

Tuesday, 11 November 2025

Our Ref: A24.076-RPT-BMPC_STG3_1_FINAL



WESTERN
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Bushfire Management Plan Compliance Certification: Stage 3 Mundi Estate, Mundijong

Background

Western Environmental Approvals Pty Ltd (WEPL) has prepared this Bushfire Management Plan (BMP) compliance report for Stage 3 Mundi Estate, Mundijong (the subject site; Figure 1). Stage 3 of the estate is subject to Western Australian Planning Commission (WAPC) subdivision approval WAPC Ref. 200490.

Document Purpose

This report provides a post-subdivisional works compliance assessment of bushfire management measures required to clear Condition 11 of subdivision approval WAPC Ref. 200490 which states:

10. Information is to be provided to demonstrate that the measures contained in Section 4; Table 4 of the bushfire management plan (Western Environmental, 29 November 2024) as modified to address:

(a) Modified road network to demonstrate constructed road access to Scott Road as per Condition 1 of this approval;

have been implemented during subdivisional works. This information should include completed 'Certification by Bushfire Consultant' from the bushfire management plan.

(Shire of Serpentine Jarrahdale)

11. 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"

(Shire of Serpentine Jarrahdale)

Compliance Assessment

WEPL (2024) contains six bushfire management measures that are required to ensure the subdivision complies with the bushfire protection criteria in the Guidelines. A site inspection and compliance assessment was undertaken on 23rd September 2025 to determine if the relevant bushfire management measures documented in the endorsed BMP have been implemented (Table 1).

While some subdivisional works were yet to be completed at the time of the site inspection, WEPL can confirm based on our assessment that the relevant bushfire management measures will be implemented to comply with the endorsed BMP, as detailed in Table 1.



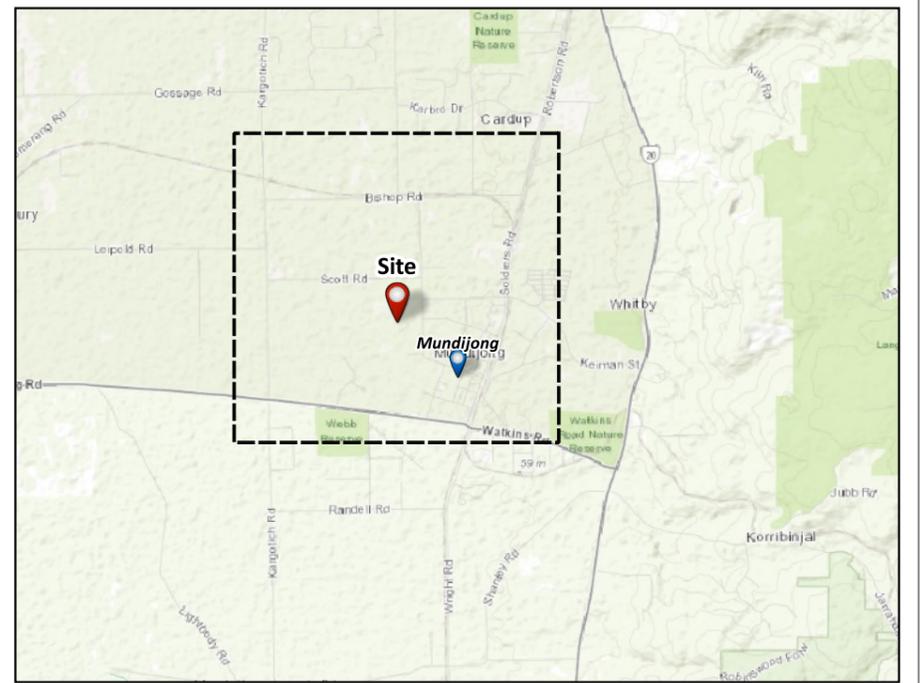
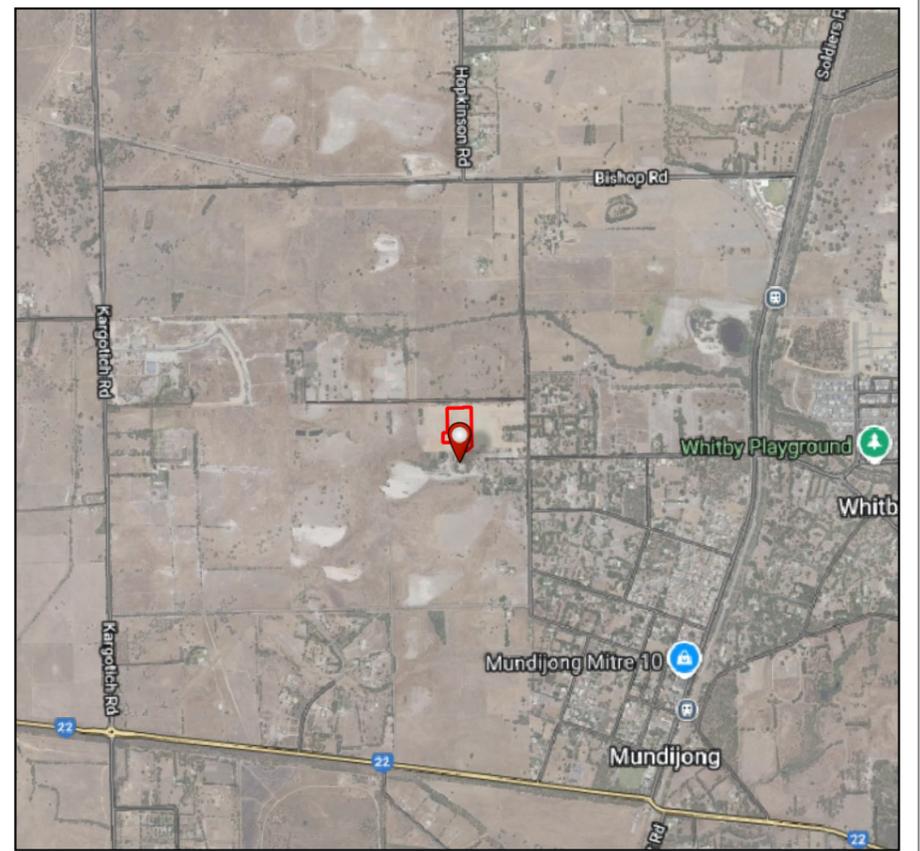
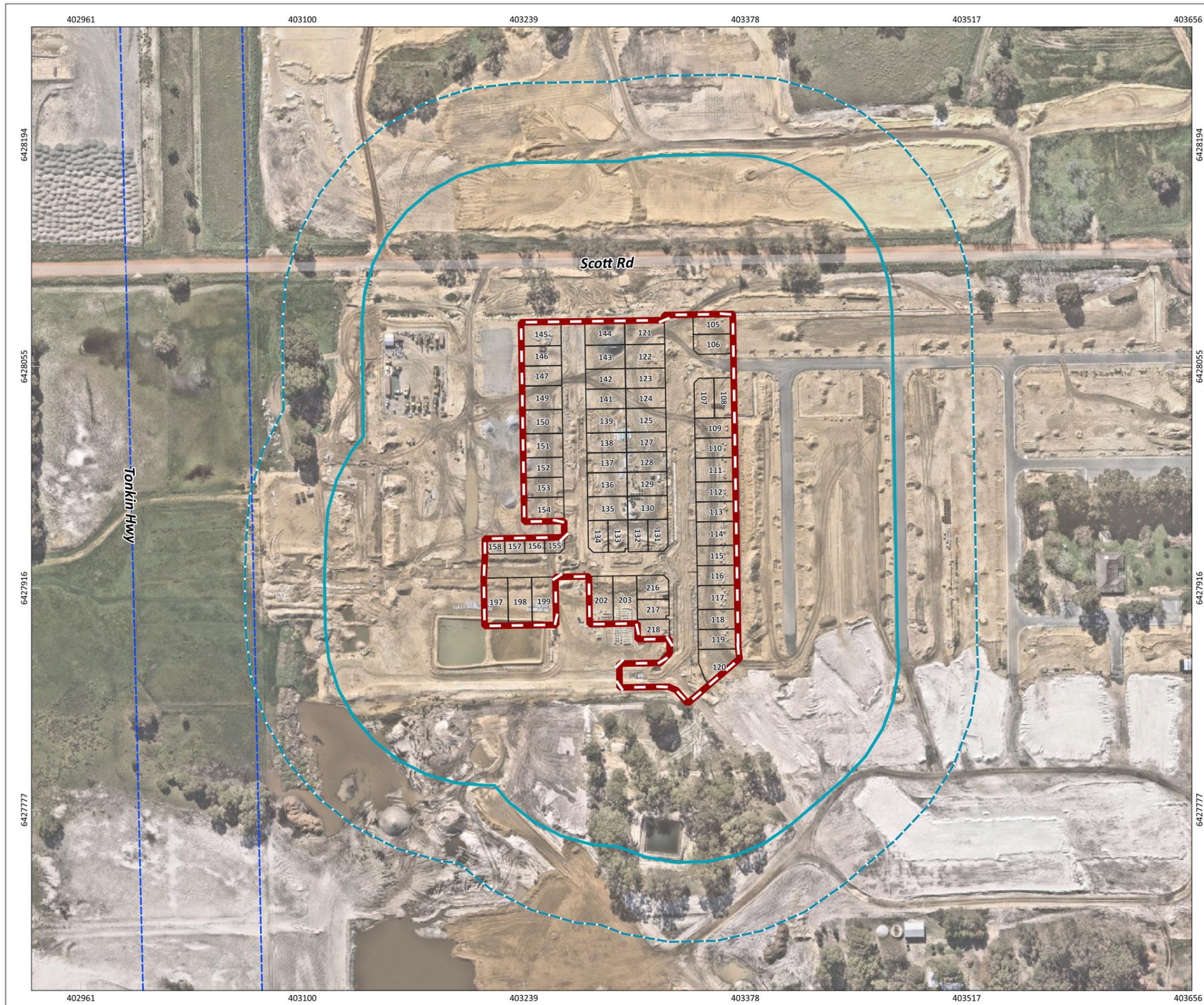


Figure 1: Site Overview

| | PROJECT/REPORT NAME Bushfire Management Plan Compliance Certification Stage 3, Mundijong | | Legend Subject Site Buffer 100m Buffer 150m Lots | <table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>MD</td> <td>HC</td> <td>26/9/2025</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> </tbody> </table> | No | Description | Drawn | Approved | Date | A | Original issue | MD | HC | 26/9/2025 | | | | | | | | | | | | | | | |
|--|--|---------------------------------|--|---|----------|-------------|-------|----------|------|---|----------------|----|----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | No | Description | | Drawn | Approved | Date | | | | | | | | | | | | | | | | | | | | | | | |
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| SCALE 1:2,781 | SHEET SIZE A3 COLOUR | CLIENT Parcel Property | PROJECT NUMBER A24.072 | VERSION 0 | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | PROJECT NUMBER A24.072 | DATE 26/9/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATA SOURCE NearMaps | | DRAWN BY / REVIEWED BY MD/HC | NOTES: Cadastral boundary (LGATE-002), Base map ESRI Topo, Townsites (LGATE-248). | | | | | | | | | | | | | | | | | | | | | | | | | | |



Table 1: BMP Compliance Assessment

| BMP reference | Action | Implementation status | Compliance assessment |
|---------------|---|---|--|
| 1 | Ensure that Asset Protection Zones (APZs) are established as per the design in Figure 6. | All other APZ areas as indicated in Figure 6 of the BMP were either cleared of vegetation (refer to Plate 1 and Plate 2 in Appendix A) or vegetation managed in a low-threat state (refer to Plate 3 and Plate 4 in Appendix A). | Compliant |
| 2 | Ensure that APZs are cleared around each stage of subdivision if the entirety of the development depicted in Figure 6 is not developed in a single stage. | The entirety of Stage 1, Stage 2 and Stage 3 as depicted in Figure 6 of the BMP has been cleared and is being developed concurrently (refer to Plate 5 and Plate 6 in Appendix A). APZs have been maintained as shown in Figure 6 of the BMP. | Compliant |
| 3 | Construct Emergency Access Ways (EAWs) as per the plan in Figure 6. | EAW has been installed along Scott Road (refer to Plate 7 and Plate 8 Appendix A). | Compliant |
| 4 | Place Section 165 Notification on Title for all lots within Bushfire Prone Areas. | Section 165 Notifications on Titles are contained within the Deposited Plan (refer to Appendix B). | Compliant |
| 5 | Construct road network as per plan in Figure 6. | At the time of inspection, the roads had not yet been constructed, however it was evident from the grading works that the roads will be constructed in accordance with the Road Works Plan and an outstanding works bond has been paid to the Shire of Serpentine Jarrahdale of which these works are included (refer to Plate 9 and Plate 10 in Appendix C). | Not Complete, Compliance Likely |
| 6 | Provide reticulated water supply to all lots and hydrants in accordance with Figure 6. | At the time of inspection, the water reticulation had not been completed and was being installed, however it was evident it was being installed as per the Water Reticulation Plan and an outstanding works bond has been paid to the Shire of Serpentine Jarrahdale of which these works are included (refer to Plate 11 and Plate 12 in Appendix D). | Not Complete, Compliance Likely |



References

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

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.

Western Environmental Approvals Pty Ltd (WEPL) (2024). *Bushfire Management Plan: Subdivision: Lot 9000 Taylor Road, Mundijong. Prepared for Parcel Property*.



Appendix A:

Photographic evidence





Plate 1: Cleared area within Stage 3 south of Scott Road.



Plate 2: Cleared area within Stage 3 south of Scott Road.





Plate 3: Vegetation managed in low threat state in Stages 5-8 POS.



Plate 4: Vegetation managed in low threat state in Stages 5-8 POS.



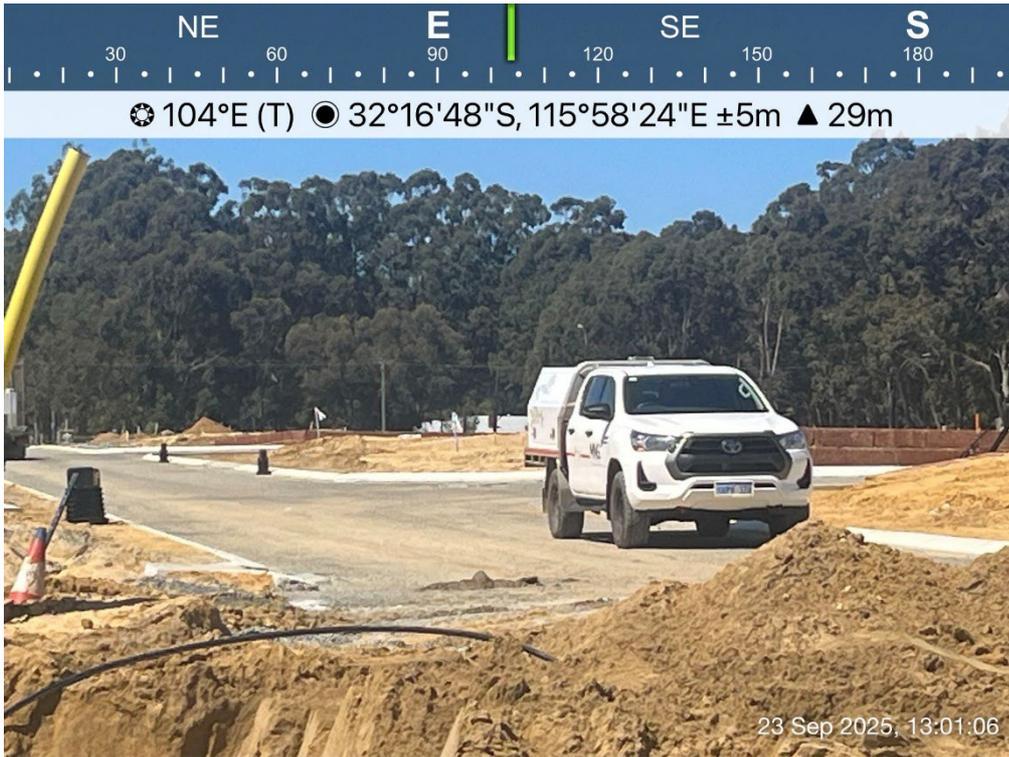


Plate 5: Cleared area within and adjacent to Stage 3



Plate 6: Cleared area within and adjacent to Stage 3





Plate 7: EAW along Scott Road



Plate 8: EAW along Scott Road





Plate 9: Water pipe installation within Stage 3



Plate 10: Water pipe installation within Stage 3





Plate 11: Graded road in Stage 3



Plate 12: Graded road in Stage 3



Appendix B: Deposited Plan



Appendix C: Roadworks Plan



Appendix D: Water Reticulation Plan

