



BMP Compliance Certification Report

DIRECTION
SW (T)

-31.88004°
+116.06304°

ACCURACY 4 m
DATUM WGS84

- ◇ *Compliance check against the bushfire protection measure implementation responsibilities of the developer/landowner established by the BMP.*
- ◇ *Compliance check of continued validity or need for revision of the BAL assessment outcomes presented in the BMP.*
- ◇ *Evidence of approved vegetation modification/removal (as relevant).*
- ◇ *Consultant observations noted (as relevant).*

Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Lot 11 (655) Pechey Road, Swan View

Shire of Mundaring

Referenced BMP Previously Submitted to
Support a Subdivision Application

Report Date: 25 July 2025

Job Reference No: 210777

BPP GROUP PTY LTD T/A BUSHFIRE PRONE PLANNING

ACN: 39 166 551 784 | ABN: 39 166 551 784

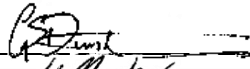
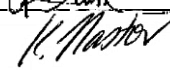
SUITE 11, 36 Johnson Street
GUILDFORD WA 6055

PO BOX 388
GUILDFORD WA 6935

08 6477 1144 | admin@bushfireprone.com.au



DOCUMENT CONTROL

PREPARATION			
Author:	Greg Dunstan (BPAD Level 1 No. 16382)		
Reviewed:	Kathy Nastov (BPAD Level 3 No. 27794)		
VERSION HISTORY			
Version	Status/Details	Date	
1.0	Original - Compliance Report	25 July 2025	
-			
THE APPLICABLE AND REFERENCED BUSHFIRE MANAGEMENT PLAN			
Version	Source	Job Ref. No.	Date
1.0	Original BMP - The BMP was prepared by Bushfire Prone Planning.	210777	11 January 2022

Limitations: The protection measures that will be implemented based on information presented in this Report 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.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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BMP Compliance Certification Report Template v2.2

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1 ESTABLISHING THE BMP COMPLIANCE CHECK REQUIREMENTS

The applicable Bushfire Management Plan (BMP) submitted with the earlier subdivision application (refer to 'document control'), establishes:

- The bushfire protection measures that shall be initially implemented and those requiring ongoing maintenance to the stated requirements; and
- The persons responsible for the implementation and maintenance of the required bushfire protection measures.

This section of the report identifies the bushfire planning guidance that establishes:

- The need to provide certification of compliance with the required bushfire protection measures implementation actions; and
- The type of information required.

1.1 Local Government is to Request an Implementation Table Compliance Check

The Guidelines establish that in implementing the SPP 3.7 and associated Guidelines, local governments have responsibilities. These include to:

"Ensure a final compliance check against the implementation table within the bushfire management plan has been undertaken by the BAL assessor, bushfire planning practitioner and/or local government, upon completion of subdivisional works".

1.2 Check the Continued Validity of the Indicative BAL Ratings Presented in the BMP

The Guidelines (Appendix A - BAL Contour Map), establish:

"Where a BAL Contour Map includes BAL ratings that are based on future site works, such as clearing and modification of vegetation, the subdivision approval may be conditioned to require the preparation of a compliance certificate".

"After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant. This will allow decision-makers to have confidence that the BALs indicated in the BAL Contour Map are accurate and can be used to support a future development or building permit application".

2 COMPLIANCE CHECK - BUSHFIRE PROTECTION MEASURE IMPLEMENTATION TABLES

The following are the relevant implementation responsibilities established in **Section 6 - Table 6.1 & table 6.2** (where relevant) of the applicable bushfire management plan (refer to 'document control') submitted as part of the required subdivision application documents.

2.1 Developer / Landowner Responsibilities - Prior to Issue of Titles

TABLE 6.1 REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS (SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)				
		Not Compliant	Compliance is Being Progressed	Fully Compliant
1	<p>Condition (as per Code F2 of Model Subdivision Schedule, WAPC April 2020):</p> <p>A notification, pursuant to Section 165 of the Planning and Development Act 2005, may 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.</p> <p>Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land." (Western Australian Planning Commission).</p>	<input type="checkbox"/>	<input type="checkbox"/>	✓
Assessment Comments: The Building Surveyor is to include notification on the Title for development clearances and provide verification to the Local Government. The Proponent is to include a copy of the notification on Title for development clearances.				

TABLE 6.1
REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

		Not Compliant	Compliance is Being Progressed	Fully Compliant
3	Construct the cul-de-sac to the standards stated in the BMP.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: Transport, roads and access: The consultant may observe the implementation of protection measures for which they are not required and/or do not have the authority to assess compliance.

Public roads within the subject site are constructed of all-weather trafficable surface (bitumen) with mountable curbing.



Photo ID: 1



Photo ID: 2

TABLE 6.1

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

		Not Compliant	Compliance is Being Progressed	Fully Compliant
4	Construct the private driveways to the standards stated in the BMP.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: Transport, roads and access: The consultant may observe the implementation of protection measures for which they are not required and/or do not have the authority to assess compliance.

Where required, construction standards for individual driveways for proposed future buildings/relevant structures on each newly created Lot will be undertaken at the development approval stage.



Photo ID: 3



Photo ID: 4

TABLE 6.2

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

		Not Compliant	Compliance is Being Progressed	Fully Compliant				
5	<p>Maintain the Asset Protection Zone (APZ) surrounding existing and future relevant buildings to the largest dimension as determined by either:</p> <ul style="list-style-type: none">• The dimensions corresponding to the determined BAL of a building (refer to Section 3.2 for explanation of the 'planning' versus 'building' requirements and 'indicative' versus 'determined' BAL); or• The dimensions corresponding to the local government's Firebreak Notice. <p>Maintain the APZ to the above dimensions and to the standards established by the Guidelines (refer to Appendix 1) or as varied by the local government through their Firebreak Notice.</p> <table><tr><th colspan="2">Shire of Mundaring APZ Dimensions</th></tr><tr><td>Existing dwelling</td><td>Minimum 20 metres</td></tr></table>	Shire of Mundaring APZ Dimensions		Existing dwelling	Minimum 20 metres	<input type="checkbox"/>	<input type="checkbox"/>	✓
Shire of Mundaring APZ Dimensions								
Existing dwelling	Minimum 20 metres							

Assessment Comments & Photographs: Confirmation of minimal fuel condition areas. Works undertaken to the satisfaction of the Bushfire Consultant to the corresponding Planning BAL-29 Rating. The required dimensions for a 'BAL-29 APZ' can be established within the boundaries of the lot on which the building(s)/structure(s) are situated – Refer BMP Figure 3.2 BAL Contour Map detail if required. The APZ will exist on land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for low-threat vegetation and non-vegetated areas.

Note: Additional ongoing requirements are required pursuant to the powers contained in Section 33 of the Bush Fires Act 1954, all owners and occupiers of land within the Shire of Mundaring are required annually to have firebreaks or fire control measures installed and maintained for the period in accordance with the Shire of Mundaring Fire break and Fuel Load Notice. This is an ongoing Landowner responsibility.



Photo ID: 5



Photo ID: 6

TABLE 6.2

REQUIRED BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)



Photo ID: 7



Photo ID: 8



Photo ID: 9



Photo ID: 10



Photo ID: 11



Photo ID: 12



Photo ID: 13



Photo ID: 14



Photo ID: 15

Photo ID: -

ADDITIONAL BUSHFIRE PROTECTION MEASURES - IMPLEMENTATION ACTIONS
(NOT SUBJECT TO COMPLIANCE CHECK TO BE CONDUCTED BY A BUSHFIRE CONSULTANT)

		Not Compliant	Compliance is Being Progressed	Fully Compliant
5	Install the reticulated water supply (hydrant) to the standards stated in the BMP/Install a fire hydrant along the proposed new road to the standards stated in the BMP.	<input type="checkbox"/>	<input type="checkbox"/>	✓

Assessment Comments: A reticulated water supply is available to the subdivision with fire hydrant installed. The hydrant box is painted white, and hydrants are identified with road markings/reflective delineators installed on the road.



Photo ID: 16



Photo ID: 17

3 COMPLIANCE CHECK - CONTINUED VALIDITY OF INDICATIVE BAL RATINGS PRESENTED IN THE BMP

3.1 Revision of Bushfire Attack Level (BAL) Assessment Outcomes – Identified Necessity

IDENTIFICATION OF VARIATIONS REQUIRING A REVISION OF THE BAL CONTOUR MAP AND/OR TABULATED BAL RESULTS				
Variation	Description	Revised Plans Required	Revised BAL Contour Map Required	Revised BAL Rating Tables Required
Subdivision layout and design has been altered.	N/A	No	No	No
Relevant building(s) design and/or location has been altered.	N/A	No	No	No
An error has been identified in the original BAL Contour Map.	N/A		No	No
The subject site conditions have changed.	Modification/removal of vegetation: After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant.		No	No
The relevant offsite conditions have changed.	Modification/removal of vegetation: After the site works have been completed, a compliance certificate may be issued to certify that the BAL ratings shown on the BAL Contour Map remain accurate and compliant.		No	No
Assessment Outcome: Individual BAL assessments for proposed future buildings/relevant structures on each newly created Lot will be undertaken at the development approval stage.				

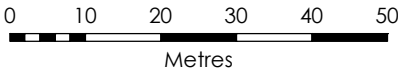


Figure 1
BMP Compliance Map

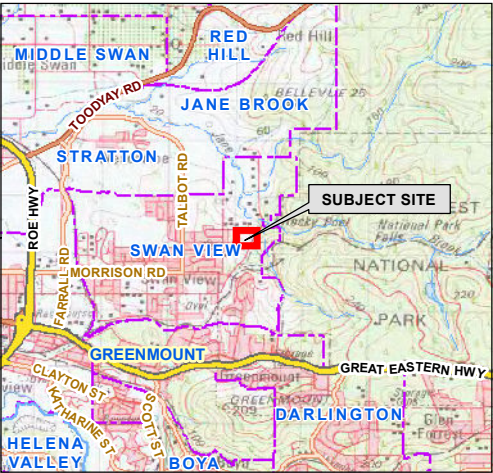
Lot 11 on Plan 1299, Area : 18,191 sq m
655 Pechey Road,
SWAN VIEW 6056
SHIRE OF MUNDARING

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

- Subject Site
- Other Lots
- Proposed Subdivision
- Buildings
- Photo & Direction
- Hydrant
- New Hydrant



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



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA 1994 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 28/07/2025
Map updated by: Ian 28/07/2025
A3 Scale 1:1,000

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 702-705 AND ROADS

Locality and Local Government

Locality	SWAN VIEW
Local Government	SHIRE OF MUNDARING

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	162189

Roads

New Road or Extension (Road Name Approval)	Yes
--	-----

Road Name	Locality
SHIRAZ COURT	SWAN VIEW

Survey Details

Survey Method	Conventional Survey
Field Records	164431
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the ----
(a) * survey; and/or
(b) * calculations from measurements recorded in the field records;
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

JOHN MICHAEL SCANLAN Licensed Surveyor	Date
---	------

Survey Organisation

Name	SCANLAN SURVEYS
Address	P.O. BOX 429 MIDLAND 6936
Phone	9250 2261
Fax	
Email	reception@scanlansurveys.com.au
Reference	8738/22

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
702-705	P1299	LOT 11	422-140A	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	11/P1299	Brought forward in part (with portion superseded by a road and or road widening)	LOTS 702-704	DOC T2480/1896	EASEMENT BENEFIT SEE TRANSFER 2480/1896. REGISTERED 1/1/1896.	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(R)	RESTRICTIVE COVENANT	SEC. 129BA OF THE TLA 1893	DOC	LOT 702	ENERGY NETWORKS CORPORATION	Fire Protection Zone

New Memorials and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or Other Factors)	SEC. 165 OF THE P&D ACT 2005	DOC	LOT(S) 702-705		Bushfire Prone Area
(S)	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC. 70A OF THE TLA 1893	DOC	LOT 702		Transformer Noise
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC. 70A OF THE TLA 1893	DOC	LOT(S) 702-705		No Reticulated Sewerage Service Available



23 SPRING PARK ROAD
MIDLAND, WA, 6056
PO BOX 429, MIDLAND, 6936

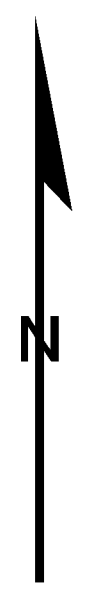
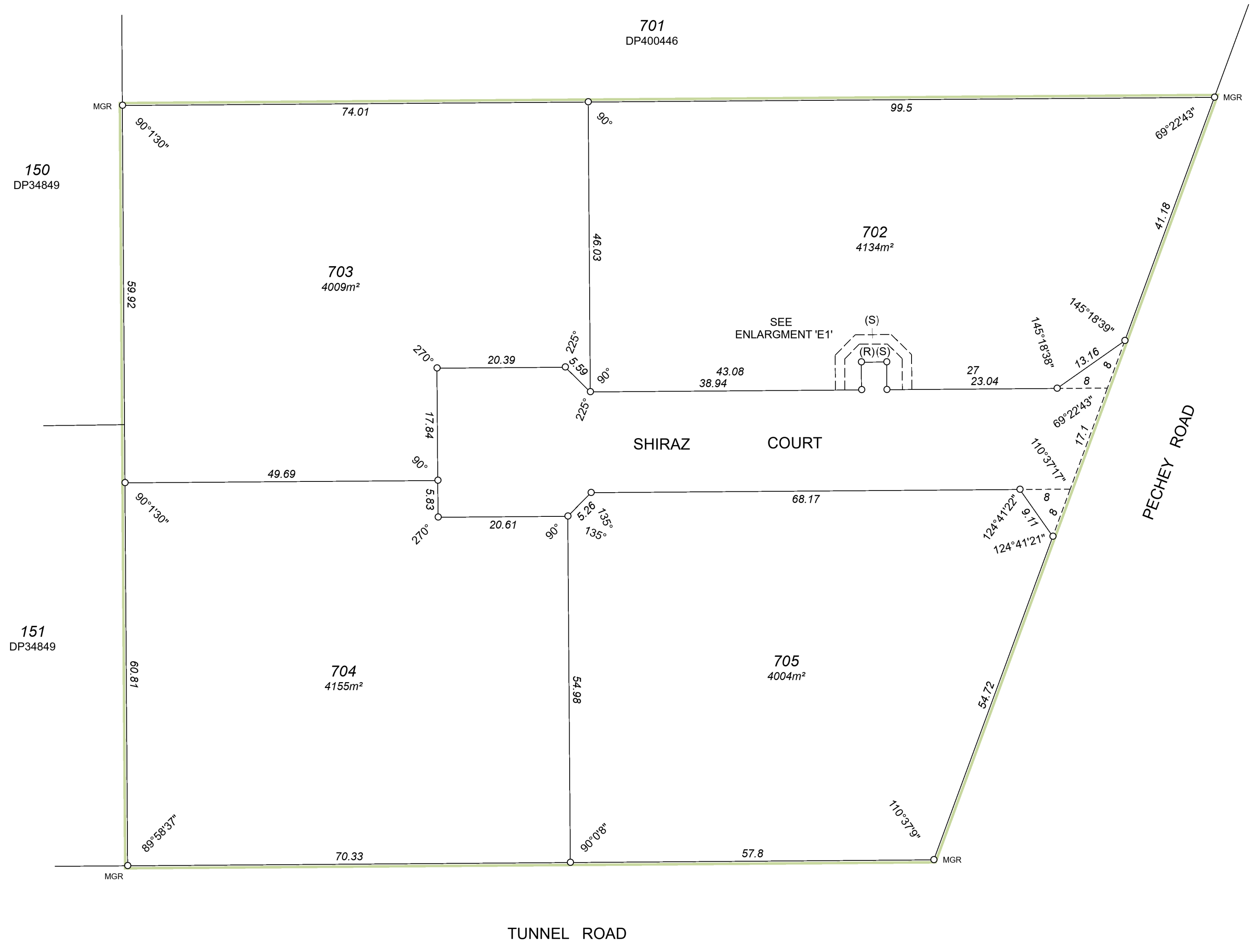
PH: 08 9250 2261
www.scanlansurveys.com.au
reception@scanlansurveys.com.au

ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET
1 OF 3 SHEETS

VERSION NUMBER
1

DEPOSITED PLAN
430083



SCALE 1:500 @ A2

5 0 25

ALL DISTANCES ARE IN METRES



23 SPRING PARK ROAD
MIDLAND, WA, 6056
PO BOX 429, MIDLAND, 6936

PH: 08 9250 2261
www.scanlansurveys.com.au
reception@scanlansurveys.com.au

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VERSION NUMBER 1

DEPOSITED PLAN 430083