

Wednesday, 28 May 2025



Our Ref: A23.122-RPT-BMPC_Stage18_A_FINAL

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Company:	QUBE Property Group	Enquiries	Daniel Panickar
Email:	Daniel.p@westenv.com.au		

Bushfire Management Plan Compliance Certification: Stage 18A Apsley Estate, Mandogalup

Document Purpose

Western Environmental Approvals Pty Ltd (WEPL) has prepared this Bushfire Management Plan (BMP) compliance report for Stage 18A of Apsley Estate, Mandogalup (the subject site; Figure 1). Lots within Stage 18 are subject to Western Australian Planning Commission (WAPC) subdivision approval WAPC Ref. 164335.

This report provides a post-subdivisional works compliance assessment of bushfire management measures required to clear Condition 28 of subdivision approval as follows:

28. Information is to be provided to demonstrate that the developer responsibilities contained in Section 2.4 Table 4 of the approved Bushfire Management Plan Addendum (8 November 2023) have been implemented during subdivisional works. This information should include a notice of 'Certification by Bushfire Consultant'. (Local Government)

The approach for preparation of this BMP compliance report is consistent with Section 4.2 of the *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC 2021).

Compliance Assessment

The approved BMP Addendum (JBS&G, 2023) includes seven bushfire management measures that are required to ensure the proposed development will comply with the bushfire protection criteria in the Guidelines. A bushfire risk assessment and compliance assessment were undertaken to determine if the relevant bushfire management measures documented in the endorsed BMP have been implemented (Table 1).

Some subdivisional works were still being completed at the time of assessment. Based on our assessment however, WEPL can confirm that the relevant bushfire management measures detailed in the approved BMP Addendum have been implemented as intended, or have been progressed to a point that they are likely to be compliant, once completed.

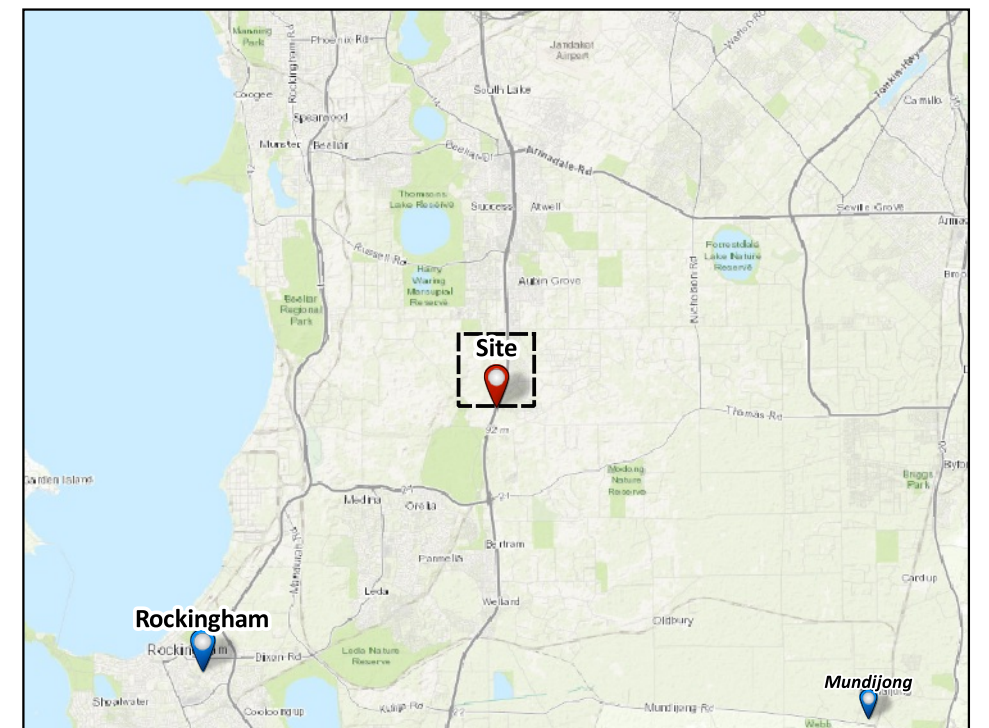
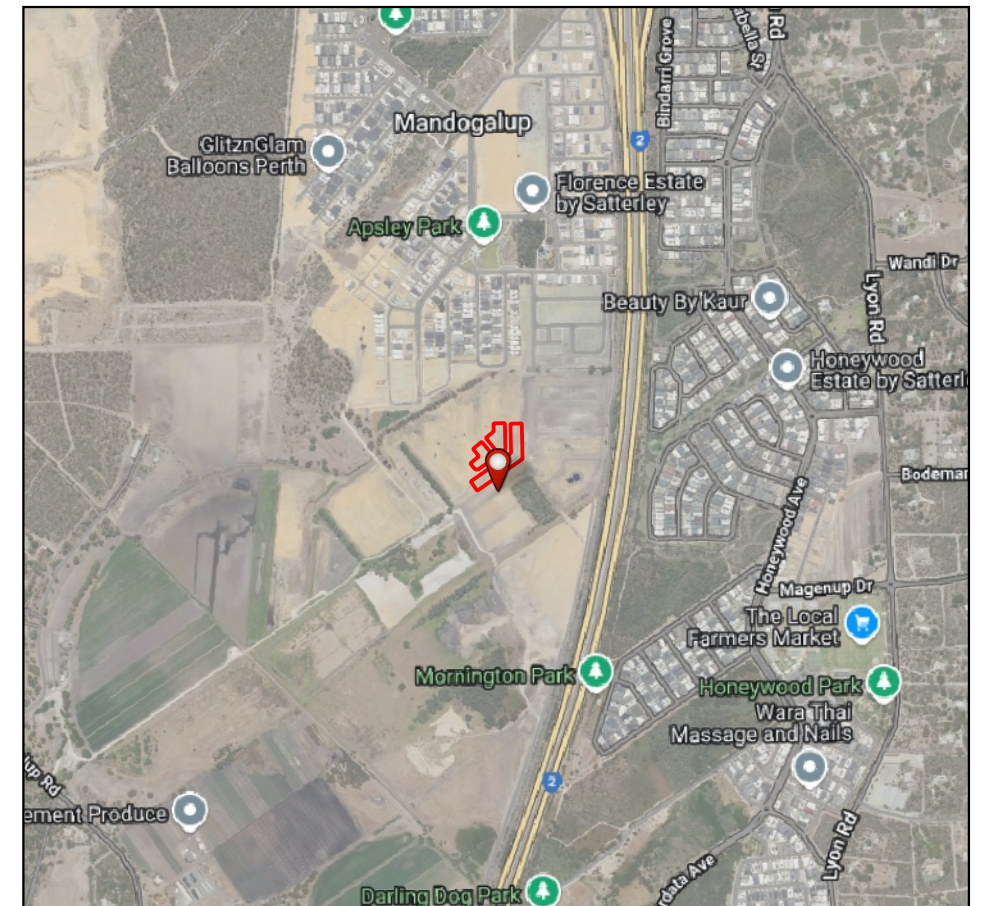
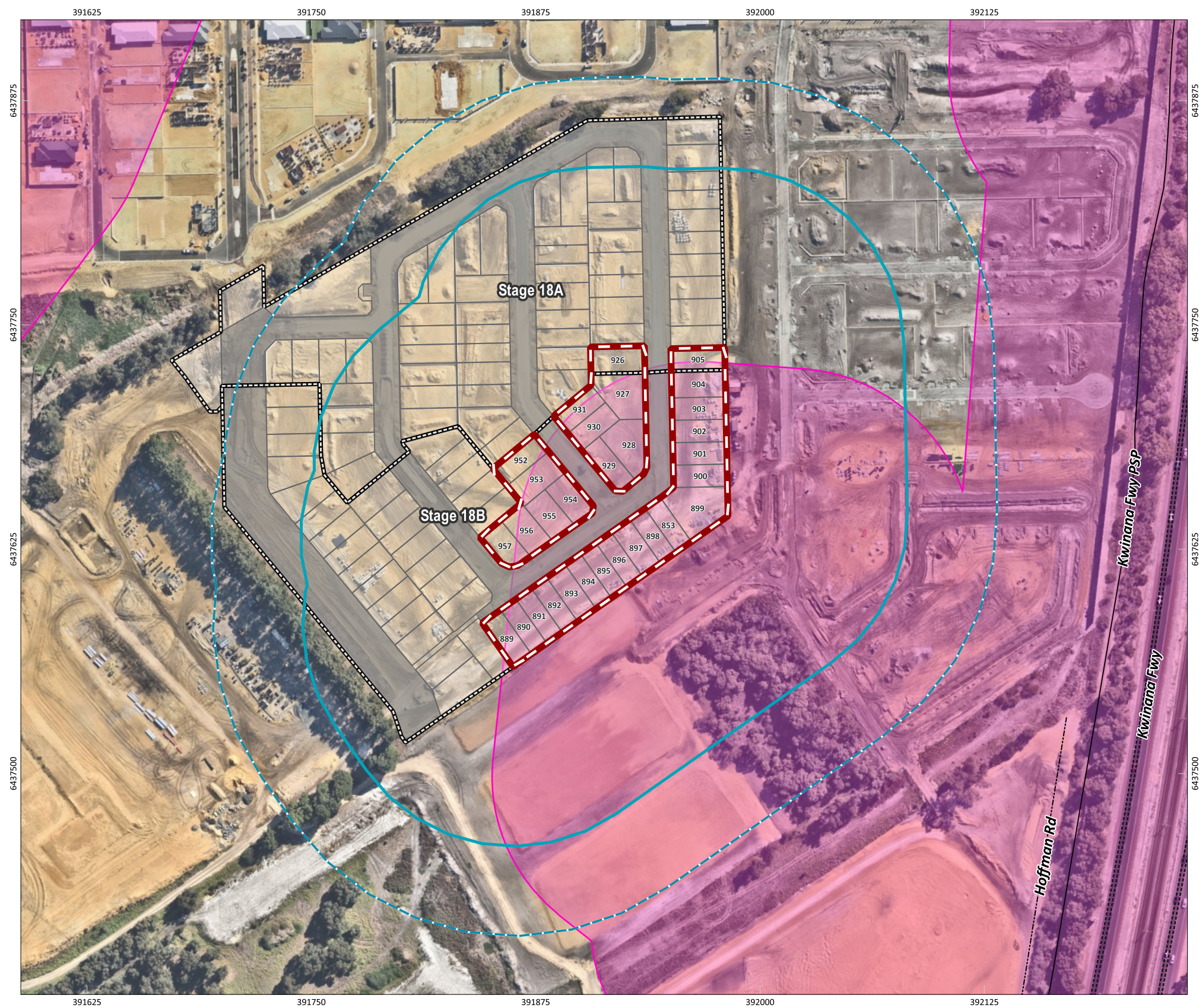


Figure 1: Site Overview

<div><div>N</div><div>0255075100 m</div></div>		PROJECT/REPORT NAME Compliance Report Apsley Stage 18 Mandogalup		<div>Legend</div> <div><div><div></div></div>Assessment area lots subject to SPP3.7</div> <div><div><div></div></div>Buffer 100m</div> <div><div><div></div></div>Buffer 150m</div> <div><div><div></div></div>Subject site</div> <div><div><div></div></div>Lots</div> <div><div><div></div></div>Road</div>																																								
SCALE 1:2,500		SHEET SIZE A3 COLOUR	CLIENT QUBE																																									
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A23.122	VERSION 0																																									
DATA SOURCE Nearmap Imagery (19 April, 2025)		DRAWN BY / REVIEWED BY JP/HC	DATE 27/5/2025																																									
				<div>Bush Fire Prone Area Planning (OBRM-023)</div> <div><div></div>Bushfire Prone Area 2</div>																																								
				<table><tr><th>No</th><th>Description</th><th>Drawn</th><th>Approved</th><th>Date</th></tr><tr><td>A</td><td>Original issue</td><td>JP</td><td>HC</td><td>27/5/2025</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table> <div>NOTES: Cadastral boundary (LGATE-002). Base map ESRI Topo. Townsites (LGATE-248).</div>	No	Description	Drawn	Approved	Date	A	Original issue	JP	HC	27/5/2025																														
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A	Original issue	JP	HC	27/5/2025																																								
				<div><div><div></div></div><div>WESTERN ENVIRONMENTAL</div><div>Western Environmental Pty Ltd 08 6244 2310 enquiries@westernv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au</div></div>																																								

Table 1: BMP Compliance Assessment

BMP Ref.	Action	Implementation status	Compliance assessment
1	Construct (or have works bonded) the public roads (including any temporary no-through-roads/emergency access ways required as part of internal staging) to the standards stated in this BMP addendum.	<p>The road network was being constructed at the time of assessment (refer to Plate 1 and Plate 2 in Appendix A). If completed in accordance with roadworks plan in Appendix B, these will be compliant with the BMP.</p> <p>The compliant temporary Emergency Access Way (EAW) has been constructed (refer to Plate 3 in Appendix A).</p>	Not complete, compliance likely.
2	Construct (or have works bonded) the reticulated water supply to the standards stated in this BMP addendum.	<p>Water supply and hydrant network was being constructed at the time of assessment (refer to Plate 4 and 5 in Appendix A). If completed in accordance with water reticulation plan in Appendix C, these will be compliant with the BMP.</p>	Not complete, compliance likely.
3	<p>Establish the project area, 27 m wide APZs within the Western Power easement and 100 m wide low threat staging buffer within balance Lot 9014 to a non-vegetated/low threat managed state in accordance with the requirements of this BMP addendum and landscape plans contained in Appendix B.</p>	This relates to another stage.	Not applicable.
4	Temporarily quarantine via appropriate condition of subdivision the 42 proposed lots to the west and 28 proposed lots to the south/southeast (as per Figure 4) until such time that BAL-29 or lower and compliant perimeter access is demonstrated where required.	A BAL report is being prepared for stage 18 currently and the southeast area has now been cleared refer to Plate 6 in Appendix A.	Not complete, compliance likely.
5	Enforce 13 m wide APZ setback within proposed Lot 125 (as per Figure 4) via restrictive covenant on title through standard condition of subdivision.	This lot does not occur within Stage 18A.	Not applicable.



BMP Ref.	Action	Implementation status	Compliance assessment
6	Comply with the relevant requirements of the City of Kwinana annual firebreak notice (refer to Appendix E).	Lots within Stage 18 do not require firebreaks as per City of Kwinana Firebreak notice and are completely non-vegetated with an emergency access way (refer to Plate 5 to Plate 8 in Appendix A).	Compliant.
7	Prepare a BMP compliance report to demonstrate the relevant bushfire management measures have been implemented to deliver compliance in accordance with this BMP addendum.	This BMP compliance report meets the requirements of this management action.	Compliant.



References

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas* (AS 3959: 2018).

JBS&G. (2023). *Bushfire Management Plan Addendum: Apsley Estate Subdivision Application*. Prepared for QUBE Property Group Pty Ltd.

Western Australian Planning Commission (WAPC). (2024a). *State Planning Policy 3.7 Bushfire*. Government of Western Australia.

Western Australian Planning Commission (WAPC). (2024b). *Planning for Bushfire Guidelines*. Government of Western Australia.



Appendix A:

Photographic Evidence



South Elevation

☉ 359°N (T) ● 32°11'31"S, 115°51'13"E ±16ft ▲ 74ft



Plate 1: Roads within the subject site

North East Elevation

☉ 236°SW (T) ● 32°11'26"S, 115°51'13"E ±9ft ▲ 76ft



Plate 2: Roads within the subject site

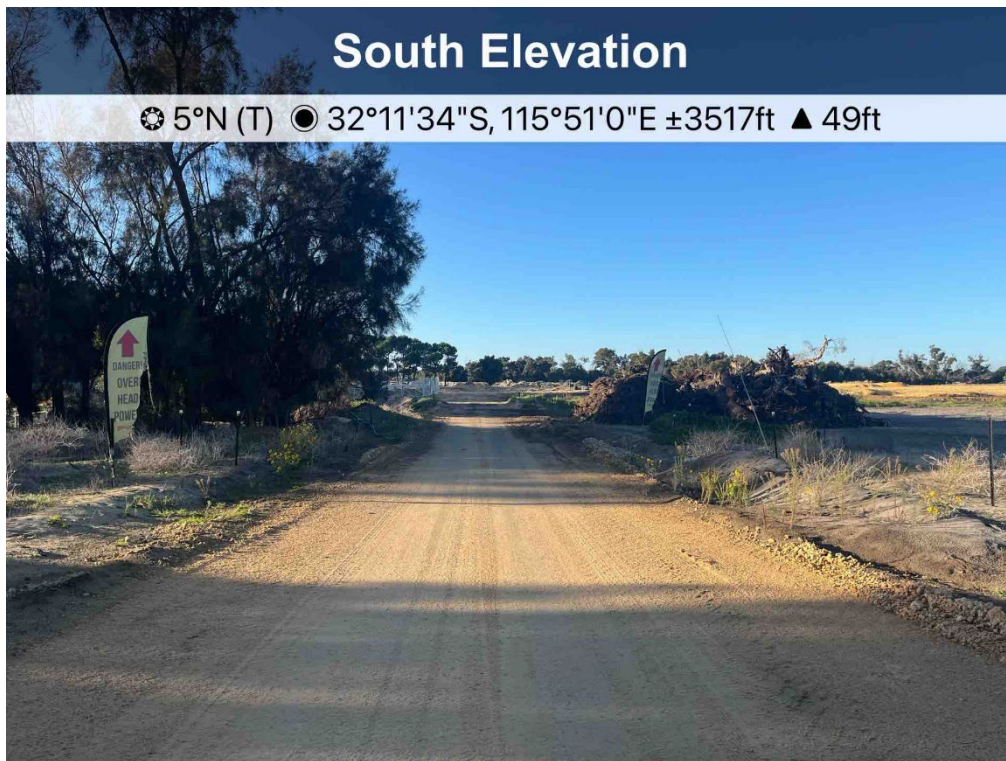


Plate 3: Emergency access way



Plate 4: Water supply and services within the subject site

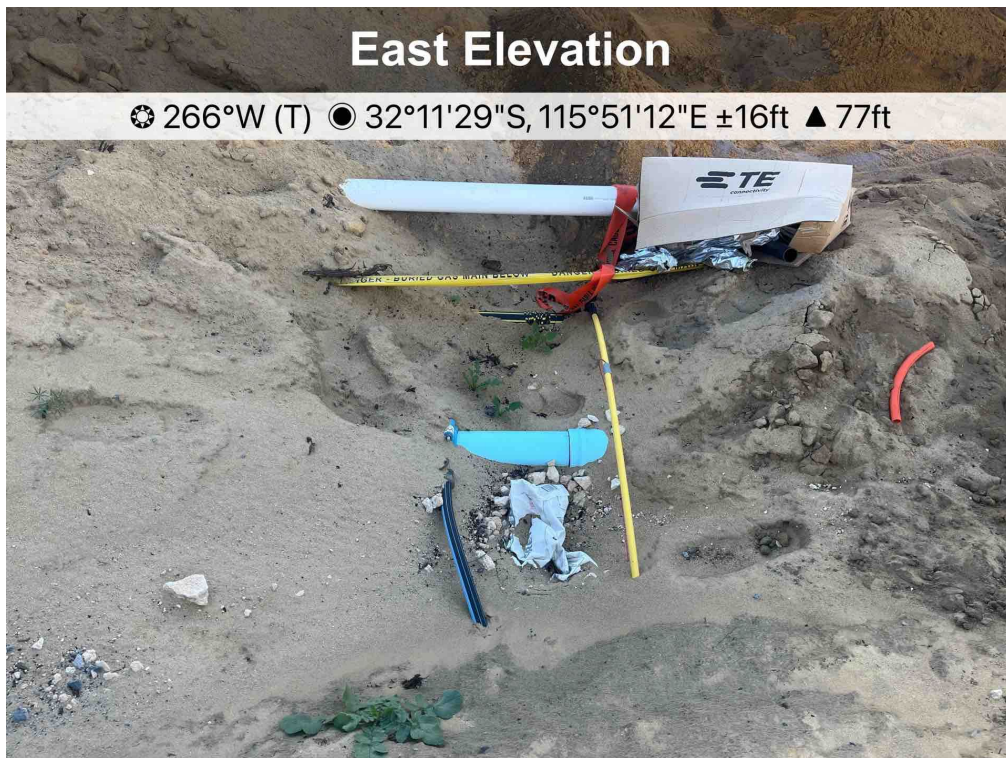


Plate 5: Water supply and services within the subject site

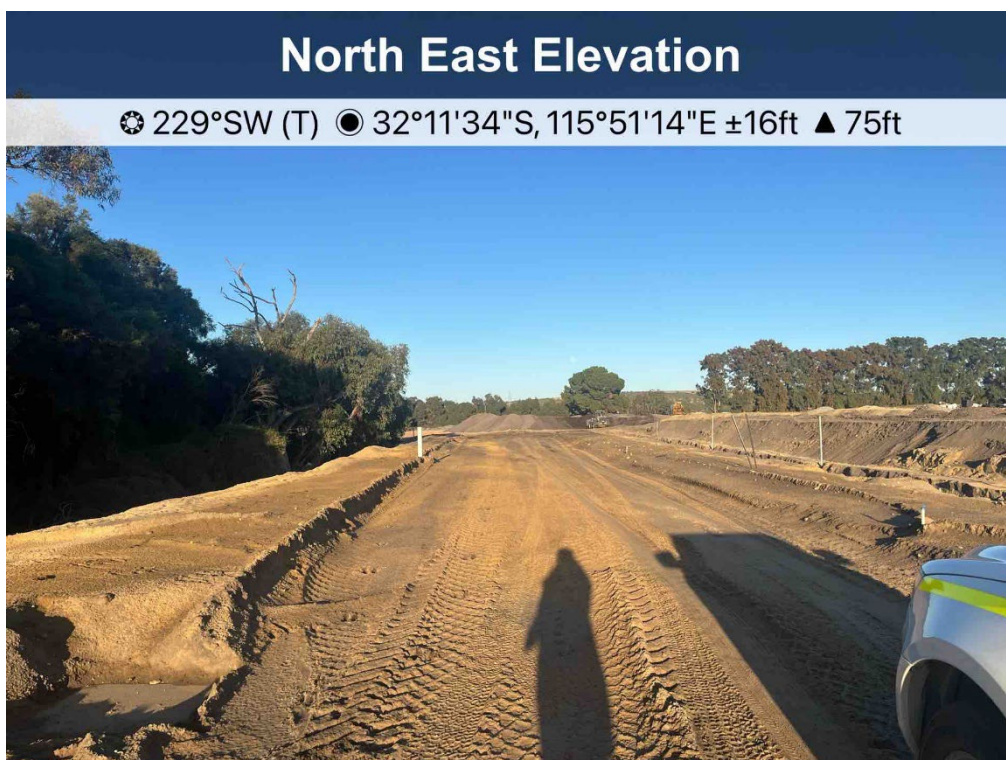


Plate 6: Clearing south of the lots

North Elevation

☼ 186°S (T) ● 32°11'26"S, 115°51'12"E ±13ft ▲ 75ft



Plate 7: Clearing within site with windbreak in the distance

East Elevation

☼ 273°W (T) ● 32°11'30"S, 115°51'10"E ±19ft ▲ 76ft

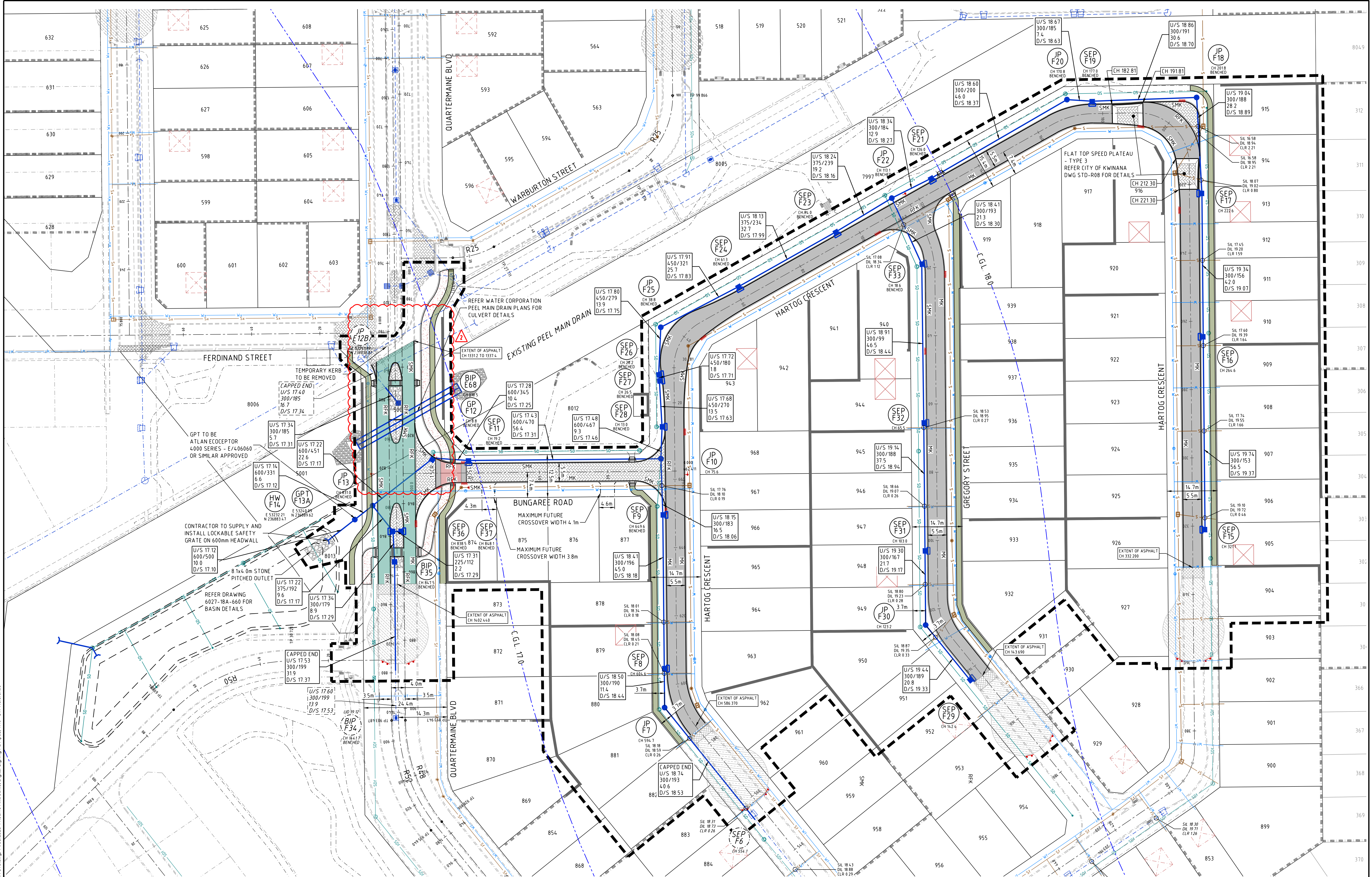


Plate 8: Clearing within site with windbreak in the distance

Appendix B:

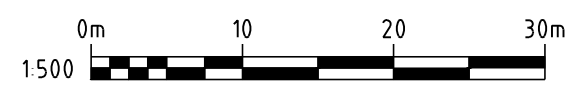
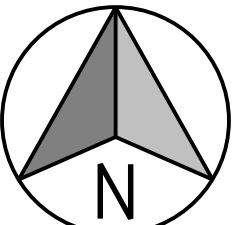
Roadworks Plan





FOR NOTES AND LEGEND REFER DRAWING 6027-18A-600

2	20.03.25	BVS	SM	APPROVED	PATHS AND WALLS AMENDED AT THE PEEL MAIN DRAIN
1	13.12.24	ARH	SM	A. THOMSON	DRAINAGE OUTLET, BASIN & ROAD NAMES UPDATED
0	14.10.24	ARH	MHU	A. THOMSON	ISSUED FOR FINAL APPROVAL AND CONSTRUCTION
B	09.08.24	BVS	SM	T. BOEKEMAN	RE-ISSUED FOR APPROVAL
A	20.06.24	BVS	SM	A. THOMSON	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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CONSULTING ENGINEERS

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

QUBE

APPROVED
AVRIL THOMSON

DESIGNED
ARH

SCALE
1:500

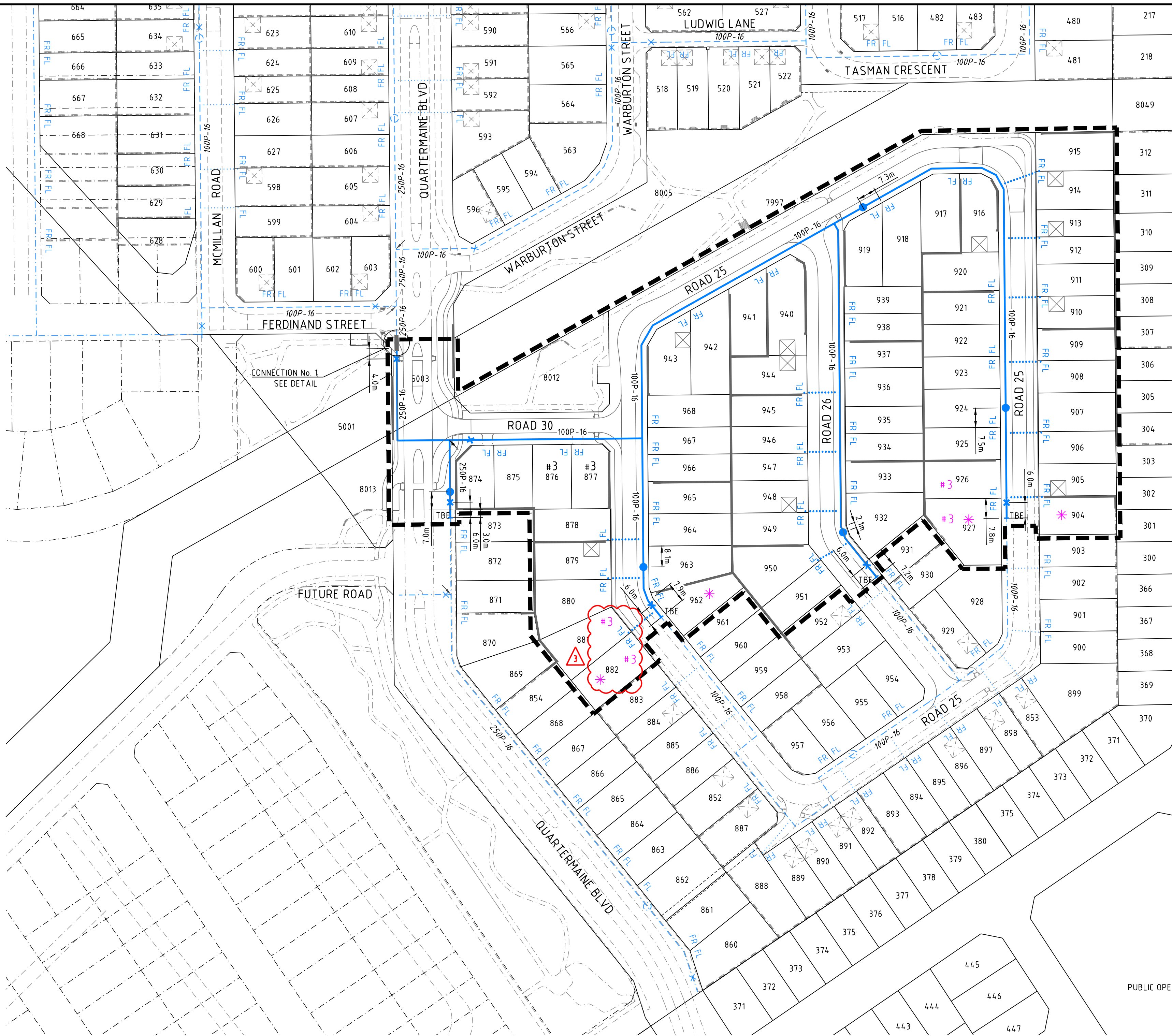
PROJECT	APSLEY - STAGE 18A
TITLE	ROADWORKS AND STORMWATER DRAINAGE SHEET 1
WAPC No.	164361
DRAWING No.	6027-18A-610
REVISION	2

ORIGINAL SIZE
A1

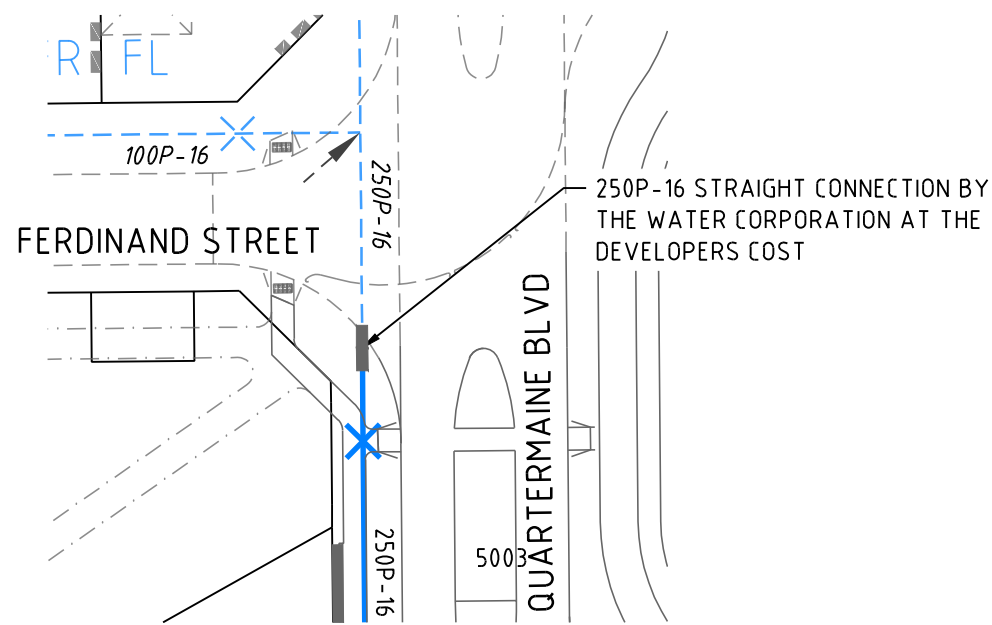
Appendix C:

Water Reticulation Plan





RETICULATION PLAN
1:1000



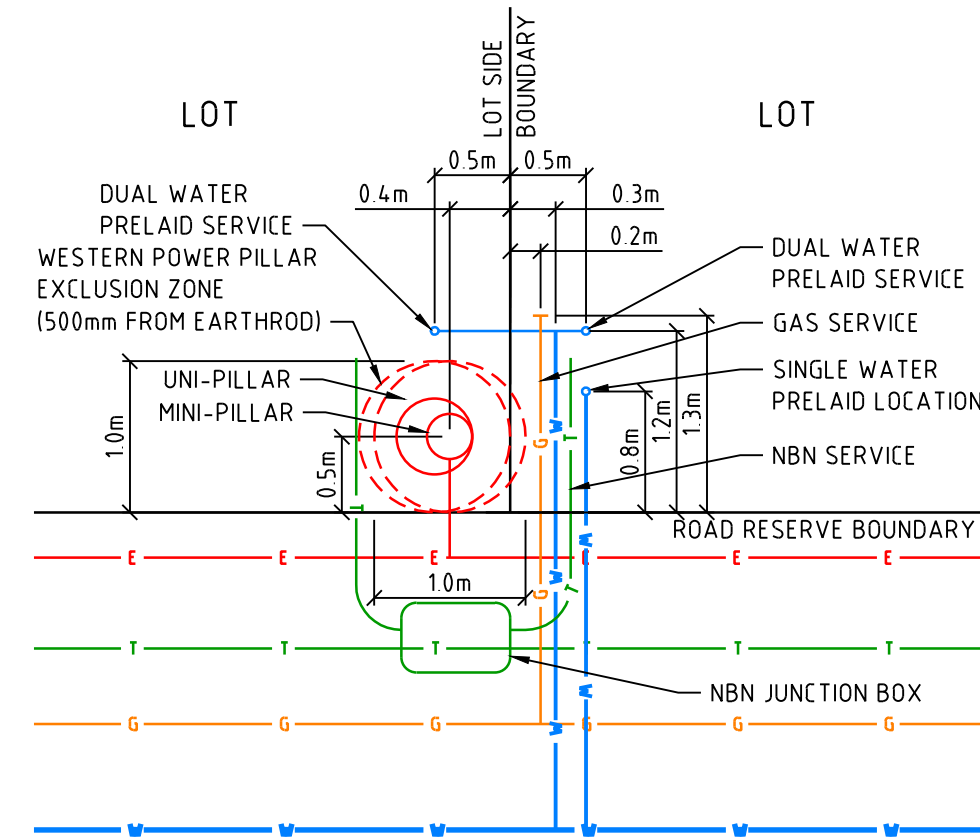
CONNECTION DETAIL No. 1
1:500

CONTRACTOR'S RESPONSIBILITY

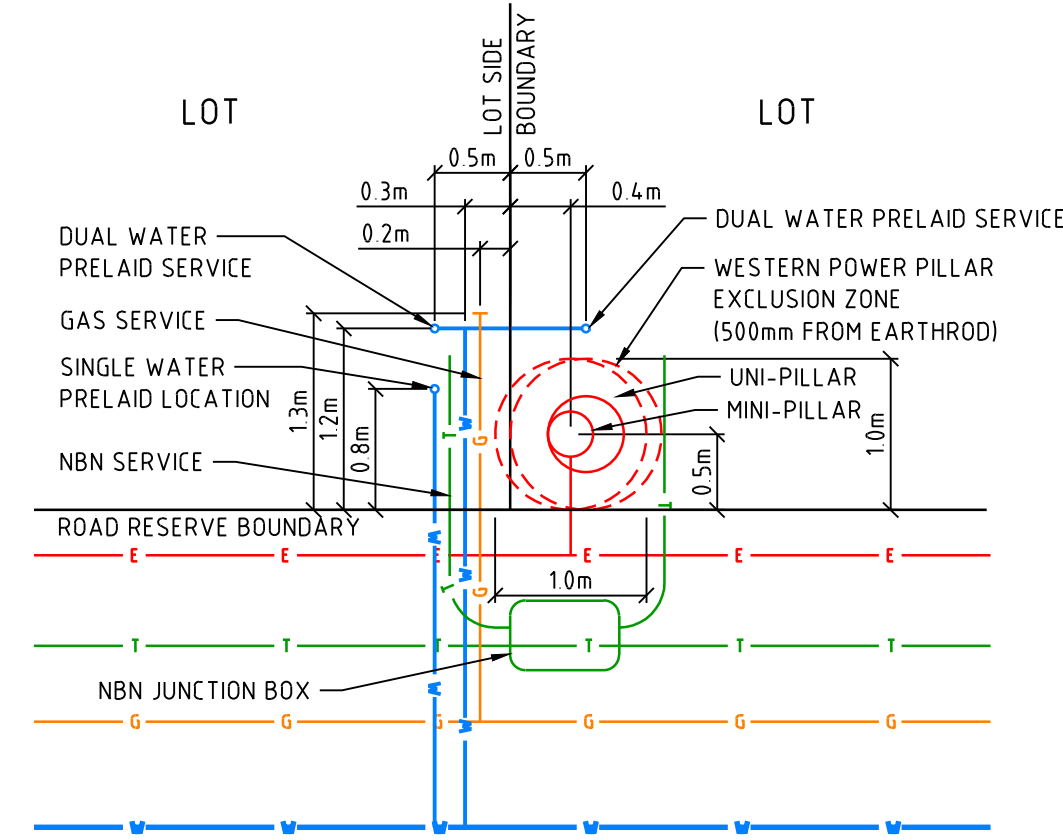
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE THE INSTALLATION OF ALL SERVICES WITHIN THE SUBDIVISION. THE CONSULTANT SHOULD ENSURE THAT THERE IS NO CONFLICT BETWEEN THE POSITIONING OF FULLY PRE-LAID WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAID SERVICES ARE REQUIRED.

SERVICES

- ALL WATER MAINS SHALL BE INSTALLED ON 2.1m ALIGNMENT EXCEPT AS OTHERWISE AGREED
- FULLY PRE-LAID WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 63 VERSION 3 REVISION 15, DECEMBER 2021 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG No.'s BD 62-8-15 AND BD62-8-24
- WATER SERVICE LOCATIONS SHALL BE IN ACCORDANCE WITH THE GUIDELINES FOR POSITIONING CONTAINED IN DRG No. BD62-8-14.
- WHERE POSSIBLE LOTS ARE ARRANGED IN PAIRS WITH A DUAL SERVICE PIPE ENTERING THE RIGHT HAND SIDE OF THE PAIR OF LOTS AND SPLITTING LEFT AND RIGHT TO SUPPLY EACH PAIR OF METERS
- WHERE SHORT AND LONG SINGLE SERVICES ARE INDICATED THE SERVICE PIPE AND METER SHOULD, IF POSSIBLE, BE LOCATED AT THE LEFT HAND SIDE BOUNDARY OF LOTS.
- FOR A STRAIGHT ROAD RESERVE, SERVICE PIPES SHALL BE ALIGNED AT RIGHT ANGLES TO FRONT BOUNDARIES, RATHER THAN TO THE SUPPLY WATER MAINS.
- WHERE THERE IS A BEND IN THE ROAD RESERVE AT THE SIDE BOUNDARY, THE SERVICE PIPE SHALL BE POSITIONED PARALLEL TO THE LINE BISECTING THE ANGLE.
- FL AND FR (FULLY PRELAID LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION.
- FULLY PRE-LAID WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. BD62-2-9



TYPICAL SERVICE LOCATIONS PLAN
NTS



TYPICAL ALTERNATE SERVICE LOCATIONS PLAN
NTS

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.

WORKS AGREEMENT RETICULATION SUBMISSION

This plan is accepted as being in accordance with the endorsed Concept Plan:
MW06-100-001-01B

Compliance with relevant design standards and manuals remains the responsibility of the Design Engineer.

No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

OO22-103-001-01B

FILE: 177209942

LEGEND

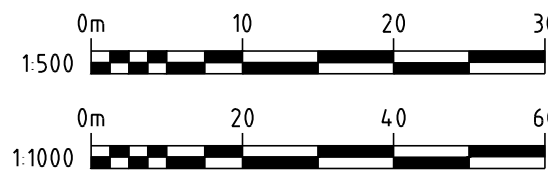
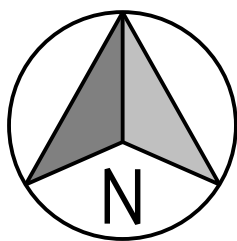
DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	---
PROPOSED WATER MAIN	---
PROPOSED VALVE (No. = 2)	✕
PROPOSED HYDRANT (No. = 5)	●
PROPOSED PRELAID LONG SERVICE	---
CHANGE IN PIPE SIZE	↙
FLUSHING POINT (No. = 0)	FP
TEMPORARY BLANK END AND FLUSHING POINT (No. = 4)	TBE
CONNECTION BY WATER CORPORATION (No. = 1)	---
EXISTING MAIN, HYDRANT & VALVE	---
FUTURE MAIN, HYDRANT & VALVE	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
FUTURE RETAINING WALL	---
DEFERRED SERVICE	'D'
SERVICE LAID IN THIS STAGE FOR RELEASE IN FUTURE STAGE	*
SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE	⊗
SERVICE UNDER RETAINING WALL (REFER DETAIL THIS PLAN)	#1
SERVICE IN BELOW GROUND PIT (REFER WC DWG BD62-2-9)	#2
ALTERNATE SERVICE LOCATION (REFER DETAIL THIS PLAN)	#3

SERVICES	QTY (No.)
PRELAID SHORT DUAL	17
PRELAID LONG DUAL	12
PRELAID SHORT SINGLE	1
PRELAID LONG SINGLE	1
TOTAL	31
TOTAL NUMBER OF LOTS SERVED	60
NUMBER OF DEFERRED SERVICES	0
EXTENSION	QTY (m)
63mm MDPE	0.0
100 P-16	616.7
150 P-16	0.0
200 P-16	0.0
250 P-16	88.1

WARNING TO CONTRACTOR UXO
THE SITE IS IDENTIFIED AS HAVING RISK OF UNEXPLODED ORDNANCE.

"NO EXCAVATION OR OTHER DISTURBANCE OF THE SOIL ON THIS SITE SHOULD BE CARRIED OUT WITHOUT FIRST OBTAINING CLEARANCE FROM THE UNEXPLODED ORDNANCE BRANCH OF THE W.A. POLICE DEPARTMENT."

3	20.11.24	BVS	SM	Minor amendments	MINOR AMENDMENTS
2	21.10.24	BA	MHU	A. THOMSON	WORKS AGREEMENT RETICULATION SUBMISSION REVISION UPDATED
1	14.10.24	ARH	MHU	A. THOMSON	BRIDGE CROSSING LAYOUT & 926/927 CONNECTION UPDATED
0	19.09.24	ARH	SM	A. THOMSON	ISSUED FOR CONSTRUCTION
B	09.08.24	ARH	SM	T. BOEKEMAN	RE-ISSUED FOR WATER CORPORATION APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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CLIENT
APPROVED
DESIGNED
SCALE
1:500 1:1000
AVRIL THOMSON
ARH

PROJECT
TITLE
WAPC No.
DRAWING No.
REVISION
APSLEY - STAGE 18A
WATER RETICULATION PLAN
164361
6027-18A-500
3

Appendix D:

City of Kwinana Fire Break Notice



FIRST AND FINAL NOTICE FIRE HAZARD COMPLIANCE NOTICE 2024/2025

Important The works outlined below **must** be completed by 1 December 2024 and maintained up to and including 31 May 2025, unless otherwise stated in this notice.

COMPLIANCE DUE BY

1 December 2024

INSPECTIONS COMMENCE FROM

1 December 2024

Notice to all landowners within the City of Kwinana

This Fire-Break/Hazard Compliance Notice is issued by the City of Kwinana pursuant to *Section 33 of the Bush Fires Act 1954* to assist with the prevention, control and extinguishment of bush fires or to prevent the spread or extension of a bush fire to any adjoining land.

All property owners and/or occupiers of land within the City of Kwinana are hereby served with a first and final Fire-Break/Hazard Compliance Notice (the Notice) and are required to comply with the requirements in full.

Failure or neglect to comply with this notice is an offence and may result in a penalty of up to \$5,000.

The table below outlines the requirements of landowners and/or occupiers in the City of Kwinana. Please refer to the column that best describes your land size to view your legal responsibilities.

Land with a total area of:	3,501m ² (0.35ha) or greater	1,501m ² (0.15ha) up to 3,500m ² (0.35ha)	Less than 1,500m ² (0.15ha)
Fire Breaks Install and maintain mineral earth fire breaks as per the specifications defined below.	✓		
Asset Protection Zone Maintain a reduced fuel zone around all habitable buildings which extends twenty (20) metres as per the specifications below.	✓		
Defendable Space Within three (3) metres of all walls or supporting posts of a habitable building, the area is kept free from vegetation including overhanging branches within three (3) metres of any habitable building.		✓	
Flammable Ground Fuel <ul style="list-style-type: none"> Reduce and/or maintain all Dead Flammable Material (DFM) on the ground across the entire property to a "fuel load" of below eight (8) tonnes per hectare. See definition below. Ensure that all long grass and weeds are slashed, mowed or trimmed down to a height no greater than 50mm across your entire property. (Compliance required year-round) 		✓	✓
Driveways Ensure driveways and access ways to all buildings are maintained at a minimum of three (3) metres in width and a vertical clearance height of four (4) metres to allow emergency vehicle access.	✓	✓	✓
Flammable Material Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.	✓	✓	✓

Variations to Notice

If it is impractical for you to install a firebreak as specified in this Notice, you may apply to vary the location of your firebreak within your property by completing and submitting an 'Application to Vary Location and Type of Firebreaks' form available on the City's [Fire Permits and Burn Offs page](#).

Submit completed forms to customer@kwinana.wa.gov.au marked for the attention of the Chief Bush Fire Control Officer – no later than 31 October 2024.

Additional Works

Regardless of land size and location, the City or its Bush Fire Control Officers may require additional work to be undertaken on a property to improve access, and/or undertake further works to reduce a hazard that may be conducive to preventing an outbreak and/or the spread or extension of a bush fire.

'Industrial Zoned' areas may require additional works as identified by the Bush Fire Control Officer during fire hazard inspections.

Bushfire Management Plan

Where a property is affected by an approved bushfire management plan, the property owner and/or occupier must still comply with all requirements in this notice and with ALL additional requirements outlined within that plan.

Engagement of contractors by owner and/or occupier to carry out works

Any owner and/or occupier who engages a contractor to undertake works on their behalf is responsible for ensuring that such works when completed meet the requirements of this Notice.

Firebreak/fire hazard compliance inspections

To promote community safety and education, property inspections will be carried out by the City's Bush Fire Control Officers to identify non-compliant properties from 1 December 2024.

No burning in areas defined as Urban

Pursuant to section, 24G (2) of the *Bush Fires Act 1954*, no burning of garden refuse is to be undertaken in areas defined as "Urban" without written approval by the City of Kwinana.

Environmental and Heritage Conditions

Any property subject to environmental and heritage value such as, but not limited to, Threatened Ecological Communities (TEC), Bush Forever sites, Declared Rare Flora, and Fauna (DRF) sites and Aboriginal Heritage sites, etc should seek further information about what can or cannot be carried out prior to complying with the requirements under this Notice.

If you do not meet your fire prevention responsibilities as a property owner, you could be liable for a **maximum penalty of \$5,000** plus costs. The City may also access a property and undertake the required work at the expense of the owner.



For further information, please contact the City of Kwinana, view the included brochure or the City of Kwinana website kwinana.wa.gov.au/fires

Definitions

Firebreak:

A strip of mineral earth land free of all flammable material with the intention of minimising the spread or extension of a bushfire and provide safe access on the property for emergency vehicles and other firefighting operations.

- ✓ Clearance must be 3 metres wide and 4 metres in height as close as practically possible, inside and along all boundaries of the perimeter of the land.
- ✓ Living green lawn is acceptable in lieu of mineral earth firebreaks, provided that the same width and height requirements for a firebreak are maintained.
- ✓ Must have a corner turning radius of up to 10 metres.
- ✓ Must be a continuous trafficable surface for a 4WD vehicle and be clear of any obstructions and must not terminate in a dead end.

Asset Protection Zone: Maintain a fuel-reduced zone around all habitable buildings which extends 20 metres (m) from the outermost point of the building.

- ✓ Fuel load within the 10m inner zone is reduced and maintained to no more than 2 tonne per hectare. Fuel load within the 10-20m outer zone is reduced and maintained to below 8 tonne per hectare.
- ✓ Trees over 5m in height within the 20m zone to be under pruned up to 2m.
- ✓ Trees or shrubs within 3m of the asset shall be pruned to a maximum height of 2m and/or pruned to ensure a 2m wide vertical clearance from the asset.

Fuel Load: Can be live and dead vegetation that accumulates over time. This Notice refers only to dead vegetation.

- ✓ A fuel load depth of 15mm (fine fuels) to the mineral earth is indicative of approximately 8 tonne per hectare. The more fuel load, the higher the flame height and increased fire intensity.
- ✓ Mulch piles, stored firewood and burn piles can contribute to fuel loading on land and must be stored safely away from assets, removed from the property, or actioned as directed by a Fire Control Officer.
- ✓ Fine fuels include Leaf litter, grasses, twigs (up to 6mm diameter), bark etc.

Flammable Material: Any bush, plant, tree, grass, vegetation, object, or material that may or is likely to catch fire and burn.

Wayne Jack,
Chief Executive Officer

Administration

Cnr Gilmore Ave & Sulphur Rd, Kwinana WA 6167 | PO Box 21, Kwinana WA 6966
Hours Mon-Fri 8:30am-4:30pm | **Telephone** Mon-Fri 8:00am-5:00pm 08 9439 0200
customer@kwinana.wa.gov.au | www.kwinana.wa.gov.au