope are summarised in Table 9.

Table 9: Summary of vegetation classifications, exclusions and effective slope

Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
18	1	Class A Forest	Downslope >15–20°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 2
	2	Class A Forest	Downslope >10–15°		
	3	Class A Forest	Downslope >5–10°		
	4	Class A Forest	Flat/upslope (0°)		
	5	Class D Scrub	Downslope >15–20°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	6	Class D Scrub	Downslope >5–10°		
	7	Class D Scrub	Flat/upslope (0°)		
	8	Class C Shrubland	Flat/upslope (0°)	Shrubs with a continuous horizontal fuel profile less than 2 m in height	
	9	Class G Grassland	Downslope >15–20°	Grassland greater than 100 mm in height at maturity	
	10	Class G Grassland	Downslope >10–15°		
	11	Class G Grassland	Flat/upslope (0°)		
	12	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	
	13	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	

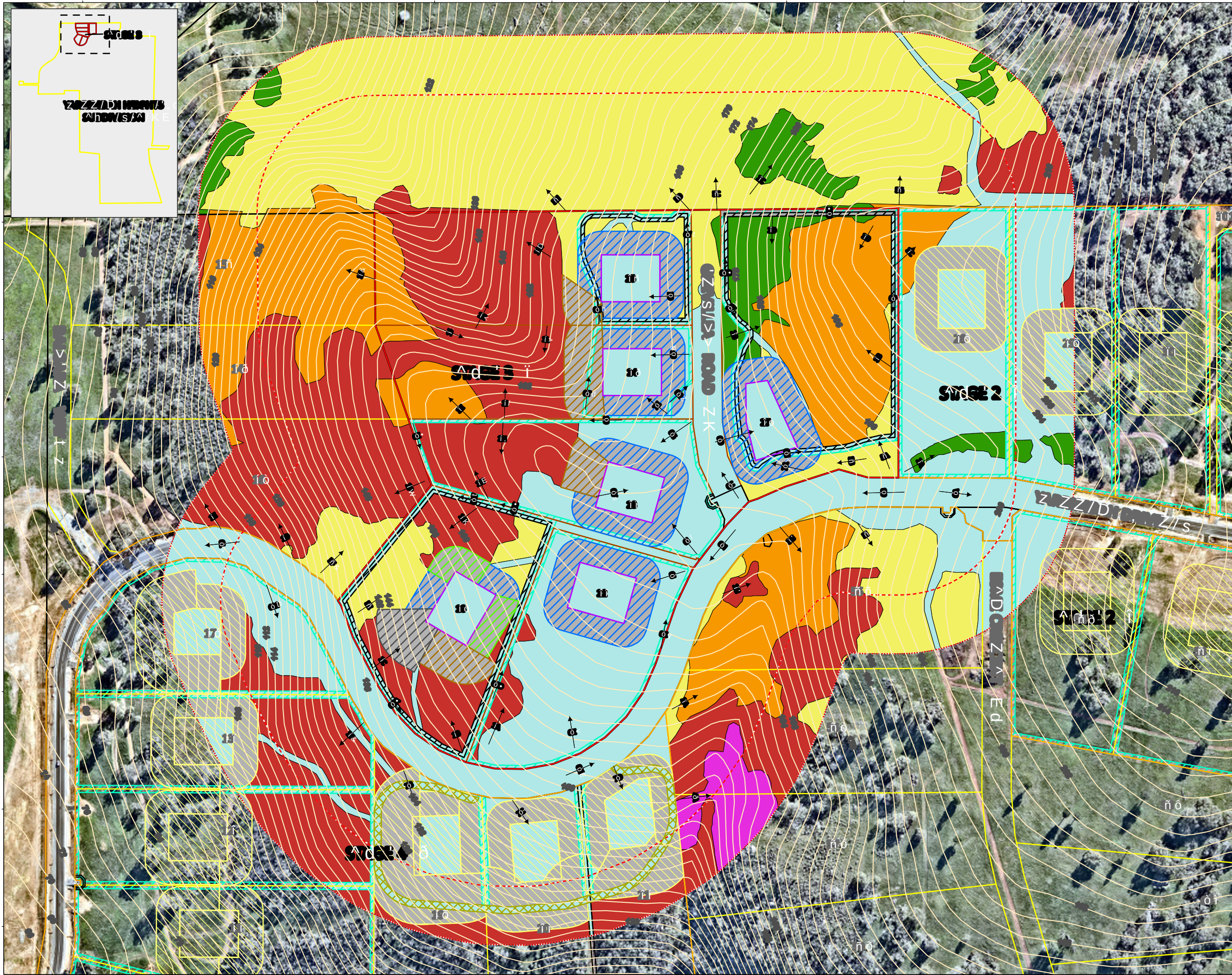
Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
22	1	Class A Forest	Downslope >15–20°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 3
	2	Class A Forest	Downslope >10–15°		
	3	Class A Forest	Downslope >5–10°		
	4	Class A Forest	Flat/upslope (0°)		
	5	Class D Scrub	Downslope >5–10°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	6	Class D Scrub	Flat/upslope (0°)		
	7	Class C Shrubland	Flat/upslope (0°)	Shrubs with a continuous horizontal fuel profile less than 2 m in height	
	8	Class G Grassland	Downslope >15–20°	Grassland greater than 100 mm in height at maturity	
	9	Class G Grassland	Downslope >10–15°		
	10	Class G Grassland	Downslope >5–10°		
	11	Class G Grassland	Flat/upslope (0°)		
	12	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	
	13	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	

Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
23	1	Class A Forest	Downslope >15–20°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 4
	2	Class A Forest	Downslope >10–15°		
	3	Class A Forest	Downslope >5–10°		
	4	Class A Forest	Downslope >0–5°		
	5	Class A Forest	Flat/upslope (0°)		
	6	Class B Woodland	Flat/upslope (0°)	Trees 2–30 m high at maturity, dominated by sparse eucalypts with a grassy understorey (lacks shrubby middle layer and deep surface litter)	
	7	Class D Scrub	Downslope >15–20°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	8	Class D Scrub	Downslope >10–15°		
	9	Class D Scrub	Downslope >5–10°		
	10	Class D Scrub	Downslope >0–5°		
	11	Class D Scrub	Flat/upslope (0°)		
	12	Class C Shrubland	Flat/upslope (0°)	Shrubs with a continuous horizontal fuel profile less than 2 m in height	
	13	Class G Grassland	Downslope >15–20°	Grassland greater than 100 mm in height at maturity	
	14	Class G Grassland	Downslope >10–15°		
	15	Class G Grassland	Downslope >5–10°		
	16	Class G Grassland	Downslope >0–5°		
	17	Class G Grassland	Flat/upslope (0°)		
	18	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	

Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
	19	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	
24	1	Class A Forest	Downslope >15–20°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 5
	2	Class A Forest	Downslope >10–15°		
	3	Class A Forest	Downslope >5–10°		
	4	Class A Forest	Downslope >0–5°		
	5	Class A Forest	Flat/upslope (0°)		
	6	Class B Woodland	Flat/upslope (0°)	Trees 2–30 m high at maturity, dominated by sparse eucalypts with a grassy understorey (lacks shrubby middle layer and deep surface litter)	
	7	Class D Scrub	Downslope >15–20°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	8	Class D Scrub	Downslope >10–15°		
	9	Class D Scrub	Downslope >5–10°		
	10	Class D Scrub	Downslope >0–5°		
	11	Class D Scrub	Flat/upslope (0°)		
	12	Class G Grassland	Downslope >15–20°	Grassland greater than 100 mm in height at maturity	
	13	Class G Grassland	Downslope >10–15°		
	14	Class G Grassland	Downslope >5–10°		
	15	Class G Grassland	Downslope >0–5°		
	16	Class G Grassland	Flat/upslope (0°)		
	17	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	

Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
	18	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	
25	1	Class A Forest	Downslope >15–20°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 6
	2	Class A Forest	Downslope >10–15°		
	3	Class A Forest	Downslope >5–10°		
	4	Class A Forest	Flat/upslope (0°)		
	5	Class B Woodland	Downslope >15–20°	Trees 2–30 m high at maturity, dominated by sparse eucalypts with a grassy understorey (lacks shrubby middle layer and deep surface litter)	
	6	Class B Woodland	Flat/upslope (0°)		
	7	Class D Scrub	Downslope >15–20°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	8	Class D Scrub	Downslope >10–15°		
	9	Class D Scrub	Flat/upslope (0°)		
	10	Class G Grassland	Downslope >15–20°	Grassland greater than 100 mm in height at maturity	
	11	Class G Grassland	Downslope >5–10°		
	12	Class G Grassland	Flat/upslope (0°)		
	13	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	
	14	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	

Lot	Vegetation plot	Vegetation classification	Effective slope	Comments	Figure ref.
27	1	Class A Forest	Downslope >5–10°	Trees 10–30 m high at maturity, dominated by eucalypts with a multi-tiered structure comprising a tall canopy layer, shrubby middle layer and grass/herb/sedge understorey	Figure 7
	2	Class A Forest	Downslope >0–5°		
	3	Class A Forest	Flat/upslope (0°)		
	4	Class B Woodland	Flat/upslope (0°)	Trees 2–30 m high at maturity, dominated by sparse eucalypts with a grassy understorey (lacks shrubby middle layer and deep surface litter)	
	5	Class D Scrub	Downslope >5–10°	Shrubs with a continuous horizontal fuel profile between 2–6 m in height	
	6	Class D Scrub	Downslope >0–5°		
	7	Class D Scrub	Flat/upslope (0°)		
	8	Class G Grassland	Downslope >5–10°	Grassland greater than 100 mm in height at maturity	
	9	Class G Grassland	Downslope >0–5°		
	10	Class G Grassland	Flat/upslope (0°)		
	11	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Non-vegetated areas such as cleared building envelopes, roads, tracks, firebreaks and earthworked land; and low threat managed vegetation such as managed grassland	
	12	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	APZs to be modified to a non-vegetated/low threat managed state at the DA/building stage once final building locations have been confirmed	



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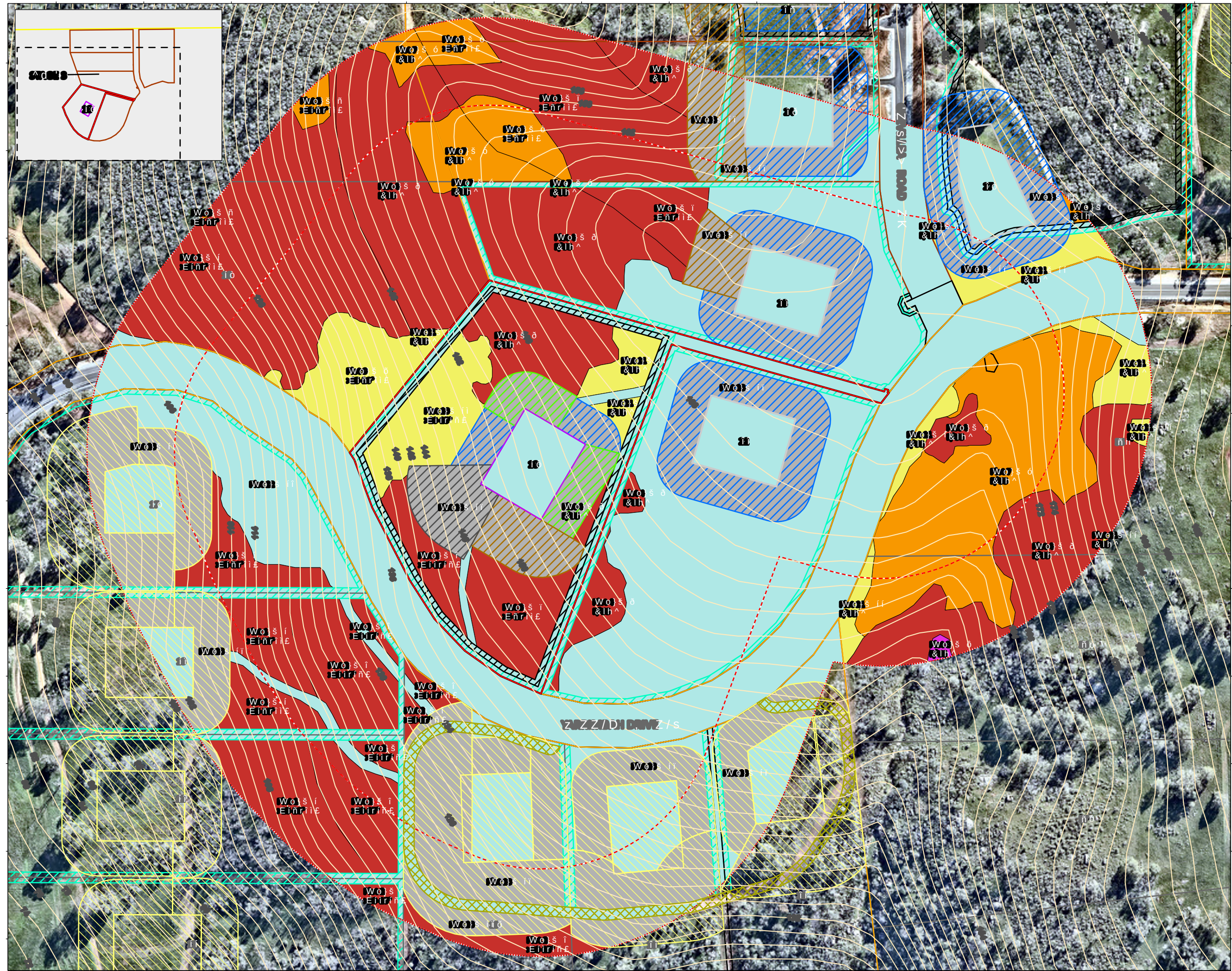
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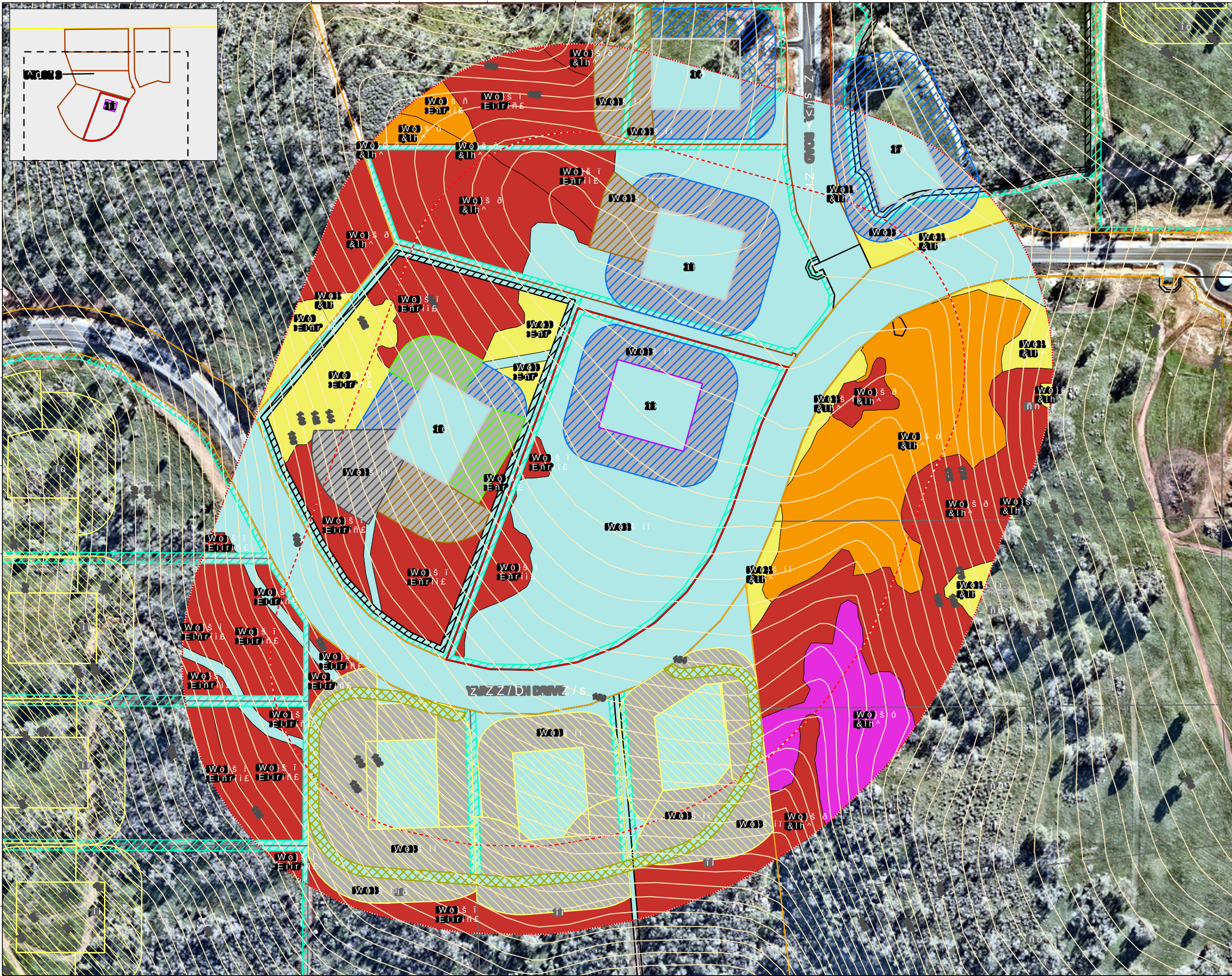
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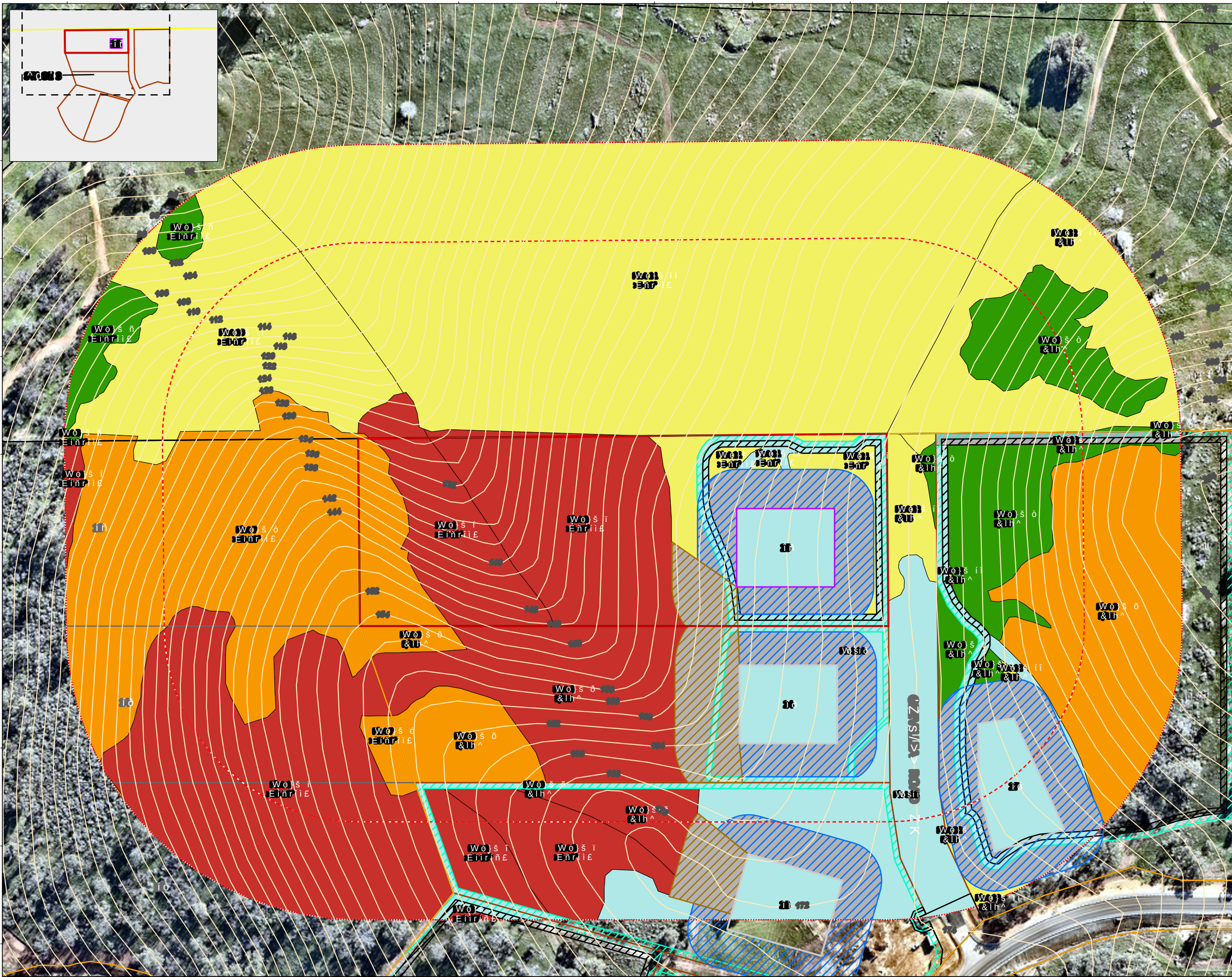
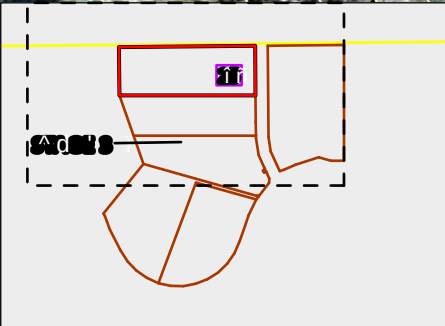
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3.2 Assessment outputs

3.2.1 BAL contour assessment results

As previously stated, all six proposed lots within the project area are situated within designated bushfire prone Area 2 (see Plate 1) and therefore require a BAL assessment to inform future planning and building approvals. JBS&G has undertaken a BAL contour assessment for each proposed lot based on post-subdivisional works conditions (excluding establishment of APZs as previously stated) to demonstrate that each proposed building envelope can sufficiently cater for a dwelling rated at BAL-29 or lower, as required to address BMP/Guideline requirements and subdivision conditions to facilitate creation of title and inform future DA planning and building approvals.

Results of the BAL contour assessment for each proposed lot are illustrated in Figure 8 to Figure 13, with a detailed summary of assessment inputs and outputs provided in Table 10 demonstrating that all proposed building envelopes within each lot are able to contain a future dwelling rated at BAL-29 or lower, subject to establishment of APZs, which will be confirmed at the future DA/building stage once final building locations have been confirmed. Future BAL assessment will need to be undertaken at the DA planning/building approval stage to support final BAL certification and APZ establishment around individual dwellings once siting of buildings within each building envelope has been determined. The range of potential BAL ratings that could be achieved within each proposed building envelope based on full implementation of maximum width APZs is summarised in Table 11 to inform final siting of habitable buildings.

The highest BAL rating that impacts each proposed building envelope is shown in bold in Table 10 and Table 11.

Table 10: BAL contour assessment results

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation (m) to building envelope boundary (inc. APZ)	BAL rating to building envelope boundary	Figure ref.
18	Yes	1	Class A Forest	Downslope >15–20°	62 m	BAL–29	Figure 8
		2	Class A Forest	Downslope >10–15°	42 m	BAL–29	
		3	Class A Forest	Downslope >5–10°	33 m	BAL–29	
		4	Class A Forest	Flat/upslope (0°)	21 m	BAL–29	
		5	Class D Scrub	Downslope >15–20°	>100 m	BAL–Low	
		6	Class D Scrub	Downslope >5–10°	>100 m	BAL–Low	
		7	Class D Scrub	Flat/upslope (0°)	>100 m	BAL–Low	
		8	Class C Shrubland	Flat/upslope (0°)	>100 m	BAL–Low	
		9	Class G Grassland	Downslope >15–20°	>50 m	BAL–Low	
		10	Class G Grassland	Downslope >10–15°	20 m	BAL–19	
		11	Class G Grassland	Flat/upslope (0°)	20 m	BAL–12.5	
		12	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		13	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	
22	Yes	1	Class A Forest	Downslope >15–20°	>100 m	BAL–Low	Figure 9
		2	Class A Forest	Downslope >10–15°	>100 m	BAL–Low	
		3	Class A Forest	Downslope >5–10°	33 m	BAL–29	
		4	Class A Forest	Flat/upslope (0°)	67 m	BAL–12.5	
		5	Class D Scrub	Downslope >5–10°	>100 m	BAL–Low	
		6	Class D Scrub	Flat/upslope (0°)	61 m	BAL–12.5	
		7	Class C Shrubland	Flat/upslope (0°)	>100 m	BAL–Low	

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation (m) to building envelope boundary (inc. APZ)	BAL rating to building envelope boundary	Figure ref.
		8	Class G Grassland	Downslope >15–20°	>50 m	BAL–Low	
		9	Class G Grassland	Downslope >10–15°	>50 m	BAL–Low	
		10	Class G Grassland	Downslope >5–10°	37 m	BAL–12.5	
		11	Class G Grassland	Flat/upslope (0°)	>50 m	BAL–Low	
		12	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		13	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	
23	Yes	1	Class A Forest	Downslope >15–20°	>100 m	BAL–Low	Figure 10
		2	Class A Forest	Downslope >10–15°	69 m	BAL–19	
		3	Class A Forest	Downslope >5–10°	33 m	BAL–29	
		4	Class A Forest	Downslope >0–5°	82 m	BAL–12.5	
		5	Class A Forest	Flat/upslope (0°)	>100 m	BAL–Low	
		6	Class B Woodland	Flat/upslope (0°)	>100 m	BAL–Low	
		7	Class D Scrub	Downslope >15–20°	>100 m	BAL–Low	
		8	Class D Scrub	Downslope >10–15°	>100 m	BAL–Low	
		9	Class D Scrub	Downslope >5–10°	87 m	BAL–12.5	
		10	Class D Scrub	Downslope >0–5°	81 m	BAL–12.5	
		11	Class D Scrub	Flat/upslope (0°)	90 m	BAL–12.5	
		12	Class C Shrubland	Flat/upslope (0°)	>100 m	BAL–Low	
		13	Class G Grassland	Downslope >15–20°	>50 m	BAL–Low	
		14	Class G Grassland	Downslope >10–15°	>50 m	BAL–Low	
		15	Class G Grassland	Downslope >5–10°	44 m	BAL–12.5	

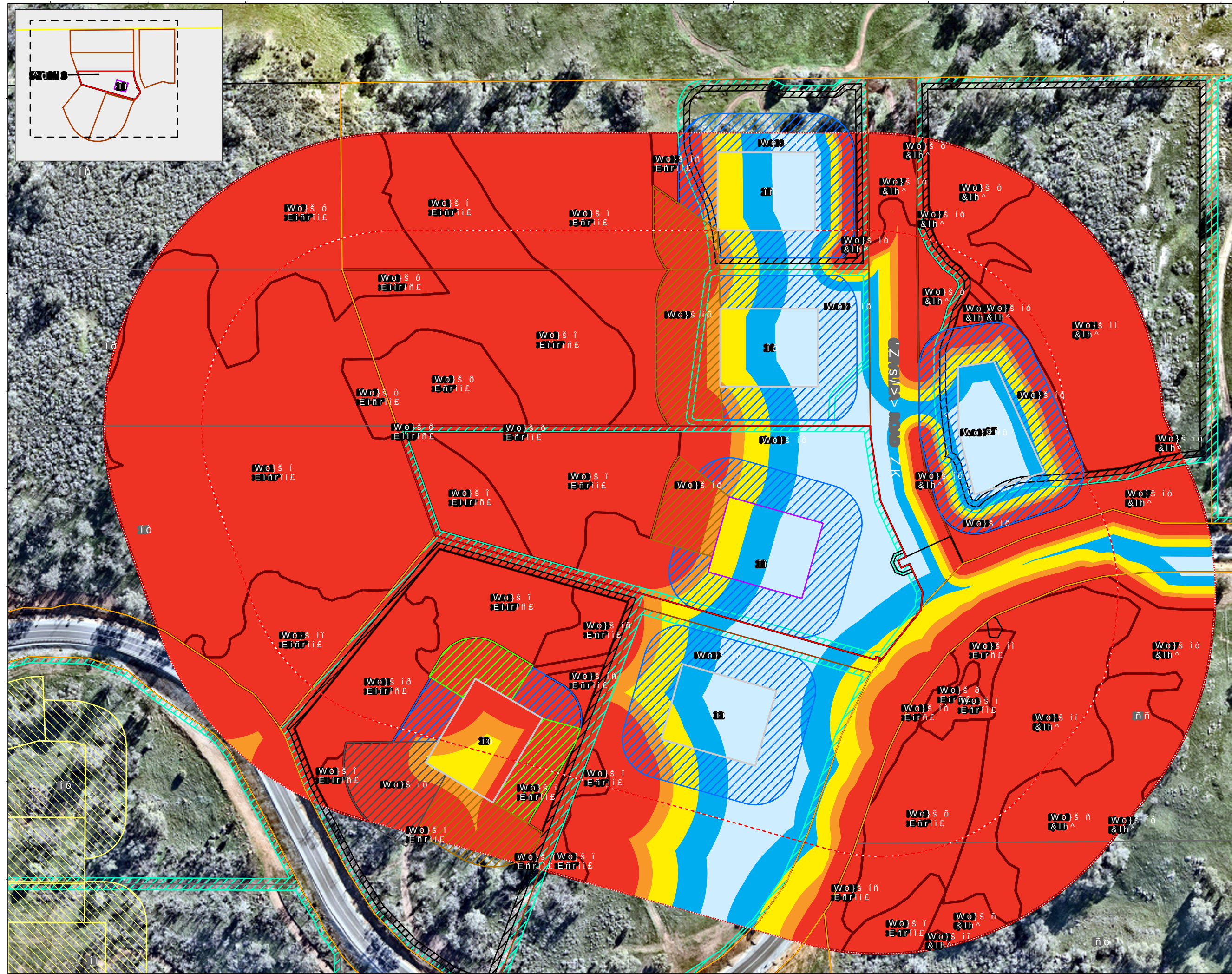
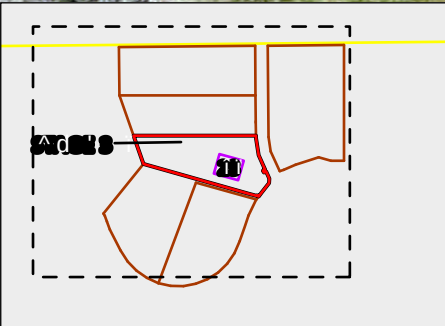
Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation (m) to building envelope boundary (inc. APZ)	BAL rating to building envelope boundary	Figure ref.
		16	Class G Grassland	Downslope >0–5°	>50 m	BAL–Low	
		17	Class G Grassland	Flat/upslope (0°)	>50 m	BAL–Low	
		18	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		19	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	
24	Yes	1	Class A Forest	Downslope >15–20°	99 m	BAL–12.5	Figure 11
		2	Class A Forest	Downslope >10–15°	44 m	BAL–29	
		3	Class A Forest	Downslope >5–10°	33 m	BAL–29	
		4	Class A Forest	Downslope >0–5°	>100 m	BAL–Low	
		5	Class A Forest	Flat/upslope (0°)	31 m	BAL–19	
		6	Class B Woodland	Flat/upslope (0°)	57 m	BAL–12.5	
		7	Class D Scrub	Downslope >15–20°	>100 m	BAL–Low	
		8	Class D Scrub	Downslope >10–15°	>100 m	BAL–Low	
		9	Class D Scrub	Downslope >5–10°	>100 m	BAL–Low	
		10	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low	
		11	Class D Scrub	Flat/upslope (0°)	84 m	BAL–12.5	
		12	Class G Grassland	Downslope >15–20°	>50 m	BAL–Low	
		13	Class G Grassland	Downslope >10–15°	>50 m	BAL–Low	
		14	Class G Grassland	Downslope >5–10°	>50 m	BAL–Low	
		15	Class G Grassland	Downslope >0–5°	>50 m	BAL–Low	

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation (m) to building envelope boundary (inc. APZ)	BAL rating to building envelope boundary	Figure ref.
		16	Class G Grassland	Flat/upslope (0°)	>50 m	BAL–Low	
		17	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		18	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	
25	Yes	1	Class A Forest	Downslope >15–20°	96 m	BAL–12.5	Figure 12
		2	Class A Forest	Downslope >10–15°	>100 m	BAL–Low	
		3	Class A Forest	Downslope >5–10°	33 m	BAL–29	
		4	Class A Forest	Flat/upslope (0°)	35 m	BAL–19	
		5	Class B Woodland	Downslope >15–20°	>100 m	BAL–Low	
		6	Class B Woodland	Flat/upslope (0°)	48 m	BAL–12.5	
		7	Class D Scrub	Downslope >15–20°	>100 m	BAL–Low	
		8	Class D Scrub	Downslope >10–15°	>100 m	BAL–Low	
		9	Class D Scrub	Flat/upslope (0°)	78 m	BAL–12.5	
		10	Class G Grassland	Downslope >15–20°	>50 m	BAL–Low	
		11	Class G Grassland	Downslope >5–10°	20 m	BAL–19	
		12	Class G Grassland	Flat/upslope (0°)	47 m	BAL–12.5	
		13	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		14	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation (m) to building envelope boundary (inc. APZ)	BAL rating to building envelope boundary	Figure ref.
27	Yes	1	Class A Forest	Downslope >5–10°	96 m	BAL–12.5	Figure 13
		2	Class A Forest	Downslope >0–5°	86 m	BAL–12.5	
		3	Class A Forest	Flat/upslope (0°)	>100 m	BAL–Low	
		4	Class B Woodland	Flat/upslope (0°)	20 m	BAL–19	
		5	Class D Scrub	Downslope >5–10°	>100 m	BAL–Low	
		6	Class D Scrub	Downslope >0–5°	70 m	BAL–12.5	
		7	Class D Scrub	Flat/upslope (0°)	20 m	BAL–19	
		8	Class G Grassland	Downslope >5–10°	>50 m	BAL–Low	
		9	Class G Grassland	Downslope >0–5°	>50 m	BAL–Low	
		10	Class G Grassland	Flat/upslope (0°)	20 m	BAL–12.5	
		11	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	N/A	N/A	
		12	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])	N/A	N/A	N/A	

Table 11: Range of potential BAL ratings that could be achieved within each proposed building envelope

Lot	Potential BAL ratings that could be achieved subject to final siting of buildings
18	BAL-29, BAL-19
22	BAL-29, BAL-19, BAL-12.5
23	BAL-29, BAL-19, BAL-12.5
24	BAL-29, BAL-19, BAL-12.5
25	BAL-29, BAL-19, BAL-12.5
27	BAL-19, BAL-12.5



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4. Conclusion and recommendations

This BMP compliance and condition clearance report has been prepared for six proposed rural-residential lots within Stage 3 Yarrimbah Heights to address bushfire-related conditions and advice notes of WAPC Ref. 160314 and subsequent reconsideration, including requirements of the subdivision stage BMP (Strategen-JBS&G 2021), Emerge Associates (2021) peer review, Ecosystem Solutions (2022) peer review and the City of Swan annual firebreak notice.

Assessment results are consistent with current on-ground conditions assessed on 12 August 2025. JBS&G can confirm that the existing BMP over the site has been implemented throughout the duration of subdivisional works for the relevant Stage 3 area and adjacent land to achieve compliance with the intended BAL outcomes and requirements of the subdivision stage BMP, peer reviews and City firebreak notice. On this basis, bushfire-related conditions and advice notes of subdivision approval under WAPC Ref. 160314 and the subsequent reconsideration, as outlined in Table 2, Table 3, Table 4 and Table 5, have been suitably addressed to facilitate creation of title for the proposed lots.

As previously stated, establishment of APZs for each proposed building envelope has been deferred to the DA/building stage to avoid unnecessary clearing of native vegetation in advance of knowing final building locations, noting APZs are currently depicted around building envelopes and will likely reduce to occur around individual buildings once final dwelling locations are confirmed. This approach, including confirmation of clearing approval for the APZs at the DA/building stage, has been endorsed by DWER and City of Swan (refer to associated correspondence in Appendix E). The final width and alignment of APZs and their establishment will be the responsibility of future landowners once individual building locations have been confirmed.

This report also provides a BAL contour assessment for each proposed lot based on current, post-subdivisional work conditions (noting the abovementioned deferment of APZs) to inform siting of future dwellings within nominated building envelopes. The assessment demonstrates that a rating of BAL-29 or lower is achievable for all proposed habitable development within each building envelope (as depicted in Figure 8 to Figure 13 and summarised in Table 10). The range of potential BAL ratings that could be achieved within each proposed building envelope is summarised in Table 11 to inform final siting of development, with the worst case BAL highlighted in bold.

All six proposed lots are situated within a designated bushfire prone area and will require assessment and certification of the final BAL rating, along with final determination of APZ width and alignment, to support future DA planning approval and/or building approval once final siting of proposed buildings is known.

Ongoing requirements of the current City of Swan annual firebreak notice (as amended) should continue to be implemented as required, particularly with regards to maintenance of firebreaks and ongoing management of grassland fuels where required.

5. 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.

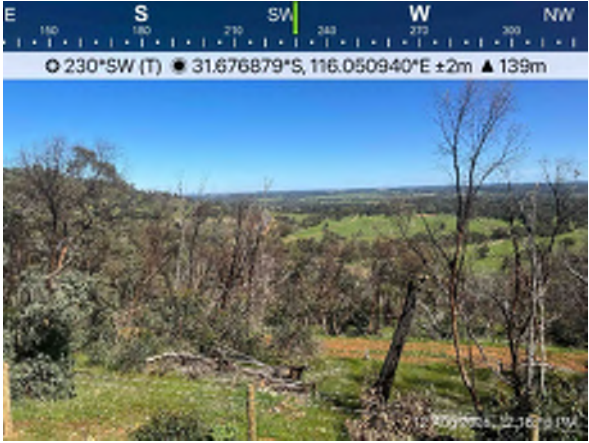
Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of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

6. References

- Department of Planning (DoP) 2016, *Visual guide for bushfire risk assessment in Western Australia*, Department of Planning, Perth.
- Office of Bushfire Risk Management (OBRM) 2025, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, [9/09/2025].
- Standards Australia (SA) 2018, *Australian Standard AS 3959–2018 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.
- Strategen JBS&G 2021, *Bushfire Management Plan Lot 301 Stock Road and Lot 302 Lage Road Bullsbrook*, report prepared for McRae Investments Pty Ltd, September 2021.
- Emerge Associates 2021, *Bushfire Management Plan Review - Subdivision Application for Lot 301 Stock Road and Lot 302 Lage Road Bullsbrook*, report prepared for McRae Investments, June 2021.
- Ecosystem Solutions 2022, *Level 3 Bushfire Practitioner BMP Review - Lot 302 Lage Road and 301 Stock Road Bullsbrook*, report prepared for Western Australian Planning Commission C/- Dept of Planning, Lands and Heritage, September 2022.
- Western Australian Planning Commission (WAPC) 2021, *Guidelines for Planning in Bushfire Prone Areas*, Version 1.4 December 2021, Western Australian Planning Commission, Perth.

Appendix A Vegetation plot photos and descriptions (as per Figure 1)

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: 1B
 Photo ID: 1C	 Photo ID: 1D
 Photo ID: 1E	 Photo ID: 1F

Plot 1



Photo ID: 1G



Photo ID: 1H



Photo ID: 1I



Photo ID: 1J

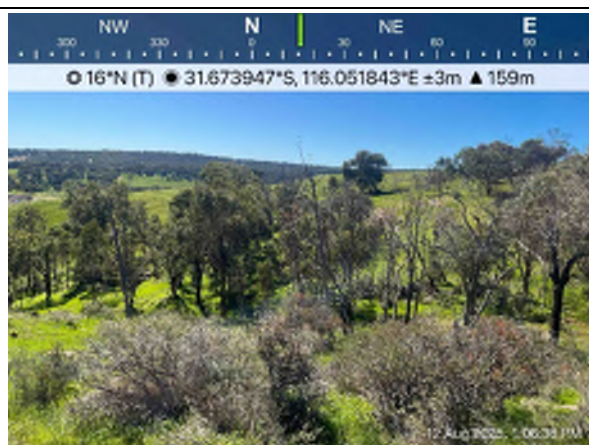


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Plot 1



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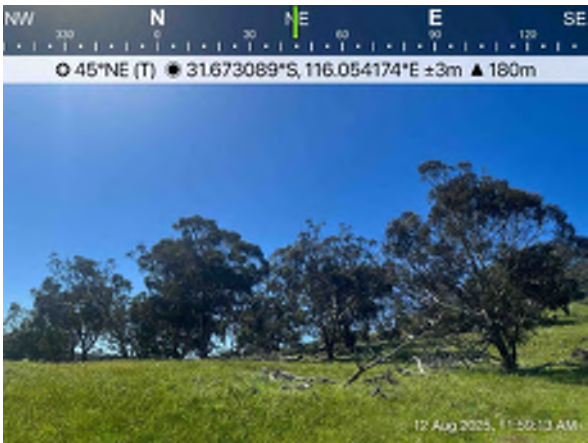
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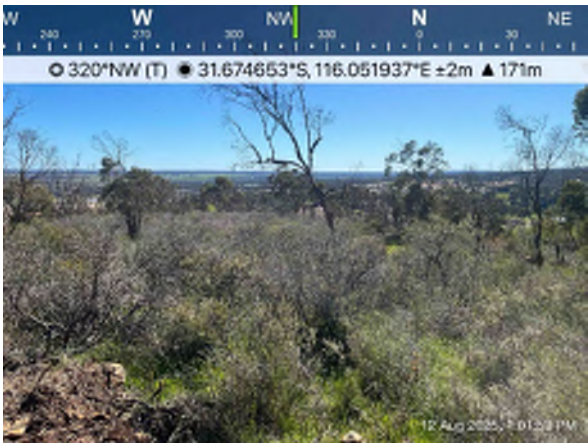


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Plot 2	
Vegetation classification	Class B Woodland
Description / justification	Trees 2-30 m at maturity, dominated by trees with a grassy understorey (lacks shrubby middle layer and deep surface litter)
 Photo ID: 2A	 Photo ID: 2B
 Photo ID: 2C	 Photo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

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 (foreground)	 Photo ID: 3D
 Photo ID: 3E	 Photo ID: 3F

Plot 3



Photo ID: 3G

Plot 4	
Vegetation classification	Class C Shrubland
Description / justification	Shrub vegetation less than 2 m high at maturity



Photo ID: 4A

Plot 5

Vegetation classification	Class G Grassland
Description / justification	Grassland at maturity, greater than 100 mm in height



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: 5I



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Plot 6	
Vegetation classification	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
Description / justification	Low threat cultivated gardens and maintained lawns within surrounding properties and non-vegetated areas including roads, footpaths, driveways and building footprints

Photo ID: 6A

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Plot 6



Photo ID: 6G



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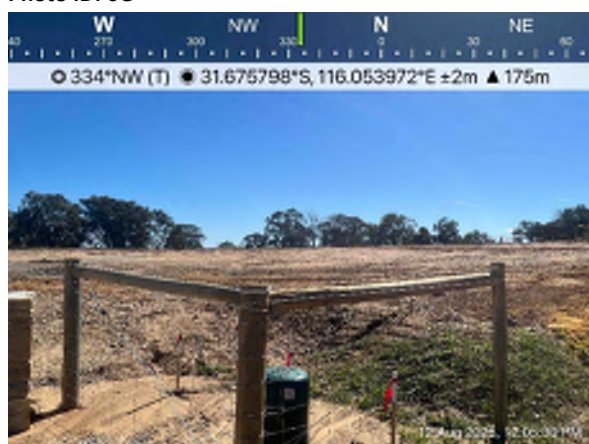


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Plot 6



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Plot 6



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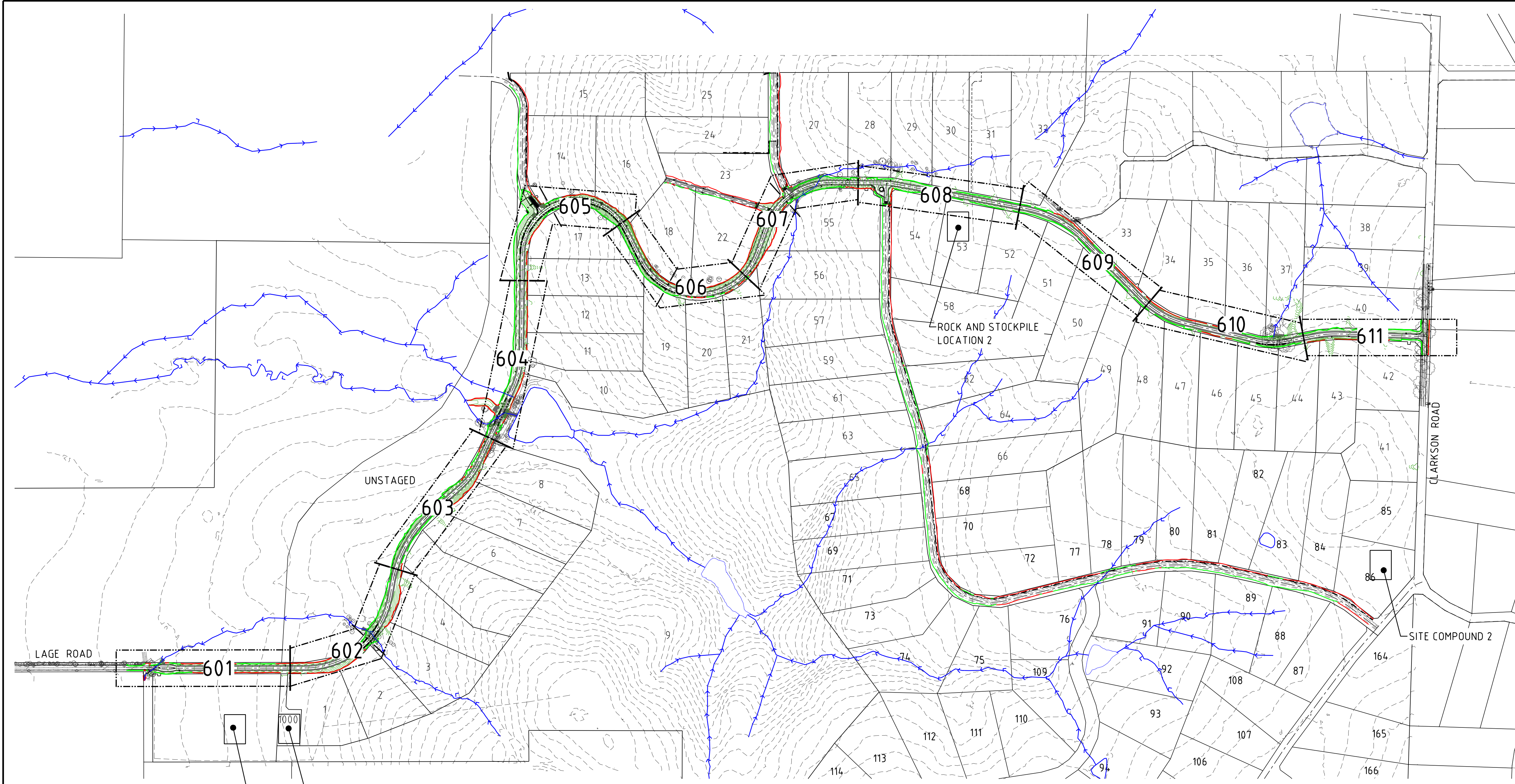
Plot 6



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Plot 7	
Vegetation classification	Modified to non-vegetated and/or low threat (Clauses 2.2.3.2 [e] and/or [f])
Description / justification	APZs to be established to a non-vegetated/low threat managed state at the DA/building stage by future landowners
 Photo ID: 7A	 Photo ID: 7B
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Appendix B Civil roadworks plans



LEGEND	
DESCRIPTION	SYMBOL
LIMIT OF WORKS BOUNDARY	
PROPOSED ROAD	
EXISTING ROAD	
FUTURE ROAD	
PROPOSED DRAINAGE PIPE	
EXISTING DRAINAGE PIPE	
FUTURE DRAINAGE PIPE	
PROPOSED DRAINAGE PIPE WITH JUNCTION PIT (JP), SIDE ENTRY PIT (SEP), GRATED PIT (GP) AND CIRCULAR GRATED PIT (IGP)	
DRAINAGE PIT LABEL	* OR LID LEVEL JP PIT ID 01 EXISTING JP PIT ID 02 FUTURE JP PIT ID 03

CHAINAGE OR CO-ORD

- ### STANDARD NOTES
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE LOCAL AUTHORITY.
 - THE CONTRACTOR SHALL LIAISE WITH ALL PUBLIC UTILITIES PRIOR TO COMMENCING WORK TO LOCATE ALL SERVICES WITHIN THE CONTRACT SITE.
 - ALL LEVELS SHALL BE LOCATED FROM ESTABLISHED BENCHMARKS AS ESTABLISHED BY THE PROJECT SURVEYOR.
 - ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE.
 - REFER INTERSECTION DETAIL DRAWINGS FOR CORNER RADII AT INTERSECTIONS AND CUL-DE-SACS.
 - ALL KERBING TO BE SEMI MOUNTABLE TYPE UNLESS NOTED OTHERWISE.
 - TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m.
 - WHERE POSSIBLE, STREET SIGNS TO BE STRAPPED TO STREET LIGHT POLES.
 - ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES.
 - REFER TO GUARDRAIL DRAWINGS FOR EXTENT AND DETAILS.

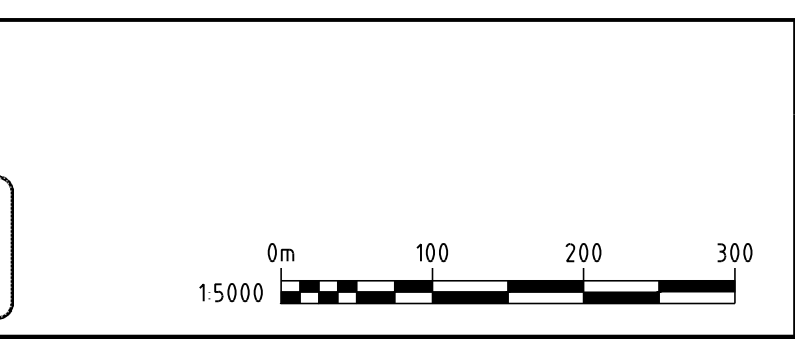
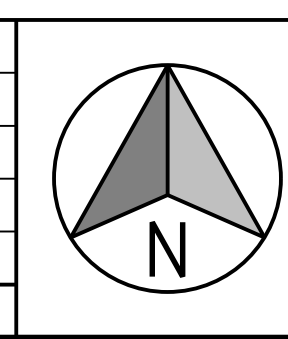
- ### STAGE NOTES
- LOCAL AUTHORITY - CITY OF SWAN
 - PROJECT SURVEYOR - MNG
 - REFERENCE DRAWINGS:

TRANSFORMER SITE EARTHWORKS 6480-01-250

INTERSECTION DETAILS 6480-01-620-621

DRIVEWAY DETAILS 6480-01-660-671
 - STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 4) R.R.J. MINIMUM Ø375 UNLESS NOTED OTHERWISE.
 - CROSSOVERS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY DRAWING STD-47-1s FOR RURAL CROSSOVERS. DRAINAGE CROSSING PIPE AND HEADWALL SIZES TO BE DN375 UNLESS INDICATED OTHERWISE.
 - TYPICAL BATTERS ARE 1 IN 3 UNLESS OTHERWISE STATED.

0	09.11.23	ARH	AA		ISSUED FOR CONSTRUCTION
B	22.08.23	ARH	AA	M. WALLIS	RE-ISSUED FOR APPROVAL
A	09.06.23	ARH		M. WALLIS	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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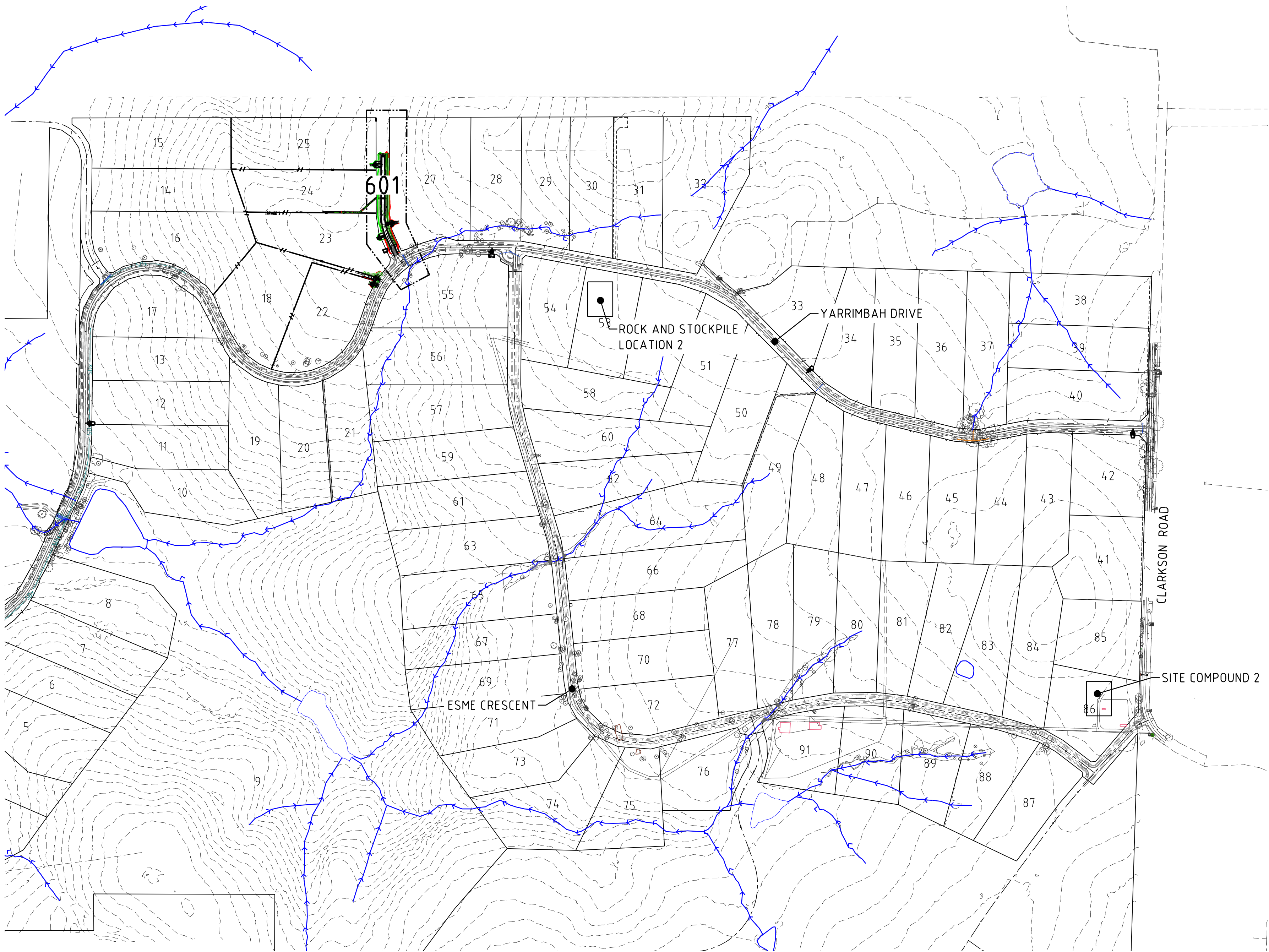
CW Cossill & Webley
CONSULTING ENGINEERS
Mailing Address
PO Box 680
Subiaco WA 6904
Street Address
B12 (Level 2) 431 Roberts Road
Subiaco WA 6008
T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

CLIENT
QUBE
APPROVED
DESIGNED ARH
SCALE 1:5000

PROJECT	YARRIMBAH HEIGHTS - STAGE 01		
TITLE	ROADWORKS PLAN AND PROFILE		
	SHEET 1 OF 14		
WAPC No.	160314	DRAWING No.	6480-01-600
		REVISION	0

ORIGINAL SIZE
A1

P:\6480 Bulbin Brook Sewer Pipeline\6480-01\6480-01-600-613.dwg, 24/10/2023 7:05:59 AM, Alisath, Digital Signing PDF, pc3, 11, - CW Reference



LEGEND	
DESCRIPTION	SYMBOL
LIMIT OF WORKS BOUNDARY	
PROPOSED ROAD	
EXISTING ROAD	
FUTURE ROAD	
PROPOSED DRAINAGE PIPE	
EXISTING DRAINAGE PIPE	
FUTURE DRAINAGE PIPE	
PROPOSED DRAINAGE PIPE WITH JUNCTION PIT (JP), SIDE ENTRY PIT (SEP), GRATED PIT (GP) AND CIRCULAR GRATED PIT (IGP)	
DRAINAGE PIT LABEL	* OR LID LEVEL PIT TYPE PIT ID CHAINAGE OR CO-ORD JP 01 JP 02 JP 03
DRAINAGE PIT LID NOTATION	* PROVIDE TEMPORARY LID ● CONVERT EXISTING LID
UPSTREAM INVERT LEVEL	PROPOSED EXISTING FUTURE
PIPE DIAMETER / GRADE	U/S 20.50 300/100.0 50.0 D/S 20.00
DISTANCE BETWEEN PITS	300/100.0 50.0 300/100.0 50.0 D/S 20.00 D/S 20.00 D/S 20.00
DOWNSTREAM INVERT LEVEL	U/S 20.50 300/100.0 50.0 D/S 20.00
TABLE DRAIN	
BLACK ASPHALT WEARING COURSE	
EXTEND ROAD PAVEMENT 3.0m PAST LIMIT OF ASPHALT AND INSTALL D4-5 CHEVRON BOARD	
PROPOSED KERB TRANSITION	
POST WITH STREET NAME PLATES	
CHEVRON BOARD	
PROPOSED STREET LIGHTS	
PROPOSED UNDERGROUND POWER	
PROPOSED COMMUNICATION CONDUIT	
FILL BATTER	
CUT BATTER	
EXISTING CREEK	
"W" BEAM BARRIER	
ROCK SPALLS	

STANDARD NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE LOCAL AUTHORITY.
2. THE CONTRACTOR SHALL LIAISE WITH ALL PUBLIC UTILITIES PRIOR TO COMMENCING WORK TO LOCATE ALL SERVICES WITHIN THE CONTRACT SITE.
3. ALL LEVELS SHALL BE LOCATED FROM ESTABLISHED BENCHMARKS AS ESTABLISHED BY THE PROJECT SURVEYOR.
4. ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE.
5. REFER INTERSECTION DETAIL DRAWINGS FOR CORNER RADII AT INTERSECTIONS AND CUL-DE-SACS
6. ALL KERBING TO BE SEMI MOUNTABLE TYPE UNLESS NOTED OTHERWISE.
7. TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m.
8. WHERE POSSIBLE, STREET SIGNS TO BE STRAPPED TO STREET LIGHT POLES.
9. ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES.
10. REFER TO GUARDRAIL DRAWINGS FOR EXTENT AND DETAILS.

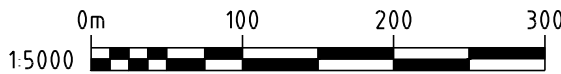
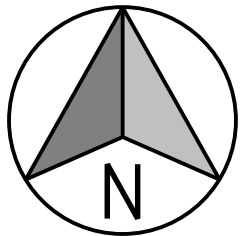
STAGE NOTES

1. LOCAL AUTHORITY - CITY OF SWAN
2. PROJECT SURVEYOR - MNG
3. REFERENCE DRAWINGS:

INTERSECTION DETAILS6480-03-620

DRIVEWAY DETAILS6480-03-660-661
4. STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 4) R R J. MINIMUM Ø375 UNLESS NOTED OTHERWISE.
5. CROSSEDRAVERS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY. DRAWING STD-47-1s FOR RURAL CROSSEDRAVERS. DRAINAGE CROSSING PIPE AND HEADWALL SIZES TO BE DN375 UNLESS INDICATED OTHERWISE.
6. TYPICAL BATTERS ARE 1 IN 3 UNLESS OTHERWISE STATED.

0	12.05.25	HVD	SM		ISSUED FOR CONSTRUCTION
B	14.04.25	HVD			SCOPE OF WORKS AMENDED, ISSUED FOR APPROVAL
A	06.12.24	HVD	AA		ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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Cossill & Webley
CONSULTING ENGINEERS

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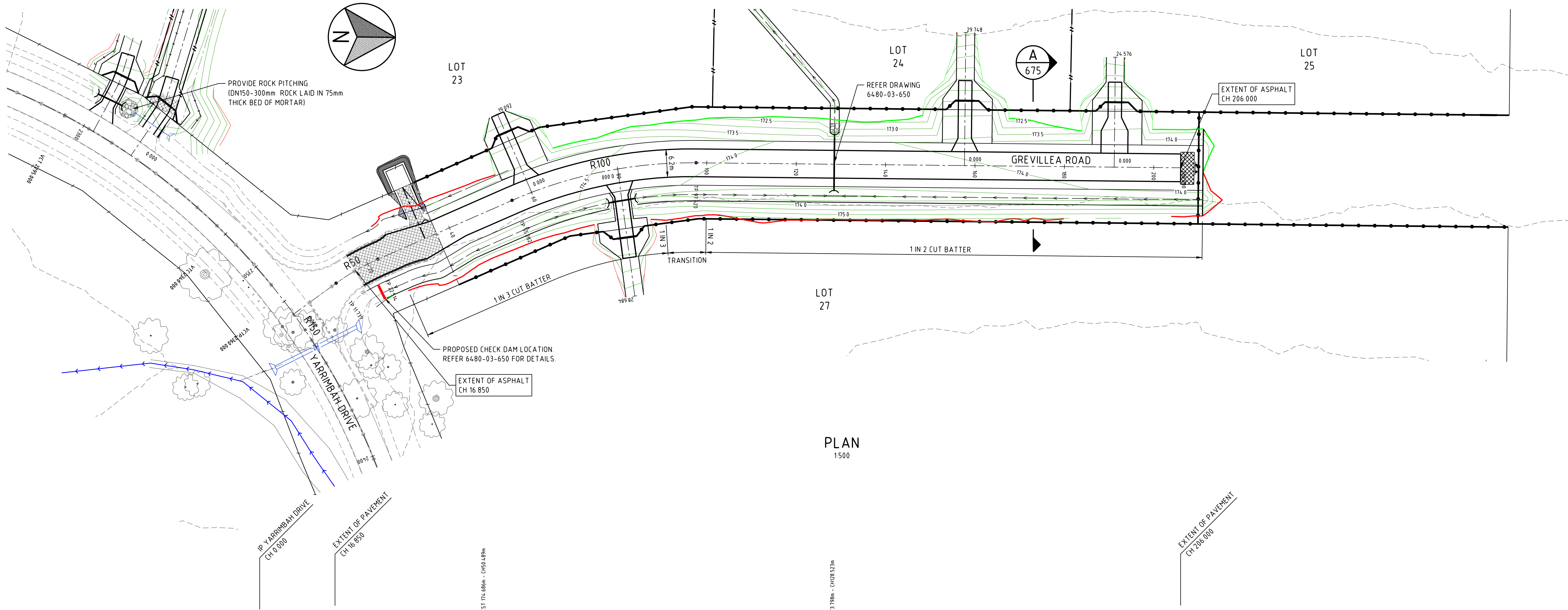
APPROVED

DESIGNED
ARH

SCALE
1:5000

PROJECT	YARRIMBAH HEIGHTS - STAGE 03		
TITLE	ROADWORKS PLAN AND PROFILE SHEET 1		
WAPC No.	160314	DRAWING No.	6480-03-600
REVISION			0

ORIGINAL SIZE
A1



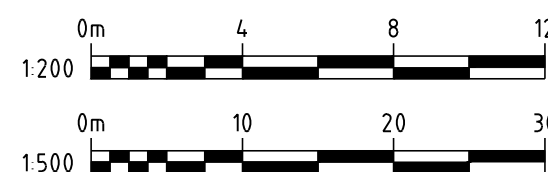
PLAN
1:500

Vertical Curve K value		VIP 173.885		VIP 173.975		VC=60m K=14.65		VC=40m K=16.47		VC=40m K=16.99	
Grade		3.000%		2.350%		-174.5%		0.684%			
DATUM 162.0											
LEFT EDGE DESIGN LEVEL											

GREVILLEA ROAD
HORIZONTAL SCALE 1:500
VERTICAL SCALE 1:200

FOR NOTES AND LEGEND REFER DRAWING 6480-03-600

0	12.05.25	HVD	SM	myWale	ISSUED FOR CONSTRUCTION
C	14.04.25	HVD			CUT BATTERS LABELED, ISSUED FOR APPROVAL
B	08.04.25	HVD		M. WALLIS	ASPHALT WIDTH INCREASED TO 6.2M AS SHOWN, SCOPE OF WORKS AMENDED
A	06.12.24	HVD	AA		ISSUED FOR PRICING/APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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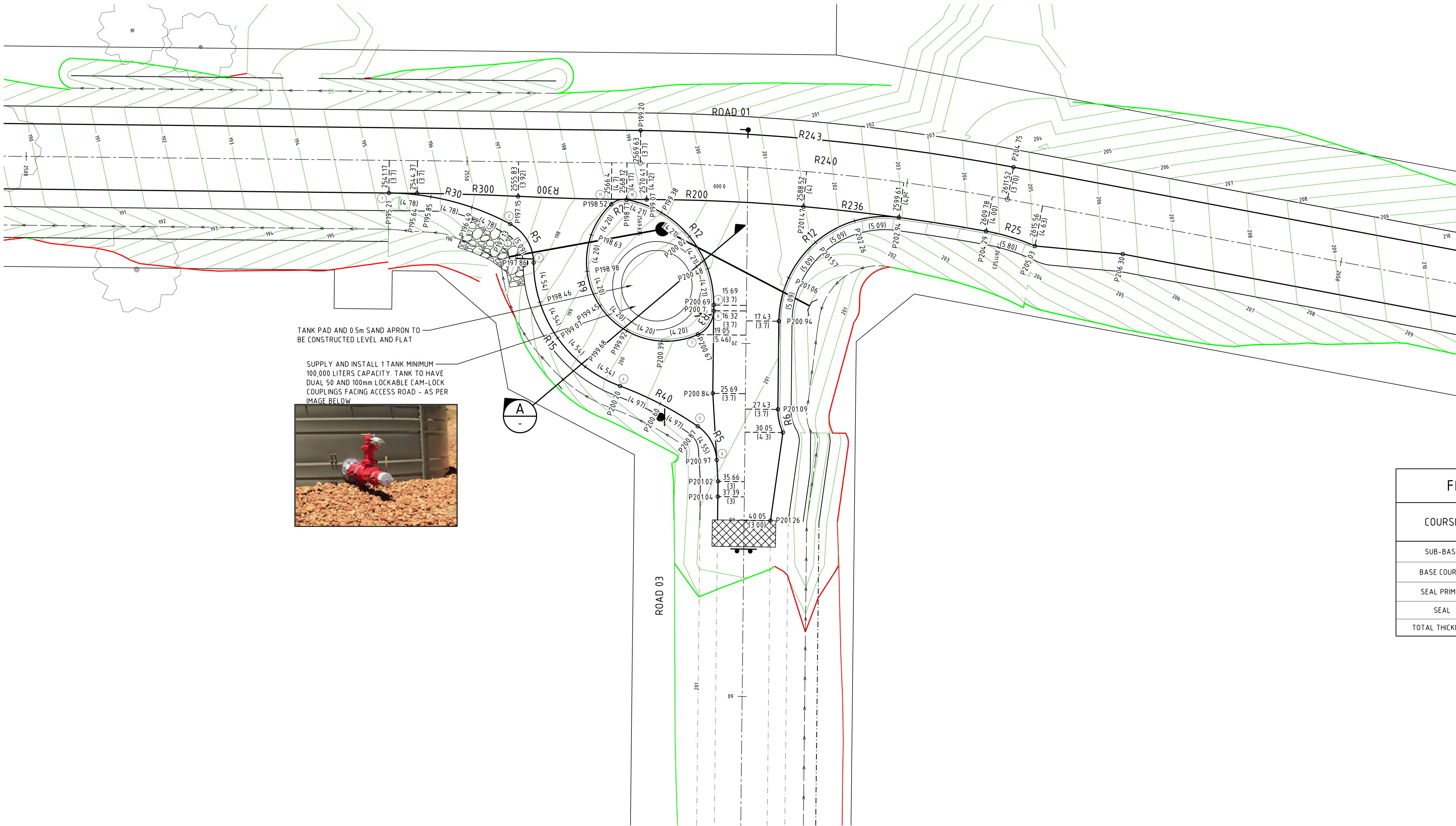
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CLIENT
QUBE
APPROVED
myWale
DESIGNED
ARH
SCALE
1:500, 1:200

PROJECT
YARRIMBAH HEIGHTS - STAGE 03
TITLE
ROADWORKS PLAN AND PROFILE
SHEET 2
WAPC No.
160314
DRAWING No.
6480-03-601
REVISION
0

ORIGINAL
SIZE
A1

Appendix C Water tank civil plan and specifications



LEGEND	
DESCRIPTION	SYMBOL
FINISHED SURFACE CONTOUR MAJOR	25.0
FINISHED SURFACE CONTOUR MINOR	25.1
FINISHED PAVEMENT LEVEL	P25.00
CHAINAGE / OFFSET SETOUT INFORMATION	10.00 (3.00)
PROPOSED ROAD	
EXISTING ROAD	
FUTURE ROAD	
PROPOSED KERB TRANSITION	///
FILL BATTER	
CUT BATTER	
EXISTING CREEK	
POST WITH STREET NAME PLATES	
CHEVRON BOARD	

NUMBER	EASTING	NORTHING
1	33202.517	494013.694
2	33216.278	494010.182
3	33218.93	494005.798
4	33228.734	493991.816
5	33237.531	493987.261
6	33239.691	493983.435
7	33237.552	493997.649
8	33239.345	494000.362
9	33239.351	494000.993
10	33229.465	494012.936
11	33227.737	494012.418

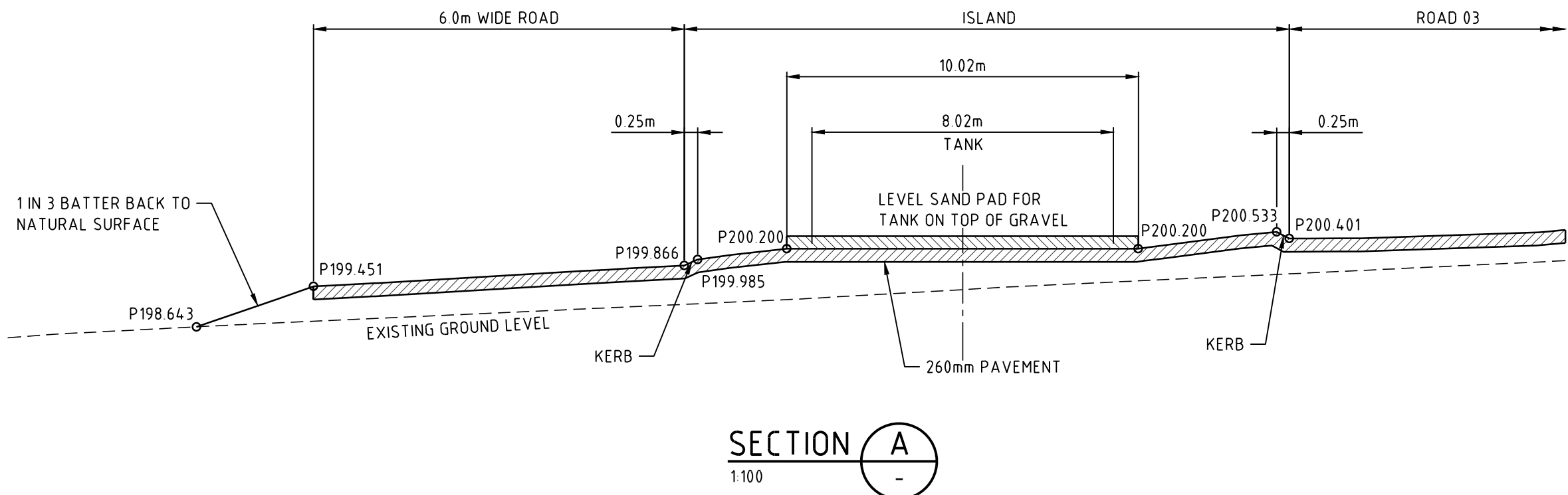
NOTE: ALL COORDINATES ARE IN PCG94

FIRE TANK ACCESS INFORMATION

COURSE	MATERIAL	THICKNESS (mm)
SUB-BASE	CRUSHED LIMESTONE / FERRICRETE / ROCK	260
BASE COURSE	CRUSHED ROCK / GRAVEL	100
SEAL PRIMER	-	0
SEAL	-	30
TOTAL THICKNESS		390

NOTES

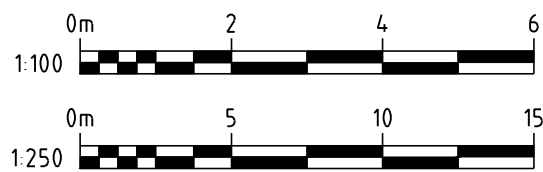
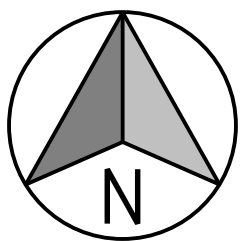
- ALL CO-ORDINATES AND LEVELS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATION AND ALSO THE REQUIREMENTS OF THE CITY OF SWAN AND THE TANK MANUFACTURER.
- THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. SERVICES INFORMATION SHOWN ON THE DRAWINGS IS INDICATIVE ONLY AND MAY NOT BE COMPLETE. WHERE EXISTING AND PROPOSED WORKS CONFLICT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT IMMEDIATELY.
- ALL HEIGHTS ARE TO AHD AND ALL LEVELS SHALL BE DERIVED FROM ESTABLISHED BENCHMARKS.
- ALL BENCHMARKS ARE TO BE PROTECTED AND PRESERVED.
- ALL KERBING TO BE SEMI MOUNTABLE U.S.O. (ALL KERBING ON A RADIUS OF 40m OR LESS MUST BE KEYED).
- ALL SETOUT POINTS AND RADII ARE TO FACE OF KERB.
- ALL CONSTRUCTION SHALL MAKE SMOOTH CONNECTION TO EXISTING WORK.
- GUIDE POSTS TO BE INSTALLED ALONG ROADSIDE IN ACCORDANCE WITH AS1742.2-2009.
- ALL PAVEMENT TO BE CONSTRUCTED USING BLACK ASPHALT U.S.O.
- THE CONTRACTOR SHALL CONTACT THE SUPERINTENDENT WHEN ALL CONCRETE FORMWORK IS IN POSITION FOR INSPECTION AND APPROVAL, PRIOR TO THE POURING OF ANY CONCRETE.
- 'AS CONSTRUCTED' DRAWINGS ARE TO BE PREPARED TO THE REQUIREMENT OF THE CITY OF SWAN.



NOTICE TO CONTRACTOR

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

0	09.11.23	ARH	AA		ISSUED FOR CONSTRUCTION
B	23.08.23	YH	AA	M. WALLIS	ISSUED FOR APPROVAL
A	09.06.23	ARH	MW	M. WALLIS	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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Subiaco WA 6008

T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

CLIENT



APPROVED

DESIGNED

ARH

SCALE

1:100 1:250

PROJECT YARRIMBAH HEIGHTS - STAGE 01

TITLE
**INTERSECTION DETAILS FIRE FIGHTING TANK
SHEET 2 OF 2**

WAPC No.

160314

DRAWING No.

6480-01-621

REVISION

0

ORIGINAL SIZE
A1

Appendix D Firebreak variations for Lots 24, 25 & 27

Alternative Firebreak Application

Applicant Details

Owners Name	Dale Humphery Park, Gary Alexander Park, George Humphery Park, Yarrimbah Nominees Pty Ltd, McRae Investments Pty Ltd, QUBE Bullsbrook Pty Ltd
Property Address	The Future Lot 24, Grevillea Road, Bullsbrook WA 6084
Postal Address <i>(if different to above)</i>	Suite 3, Level 1 437 Roberts Road, Subiaco WA 6008
Contact Email	michaelm@qubeproperty.com.au
Contact Mobile	0420 576 965

Alternative Plan Details *(Draw, attach, or describe the alternative plan below)*

Refer diagram over the page.

The blue mark-up on the appended plan denotes a standard 3m fire-break required as per the City of Swan annual fire-break notice clause 2.b.

Alternative Plan Reasoning *Explain why your property warrants an alternative firebreak plan: (For example, steep terrain, inaccessible areas, extensive irrigation etc.)*

The proposed alternative fire-break alignment has been sited to account for characteristics of Lot 24.

Firstly, the topography of the western portion of the lot extends down into the valley falling from approximately RL 165 to RL 150. This makes the installation of fire-breaks along the extent of the boundary both challenging and ineffective.

Secondly, Lot 24 contains a significant watercourse that crosses the boundary from Lot 24 into Lot 25 approximately 140m from the road boundary. As a result, the maintenance of a mineral earth fire-break in this location will be a significant challenge / burden to the ultimate owner of the lot.

Finally, the installation of fire-breaks in this area would require the clearing of a significant portion of the mapped T1 & H1 plant communities, the alternative alignment removes the requirement to do so.

Alternative Firebreak Application

Additional Information for Applicants:

- This application will be assessed by an authorised officer at the City of Swan. The officer may attend your property for an inspection or contact you for further information.
- If approved, the alternative plan will be valid for a fixed period of time (typically 5 years) and can be revoked by the City at any point in time. Full detail will be included in the letter of approval.
- If not approved, the full requirements of the City's annual Fire Hazard Reduction Notice apply to your property.
- An alternative firebreak plan application is not a request to be exempt from fire hazard reduction requirements, but an application to employ alternative methods of property preparedness to land that you own and/or occupy.
- Please note the following frequently received reasons in alternative firebreak applications, which are not likely to be acceptable:
 - Trees would need to be cleared/trimmed in order for a firebreak to be installed.
 - Cost is a prohibiting factor, or the machinery required is not available.
 - An old bushfire management plan or fire management plan indicated firebreaks are not required.
 - The property has not needed a firebreak in the past.
 - Installing firebreaks will reduce the amount of feed available for livestock.
 - A neighbouring property does not have a firebreak.
 - A neighbouring property has a firebreak on their side of the fence, so the property in question does not need a firebreak.
- If you have any questions regarding this application form, or would like advice/assistance regarding your property, please do not hesitate to contact the City's Fire & Emergency Management team by contacting customer support at swan@swan.wa.gov.au or on 9267 9022.

Boundaries

- Building Envelopes
- Roads



Alternative Firebreak Application

Applicant Details

Owners Name	Dale Humphery Park, Gary Alexander Park, George Humphery Park, Yarrimbah Nominees Pty Ltd, McRae Investments Pty Ltd, QUBE Bullsbrook Pty Ltd
Property Address	The Future Lot 25, Grevillea Road, Bullsbrook WA 6084
Postal Address <i>(if different to above)</i>	Suite 3, Level 1 437 Roberts Road, Subiaco WA 6008
Contact Email	michaelm@qubeproperty.com.au
Contact Mobile	0420 576 965

Alternative Plan Details *(Draw, attach, or describe the alternative plan below)*

Refer diagram over the page.

The pink mark-up on the appended plan denotes a standard 3m fire-break with a further 3m slashed buffer required as per the City of Swan annual fire-break notice clause 2.c.ii.

Alternative Plan Reasoning *Explain why your property warrants an alternative firebreak plan: (For example, steep terrain, inaccessible areas, extensive irrigation etc.)*

The proposed alternative fire-break alignment has been sited to account for the topography of the western portion of the lot that extends down into the valley and is extremely steep falling from approximately RL 160 to RL 125. This makes the installation of fire-breaks along the extent of the boundary both unachievable and ineffective.

Additionally, the installation of fire-breaks in this area would require the clearing of a portion of the mapped H1 plant community, the alternative alignment removes the requirement to do so.

Alternative Firebreak Application

Additional Information for Applicants:

- This application will be assessed by an authorised officer at the City of Swan. The officer may attend your property for an inspection or contact you for further information.
- If approved, the alternative plan will be valid for a fixed period of time (typically 5 years) and can be revoked by the City at any point in time. Full detail will be included in the letter of approval.
- If not approved, the full requirements of the City's annual Fire Hazard Reduction Notice apply to your property.
- An alternative firebreak plan application is not a request to be exempt from fire hazard reduction requirements, but an application to employ alternative methods of property preparedness to land that you own and/or occupy.
- Please note the following frequently received reasons in alternative firebreak applications, which are not likely to be acceptable:
 - Trees would need to be cleared/trimmed in order for a firebreak to be installed.
 - Cost is a prohibiting factor, or the machinery required is not available.
 - An old bushfire management plan or fire management plan indicated firebreaks are not required.
 - The property has not needed a firebreak in the past.
 - Installing firebreaks will reduce the amount of feed available for livestock.
 - A neighbouring property does not have a firebreak.
 - A neighbouring property has a firebreak on their side of the fence, so the property in question does not need a firebreak.
- If you have any questions regarding this application form, or would like advice/assistance regarding your property, please do not hesitate to contact the City's Fire & Emergency Management team by contacting customer support at swan@swan.wa.gov.au or on 9267 9022.

Boundaries

- Building Envelopes
- Roads



Alternative Firebreak Application

Applicant Details

Owners Name	Dale Humphery Park, Gary Alexander Park, George Humphery Park, Yarrimbah Nominees Pty Ltd, McRae Investments Pty Ltd, QUBE Bullsbrook Pty Ltd
Property Address	The Future Lot 27, Yarrimbah Drive, Bullsbrook WA 6084
Postal Address <i>(if different to above)</i>	Suite 3, Level 1 437 Roberts Road, Subiaco WA 6008
Contact Email	michaelm@qubeproperty.com.au
Contact Mobile	0420 576 965

Alternative Plan Details *(Draw, attach, or describe the alternative plan below)*

Refer diagram over the page.

The pink mark-up on the appended plan denotes a standard 3m fire-break with a further 3m slashed buffer required as per the City of Swan annual fire-break notice clause 2.c.ii.

Alternative Plan Reasoning *Explain why your property warrants an alternative firebreak plan: (For example, steep terrain, inaccessible areas, extensive irrigation etc.)*

The proposed alternative fire-break alignment has been sited to avoid the valley, vegetation and rocky outcrop on the lot's southern boundary and leverage off an existing track in situ. A secondary deviation is proposed on the western boundary to avoid clearing of some existing established trees with the fire-break reverting to a standard alignment otherwise.

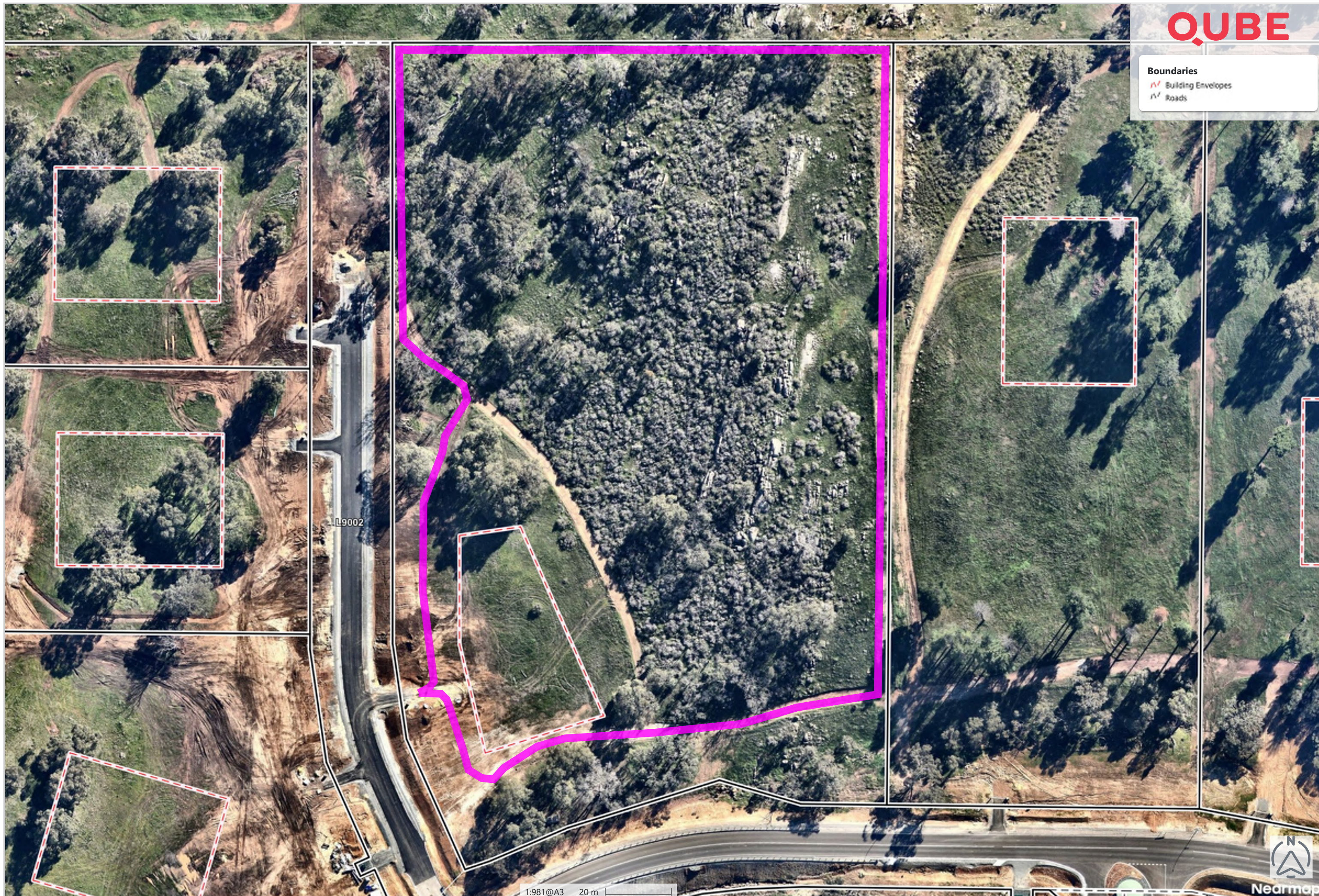
Alternative Firebreak Application

Additional Information for Applicants:

- This application will be assessed by an authorised officer at the City of Swan. The officer may attend your property for an inspection or contact you for further information.
- If approved, the alternative plan will be valid for a fixed period of time (typically 5 years) and can be revoked by the City at any point in time. Full detail will be included in the letter of approval.
- If not approved, the full requirements of the City's annual Fire Hazard Reduction Notice apply to your property.
- An alternative firebreak plan application is not a request to be exempt from fire hazard reduction requirements, but an application to employ alternative methods of property preparedness to land that you own and/or occupy.
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 - Cost is a prohibiting factor, or the machinery required is not available.
 - An old bushfire management plan or fire management plan indicated firebreaks are not required.
 - The property has not needed a firebreak in the past.
 - Installing firebreaks will reduce the amount of feed available for livestock.
 - A neighbouring property does not have a firebreak.
 - A neighbouring property has a firebreak on their side of the fence, so the property in question does not need a firebreak.
- If you have any questions regarding this application form, or would like advice/assistance regarding your property, please do not hesitate to contact the City's Fire & Emergency Management team by contacting customer support at swan@swan.wa.gov.au or on 9267 9022.

Boundaries

- Building Envelopes
- Roads



1:981@A3 20 m



Nearmap

Appendix E Confirmation from DWER re: APZ implementation at DA/building stage

From: [Zac Cockerill](#)
Subject: FW: DWER Exemption Clarification
Date: Tuesday, 8 July 2025 4:05:32 PM
Attachments: [image001.png](#)
[ROBBUL03_NVCP_exemptions_letter_Rev 0.pdf](#)

From: Stacey Harley
Sent: Thursday, 1 May 2025 11:06 AM
To: Michael Mignacca
Cc: Kristen Watts ; Matt Cousins
Subject: FW: DWER Exemption Clarification

Hi Michael

Please see below the response from DWER confirming that future clearing by residents at Yarrimbah Heights Estate within APZs is exempt from needing a NVCP.

Kind regards
Stacey

Stacey Harley
Director

COTERRA
ENVIRONMENT

From: Mat Gannaway <mat.gannaway@dwer.wa.gov.au>
Sent: Thursday, 1 May 2025 9:00 AM
To: Stacey Harley <stacey.harley@coterra.com.au>
Subject: RE: DWER Exemption Clarification

OFFICIAL

OFFICIAL

Hi Stacey,

Based on the information you have provided, I concur that the clearing of the Asset Protection Zones (APZs) is not necessarily required to be undertaken now, prior to the final design of developments within the subdivision.

Clearing of APZ's may be able to be undertaken under the two following exemptions:

- Schedule 6, Item 10: Clearing under the *Bush Fires Act 1954* (BF Act). Clearing done in accordance with the City of Swan annual Fire Hazard Reduction Notice which is pursuant to Section 33(1) of the BF Act that requires APZs to be installed around relevant buildings.

- Regulation 5, Item 1: Clearing of a site for the lawful construction of a building or other structure on a property. Outside of any Environmentally Sensitive Areas, if individual Development Approvals (DA) are required for each building/structure/Lot, and the DA specifies that in order for the building/structure to comply it needs an APZ, then works can be undertaken under that mechanism. It is to the extent necessary to make the building/structure 'lawful'.

Any person who wishes to go beyond the APZ specified in the Section 33 notice or DA would require a separate clearing permit/referral as the above exemptions only apply to the APZ distances specified in the relevant instrument.

Note, it is ultimately up to the person doing the clearing to determine whether a valid exemption applies.

Regards

Mathew Gannaway

A/Senior Manager

Native Vegetation Regulation

Statewide Delivery

From: Stacey Harley <stacey.harley@coterra.com.au>

Sent: Tuesday, 29 April 2025 3:07 PM

To: Mat Gannaway <mat.gannaway@dwer.wa.gov.au>

Subject: DWER Exemption Clarification

Dear Mat

We write to you on behalf of our client for the Yarrimbah Heights Estate located at Lot 901 Stock Road Bullsbrook. The proposed rural residential subdivision of Lots 301 and 302 (later subdivided into Lot 901) was approved by the Western Australian Planning Commission subject to conditions. The developer has nearly completed construction of the initial subdivision stages in accordance with the approval including clearing within the building envelopes. The local government (City of Swan) is however also requesting the developer to clear the full maximum extent of the Asset Protection Zones (APZs) around each of the building envelopes prior to subdivision clearance. A key reason why the local government is asking for the APZ clearing to be undertaken now is that this avoids future land owners needing to obtain a Native Vegetation Clearing Permit (NVCP) for the clearing if it is done as part of the subdivision works by the developer, and the associated risk of NVCPs not being granted for the final determined APZs.

If the developer proceeds with the City's request unnecessary clearing will occur, including impacts on some of the mapped plant communities and habitat trees marked for retention where possible. We seek confirmation from DWER that exemption Schedule 6 Item 10 is applicable for future land owners within the Yarrimbah Heights Estate to avoid unnecessary clearing by the developer prior to final building locations being determined.

Please refer to attached correspondence for further information, many thanks for your assistance in this matter.

Kind regards
Stacey

Stacey Harley
Director

COTERRA
ENVIRONMENT

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COTERRA ENVIRONMENT

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Our Ref: ROBBUL03
Date: 28 April 2025

Attention: Mat Gannaway

Department of Water and Environmental Regulation
Locked Bag 10
Joondalup DC WA 6919
Via email: admin.nvp@dwer.wa.gov.au

Dear Mat

Yarrimbah Heights Estate – Native Vegetation Clearing Permit Exemption

Yarrimbah Heights Estate is situated on Lot 901 Stock Road approximately 2km south-east of the existing Bullsbrook townsite and to the east of the Great Northern Highway, within the locality of Bullsbrook ('the site'; Figure 1). The site falls within the City of Swan local government area.

The site is predominantly cleared as a result of agricultural practice however does contain some remnant vegetation areas. The site extends over approximately 491 ha and includes 173 future rural residential lots.

Vegetation and Flora

Cardno (2011) undertook flora and vegetation investigations on the site and determined four existing community types, including:

- Community H1: Heath to low shrubland of *Calothamnus quadrifidus*, *Hypocalymma angustifolium*, *Acacia pulchella*, *Trymalium floribundum* and *Hibbertia* spp. with emergent *Corymbia calophylla* and *Eucalyptus wandoo* over *Dryandra lindleyana*, *Phyllanthus calycinus* and a herbaceous ground cover.
- Community T1 – Thicket to scrub of *Acacia pulchella* with emergent *Corymbia calophylla*, *Eucalyptus wandoo* and *Acacia saligna* over *Melaleuca radula*, *Darwinia citriodora*, *Hypocalymma angustifolium*, *Baeckea camphorosmae* over a herbaceous ground cover.
- Community T2 – Low open woodland of *Corymbia calophylla* (to 10 m) over *Trymalium floribundum*, *Xanthorrhoea preissii* and *Acacia pulchella* over herbaceous ground cover.
- Community T3 – Developed agricultural paddocks with scattered trees and shrubs of *Corymbia calophylla*, *Eucalyptus wandoo* and *Xanthorrhoea preissii*.

The agricultural paddocks (Community T3) dominated 99% of the site. Based on this agricultural disturbance, vegetation condition was described as 'Completely Degraded' for the majority of the site (Cardno, 2011).

Subdivision Approval

The proposed rural residential subdivision of Lots 301 and 302 (later subdivided into Lot 901) was approved by the Western Australian Planning Commission (WAPC) subject to conditions on the 5th October 2021 (WAPC reference no 160314) (see Attachment 1).

The siting of building envelopes for the proposed lots was carefully considered in consultation with the local government to avoid locations where significant trees and the mapped extent of plant communities H1, T1 and T2 were found and has been refined further at the subdivision stage in accordance with Condition 4 of the subdivision approval.

A habitat tree survey was undertaken by Western Wildlife (2020) to determine the presence of potential habitat trees on site, which may provide fauna value. Habitat trees were defined as any native tree with a DBH $\geq 100\text{cm}$ (Western Wildlife, 2020). Trees were identified in the following parts of the site as shown in the local structure plan design:

- Proposed roads
- Proposed building envelopes
- Proposed asset protection zone (APZs)
- Proposed fire service access route
- Firebreaks within 3m of the proposed lot boundaries

The above areas were selected for survey, as these are locations where impacts to trees could occur. Vegetation will be retained in the remaining portions of the site.

A Habitat Tree Protection Plan was prepared by Coterra Environment (2020) as part of the structure plan approval process to identify and prioritise habitat trees with a diameter of 1m and greater for retention, and provide guidance and suggested management methods to protect the habitat trees during development and post-construction of the site. In accordance with Condition 11 of the subdivision approval, an addendum to this plan is prepared for the subdivision stages to confirm tree retention for these trees previously identified as possible to retain subject to detailed design as well as providing additional management requirements related to plant communities H1, T1 and T2.

Further Condition 21 of the subdivision approval requires the preparation of a Bushfire Management Plan. This plan has been prepared by Strategen JBS&G (September 2021) and has been approved by the Local Government.

Proposed Clearing

The developer has nearly completed construction of the initial subdivision stages in accordance with the approval and Habitat Tree Protection Plan, including clearing within the building envelopes. The local government (City of Swan) is however also requesting the developer to clear the full extent of the Asset Protection Zones (APZs) around each of the building envelopes prior to subdivision clearance be given on the Bushfire Management Plan condition. This request is in line with the Bushfire Management Plan which states that *“Once validated, APZs will need to be implemented by the developer prior to lot title as part of site engineering and clearing works. The developer will also be required to manage the APZs in a low threat state on a regular and ongoing basis until lot sale, after which this responsibility will rest with the future landowner (Strategen JBS&G, 2021).”*

Our concern with installing the APZs to the full extent surrounding the building envelopes ahead of subdivision clearance and lot titles, is that the developer will be clearing the vegetation on the assumption that future residences are sited right up against each border of the building envelopes. Given the Building Envelopes on the estate are large at $2,000\text{m}^2$, this assumption is incorrect. If the developer proceeds with the City’s request unnecessary clearing will occur, including impacts on some of the mapped plant communities and habitat trees marked for retention where possible.

A key reason why the local government is asking for the APZ clearing to be undertaken now is that this avoids future land owners needing to obtain a Native Vegetation Clearing Permit (NVCP) for the clearing if it is done as part of the subdivision works by the developer, and the associated risk of NVCPs not being granted for the building envelopes and final APZs.

In order to address the future approval query, the local government is seeking written clarification from DWER that the clearing of native vegetation within the APZ's by future landowners is exempt from needing a NVCP if the developer does not clear the APZ ahead of sale to private landowners.

Upon review of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, a native vegetation clearing permit (NVCP) exemption is considered relevant to development at the site for the future landowners.

In accordance with the *Bush Fires Act 1954*, the client has prepared a Bushfire Management Plan for the site identifying maximum APZs for each of the future lots and building envelopes. In conjunction with the City of Swan's Fire Hazard Reduction Notice (Attachment 2), that specifies that APZs are required to be installed and maintained, this future clearing of APZs appears to fall under the Schedule 6 Item 10 (Clearing under the *Bush Fires Act 1954*) NVCP exemption (Table 1). We seek your written confirmation of our interpretation.

Table 1: NVCP Exemption

Item No.	Wording of Exemption	Applicability
Schedule 6 Item 10. Clearing under the <i>Bush Fires Act 1954</i>	10. Clearing that is done — (a) as permitted under section 17(5); or (b) in accordance with a permit obtained under section 18; or (c) in accordance with an exemption granted under section 22C; or (d) under section 22(2), 23, 26A, 39(1)(d) or 44(1)(c); or (e) as authorised by a proclamation under section 26; or (f) to comply with a notice given under section 33(1); or (g) as authorised under section 36(b), of the Bush Fires Act 1954.	If the clearing is required by the City of Swan, as identified through a notice issued under the <i>Bush Fires Act 1954</i>, the proposed works would be exempt from requiring a NVCP from DWER. The CoS annual Fire Hazard Reduction Notice (Attachment 2) which is pursuant to Section 33(1) of the <i>Bush Fires Act 1954</i> requires that: 2. All land greater than 5,000 sqm (0.5 ha or 1.2 acres) a. Install and maintain an asset protection zone in accordance with the requirements specified in clause 8 3. Bushfire management plans a. Where a property is affected by an approved bushfire management plan, property owners must still comply with all requirements in this notice and with any additional requirements outlined within that plan. 8. Asset protection zone specification Asset protection zones must be installed around relevant buildings (see section 12) and must meet the following requirements: a. Extend 20m out from the external walls of the relevant building. Note: Asset protection zone requirements only apply within the boundaries of the lot on which the relevant building is located b. The average fuel loads must be reduced and maintained at two tonnes per hectare or lower c. All grass is maintained to under 10cm d. Tree canopy coverage is no greater than 15 per cent. The crowns of trees must have clear separation distance between one another e. A small group of trees within proximity to one another may be treated as one crown provided the combined crowns do not exceed the area of a large or mature crown size for that species f. Trees must be low-pruned (or under-pruned) to at least a height of 2m from the ground g. No tree or shrub over 2m high is planted within 3m of a building h. There are no tree crowns or branches hanging over buildings i. Scrub is reduced to a sparse density (able to walk through vegetation with relative ease and minimal deviation) j. Install paths or clear flammable or dry vegetation, debris, and materials immediately adjacent to the building k. Wood piles and flammable materials are stored a safe distance from buildings.

Source: DWER (2019)

On the basis of the abovementioned exemption, it is our interpretation that the proposed future clearing of APZs within the approved subdivision by future landowners in accordance with the requirements of the approved BMP will not require an NVCP from DWER. We believe the clearing will be undertaken in accordance with exemptions under Schedule 6 (Item 10(f)) of the *Protection (Clearing of Native Vegetation) Regulations 2004*.

Confirmation from DWER is requested that the above exemption is applicable for future land owners within the Yarrimbah Heights Estate to avoid unnecessary clearing by the developer prior to building locations being determined.

Thank you very much for your assistance with this matter.

Yours sincerely



Stacey Harley
Director

References

- Cardno (2011) Lot 301 Stock Road and Lot 302 Lage Road Bullsbrook – Landscape Structure Plan Environmental Component. Report prepared for Marlin Bullsbrook Pty Ltd. Perth, WA.
- Coterra Environment (2020) *Habitat Tree Protection Plan – Lot 301 Stock Rd and 302 Lage Rd Bullsbrook*. Report prepared for McRae Investments Pty Ltd. Rev 0 December 2020. Perth, WA.
- Department of Water and Environmental Regulation (2019). *A Guide to the Exemption and Regulations for Clearing Native Vegetation under Part V of the Environmental Protection Act 1986*. Government of Western Australia, Perth, Western Australia. [Online]. Available at: [A guide to the exemptions and regulations for clearing native vegetation \(der.wa.gov.au\)](https://www.der.wa.gov.au/publications/2019/06/a-guide-to-the-exemption-and-regulations-for-clearing-native-vegetation).
- Strategen JBS&G (2021) *Bushfire Management Plan (Subdivision Application) Lot 301 Stock Road and Lot 302 Lage Road Bullsbrook*. Reference 59125/133,804 (Rev 1). Prepared for McRae Investments Pty Ltd.
- Western Wildlife (2020) *Lot 301 Stock Road and Lot 302 Lage Road, Bullsbrook: Habitat Tree Survey 2020*. Report prepared for Coterra Environment. Perth, WA.

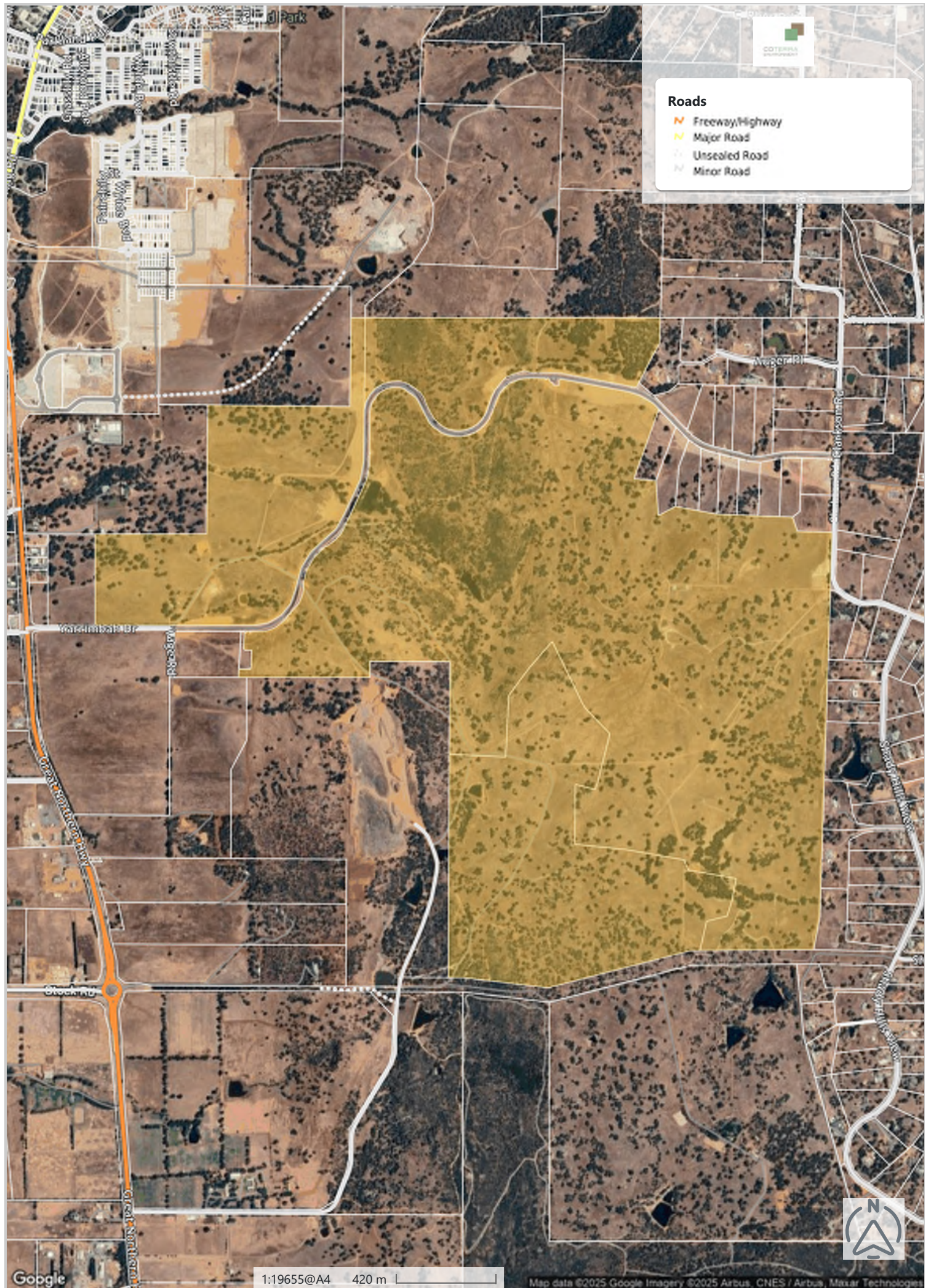
Figures

Figure 1 - Site Location

Attachments

- Attachment 1 - WAPC Subdivision Approval
- Attachment 2 – City of Swan Fire Hazard Reduction Notice

Figures



Attachment 1



Your Ref : PKF BUL

Roberts Day
2/442 Murray Street
PERTH WA 6000

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 160314

Planning and Development Act 2005

Applicant	: Roberts Day 2/442 Murray Street PERTH WA 6000
Owner	: Khaki Nominees Pty Ltd 237 Stirling Highway CLAREMONT WA 6010; McRae Investments Pty Ltd 45 Stirling Highway NEDLANDS WA 6009; George Humphery Park & Esme Florence Park 61 Lage Road BULLSBROOK WA 6084
Application Receipt	: 8 January 2021

Lot Number	: 301, 302
Diagram / Plan	: Deposited Plan 29235
Location	: -
C/T Volume/Folio	: 2095/259, 2096/751, 2096/311
Street Address	: Stock Road & Lage Road, Bullsbrook
Local Government	: City of Swan

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **08 January 2021** once the condition(s) set out have been fulfilled.

This decision is valid for **four years** from the date of this advice, which includes the lodgement of the deposited plan within this period.



The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **05 October 2025** or this approval no longer will remain valid.

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.dplh.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

Modifications

1. The subdivision plan dated 8 January 2021 being modified as follows:
 - a) Proposed Lots 117 to 125 and 175 to 190 being excluded;
 - b) Proposed Lots 1 - 6 being excluded from the approved plan of subdivision until such time as the Department of Mines, Industry Regulation and Safety advises the Western Australian Planning Commission that blasting operations are no longer required to extract the clay resource and the corresponding stage of the quarry has been closed;
 - c) Proposed Lots 19, 20 and 21 being amalgamated into one lot given the topography, extent of clearing combined with the interface with the 59ha lot;

- d) Proposed Lots 14 and 16 and Lots 18 and 22 being amalgamated as it has not been suitably demonstrated that the gradient of future driveways can be provided in accordance with the requirements of the Guidelines for Planning in Bushfire Prone Areas and the extent of the asset protection zones over these lots;
- e) Proposed Lots 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 being excluded given the topography, extent of clearing combined with the interface with the 59ha lot;
- f) Proposed Lots 31 and 32, Lots 149 to 151 and Lots 156 and 157 being amalgamated given the extent of clearing to achieve asset protection zones;
- g) Modify lot boundaries and/or building envelopes, where necessary, to ensure all asset protection zones are contained within individual lot boundaries;
- h) The battle-axe access leg to the telecommunication infrastructure lot being increased to a minimum width of 6m and the size of the lot being increased to accommodate the necessary asset protection zone;
- i) Identify land for the provision of water tanks in accordance with the approved Bushfire Management Plan; and
- j) The water body straddling proposed Lots 9 and 10 being contained within one lot.

(Local Government)

Contributions

- 2. The landowner/applicant making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality. (Department of Education)

Building

- 3. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, Building Act 2011, and National Construction Code Series/Building Code of Australia (as amended). (Local Government)
- 4. Prior to commencement of subdivisional works, a detailed plan identifying building envelope(s) on all lots on the approved plan of subdivision is to be prepared in consultation with the local government to ensure the appropriate siting of development, to the satisfaction of the Western Australian Planning Commission. The Building envelope locations shall address and respond to the following issues (but not limited to):

- Setbacks to boundaries;
- Where lots are located within a Visual Management Area, envelopes are to be located a sufficient distance from the top of a ridgeline to minimise the visual impact of buildings upon the skyline;
- Sited so as to achieve a maximum BAL-29 rating;
- Sited to ensure no significant trees are located within the envelopes;
- Sited to minimise the presence of significant trees within asset protection zones;
- Sited to minimise intrusion into mapped plant communities H1, T1 and T2 as mapped by GHD (2008);
- Sited outside of the clay and quarry buffer areas;
- Sited outside of strategic development setbacks;
- Sited to ensure optimal locations for effluent disposal; and
- Sited away from drainage pathways.

(Local Government)

Drainage and Site Works

5. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
 - a) lots can accommodate their intended use; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

(Local Government)

6. Prior to the commencement of subdivisional works, an Urban Water Management Plan is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Local Water Management Strategy/Drainage and Water Management Plan. (Local Government)
7. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)

8. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)
9. Drainage easements and reserves as may be required by the local government for drainage infrastructure being shown on the diagram or plan of survey (deposited plan) as such, granted free of cost, and vested in that local government under Sections 152 and 167 of the Land Administration Act 1997. (Local Government)

Reserves

10. The proposed FESA reserve(s) shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserve(s) for "DFES – public purposes - strategic water supply for fire fighting purposes" and vested in the Crown under Section 152 of the Planning and Development Act 2005, such land to be ceded free of cost and without any payment of compensation by the Crown. Ceding will be required as part of the first stage of subdivision. (Local Government)

Environment

11. Prior to the commencement of subdivisional works a Habitat Tree and Native Vegetation Community Protection Plan is to be prepared and approved by the City of Swan to ensure the protection and management of the sites environmental assets, specifically in relation to the habitat trees and plant communities H1, T1 and T2 as mapped by GHD (2008), with satisfactory arrangements being made for the implementation of the approved plan. (Local Government)
12. A restrictive covenant, to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:

"No buildings and effluent disposal systems are to take place outside the defined building envelope(s), unless otherwise approved by the local government."

(Local Government)

13. A management plan detailing how risk of drainage, erosion and sedimentation or other environmental impacts into nearby water bodies will be minimised during subdivision is to be:
- a) prepared by the landowner/applicant and approved prior to the commencement of subdivisional works; and
 - b) implemented during subdivisional works.

(Department of Biodiversity, Conservation and Attractions)

14. A fence restricting vehicle, pedestrian and stock access to Walyunga National Park is to be constructed on the boundaries shown on the plan dated received 8 January 2021 in order to protect native vegetation. (Local Government)

Roads and Access

15. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC.

Ceding and construction of the Rural Link Road connecting Lage Road with Clarkson Road to a public road standard to the specifications of the City of Swan is to be undertaken in the first subdivision stage.

(Local Government)

16. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
- a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider; and

- b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and
- c) temporary turning areas are provided to those subdivisional roads that are subject to future extension.

(Local Government)

- 17. Satisfactory arrangements being made with the local government for the partial cost of upgrading and/or construction of Lage Road to the standard of a rural road. (Local Government)
- 18. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's Liveable Neighbourhoods policy/DC 1.7 General Road Planning. (Local Government)
- 19. Suitable arrangements being made with the local government for the provision of vehicular crossovers to service the lots shown on the approved plan of subdivision. (Local Government)
- 20. Prior to the creation of any lot, it be suitably demonstrated that private driveways can be constructed with a maximum gradient of 1:10 to the building envelope. (Local Government)

Bushfire

- 21. An updated Bushfire Management Plan is to be provided to the City of Swan for approval for each stage of subdivision which includes a Bushfire Attack Level contour map for each individual lot for which a certificate of title is being sought. It shall be demonstrated that the building envelope for each lot can be accommodated within an area of BAL-29 or below. (Local Government)
- 22. Information is to be provided to demonstrate that the relevant measures contained in the updated Implementation Table of the Bushfire Management Plan have been implemented during subdivisional works. This information should include a completed "Certification by Bushfire Consultant" from the bushfire management plan. (Local Government)
- 23. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the siting of 5 x 100kL water tanks to be provided within the road reserve locations depicted in the Bushfire Management Plan and to the following specifications:

- 2 outlets with a 100mm gate and a 50mm butterfly protected by a mesh cage;
- Concrete slash apron;
- Inlet at top of tank with BIC coupling;
- Overflow outlet; and
- A water level gauge.

(Local Government)

24. A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

“This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.”

(Western Australian Planning Commission)

Notifications

25. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

‘A mains potable water supply is not available to the lot(s).’

(Local Government)

26. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

‘A reticulated sewerage service is not available to the lot(s). Anaerobic treatment units (ATU) may be required on the lot(s) in accordance with the Government Sewerage Policy 2019.’

(Local Government)

27. A notification, pursuant to Section 165 of the Planning and Development Act 2005 is to be placed on the certificate(s) of title of proposed lots 6, 7, 9, 115 and 116 location within the 500m clay quarry buffer advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'This lot is located within 500 metres of operating clay quarry and has the potential to be affected by noise and dust that are associated with the continued operation of the quarry'.

(Western Australian Planning Commission)

28. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s) containing any plant communities and habitat trees identified in the approved Habitat Tree and Native Vegetation Community Protection Plan as requiring protection or management. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

'The lot contains plant communities and/or habitat trees that are required to be protected and retained in accordance with the approved Habitat Tree and Native Vegetation Community Protection Plan.

(Local Government)

Services

29. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)
30. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. Relative to Conditions 1a), 1c), 1d), 1e) and 1f), the Commission is prepared to consider a further, separate subdivision application(s) for the creation of the proposed lots referenced in those conditions, subject to the proponent demonstrating that:
- (i) For the proposed lots excluded by condition 1a), Fire Service Access Routes shown on the approved plan of subdivision will comply with the criteria for Fire Service Access Routes set out in Acceptable Solution A3.7 of the Guidelines for Planning in Bushfire Prone Areas and will be protected via an appropriate easement specifying access rights for emergency fire purposes in favour of the local government.
 - (ii) For the proposed lots referenced in condition 1c), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the Guidelines for Planning in Bushfire Prone Areas.

- (iii) For the proposed lots referenced in condition 1d), the gradient of future driveways will accord with Acceptable Solution A3.5 of the Guidelines for Planning in Bushfire Prone Areas; and Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with those Guidelines.
 - (iv) For the proposed lots excluded by condition 1e), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the Guidelines for Planning in Bushfire Prone Areas.
 - (v) For the proposed lots referenced in condition 1f), Asset Protection Zones will be sufficient to achieve BAL-29 or lower for the respective building envelopes, to comply with the Guidelines for Planning in Bushfire Prone Areas.
2. In relation to Condition 1g, lot boundaries and/or building envelopes will need to be modified to ensure asset protection zones are contained within individual lot boundaries. Asset protection zones straddling firebreaks on adjoining properties may be acceptable.
 3. Condition 6 has been imposed in accordance with Better Urban Water Management Guidelines (WAPC 2008). Further guidance on the contents of urban water management plans is provided in "Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions" (Published by the then Department of Water 2008)
 4. In relation to Condition 11, all trees listed as 'encouraged to be retained' are to be amended to either require their retention, or accept the trees can be cleared.
 5. In regard to Condition 13, the Subdivision Works Management Plan will need to demonstrate that site works will not interfere, alter or pollute any wetland, watercourse, surface water expression or groundwater in the area, or alter the water quality of such waters. The Subdivision Works Management Plan should include details of onsite storage of materials and equipment, waste management (including how any fill, building materials, rubbish and other deleterious matter will be prevented from being deposited on the foreshore reserve, or allowed to enter the waterways as a result of the subdivision), management of stormwater and associated sedimentation and complaints/incidents.
 6. In regard to Condition 21, particular attention be given to the recommendations listed in table 2 of the Peer Review prepared by Emerge Associates, dated June 2021.
 7. In regard to Condition 27, a notification is only required for those lots affected by the clay quarry buffer as per Structure Plan 11. Any existing notifications for lots outside the buffer are not required.



8. In regard to Condition 29, Western Power provides only one underground point of electricity supply per freehold lot.

A handwritten signature in dark ink, appearing to read "Sam Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission
5 October 2021

Enquiries : Mario Carbone (Ph 6551 9617)



Your Ref : PKF BUL
Enquiries : Mario Carbone (Ph 6551 9617)

Hatch RobertsDay
2/442 Murray Street
PERTH WA 6000

**Approval Subject to Condition(s)
Freehold (Green Title) Subdivision
Reconsideration Of Condition(s)**

Application No : 160314

Planning and Development Act 2005

Applicant	: Hatch RobertsDay 2/442 Murray Street PERTH WA 6000
Owner	: Khaki Nominees Pty Ltd 237 Stirling Highway CLAREMONT WA 6010; McRae Investments Pty Ltd 45 Stirling Highway NEDLANDS WA 6009; George Humphery Park & Esme Florence Park 61 Lage Road BULLSBROOK WA 6084
Application Receipt	: 8 January 2021

Lot Number	: 301, 302
Diagram / Plan	: Deposited Plan 29235
Location	: -
C/T Volume/Folio	: 2095/259, 2096/751, 2096/311
Street Address	: Stock Road & Lage Road, Bullsbrook
Local Government	: City of Swan

The Western Australian Planning Commission resolved to reconsider subdivision approval WAPC Ref 160314 for Lot 302 Lage Road and Lot 301 Stock Road, Bullsbrook granted 5 October 2021, and modify the conditions and advice as follows:

A. Condition 1 to be modified to read in full as follows:

1. The subdivision plan dated 8 January 2021 being modified as follows:
 - a) The indicative fire service access routes for proposed Lots 117 to 125 and 175 to 190 being shown on the subdivision plan;
 - b) Proposed Lots 1 - 6 being excluded from the approved plan of subdivision until such time as the Department of Mines, Industry Regulation and Safety advises the Western Australian Planning Commission that blasting operations are no longer required to extract the clay resource and the corresponding stage of the quarry has been closed;
 - c) Modify lot boundaries and/or building envelopes, where necessary, to ensure all asset protection zones are contained within individual lot boundaries;
 - d) The battle-axe access leg to the telecommunication infrastructure lot being increased to a minimum width of 6m and the size of the lot being increased to accommodate the necessary asset protection zone;
 - e) Identify land for the provision of water tanks in accordance with the approved Bushfire Management Plan; and
 - f) The water body straddling proposed Lots 9 and 10 being contained within one lot. (Local Government)

B. Add new Conditions as follows:

31. Easement(s) in accordance with Section 195 of the Land Administration Act 1997 specifying access rights for emergency fire purposes in favour of the Local Government are to be placed on the certificate(s) of title of proposed Lots 117 to 125 and 175 to 190 and the deed(s) of easement to specify care and management of the easement area is by the Local Government. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows:

"6 metre wide permanent emergency access way for vehicles is to be provided as per the indicative Fire Service Access Routes depicted on the approved plan of subdivision."

(Local Government)

32. Engineering drawings and specifications are to be submitted, approved and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of Fire Service Access Routes compliant with the criteria for Fire Service Access Routes set out within the Guidelines for Planning in Bushfire Prone Areas. Fire Service Access Routes shall have a maximum grade of 1:10, unless sections with grades greater than 1:10 are sealed. Turn around areas for type 3.4 fire appliances shall be provided every 500m, if applicable. (Local Government)
 33. The internal driveways for Lots 14, 16, 18 and 22 being constructed and drained at the landowner/applicants cost to the specifications of the local government. The driveways shall be constructed between the street boundary and the proposed building envelope. (Local Government)
- C. Delete advice note 1.
- D. Add new advice notes as follows:
9. In regard to Condition 1a, the fire service access route may need to be greater than 6m in width to accommodate engineering requirements such as batters and drainage.
 10. Reduced building envelope sizes may be required for proposed Lots 19 to 21 to accommodate the necessary asset protection zones.
 11. Building envelopes for proposed Lots 14, 19, 20, 21, 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 should be located as closed as possible to the street boundary.
 12. The fire service access routes shall be designed and constructed to avoid habitat trees where possible.
 13. In regard to Condition 21, details of the strategic firebreak for proposed Lots 19, 20, 21, 55, 56, 57, 59, 61, 63, 65, 67, 69 and 71 should be included in the Bushfire Management Plan. The strategic firebreak to be 6m in width or a lessor amount as agreed by the local government.
- E. Modify advice note 2 to reference Condition 1c and modify advice note 6 to read in full as follows:
6. In regard to Condition 21, particular attention be given to the recommendations listed in table 2 of the peer review prepared by Emerge Associates, dated June 2021 and the summary table within the level 3 peer review report prepared by Ecosystem Solutions, dated 7 September 2022.

All other terms and conditions remain as per the Commission's original decision letter dated 05 October 2021.

Right to apply for review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9216 3111 or go to its website: <http://www.sat.justice.wa.gov.au>



Ms Sam Fagan
Secretary
Western Australian Planning Commission

17 October 2022

Cc: City of Swan
Department of Education
Department of Biodiversity, Conservation and Attractions
Western Power
Water Corporation

Attachment 2

Bush Fires Act 1954

Fire Hazard Reduction Notice (Firebreak Notice)

Notice to Owners and/or Occupiers of land situated within the City of Swan.

To assist in the control of bushfires, and pursuant to Section 33 of the Bush Fires Act 1954, all owners and occupiers of land within the City of Swan are required on or before November 1, 2024, or within 14 days of becoming an owner or occupier of land after that date, to meet the fire hazard reduction conditions described in this notice and maintain these conditions up to and including April 30, 2025.

1. All land equal to or less than 5,000 sqm (0.5 ha or 1.2 acres)

- a. Install and maintain an asset protection zone in accordance with the requirements specified in clause 8
- b. Maintain all grass to a height of no greater than 10cm
- c. Maintain areas of natural vegetation to at or below eight tonnes per hectare.

2. All land greater than 5,000 sqm (0.5 ha or 1.2 acres)

- a. Install and maintain an asset protection zone in accordance with the requirements specified in clause 8
- b. Install firebreaks as close as practicable inside of, but no more than 10m from, the property's external boundaries firebreaks need to be 3m wide with 4m vertical height clearance free from flammable materials and overhanging branches (see clause 7 for further details):
 - i. A boundary firebreak is not required where the land is 90 per cent or more covered by buildings, other non-vegetated areas, and/or irrigated orchards/vineyards. All grass must be maintained to 10cm or less
 - ii. Properties over 100 ha require additional firebreaks to divide the land into areas not exceeding 100 ha.
- c. Maintain all grass:
 - i. On land between 5,000 sqm and 25,000 sqm (0.5-2.5 ha) or (1.2-6.2 acres) all grass must be reduced to a height no greater than 10cm
 - ii. On land greater than 25,000 sqm (2.5 ha or 6.2 acres) all grass immediately adjacent to any firebreak must be reduced to a height of no greater than 10cm for a minimum width of 3m
 - iii. If the land is stocked, compliance with conditions 2(a) and 2(b) can postponed until December 1.
- d. Maintain areas of natural vegetation within 100m of relevant buildings to at or below eight tonnes per hectare fuel load, by passive methods of fuel reduction.

3. Bushfire management plans

- a. Where a property is affected by an approved bushfire management plan, property owners must still comply with all requirements in this notice and with any additional requirements outlined within that plan.

4. Fuel storage areas/haystacks/stockpiled flammable material

- a. Remove all flammable material within 10m of the storage area
- b. Install a firebreak (to the specifications outlined in clause 7) immediately adjacent to any haystacks or stockpiled flammable material.

5. Fire service access routes (strategic firebreaks) and emergency access ways

Where under a written agreement with the City, or where depicted on an approved bushfire management plan, fire service access routes (FSARs) or emergency access ways (EAWs) are required on the land, you are required to:

- a. Clear and maintain the FSAR/EAW to 6m wide free from flammable material with a 4m vertical height clearance above the full 6m width
- b. The FSAR/EAW must remain unimpeded by obstructions at all times, including boundary fences and gates unless approved in writing by the City
 - i. Approved gates on FSARs may be secured with a City of Swan fire service padlock. Private padlocks may be added if approved in writing by the City
 - ii. Approved gates on EAWs must always remain unlocked
- c. FSARs must provide a continuous 4-wheel drive trafficable surface for the full 6m width
- d. EAWs must provide a continuous 2-wheel drive trafficable surface for the full 6m width.

6. Driveways

Where a dwelling is situated more than 70m from a public road

- a. Driveways must be maintained clear of all obstacles and flammable materials to create a minimum 3m wide trafficable surface suitable for all types of 2-wheel drive vehicles
- b. Overhanging branches must be pruned to provide 4m vertical clearance above the driveway.

7. Firebreak specification

- a. Firebreaks are to be installed and maintained clear of all obstacles and flammable materials (e.g. maintained to mineral earth, gravel, limestone, bitumen, or green lawn to a height no greater than 25mm) to create a minimum 3m wide trafficable surface suitable for 4-wheel drive vehicles
- b. Overhanging branches must be pruned to provide 4m vertical clearance above the full width of the firebreak
- c. Firebreaks must not terminate in a dead-end
- d. Firebreaks may be constructed by ploughing, grading, raking, burning, chemical spraying or any other method that achieves the required standard.

8. Asset protection zone specification

Asset protection zones must be installed around relevant buildings (see section 12) and must meet the following requirements:

- a. Extend 20m out from the external walls of the relevant building. Note: Asset protection zone requirements only apply within the boundaries of the lot on which the relevant building is located
- b. The average fuel loads must be reduced and maintained at two tonnes per hectare or lower
- c. All grass is maintained to under 10cm
- d. Tree canopy coverage is no greater than 15 per cent. The crowns of trees must have clear separation distance between one another
- e. A small group of trees within proximity to one another may be treated as one crown provided the combined crowns do not exceed the area of a large or mature crown size for that species
- f. Trees must be low-pruned (or under-pruned) to at least a height of 2m from the ground
- g. No tree or shrub over 2m high is planted within 3m of a building

- h. There are no tree crowns or branches hanging over buildings
- i. Scrub is reduced to a sparse density (able to walk through vegetation with relative ease and minimal deviation)
- j. Install paths or clear flammable or dry vegetation, debris, and materials immediately adjacent to the building
- k. Wood piles and flammable materials are stored a safe distance from buildings.

9. Application to vary firebreak and hazard reduction requirements

- a. If it is considered impractical for any reason to clear firebreaks in a manner or location required by this notice, or to carry out any fire hazard reduction work or measures required by this notice, you may apply in writing on or before November 1 for approval to provide firebreaks in alternative positions or to take alternative measures to abate fire hazards on the land
- b. If permission is not granted in writing by the City prior to December 1, you shall comply with the requirements of this notice
- c. When permission for alternative firebreaks or fire hazard reduction measures has been granted, you shall comply with all conditions on the approved plan and maintain the land to the required standard throughout the period specified by this notice.

10. Environmental and heritage considerations

It is the responsibility of the landowner to ensure appropriate environmental and heritage due diligence relating to any works required by this notice is undertaken. Please refer to the Department of Water and Environmental Regulation (DWER), the Department of Planning, Lands and Heritage, and/or the Department of Fire and Emergency Services (DFES) websites for further information.

11. Compliance

- a. In addition to the requirements of this notice, further works which are considered necessary by an authorised officer of the City may be required as specified in writing in a subsequent notice addressed to the landowner
- b. Where the owner or occupier of the land fails or neglects to comply with the requirements of this notice or a subsequent notice addressed to the landowner, the City of Swan may enter onto the land with workers, contractors, vehicles, and machinery to carry out the requisitions of the notice at the expense of the landowner
- c. Failure to comply with this notice and subsequent written notices may result in a penalty not exceeding \$5,000, or the issue of a \$250 infringement notice and liability for any costs incurred by the City in relation to works undertaken on behalf of the landowner.

12. Definitions

‘Alternative firebreak’ is a firebreak that is in an alternative position or alignment to the requirement specified in paragraphs 2 and 3 of this notice.

‘Asset protection zone (APZ)’ is a low fuel area that is reduced of flammable vegetation and materials surrounding relevant buildings to minimise the likelihood and impact that direct flame contact, radiant heat or ember attack may have on buildings and assets in the event of a bushfire.

‘Bushfire management plan’ or **‘fire management plan’** is a plan that may be placed on the certificate of title(s) of land that has been developed as a condition of development or subdivision.

‘Emergency access way’ is a two-wheel drive trafficable, 6m wide access route to provide local residents, general public and emergency services alternative links to road networks at the end of cul-de-sacs or areas where access is limited during an emergency incident.

'Firebreak' is an area of land cleared of flammable material to minimise the spread of a bushfire and to provide access for firefighting vehicles.

'Fire service access route (strategic firebreaks)' is a firebreak that is 6m wide established to provide strategic access and links to road networks whilst providing a wider control/ containment line for emergency services use only.

'Flammable material' is anything that is easily able to catch on fire including, but not limited to, grasses, leaves, branches, scrub and trees.

'Irrigated' means an area that is watered and maintained, with all vegetation in an alive, green, and non-flammable state.

'Natural vegetation' means natural areas of forest, woodland, shrubland, scrub, mallee, or mulga.

'Passive fuel reduction' means lowering the amount of available fuel that will burn under prevailing conditions by means that will not permanently reduce or modify the structure or life cycle of plant, shrub, scrub, or tree communities within a treated area.

'Relevant building' is classified under the building code as one of the following:

- i. Single dwelling such as a detached house, duplex, villa or townhouse (class 1a)
- ii. Small boarding house, guest house or hostel (class 1b)
- iii. Dwellings such as apartments and flats in a building containing two or more units (class 2)
- iv. Accommodation for unrelated people such as a hotel, motel, residential part of a school, accommodation for the aged, children or people with disabilities (class 3)
- v. Building of a public nature such as a health care building (9a), an assembly building such as a school (9b) or an aged care building (9c)
- vi. Private bushfire shelters associated with a single dwelling (class 10c) or
- vii. Non-habitable buildings including sheds, carports, and private garages (class 10a) when within 6m of a class 1a, 1b, 2, 3 or 9 building.

By order of the Council,



Mark Bishop

Acting Chief Executive Officer

Appendix F Lots 18 & 22 private driveway correspondence and plans

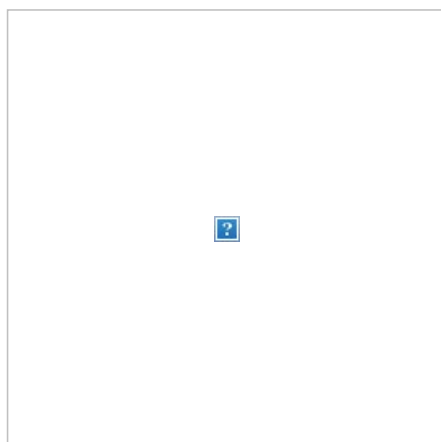
From: [Michael Mignacca](#)
To: [Zac Cockerill](#)
Subject: FW: Yarrimbah - Stage 3 Clearance of Conditions (WAPC Ref. 160314)
Date: Tuesday, 9 September 2025 1:29:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image171061.png](#)
[image446028.png](#)
[image069915.png](#)
[image850027.png](#)
[6480-03-100 \(Driveway gradient\).pdf](#)
[revised plan letter 160314 pdf.pdf](#)

[EXTERNAL EMAIL] Stop and think before opening attachments, clicking or responding.

Hi Zac – as discussed.

Michael Mignacca
ASSISTANT DEVELOPMENT MANAGER

Suite 3, Level 1, 437 Roberts Road Subiaco WA 6008
D 08 6424 3521 **M** 0420 576 965 **W** qubeproperty.com.au



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From: Mario Carbone <Mario.Carbone@dplh.wa.gov.au>
Sent: Monday, 1 September 2025 10:28 AM
To: dan.pearce <dan.pearce@hatch.com>
Cc: Matt Cousins <matt@qubeproperty.com.au>; Michaela Trlin <Michaela.Trlin@dplh.wa.gov.au>
Subject: FW: Yarrimbah - Stage 3 Clearance of Conditions (WAPC Ref. 160314)

OFFICIAL

Hi Dan,

As discussed, below are responses to your questions.

Can the Dept please:

Confirm our understanding of the purpose of Condition 33; and

Yes, your understanding is correct.

Confirm that the reconfiguration of Lots 18 and 22 as depicted on the agreed DP Modification 9th June 2025 are sufficient to enable the requirements of this condition to be waived subject to compliance with the requirements of Condition 20?

Yes. Subject to compliance with Condition 20, then the construction of the driveway is no longer required for these lots.

Regards,

Mario Carbone

A/Planning Manager | Land Use Planning

Department of Planning, Lands and Heritage

140 William Street, Perth WA 6000

W: wa.gov.au/dplh | P: 6551 9617



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Reconciliation Action Plan](#).

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From: Pearce, Dan <dan.pearce@hatch.com>
Sent: Monday, 25 August 2025 11:17 AM
To: Mario Carbone <Mario.Carbone@dplh.wa.gov.au>
Cc: Matt Cousins <matt@qubeproperty.com.au>
Subject: Yarrimbah - Stage 3 Clearance of Conditions (WAPC Ref. 160314)

Hi Mario

As discussed, we are seeking clarification from the DPLH on the application of Condition 33 of the current subdivision approval for Yarrimbah, specifically as it relates to seeking clearance for Lots 18 and 22.

As Condition 33 was not requested by the City of Swan (but rather negotiated between the DPLH and the applicant), the City requires additional context from the DPLH to enable it to agree that due to recent design changes the requirements of Condition 33 are no longer applicable.

Condition 33 on the Reconsideration decision dated 22nd October 2022 requires the following:

33. The internal driveways for Lots 14, 16, 18 and 22 being constructed and drained at the landowner/applicants cost to the specifications of the local government. The driveways shall be constructed between the street boundary and the proposed building envelope. (Local Government)

This complements Condition 20 of the original approval applicable to all lots in the development, which requires:

20. Prior to the creation of any lot, it be suitably demonstrated that private driveways can be constructed with a maximum gradient of 1:10 to the building envelope. (Local Government)

We note:

Lots 14, 16, 18 and 22 were originally excluded from the subdivision approval via condition 1(d) as follows:

- e) Proposed Lots 14 and 16 and Lots 18 and 22 being amalgamated as it has not been suitably demonstrated that the gradient of future driveways can be provided in accordance with the requirements of the Guidelines for Planning in Bushfire Prone Areas and the extent of the asset protection zones over these lots.

Condition 33 was imposed on reconsideration of Condition 1(d), with the SPC report (Meeting 7681 – 14th June 2022) noting the following relating to the purpose of the condition:

The proponent has prepared engineering sections of the indicative driveway alignments which identifies cut and fill being required to achieve the compliant grades. This includes fill to a maximum height of 2.4m for Lot 18 and a maximum cut of 1.9m for Lot 16 for short sections of the driveways. The extent of engineering works to achieve the compliant driveway grades is not considered a significant development constraint and the City has raised no concerns with the driveway details. However, as engineering works will be required to construct the complying driveways, it is recommended that the proponent construct these 4 driveways via a new subdivision condition. The proponent has agreed to such a condition.

Subsequent to the Reconsideration the DPLH provided its in-principle support on 9th June 2025 for a DP modification for Stage 3 (per attached - 'Revised Plan Letter'). The DP mod changed the configuration of these lots such that the driveways can now be easily constructed easily by a future purchaser without the need for extra-ordinary engineering works. The driveway gradients comply with the requirements of Condition 20 of the original subdivision approval as demonstrated on the attached Stage 3 Building Envelope plan (64800-03-100).

On this basis, it is not necessary for the developer to intervene to ensure the buildability of the driveways for Lots 16 and 18, and the requirements of Condition 33 can be deemed to be satisfied.

Can the Dept please:

Confirm our understanding of the purpose of Condition 33; and

Confirm that the reconfiguration of Lots 18 and 22 as depicted on the agreed DP Modification 9th June 2025 are sufficient to enable the requirements of this condition to be waived subject to compliance with the requirements of Condition 20?

Happy to discuss further if required.

regards

Dan Pearce

Partner | Environment, People & Place

Mobile: +61 400 209 823

dan.pearce@hatch.com

Level 1, 197 St Georges Tce
Perth WA 6000

HATCH

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Department of Planning,
Lands and Heritage

09 June 2025

Dan Pearce
Hatch
Level 2/ 442 Murray
PERTH WA 6000

BY EMAIL: dan.pearce@hatch.com

Dear Dan,

**PROPOSED MODIFICATIONS TO APPROVED PLAN OF SUBDIVISION
PRIOR TO ENDORSEMENT OF DIAGRAM OR PLAN OF SURVEY (DEPOSITED
PLAN)**

In response to your request to modify the approved plan of subdivision under WAPC Ref:160314 in accordance with the attached plan date stamped 9 June 2025 I advise the following:

The Western Australian Planning Commission (WAPC) is only able to accept modifications that accord with the approved plan of subdivision as part of the endorsement of a diagram or plan of survey (deposited plan) under Section 145 of the *Planning and Development Act 2005 (the Act)*. However, prior to an application for WAPC endorsement of a diagram or plan of survey (deposited plan), the Department of Planning, Lands and Heritage can advise on behalf of the WAPC, whether or not proposed modifications are considered to accord with the approved plan of subdivision, based on the following accepted parameters:

- The modifications are minor in nature and do not constitute a substantially different proposal;
- The modifications are consistent with WAPC policy, strategy and practice;
- No new conditions or modifications to existing conditions are required; and
- The modifications have been agreed to by all relevant clearing agencies and do not require any (re)referral.

In this instance, the proposed modifications are considered to accord with the approved plan of subdivision.

Accordingly, it is expected that the WAPC would consider accepting the proposed modifications as part of a future application for endorsement of a diagram or plan of survey (deposited plan).

This advice is provided on the basis that the diagram or plan of survey (deposited plan) to be lodged with the WAPC for its future endorsement is identical to the revised plan of subdivision you have currently provided, and that all conditions of approval cleared by the applicable clearing agencies are based on the revised plan of subdivision. No right of appeal exists in relation to this advice and all terms and conditions of the subdivision approval are required to be complied with.

Any further modifications to the approved plan of subdivision, proposed as part a future application for endorsement of a diagram or plan of survey (deposited plan), will need to be supported by additional written justification. You are advised to liaise further with all relevant clearing agencies in this regard to ensure that clearances have been provided based on the proposed diagram or plan of survey (deposited plan).

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Mario Carbone', written in a cursive style.

Mario Carbone
A/Planning Manager Metro North East

Attach: Drawing No.RD1 242 Rev. A

c.c. Water Corporation (Land.servicing@watercorporation.com.au)

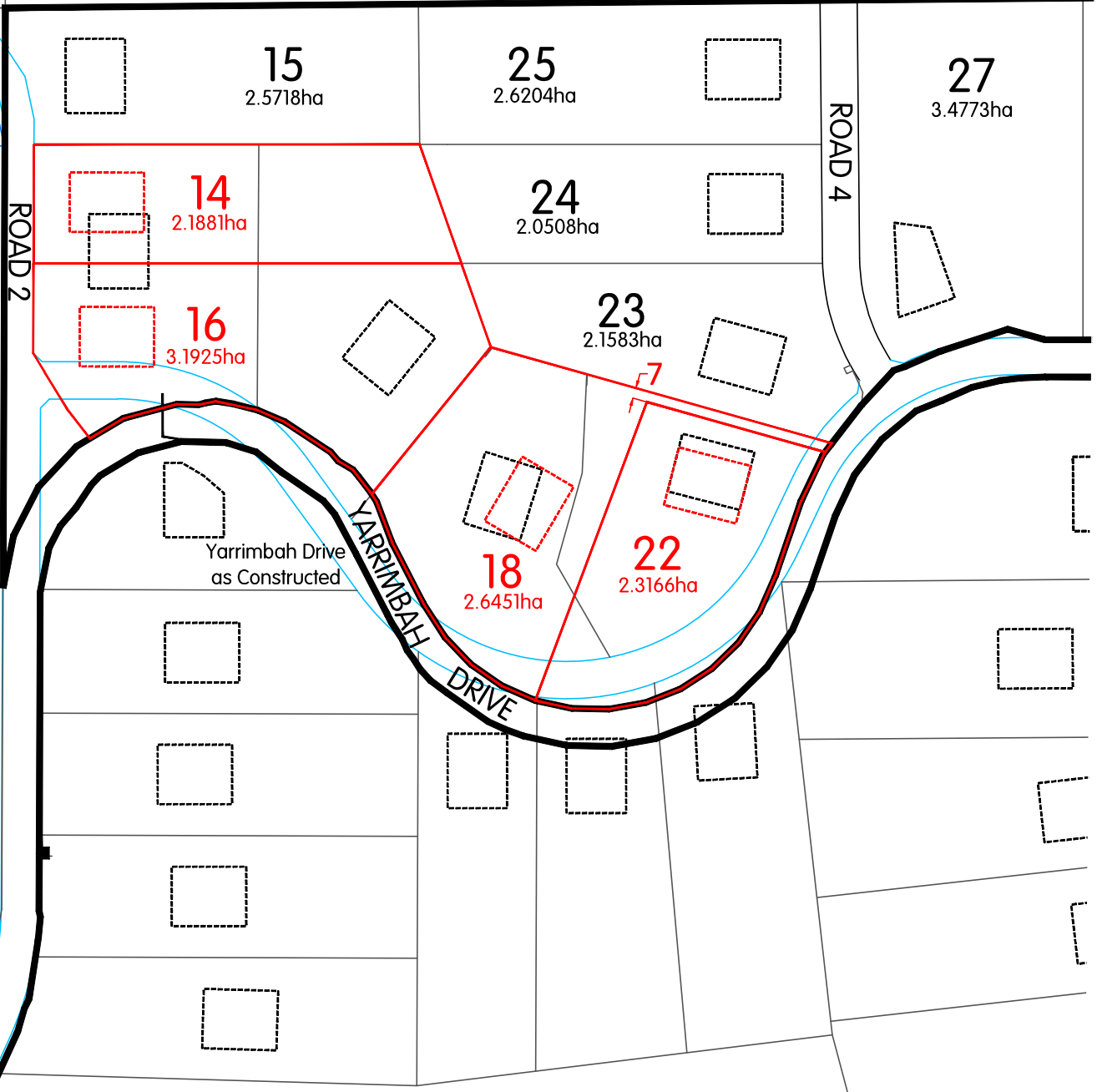


DEPARTMENT OF PLANNING, LANDS
AND HERITAGE

DATE
09-Jun-2025

FILE
160314

2792



COMPARISON

CURRENT APPROVAL

LOT BOUNDARIES

BUILDING ENVELOPE

ORIGINAL APPROVED ROAD ALIGNMENT PER
SUBDIVISION 160314

MODIFIED LOT DESIGN (PROPOSED)

LOT BOUNDARIES

BUILDING ENVELOPE

CADASTRAL INFORMATION

SOURCE: MNG
YYMMDD: -250224
DWG REF: -
105441lots-9999s-MGA94z50
PROJECTION: -MGA94z50

HATCH

AERIAL PHOTOGRAPHY

SOURCE: NEARMAP

YYMMDD: 241207

SIZE A3 1:3000

0 50 100 metres

PROPOSED DEPOSITED PLAN MODIFICATION LOTS, 14, 16, 18 AND 22
Lot 9001 Stock Rd & 9002 Yarrimbah Dr, Bullsbrook
City of Swan

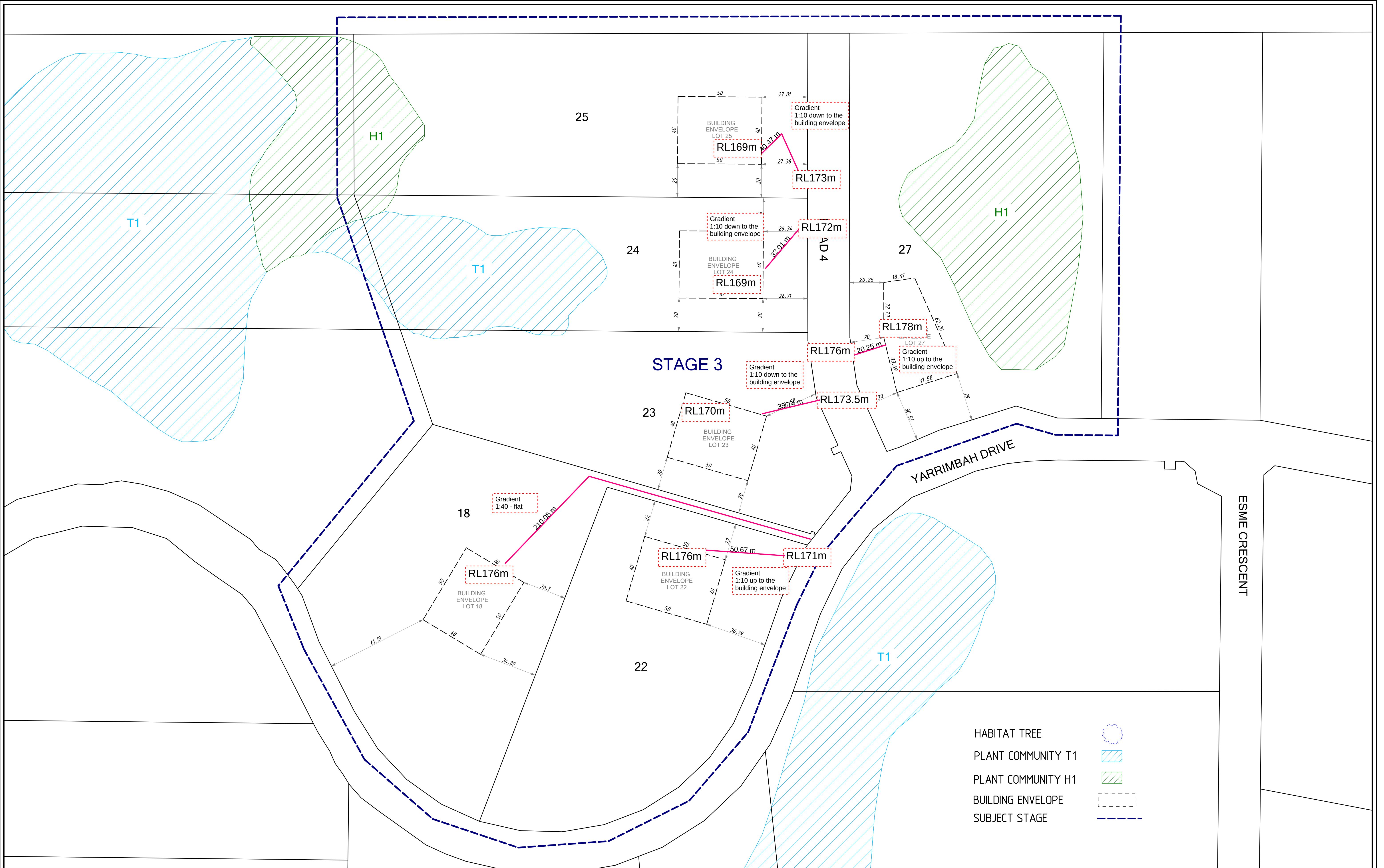
A FIRST ISSUE
REV DESCRIPTION

250403
YYMMDD DRAWN APPRD

REF NO.
PKF BUL

DRAW NO. REV.
RD1 242 A

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY



C	Update vegetation communities	KRS	2/7/2025	
B	Update vegetation communities	KRS	16/06/2025	
A	Initial Issue	KRS	22/05/2025	
Rev.	Description	Drawn	Date	Checked

SCALE 1:1000 @ A1

0102030405060708090100110120130140

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plan currency by contacting the McMullen Nolan Group.

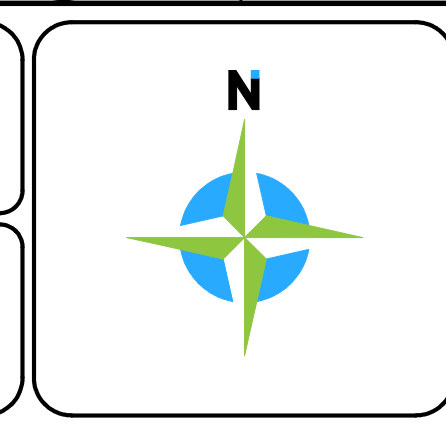
Surveyor:- N/A

Survey Date:- N/A

Precal/Cad:- 16/08/2023

ISO 9001-ISO14001-ISO45001

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YARRIMBAH HEIGHTS

STAGE 3

BUILDING ENVELOPES & VEGETATION COMMUNITIES

CLIENT:

YARRIMBAH HEIGHTS CO-VENTURE

Project Mngr. KEN SELLERS

Datum

HUG94 / AHD

105441 - MP - 028 - C

Job Number

Type

Plan Number

Revision

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Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue	
			Name	Date
Rev 0	Issued for use: to facilitate subdivision clearances and creation of title for Stage 3 lots	Zac Cockerill (BPAD 37803, Level 2)	Zac Cockerill (BPAD 37803, Level 2)	9 September 2025



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