

Bushfire Management Plan Coversheet

Site address: Lot 500 21 Berkshire Road

Site visit / date: Yes ☒ No ☐ 30 May 2025

Report author or reviewer: Gearoid Fitzmaurice

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

BPAD accreditation number: 27795 Accreditation expiry – month / year February 2025

Bushfire Management Plan - version / date: V1.0 16 June 2025

If one or more of the following responses are yes, then these should be automatically referred to DFES.	Yes No	
	Yes	No
Strategic planning is required to address SPP 3.7 and the Guidelines	☐	☒
The application is a vulnerable land use	☒	☐

If one or more of the following responses are yes, and the decision-maker requires input from DFES, then the application can be referred.	Yes No	
	Yes	No
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959	☐	☒
An outcomes-based approach has been submitted to demonstrate compliance with the bushfire protection criteria	☐	☒

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

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

Dated signature of report author or reviewer:



16 June 2025



Lot 500
21 Berkshire Road
Childcare Centre

Bushfire Management Plan

(PREPARED FOR PLANNING APPLICATION ASSESSMENT PURPOSES)



-31.98239, 116.01639, 43.0m, 340°

Compiled in accordance with State Planning Policy 3.7 Bushfire and the Planning for Bushfire Guidelines

21 Berkshire Road
Forrestfield

City of Kalamunda

Development Application - Vulnerable Land Uses

16 June 2025

Job Reference No: 250364

DOCUMENT CONTROL

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Limitations: The protection measures that will be implemented based on information presented in this Bushfire Management Plan are minimum requirements and they do not guarantee that buildings or infrastructure will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required protection measures (including bushfire resistant construction) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.

All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.

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BMP (Master) Template v10.0

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STATEMENT OF PURPOSE – THE ‘PLANNING’ BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	November 2024	Planning for Bushfire Guidelines (supporting SPP 3.7)	November 2024
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The Stated Intent of SPP 3.7 is to implement effective, risk based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

Be aware that typically you cannot derive the determined BAL rating for a future building(s) on a specific lot from a BAL contour map (when presented in a BMP prepared for planning approval purposes). This is only possible in limited circumstances.

Planning assessment requirements are different to building assessment requirements. Refer to explanatory information above and Appendix B1 for additional information.

1 THE PLANNING PROPOSAL

1.1 Details, Plans and Maps

SUBJECT LAND AND PROPONENT (LANDOWNER)		
Address Details	Lot 500, 21 Berkshire Road Forrestfield	
Applicable Local Government	City of Kalamunda	
Proponent	The Trustee for 21 Berkshire Road Asset Trust	
Entity Commissioning Production of the BMP	Blokk Property Pty Ltd	
THE PLANNING PROPOSAL STAGE AND TYPE		
Strategic Planning Document	☐	N/A
Structure Plan	☐	N/A
Subdivision Application	☐	N/A
Development Application	☒	Construction of a habitable building that is subject to bushfire planning requirements.
DESCRIPTION		
Proposed Childcare Centre		
<p align="center">EXPLANATORY INFORMATION</p> <p>Note: A habitable building is defined in the <i>Planning and Development (LPS) Regulations 2015</i> to mean: A permanent or temporary structure on land that:</p> <ul style="list-style-type: none"> (a) Is fully or partially enclosed; and (b) Has at least one wall of solid material and a roof of solid material; and (c) Is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained. 		
The Primary Proposed Construction		
Type(s)	New Building(s)	
BCA Classification	Class 9b (assembly building)	
Vulnerable Land Use Determination		
Applying the definition established in SPP 3.7:		
<ul style="list-style-type: none"> A land use which is designed to accommodate people who are less physically or mentally able and likely to present evacuation challenges; and/or 	☒	
<ul style="list-style-type: none"> A land use which due to the building design or use, or the number of people accommodated, likely to present evacuation challenges; and/or 	☒	
<ul style="list-style-type: none"> A land use which involves visitors who are unfamiliar with the surroundings. 	☐	

Applying the guidance established in the Guidelines, Appendix B5 in determining whether a day use is vulnerable, consideration is to be given to:

- The location and to the number of employees and visitors on-site at any one time; and
- If the decision-maker considers that the preparation of a bushfire emergency plan is warranted, then the use should be considered vulnerable.



Assessment Supporting Details:

The proposed childcare centre will accommodate children requiring supervision which, in a bushfire prone area may present evacuation challenges.

Development Type for Assessment Against the Bushfire Protection Criteria

Development Vulnerable Land Use - Commercial and Industrial

Construction, and/or use of, or additions to a habitable building for a vulnerable commercial or industrial land use. *[Guidelines s8]*

Development Vulnerable Land Use - Certain NCC Class 9 Buildings/Uses

Construction, and/or use of, or additions to the certain NCC 2022 Class 9 buildings subject to bushfire construction provisions and considered by the Guidelines to be relevant vulnerable land uses for the purpose of bushfire planning. *[Guidelines s8]*

Class 9a health-care building



Class 9b early childhood centre and primary or secondary school



Class 9c residential care building



Class 10a building or deck within 6 m of the relevant Class 9 building.



Development Vulnerable Land Use - Tourism Land Uses and Day Uses

For the construction, and/or use of, or additions to a habitable building for a vulnerable tourism land use. *[Guidelines s8]*

Tourist and visitor accommodation.



Day Uses (no overnight stay)



Outdoor Events (may include overnight camping).

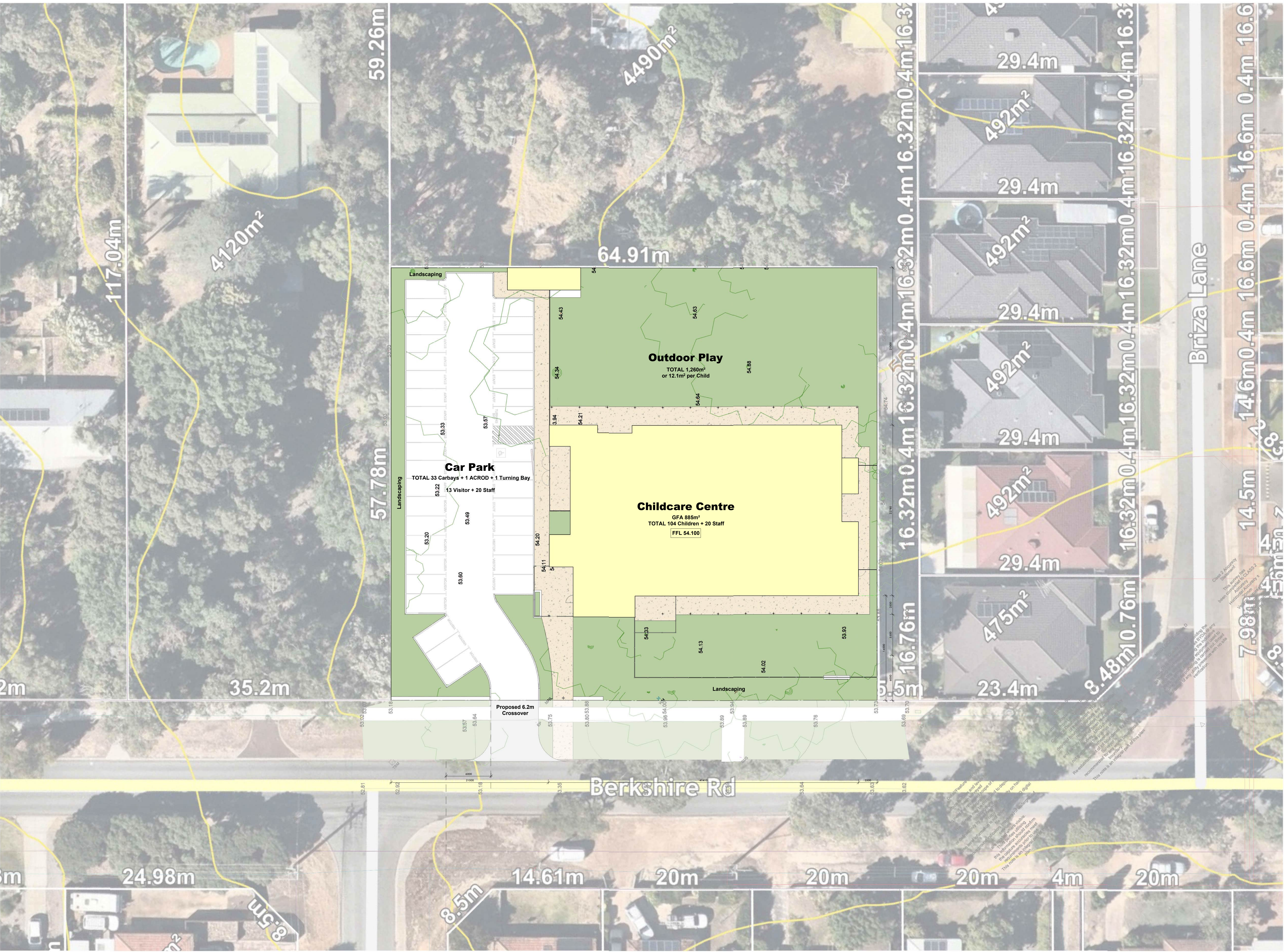


Caravan Park, nature based park and/or camping ground, with or without a habitable building(s).



Assessment Supporting Details:

None required.



SITE PLAN
SCALE: 1:200

SITE CRITERIA

1. Site Area

a. Site Area

3,750m²

2. Landscaping

a. Required 10% of Site Area

375m²

b. Provided

Soft

Hard

1,510m² (40.2%)

409m²

1,919m²

Total

3. Floor Area (GFA)

a. Childcare Centre

885m²

b. Bin Store + External Store Rooms

40m²

925m²

Total

4. Carparking

i. Cars Required

a. 1:1 Staff

20 Staff Cars

b. 1:8 Parent

13 Visitors Cars

Total Car required

33 Cars

ii. Cars Provided

33 Cars

CHILD CARE CRITERIA

1. Centre capacity

a. Number of places

104 Places

2. Landscaping

a. Required 7m² : 1 child

728m²

b. Provided

1,260m²

12.1m²

Total m² provided per child

SITE DESIGN CHECKLIST

☐ 1. SEWER MAINS LOCATION TO BE DETERMINED

☐ 2. FIRE MAINS PRESSURE TEST REQUIRED

☐ 3. FIRE TANKS OR PUMPS TO BE DETERMINED

☐ 4. WESTERN POWER TRANSFORMER LOCATION TO BE DETERMINED

☐ 5. CROSSOVER & ACCESS TO STREET TO BE DETERMINED BY LOCAL AUTHORITY

☐ 6. FULL FEATURE SITE SURVEY REQUIRED

☐ 7. DIAL BEFORE YOU DIG REQUIRED

☐ 8. BUSHFIRE ATTACK LEVEL (BAL) TO BE DETERMINED

☐ 9. STREET POWER POLES TO BE DETERMINED

☐ 10. SITE ZONING & USE TO BE DETERMINED

LEGEND

BUILDING FOOTPRINT - CHILDCARE FACILITY

OUTDOOR PLAY AREA

EXTENT OF PAVING

EXTENT OF LANDSCAPING

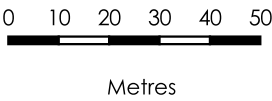
EXTENT OF BITUMEN PAVING

PRELIMINARY

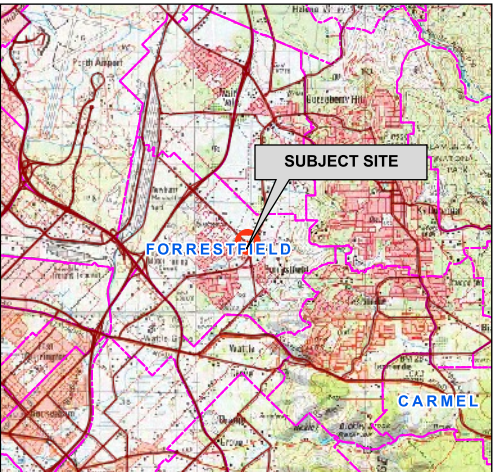
Figure 1.2
Proposed Development

Lot 500
21 Berkshire Road
Forrestfield
City of Kalamunda

- **LEGEND** -----
-  Subject Site
 -  Cadastral
 -  Childcare Centre
 -  Hydrants
 -  150m Assessment Area
 -  100m Assessment Area



----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 11-06-2025
SCALE (A3): 1 : 1500

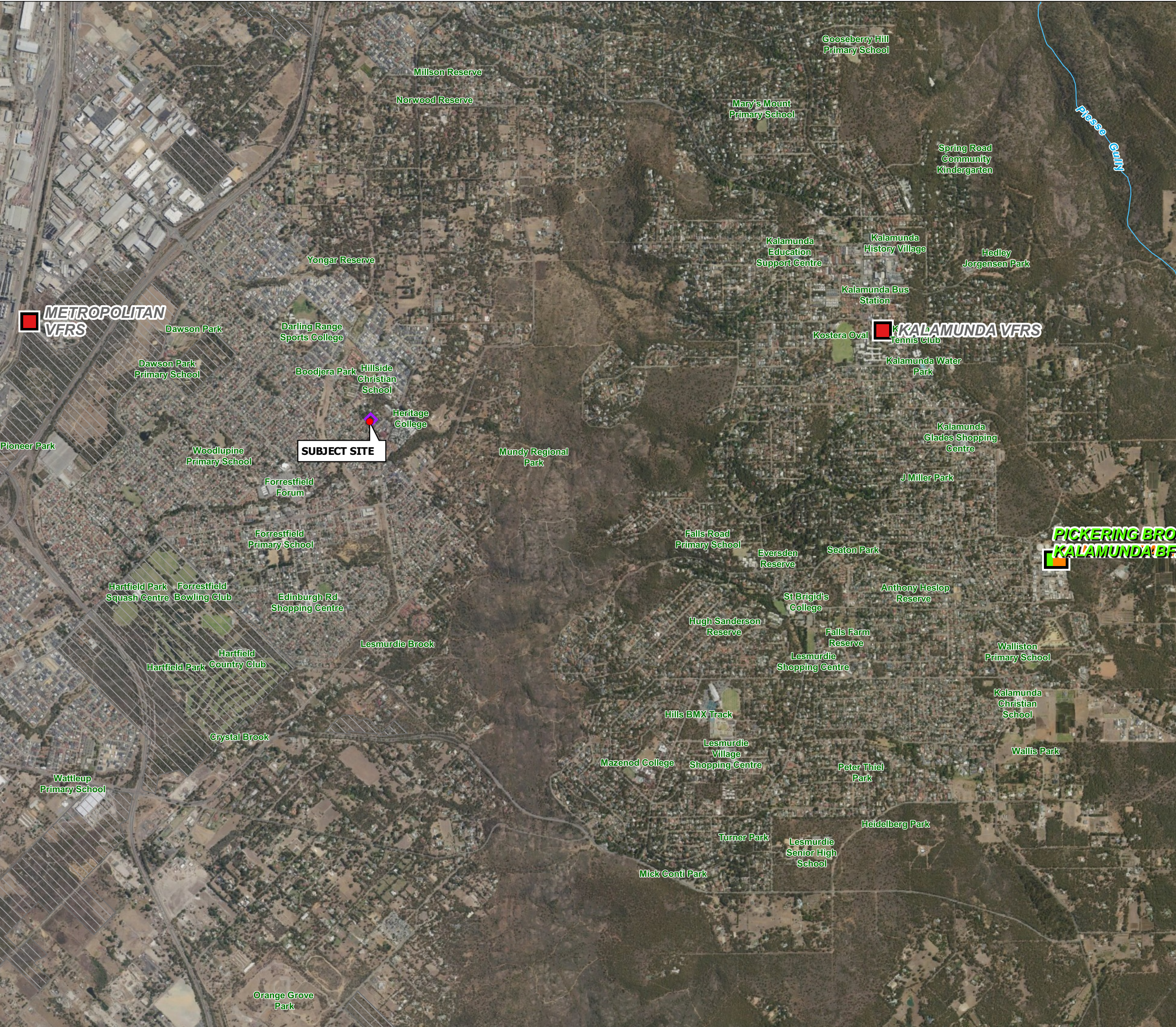
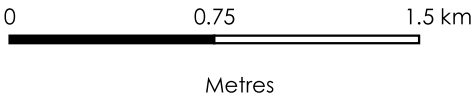
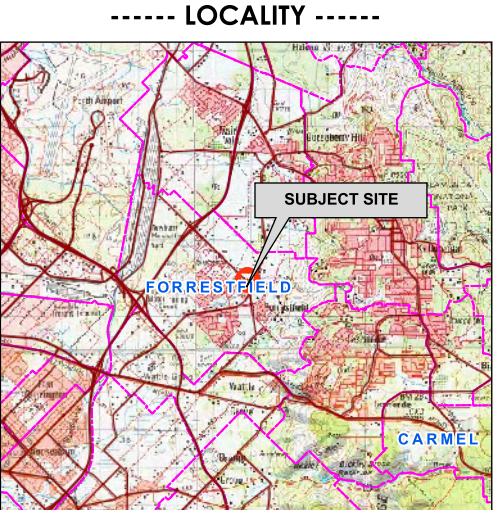


Figure 1.3
Location Map

Lot 500
21 Berkshire Road
Forrestfield
City of Kalamunda

- **LEGEND** -----
- Subject Site
 - Reserves
 - Bush Forever Sites
- DFES Stations (DFES-023)**
- Bush Fire Brigade
 - State Emergency Service Unit
 - Volunteer Fire & Rescue Service



AERIAL IMAGERY: Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 30-05-2025
SCALE (A3): 1 : 27688

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted.

1.2 The Planning Proposal and its Requirement to Address Bushfire Risk

EXPLANATORY INFORMATION

For the subject planning proposal, the intent of this section is to:

- Identify the relevant statutory bushfire planning provisions that have established its requirement to address bushfire risk;
- Identify the relevant policy/guideline 'triggers' to apply SPP 3.7 Bushfire;
- Identify when a local government, as the decision maker, has established additional 'triggers' to apply defined bushfire planning assessments; and
- Identify the consideration of any relevant exemptions from application of SPP 3.7 Bushfire.

Relevant Terms

Development means the development or use of any land, including (a) any demolition, erection, construction, alteration of or addition to any building or structure on the land (b) the carrying out on the land of any excavation or other works (Planning and Development Act 2005, Part1, s.4; and

Habitable building means a permanent or temporary structure on land that:

- (a) is fully or partially enclosed; and
- (b) has at least one wall of solid material and a roof of solid material; and
- (c) is used for a purpose that involves the use of the interior of the structure by people for living, working, studying or being entertained;

Specified building means a structure of a kind specified in this Scheme as a kind of structure to which this Part applies in addition to its application to habitable buildings.

Development site means that part of a lot on which a building that is the subject of development stands or is to be constructed - Planning and Development (LPS) Regulations 2015, s.78A.

Construction of a building includes the erection, assembly or placement of a building but does not include the renovation, alteration, extension, improvement or repair of a building;

1.2.1 Applied Statutory Bushfire Provisions Requiring a Planning Application

A PLANNING AND A BUILDING APPLICATION IS TO BE SUBMITTED TO THE LOCAL GOVERNMENT FOR DETERMINATION

For the proposed development (construction and/or use) the local government is the decision maker. The local government determination will be made under:

- The Planning and Development Act 2005, its relevant subsidiary legislation (e.g. Regulations) and associated policies that establish the objectives and high-level guidance; and/or
- The local government's local planning scheme and associated policies that establishes objectives and guidance, specific to the jurisdiction, in addressing the requirements established by the above legislation and associated policy.

A BUILDING OR PLANNING APPLICATION REQUIRES A BAL RATING AND PLANNING APPROVAL

The proposed development is for building works subject to the Building Code of Australia and is located in a designated bushfire prone area (Map of Bushfire Prone Areas). One or more of the following applies.:

- The local government requires submission of a building permit application under the Building Act 2011 / Building Regulations 2012) including a bushfire attack level (BAL) assessment (and certificate). Applicable when the proposed development is a class of building subject to bushfire construction requirements (i.e. Classes 1, 2, 3 buildings and associated Class 10a, and certain Class 9 buildings under the Building Code of Australia).

✓

<ul style="list-style-type: none"> • The local government has a responsibility under the Planning and Development (LPS) Regulations 2015 to ensure strategic planning proposals, structure plans and development applications address SPP 3.7 and the Guidelines. • The local government, in accordance with its local planning scheme, is responsible to administer the relevant development controls, with due regard to SPP 3.7 and the Guidelines. 	
<p>WHERE PRE-DEVELOPMENT BUSHFIRE ATTACK LEVEL (BAL) OF RELEVANT BUILDINGS IS BAL-40 OR BAL-FZ</p> <p>The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, Part 10A – Bushfire risk management, establish:</p> <ol style="list-style-type: none"> 1. If the proposed development is: <ol style="list-style-type: none"> (a) The construction or use, or construction and use, of a single house or ancillary dwelling on a lot or lots with a total area of 1,100 m² or more; or (b) The construction or use, or construction and use, of <ol style="list-style-type: none"> (i) a habitable building other than a single house or ancillary dwelling; or (ii) a specified building; and (c) Is not the use of a dwelling as hosted or unhosted short-term rental accommodation (STRA) which is specifically excluded; and 2. The <u>development site</u> is wholly or partly within a designated bushfire prone area (Map of Bushfire Prone Areas), requiring the developer to have prepared a BAL assessment for the development site: then 3. Where the <u>pre-development</u> (before the establishment of an APZ), calculated bushfire attack level of the development site <u>is BAL-40 or BAL-FZ</u>, then the <u>developer must have development approval</u> to commence any development on the development site. 	<p style="text-align: center;">✓</p>
<p><u>Assessment Supporting Details:</u></p> <p>None required.</p>	

1.2.2 Applied Triggers to Apply State Planning Policy 3.7 Bushfire

EXPLANATORY INFORMATION

State Planning Policy 3.7 Bushfire (SPP 3.7) provides broad objectives and high-level guidance for how planning proposals and development applications within bushfire prone areas should be considered. Implementation is supported by more detailed instructions within the *Planning for Bushfire Guidelines*.

The following table identifies the guidance that has resulted in the planning proposal being required to apply SPP 3.7.

Inconsistent Information (as of December 2024):

- There are inconsistencies between the provisions of the applicable legislation (Planning and Development (LPS) Regulations 2015), the clauses of the associated policy (SPP 3.7 Bushfire) and its associated guidance (Planning for Bushfire Guidelines Nov. 2024).
- This has resulted in inconsistencies in the establishment of the 'triggers' to lodge proposals, plans and applications for planning approval sourced from these documents.

Until legislation/policy/guideline amendments are completed, the advice from WAPC/DPLH is that the decision maker should apply SPP 3.7 and the Guidelines as they deem necessary. (Source: Explanatory Note SPP 3.7, DPLH, 25/11/24)

Bushfire Prone Planning's Current Approach:

- To apply the 'triggers' for application of SPP 3.7/Guidelines in accordance with the current version of the Guidelines (Planning for Bushfire Guidelines, November 2024), in Sections 6, 7 and 8 - as this is best aligned with the current version (3 Nov 2024) of the LPS Regulations 2015; unless
- The relevant decision maker has determined, and confirmed in writing to the proponent, that SPP 3.7/Guidelines is to be applied.

SPP 3.7 AND THE GUIDELINES - ESTABLISHING THE NEED TO GIVE DUE REGARD TO SPP 3.7		APPLICABLE
1	THE LAND SUBJECT TO THE PLANNING PROPOSAL IS:	
	Designated bushfire prone and 'Area 1 (Urban)' on the Map of Bushfire Prone Areas (refer to Figure 1.4); or	No
	Designated bushfire prone and 'Area 2' on the Map of Bushfire Prone Areas (refer to Figure 1.4).	Yes
AND		
2	THE PLANNING PROPOSAL WILL:	
	Result in the intensification of development (or land use); or	Yes
	Result in an increase of visitors, residents or employees; or	Yes
	Adversely impact or increase the bushfire risk to the subject or surrounding site(s).	No

Assessment Supporting Details:

BPP note that Clause 78E (Part 10A) of the Planning Regulations requires the local government to have regard to the bushfire resistant construction requirements of the Building Code.

The State extended the transition period from 1 May 2025 until 30 April 2028 for bushfire construction requirements in Part G5 Volume One of the National Construction Code (NCC) 230202 edition for Class 9b early childhood centres. Given the transition period in place, the default bushfire resistant construction requirements of the Building Code for Class9b buildings is BAL 29 until 30 April 2028. This also aligns with the requirements of the Planning for Bushfire Guidelines.

1.2.3 Applied Triggers Established by the Local Government as the Decision Maker

EXPLANATORY INFORMATION

The applicable local government is required to give due regard to the following:

The Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, where:

- Part 2 cl. 3 provides for the local government to prepare a local planning policy; and
- Part 9 cl. 67(q & r) establishes the local government must give due regard to:
 - The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.
 - The suitability of the land for the development taking into account the possible risk to human health or safety.

Under these general provisions, in addition to the specific statutory bushfire provisions identified in Section 1.2.1, the local government may have bushfire planning policy/information (under the local planning scheme) which is to be addressed in this BMP. This is identified below as relevant.

ESTABLISHING THE NEED TO APPLY LOCAL GOVERNMENT DEFINED BUSHFIRE PLANNING REQUIREMENTS

Identification of the Relevant Instrument	No indication of applicability from the local government authority.
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1.2.4 Identified Exemptions

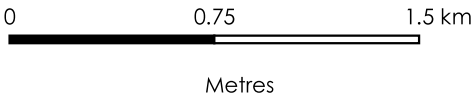
EXPLANATORY INFORMATION	
<p>The following situations provide for an exemption from the application of SPP 3.7/Guidelines. They are established by the stated sources and are presented below as:</p> <ul style="list-style-type: none"> Evidence they have been considered when relevant; and Justification for the application of SPP 3.7/Guidelines despite a relevant exemption applying to part or all of the planning proposal. 	
EXEMPTION SCENARIOS	APPLICABLE
(Source: LPS Regulations 2015 Part 10A - Bushfire risk management) Does not apply to land where there is no existing local planning scheme or where a local planning scheme has ceased to have legal effect.	N/A
<p>(Source: Guidelines s1.2.1) For a structure plan or subdivision application, for proposed lot(s) that:</p> <ul style="list-style-type: none"> Are not designated as bushfire prone; Or where there is no increase in the development potential and therefore no intensification of land use or bushfire risk, such as a boundary realignment, that does not restrict the ability to establish or maintain an APZ; and does not restrict vehicular access/egress to any existing or future habitable building. 	N/A
(Source: Guidelines s1.2.1) - For incidental non- habitable buildings or structures located not less than six metres from the habitable building, including but not limited to private garages, carports, patios, storage sheds, outbuildings, swimming pools, spa pools and fences.	N/A
<p>(Source: Guidelines s1.2.1) - For a change of use, minor renovations, extensions, alterations, improvements or repair of an existing habitable building where:</p> <ul style="list-style-type: none"> The application does not result in an increase of occupants onsite; and/or There is no increase in the bushfire risk, such as an extension being further away from the bushfire hazard, or the extension does not restrict vehicular access or the provision of water for the development. 	N/A
<p><u>Assessment Supporting Details:</u></p> <p>None required.</p>	

Figure 1.4
Bushfire Prone Area

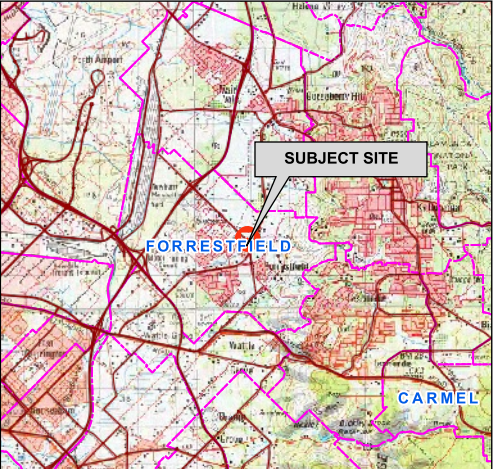
Lot 500
21 Berkshire Road
Forrestfield
City of Kalamunda

----- **LEGEND** -----

-  Subject Site
-  Reserves
-  Bush Forever Sites
- DFES Stations (DFES-023)**
 -  Bush Fire Brigade
 -  State Emergency Service Unit
 -  Volunteer Fire & Rescue Service
 -  Bushfire Prone Areas 2024



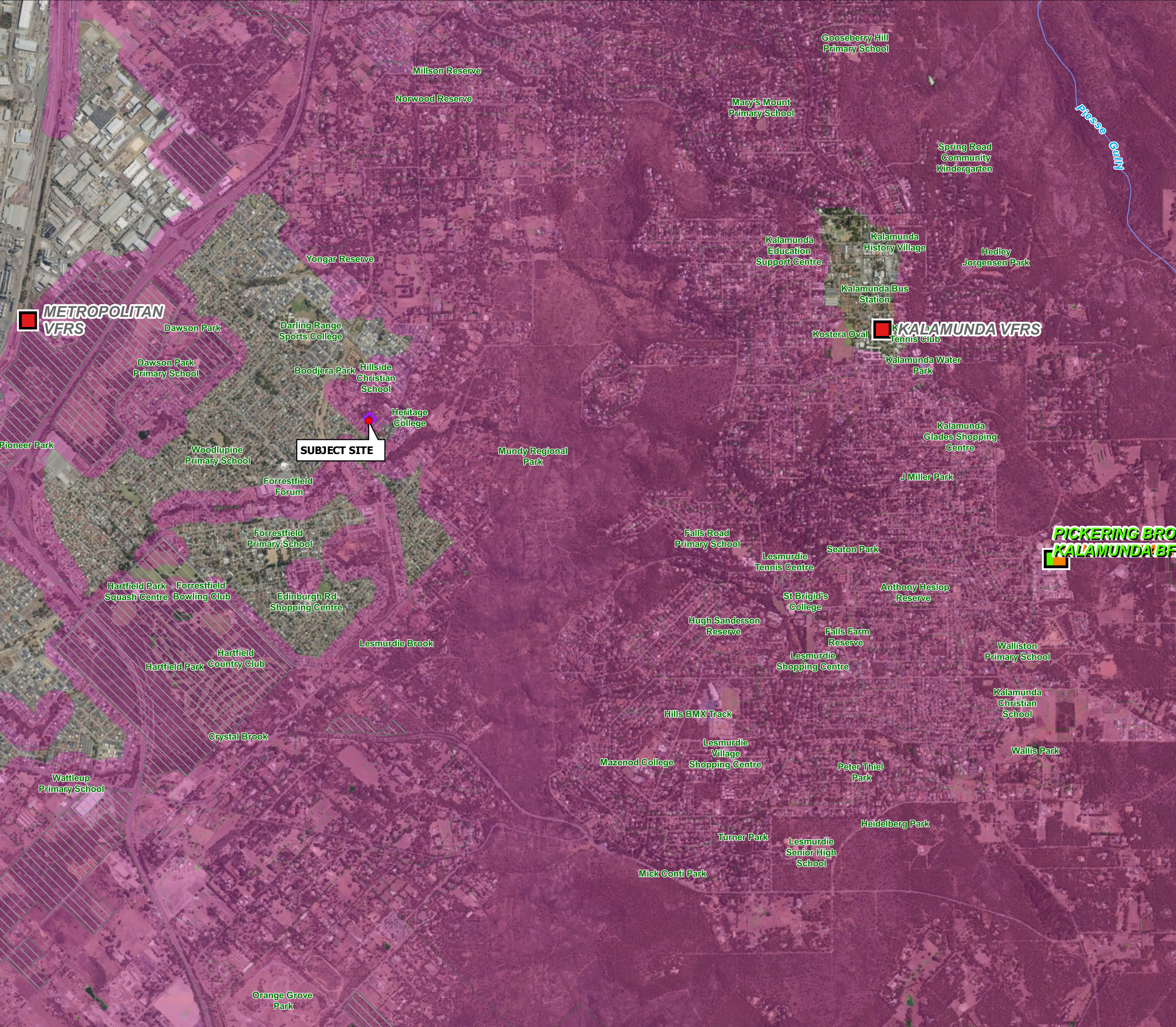
----- **LOCALITY** -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 30-05-2025
SCALE (A3): 1 : 27688



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1.3 Required 'Bushfire Planning' Assessments and Documents

INFORMATION PRESENTED IN THIS ‘PLANNING’ BMP (OR THE BEP) - PROVIDED TO ACCOMPANY THE PROPONENT’S PLANNING SUBMISSION						
The requirements are established by SPP 3.7 Part 4, Guidelines Section 1.2, 4.4, 5.5, 6.4, 7.2, 8.3 and A1.2. The green highlighted column identifies the required information for the subject planning proposal.		Strategic Planning Document		Structure Plan / Subdivision Application		Development Application
Required Information	Details	Map of Bushfire Prone Areas Designation				
		Area 1 (Urban)	Area 2	Area 1 (Urban)	Area 2	Areas 1 & 2
Environment - Identification of environmental, biodiversity or conservation values on subject site(s)	Presented in the BMP. Identifies how proposal siting and design avoids and/or minimises clearing of native vegetation in applying required bushfire protection measures.	BUSHFIRE PLANNING ASSESSMENTS ARE NOT REQUIRED	✓	✓	✓	✓
BLA - Broader Landscape Assessment (see note below)	Presented in the BMP. Considers subject site suitability based on exposure to bushfire hazards, potential for landscape scale bushfire, road network and suitable evacuation destinations.		✓	-	✓	-
BHL - Bushfire Hazard Level Assessment (pre-development)	Presented in the BMP. Can include detail of treatments required to achieve BHL of moderate and/or low.		✓	-	-	-
BAL - Bushfire Attack Level Assessment	Presented in the BMP in BAL contour map format as a requirement and in table format as an additional option.		-	✓	✓	-
	Presented in the BMP in table format and/or BAL contour map format – dependant on which is more efficient and effective at presenting the results (e.g. BAL contour map for multiple buildings).		-	-	-	✓
BPC - Assessment against the relevant Elements (E1 – E4) of the Bushfire Protection Criteria	Presented in the BMP. Strategic planning will necessarily focus on Element 1: Location. Can demonstrate compliance using acceptable solutions and/or an outcomes-based approach.		✓	✓	✓	✓
				Excluding E1		Excluding E1
BEP - Bushfire Emergency Plan	For vulnerable land uses only. Provided as a separate document or an addition / modification to an existing BEP or site Emergency Management Plan.		-	-	-	✓
LMP – Landscape Management Plan	For vulnerable land uses only. Provided as a separate document or an addendum to the BMP.					
Note: Where a relevant planning proposal (e.g. subdivision) was previously assessed and approved under the SPP 3.7/Guidelines 2015, it is likely that a BLA will not be required. Also, if an application (e.g. subdivision) is compliant with a structure plan and/or a local planning scheme amendment, which were assessed and approved under the 2015 SPP/Guidelines, it is likely that a BLA will not be required. Confirmation from a relevant DPLH officer may be required (DPLH advice to BPP 20/2/2025).						

1.4 Other Documents Relevant to Preparing the BMP

EXPLANATORY INFORMATION					
<p>This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the subject planning proposal.</p> <p>They may have implications for the assessment of bushfire hazard threats and the identification and implementation of the bushfire protection measures that are established by this BMP.</p>					
RELEVANT DOCUMENTS					
Document	Relevant	Exists	To Be Concurrently Developed	Copy Provided by Proponent / Developer	Title
Structure Plan	No	-	-	-	-
Bushfire Management Plan	No	-	-	-	-
Preliminary bushfire advice (may include a BAL contour map)	Yes	Yes	-	-	-
<p><u>Implications for the BMP:</u> BPP provided early advice and siting information to inform the design process, which is reflected in the final design._</p>					
Bushfire Emergency Plan	Yes	-	-	-	-250364 21 Berkshire Road Forrestfield (BEP) V1.0
<p><u>Implications for the BMP:</u> A BEP will be submitted alongside this BMP as part of this development.</p>					
Bushfire Risk Report	No	-	-	-	-
Environmental Asset or Vegetation Survey	No	-	-	-	-
Landscape Management Plan	Yes	No	TBD	-	-TBD
<p><u>Implications for the BMP:</u> An approved LMP will be submitted at a later stage if required by the local government.</p>					
Revegetation Plan	No	-	-	-	-

2 ENVIRONMENTAL CONSIDERATIONS – NATIVE VEGETATION

EXPLANATORY INFORMATION

Some bushfire prone areas also have high biodiversity values. SPP3.7 objective 5.4 prioritises the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

Clearing or modification of native vegetation for the purpose of land use or development is assessed under **State Planning Policy 2: Environment (SPP 2)**, **State Planning Policy 2.8: Bushland policy for the Perth Metropolitan Region (SPP 2.8)** and relevant environmental legislation. A key objective of these policies is to avoid development that may result in unacceptable environmental damage.

Any 'modification' or 'clearing' of vegetation to reduce bushfire risk is considered 'clearing' under the **Environmental Protection Act 1986** (EP Act) and requires a clearing permit under the **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these exemptions do not apply in environmentally sensitive areas).

The **Department of Water and Environmental Regulation** (DWER) is responsible for issuing 'clearing' permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA's). Refer to the relevant local government for detail.

For further Information refer to [Native vegetation clearing permits | Western Australian Government](#), the Planning for Bushfire Guidelines (as amended) and the Bushfire and Vegetation Factsheet - WAPC, Dec 2021.

2.1 Biodiversity or Conservation Values Identified

EXPLANATORY INFORMATION

The required information, relevant to bushfire planning and informing the production of this BMP, is sourced and presented as indicated below.

Note that where a 'desktop' assessment has been conducted, this should not be considered a replacement for a full Environmental Impact Assessment. It is a summary of potential biodiversity or conservation values at the subject site, inferred from information contained in public available datasets and/or reports, which are only current to the date of last modification.

The information provided in the BMP should be considered indicative where the subject site has not previously been subject to a site-specific environmental assessment by an appropriate professional.

The required information is sourced from the environmental/planning consultant report developed for the subject site and provided to the bushfire consultant (details below when applicable).

The information it contains is not repeated in this BMP as it will accompany the planning submission. The implications for the subject planning proposal and this BMP are stated below when relevant.

No Report
Available /
Provided

The required information is sourced by the bushfire consultant as a 'desktop' assessment from publicly available data bases and/or a local government's local biodiversity strategy or local planning strategy.

When applicable, this information is presented on the following pages of this BMP.

No Report
Available /
Provided

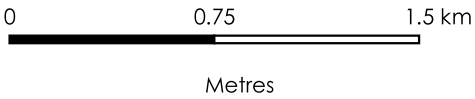
IDENTIFICATION OF RELEVANT BIODIVERSITY OR CONSERVATION VALUES							
Dataset	Relevant to Subject Planning Proposal	Influence on Bushfire Threat Levels and / or Application of Bushfire Protection Measures	Information Source(s) Applied			Further Action Required by Proponent	
			WA Govt. Agency Dataset (ID)	Landowner or Developer Statements	Environmental Asset or Vegetation Survey Report		
Department of Biodiversity, Conservation and Attractions (DBCA) Datasets							
Conservation Category Wetlands and Buffer (geomorphic wetlands – relevant area)	N/A	-	☒	DBCA-045	☐	☐	None
RAMSAR Sites (wetlands of international importance)	N/A	-	☒	DBCA-010	☐	☐	None
Threatened and Priority Flora	N/A	-	Restricted Scale of Data Available (security)	DBCA-036	☐	☐	None
Threatened Ecological Communities	N/A	-		DBCA-038	☐	☐	None
Legislated Lands and Waters (national/conservation parks, nature/crown reserves, state forest)	N/A	-	☒	DBCA-011	☐	☐	None
Department of Planning, Lands and Heritage (DPLH) Datasets							
Bush Forever Areas 2000	N/A	-	☒	DPLH-019, 022 and MRS Bush Forever	☐	☐	None
Department of Water and Environmental Resources (DWER) Datasets							
Clearing Regulations – Environmentally Sensitive Areas	N/A	-	☒	DWER-046	☐	☐	None
Swan Bioplan Regionally Significant Natural Areas 2010	N/A	-	☒	DWER-070	☐	☐	None

Figure 2.1
Environmental Considerations

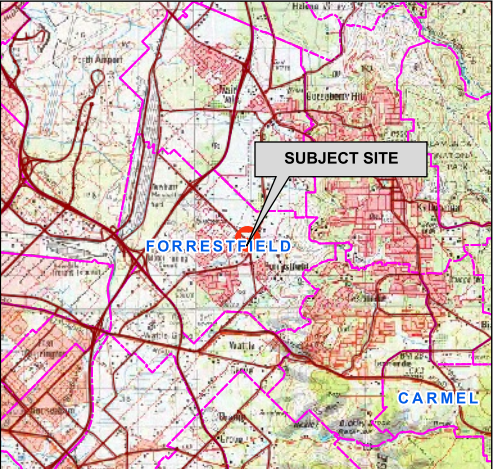
Lot 500
21 Berkshire Road
Forrestfield
City of Kalamunda

----- LEGEND -----

- Subject Site
- Reserves
- Bush Forever Sites
- DFES Stations (DFES-023)**
- Bush Fire Brigade
- State Emergency Service Unit
- Volunteer Fire & Rescue Service
- DBCA Legislated Lands and Waters (DBCA-011)**
- Crown Freehold - Dept Managed



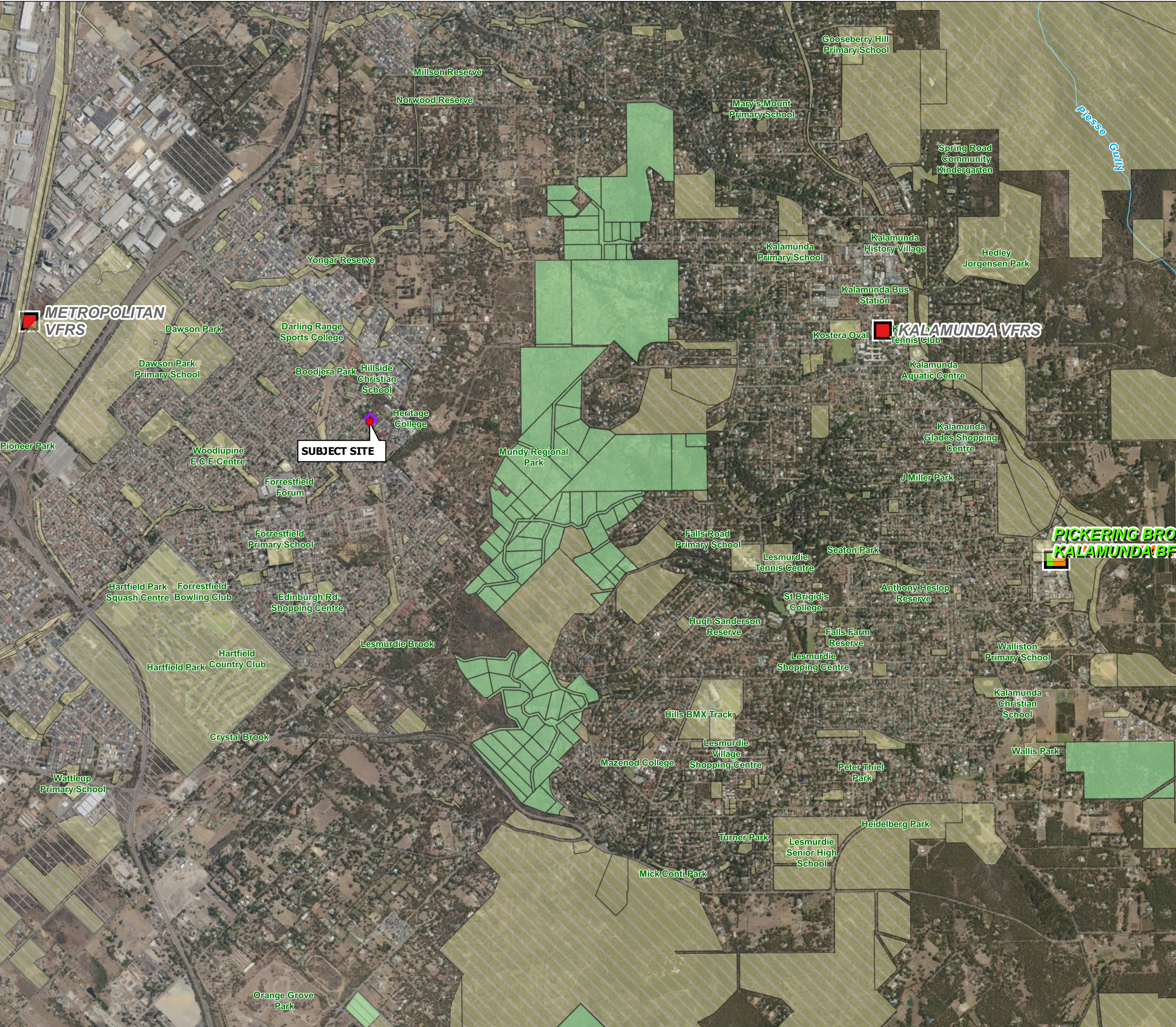
----- LOCALITY -----



AERIAL IMAGERY: Landgate/SLIP



Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map by: 16-06-2025
SCALE (A3): 1 : 27688



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2.2 Vegetation Management Plans with Implications for the BMP

EXPLANATORY INFORMATION

This section identifies the area(s) of land (supporting vegetation), within or near the subject site (i.e. onsite or offsite) to which one or more of the following scenarios and their corresponding management actions applies.

If none of these scenarios is relevant to the subject planning proposal, this is stated.

1. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A LOW BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:
 - (a) To apply landscaping design (including the modification and/or establishment of plants/shrubs/trees), that will enable the area(s) to be excluded from classification under AS 3959 BAL determination methodology;
 - (b) To actively manage the area(s) to maintain the low bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;
 - (c) To achieve and maintain the low threat state through using a combination of mechanisms including:
 - (i) Minimising vegetation fuel loads through design and ongoing management;
 - (ii) Using low flammability and/or higher moisture content species;
 - (iii) Incorporating non-vegetated elements; and
 - (d) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.
2. Area(s) subject to a **LANDSCAPE PLAN THAT RESULTS IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO A REDUCED BUSHFIRE THREAT LEVEL** from existing or planned area(s) of vegetation and establishes the following management actions:
 - (a) To apply landscaping design involving the removal and/or modification of existing vegetation that will enable the area(s) to be classified as a lower threat class under AS 3959:2018 BAL determination methodology;
 - (b) To actively manage the area(s) to maintain the reduced bushfire threat level in perpetuity. Thereby ensuring the applicable bushfire protection measures, applied in accordance with the BMP, remain effective;
 - (c) To identify the entity responsible for ensuring the landscape plan is complied with in perpetuity and when required, will contain written confirmation of their acceptance of the responsibility.
3. Area(s) subject to a **REVEGETATION PLAN THAT MAY RESULT IN RELEVANT ELEMENTS AT RISK BEING EXPOSED TO AN ADDITIONAL BUSHFIRE HAZARD AND/OR AN INCREASED BUSHFIRE THREAT LEVEL** from an existing area(s) of vegetation and establishes the following information:
 - (a) The location of the areas to be revegetated (as distinct from natural regeneration which is accounted for in the vegetation classification under AS 3959 BAL determination methodology); and
 - (b) A description of the planned design regarding density and species of plants/shrubs/trees to inform the bushfire consultant's classification of the vegetation under AS 3959:2018 BAL determination methodology.

Relevance of the Stated Scenarios
to the Subject Planning Proposal

Scenarios 1 and 2 are relevant.

2.2.1 Landscape Management Plan – Low Bushfire Threat Level

PLANNED LANDSCAPING – LOW BUSHFIRE THREAT LEVEL			
Assessment Details			Relevant
The area of land that is to be subject to a Landscape Management Plan is within the subject site (onsite). This can include the balance lot of a staged subdivision.			N/A
The area of land that is to be subject to a Landscape Management Plan is outside the subject site (offsite).			N/A
The landscape management plan is a required bushfire protection measure established by the relevant acceptable solution of the bushfire protection criteria (Guidelines). [Development proposals for vulnerable land uses require a landscape management plan]			Yes
The landscape plan is recommended as a bushfire protection measure by the bushfire consultant for the reasons identified in the 'Additional Bushfire Protection Measures of this BMP.			N/A
The area of land subject to the landscape management plan will be excluded from classification under AS 3959 (as amended) BAL determination methodology as it will achieve and maintain a low bushfire threat state in perpetuity.			Yes
Responsibility for Ongoing Management of the Landscaped Area			
Landscaped Area	Persons / Agency		A Requirement Exists for Written Authority and/or Agreement to Remove/Modify/Manage Vegetation
Onsite	Landowner	Yes	Yes
	Local Government	No	N/A
Offsite	Landowner	N/A	N/A
	Local Government	N/A	N/A
	DBCA	N/A	N/A
	Main Roads WA	N/A	N/A
An approved landscape management plan and/or written confirmation exists and is provided to demonstrate that agencies responsible for the ongoing management understand and support the vegetation classification assigned to the subject area and its resulting ongoing management implications on the agency.			N/A
A written authority and management agreement exists and is provided to demonstrate an arrangement between adjoining landowners as to the responsibility for establishment and ongoing management of the defined area of land subject to a Landscape Management Plan.			N/A
Identification of the Area(s) of Land Subject to a Landscape Management Plan			
Surrounding the building and within the lot boundary.			
Location of the Landscape Management Plan / Authority / Confirmation / Agreement for Reference			
A Landscape Management Plan can be provided at a later stage of development if required by the local government.			
Implications for the BMP			
The BAL Contour Map indicates that all vegetation within the lot will be maintained to a low threat state.			

3 THE BUSHFIRE HAZARD – POTENTIAL IMPACT - LANDSCAPE AND VEGETATION DATA

3.1 Bushfire Attack Level (BAL) Assessment Summary (Contour Map Format)

EXPLANATORY INFORMATION

Caution! Future building works require a 'determined' BAL rating for building permit applications. When a BAL contour map is being used for planning assessment purposes, (as opposed to a building assessment purpose), the required 'determined' BAL rating typically is not able to be derived from the map (there are only limited scenarios where this is possible).

The BAL ratings identified from the map will more likely be only 'indicative' of what can be achieved – with planning compliance for this factor being achieved when BAL-29 is indicated.

Otherwise, an additional assessment of the site data for building application purposes is required, and potentially approval will need to be obtained for native vegetation modification and/or removal from the relevant authority.

Refer to Appendix B for additional information including interpretation of the BAL Contour Map.

3.1.1 BAL Determination Methodology and Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1	Table 3.2	Appendix A1	Table 3.1 Table 3.3 / BAL Contour Map
Method 2 (Detailed)	No	-	-	-	

3.1.2 BAL Ratings Derived from the Contour Map

Table 3.1: Indicative and determined BAL(s) for existing and/or proposed building works.

BUSHFIRE ATTACK LEVEL FOR EXISTING/PLANNED BUILDINGS/STRUCTURE ¹		
Building/Structure Description	Indicative BAL ²	Determined BAL ²
Childcare Centre	BAL-29	N/A
¹ The assessment data used to derive the BAL ratings is sourced from Table 3.1 and Figure 3.2 'BAL Contour Map'. ² Refer to the start of Section 3 for an explanation of indicative versus determined BAL ratings.		

3.1.3 Site Assessment Data Applied to Construction of the BAL Contour Map(s)

RELEVANT CLASSIFIED VEGETATION	
Identification of Classified Vegetation that is Relevant to the Production of the BAL Contour Map(s)	Relevant Vegetation Map
The relevant vegetation will be all areas of classified vegetation that exist at the time of the site assessment – both within the subject site (onsite) and external to the subject site (offsite).	Figure No.3.1
The relevant vegetation for the post-development BAL contour map will be any area of classified vegetation - both within the subject site (onsite) and external to the subject site (offsite) - that will remain at the intended end state of the subject development once earthworks, any clearing and/or landscaping and re-vegetation have been completed.	Figure No.3.1.1
Supporting Assessment Details: None required.	

Table 3.2: Calculation inputs applied to deriving the vegetation separation distances corresponding to different levels of potential radiant heat transfer.

DATA APPLIED TO CALCULATE THE SITE SPECIFIC VEGETATION SEPARATION DISTANCES CORRESPONDING TO POTENTIAL RADIANT HEAT TRANSFER LEVELS ¹												
Applied BAL Determination Method		METHOD 1 - SIMPLIFIED PROCEDURE (AS 3959:2018 CLAUSE 2.2)										
The Calculation Input Variables - Corresponding to the Applied BAL Determination Method ²												
Methods 1 and 2		Method 1			Method 2							
Vegetation Classification		FDI	Effective Slope		Site Slope	FFDI or GFDI	Flame Temp.	Elevation of Receiver	Flame Width	Fireline Intensity	Flame Length	Modified View Factor
			Applied Range	Measured								
Area	Class			degree range	degrees	degrees		K	metres	metres	kW/m	metres
1	(A) Forest	80	Upslope or flat 0	flat 0								
2	(B) Woodland	80	Upslope or flat 0	flat 0								
3	Excluded cl 2.2.3.2(e & f)	80	N/A	-								
Note 1: The values used to indicate levels of potential radiant heat transfer (from fire in bushfire prone vegetation to exposed elements at risk), will be stated in subsequent tables as either as a bushfire attack level (BAL) and/or as kilowatts per square metre (kW/m2), as relevant to the application of the value and the type and use of the element at risk.												
Note 2: All data and information supporting the determination of the classifications and values stated in this table is presented in Appendix A. Where the values are stated as 'default' these are either the values stated in AS 3959:2018, Table B1 or the values calculated as intermediate or final outputs through application of the equations of the AS 3959:2018 BAL determination methodology. They are not values derived by the assessor.												

Table 3.3: Vegetation separation distances corresponding to the stated levels of potential radiant heat transfer.

THE CALCULATED (SITE SPECIFIC) VEGETATION SEPARATION DISTANCES CORRESPONDING TO THE STATED LEVEL OF POTENTIAL RADIANT HEAT TRANSFER (METRES) ¹									
Vegetation Classification		Maximum Radiant Heat Transfer (Flux)						10 kW/m ²	2 kW/m ²
		>40 kW/m ²	40 kW/m ²	29 kW/m ²	19 kW/m ²	12.5 kW/m ²	N/A ²		
		Bushfire Attack Levels							
Area	Class	BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW		
1	(A) Forest	<16	16-<21	21-<31	31-<42	42-<100	>100		
2	(B) Woodland	<10	10-<14	14-<20	20-<29	29-<100	>100		
3	Excluded cl 2.2.3.2(e & f)	N/A	N/A	N/A	N/A	N/A	N/A		
Note 1: The calculated results are illustrated in Figure 3.2 as a BAL Contour Map and/ or additional defining lines as necessary. All applied calculation input variables are presented in Table 3.2. A copy of the radiant heat calculator output for each area of classified vegetation is presented in Appendix A3.									
Note 2: The BAL-LOW rating does not represent a maximum level of radiant heat transfer. The rating is applied when the separation distance is at least 100m from all classified vegetation except Grassland, for which 50m applies.									