

Friday, 15 May 2026



Our Ref: A26.021-RPT-BMPC-STG1_0_FINAL

(08) 6162 8980

PO Box 437, Leederville, WA 6903

enquiries@westenv.com.au

Name: Stephen Carter

Project No.: A26.021

Company: Qube Property

Enquiries: Bridie Gemmell

Email: Stephen@qubeproperty.com.au

Daniel Panickar

Bushfire Management Plan Compliance Certification: Stage 1 Valencia Estate, Wanneroo

Document Purpose

Western Environmental Approvals Pty Ltd (WEPL) has prepared this Bushfire Management Plan (BMP) compliance report for 41 lots within Stage 1 Valencia Estate (the subject site; Figure 1). Lots within Stage 1 Valencia Estate are subject to Western Australian Planning Commission (WAPC) subdivision approval 162249.

This report provides a post-subdivisional works compliance assessment of bushfire management measures required to clear Condition 14 of subdivision approval as follows:

14. Information is to be provided to demonstrate that the measures contained in Section 4; Table 4 of the bushfire management plan prepared by Eco Logical Australia Pty Ltd and dated 9 March 2022 have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)

The approach for preparation of this Bushfire Management Plan (BMP) compliance report is consistent with Section A.3.4 of Appendix A to the *Planning for Bushfire Guidelines* (the Guidelines; WAPC, 2024).

Compliance Assessment

ELA (2022) includes 11 bushfire management measures that are required to ensure the proposed development will comply with the Bushfire Protection Criteria in the *Guidelines for Planning in Bushfire Prone Areas Version 1.4* (WAPC, 2021; current at the time of preparation of the BMP). 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).

Based on our assessment, WEPL can confirm that the relevant bushfire management measures detailed in the endorsed BMP have been implemented as intended or have been progressed to a point that they are likely to be compliant, once completed.



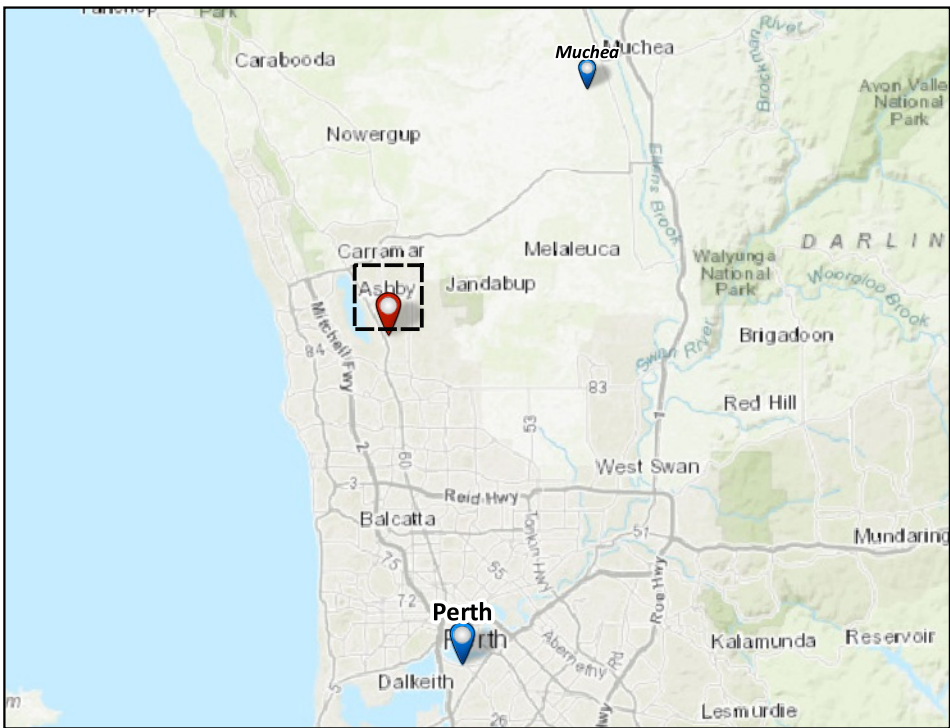
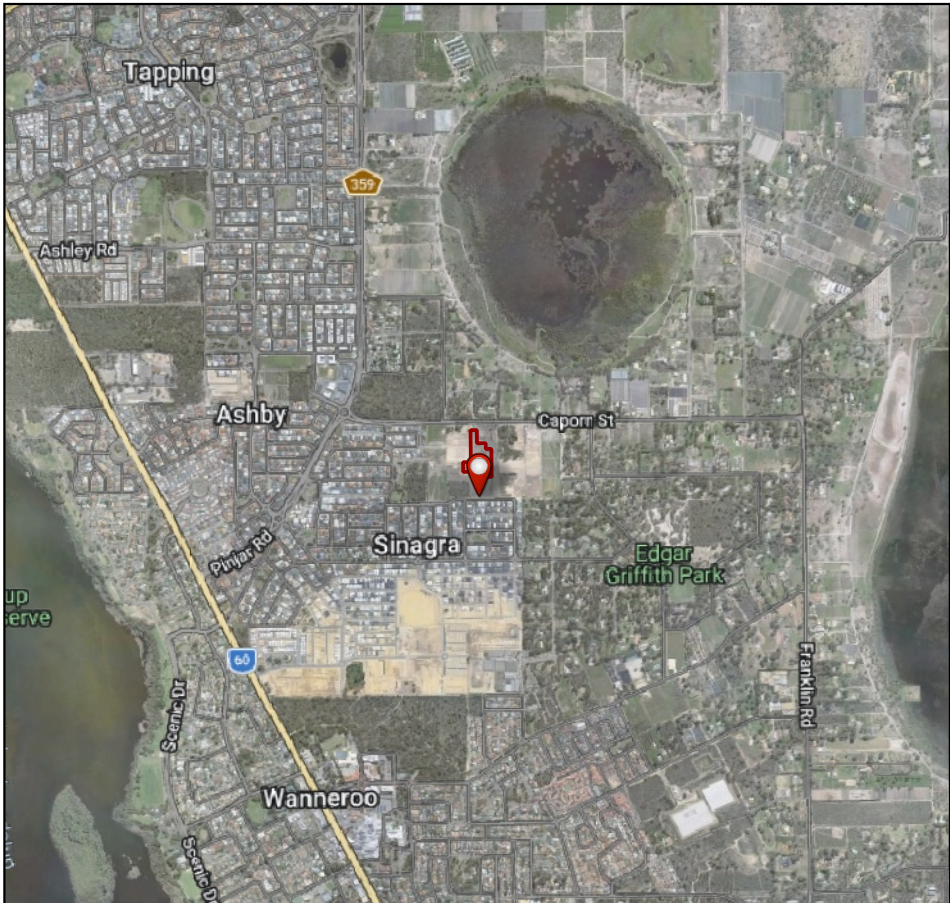
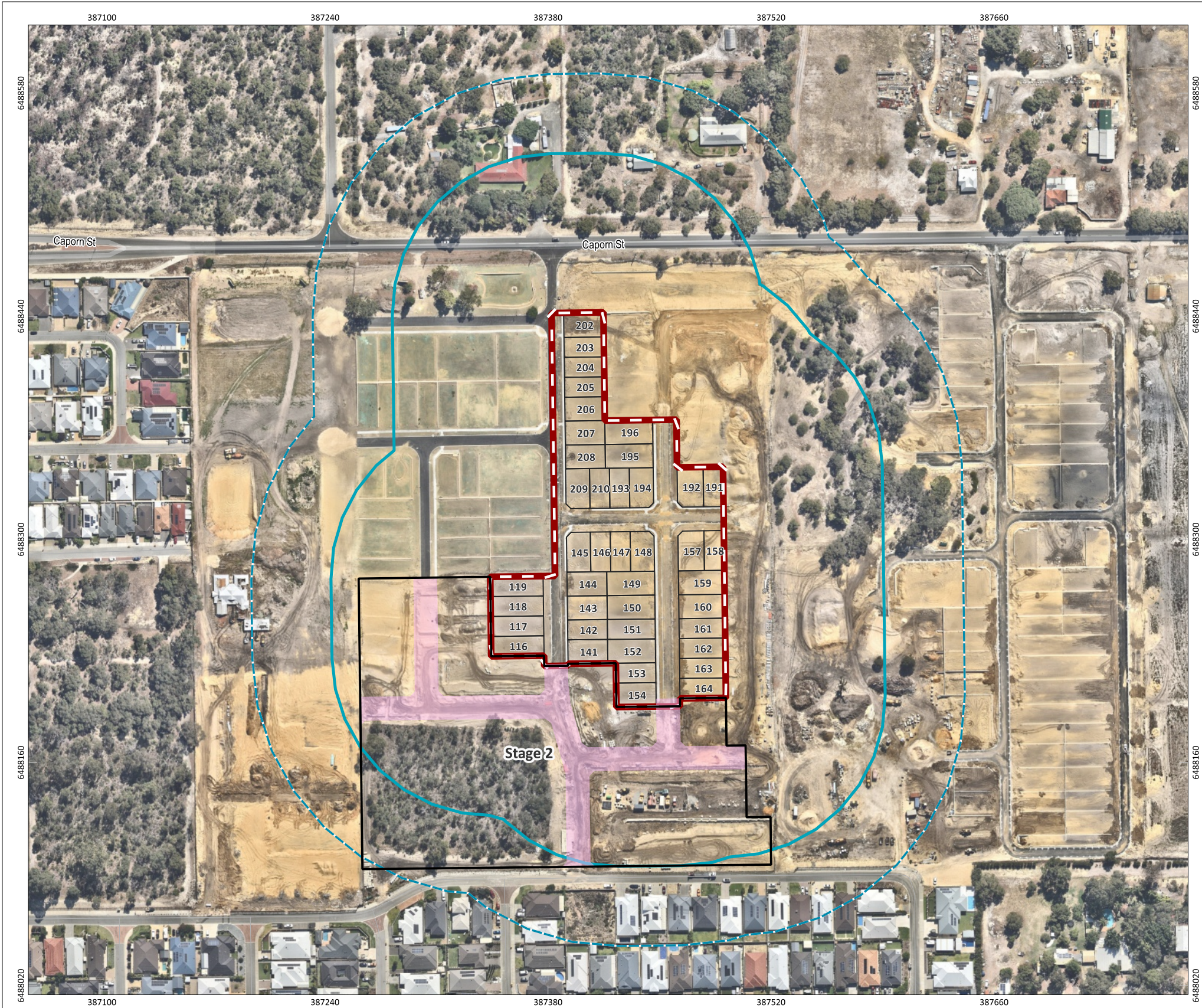


Figure 1: Site Overview

03570105140 m N		PROJECT/REPORT NAME Bushfire Management Plan Compliance Report Stage 1 Valencia Estate, Wanneroo		Legend Subject Site Buffer 100m Buffer 150m Lot Boundary Future Stage 2 Road Reserve Stage 2	
SCALE 1:2,800	SHEET SIZE A3 COLOUR	CLIENT Qube Property			
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A26.021	VERSION 0		
DATA SOURCE NEARMAP		DRAWN BY / REVIEWED BY SC/BG	DATE 15/5/2026		

WESTERN
ENVIRONMENTAL

Western Environmental Pty Ltd

08 6244 2310 | enquiries@western.com.au

Level 3/25 Prowse St, West Perth WA 6005

western.com.au

Table 1: BMP Compliance Assessment

BMP reference	Action	Implementation status	Compliance assessment
1	Ensure proposed buildings are located outside of areas subject to BAL-FZ and BAL-40 as per the design in Figure 7.	A new BAL assessment was undertaken at the subject site for the purposes of assessing compliance with this management action, the results of which are contained in Appendix A. None of the lots are subject to BAL-40 or BAL-FZ and as such, future dwellings on these lots will be sited appropriately in areas subject to BAL-29 or lower (Appendix A) Further explanation of the implications of the BAL ratings is contained in Appendix B.	Compliant
2	Maintain Asset Protection Zones to <i>Standards for Asset Protection Zones</i> in Appendix C as depicted in Figure 5.	At the time of assessment, the vegetation within the Caporn Street road reserve (which was depicted as an APZ in the BMP) had been maintained to the <i>Standards for Asset Protection Zones</i> (refer to Plate 1 in Appendix C)	Compliant
3	Ensure that 100 m wide APZs are cleared and maintained around each stage of subdivision of the entirety of the development depicted in Figure 7 is not developed in a single stage.	No Class G Grassland was present within 50 m and no other classifiable vegetation was present within 100 m of Stage 1 in the Developer's landholding at the time of assessment (refer to Plate 2 in Appendix C).	Compliant
4	Landscape the proposed POS areas such that they can be excluded from classification under clause 2.2.3.2 of AS 3959: 2018.	No Public Open Space (POS) reserves are proposed in Stage 1 and, as such, this management action is not applicable to this stage of development.	Not Applicable
5	Undertake a new BAL assessment for each stage of development to ensure that all future dwellings can achieve BAL ratings of ≤BAL-29 within the subject site.	A BAL assessment was undertaken for Valencia Estate, the results of which are contained in Appendix A. As per the BAL assessment, all proposed lots within Valencia Estate will be subject to BAL ratings of BAL-12.5 or lower, which is consistent with the ratings contained in the approved BMP.	Compliant
6	If BAL ratings >BAL-29 are identified following the completion of Item No. 5 above, withhold Titles from the lots with these ratings until such time that the BAL rating is reduced to ≤BAL-29.	None of the lots within Valencia Estate are subject to a BAL rating exceeding BAL-29 (Appendix A).	Not Applicable



BMP reference	Action	Implementation status	Compliance assessment
7	Place Section 165 Notification on Title for all lots within Bushfire Prone Areas.	Notifications have been placed on the title of all lots which have BAL ratings of BAL-12.5 as evidenced in the Deposited Plan (Appendix D).	Compliant
8	Construct road network as per plan in Figure 7.	At the time of assessment, the construction of all roads within the subject site had been completed (Plate 3 in Appendix C).	Compliant
9	Construct 17.5 m diameter turning circles at their head of any temporary cul-de-sacs created during staged development.	The Stage 1 temporary turning heads on the subject site have been constructed as depicted in Plate 4 and Plate 5 within Appendix C.	Compliant
10	Construct emergency access way on 48 Caporn Street, Wanneroo as depicted in Figure 7.	The emergency access way does not form part of Stage 1 works. However, the completion of the road which connects Caporn Street to Saponara Drive will be finished in Stage 2. The Practical Completion of Stage 2 is scheduled approximately 1 month behind Stage 1, meaning no residents will be present in Stage 1 in the event of a bushfire, before such time as a through road connection to Saponara Drive is established via Stage 2, removing the need for an EAW to be built (See Future Stage 2 Road Reserve in Figure 1).	Not Applicable
11	Provide reticulated water supply to all lots and install hydrants in accordance with Water Corporation standards.	Reticulated water had been installed at the subject site at the time of inspection for Stage 1 (refer to Plate 6 and Plate 7 in Appendix C).	Compliant



References

Eco Logical Australia (ELA). (2022). *Bushfire Management Plan: Subdivision: Lots 1, 12, 13, 36, 37 and 38 Caporn Street, Wanneroo*. QUBE Property Group.

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

Western Australian Planning Commission (WAPC). (2021). *Guidelines for Planning in Bushfire Prone Areas Version 1.4 (including appendices)*. Government of Western Australia.



Appendix A:

Bushfire Attack Level Assessment



Site Assessment and Site Plan

The assessment of the 41 lots (subject lots) within Stage 1 of Valencia Estate (subject site) was undertaken on 30/04/2026 for the purpose of determining the Bushfire Attack Level (BAL) in accordance with *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (AS 3959: 2018; SA, 2018) Simplified Procedure (Method 1).

Vegetation Classification

All vegetation within 100 m of Stage 1 was classified in accordance with Clause 2.2.3 of AS 3959: 2018. Each distinguishable vegetation class with the potential to determine the BAL is identified in Table 2 and presented in Figure 2.



Table 2: Vegetation Classification

Plot 1	Class A Forest
Photo 1 This plot consists of trees reaching up to 30 m in height at maturity, with Eucalypts present throughout the overstorey. Overstorey canopy cover exceeds 30% and understorey vegetation structure is multi-tiered. The slope under this vegetation was assessed to be downslope >0 - 5 degrees.	
Plot 1	Class A Forest
Photo 2 This plot consists of trees reaching up to 30 m in height at maturity, with Eucalypts present throughout the overstorey. Overstorey canopy cover exceeds 30% and understorey vegetation structure is multi-tiered. The slope under this vegetation was assessed to be downslope >0 - 5 degrees.	
Plot 2	Class D Scrub
Photo 3 (vegetation in background) This plot is dominated by trees and shrubs reaching up to 6 m in height at maturity. Some sparse trees exceeding 6 m in height at maturity are present, however these are only few and have isolated canopies so are not expected to significantly intensity fire behaviour beyond what is modelled for a Scrub fire. Overstorey canopy cover exceeds 30% and understorey vegetation structure is multi-tiered. Banksia species are present throughout the plot. The slope under this vegetation was assessed to be downslope >0 - 5 degrees.	



Plot 2	Class D Scrub
Photo 4 This plot is dominated by trees and shrubs reaching up to 6 m in height at maturity. Some sparse trees exceeding 6 m in height at maturity are present, however these are only few and have isolated canopies so are not expected to significantly intensity fire behaviour beyond what is modelled for a Scrub fire. Overstorey canopy cover exceeds 30% and understorey vegetation structure is multi-tiered. Banksia species are present throughout the plot. The slope under this vegetation was assessed to be downslope >0 - 5 degrees.	
Plot 3	Class G Grassland
Photo 5 (vegetation in background) This plot is dominated by grasses in the understorey. Some trees are present in this plot, however these are restricted to wind breaks along property fencelines or are sparsely spread throughout the plot with isolated canopies. Canopy cover was assessed to be less than 10%. The slope under this vegetation was assessed to be downslope >0 - 5 degrees.	
Plot 4	Excluded - clause 2.2.3.2 (b)
Photo 6 This plot is less than 1 ha in size and more than 100 m from any other areas of classifiable vegetation. Given the small patch size and discontinuity of fuels, this plot has been excluded under clause 2.2.3.2 (b) of AS 3959:2018.	

Plot 4	Excluded - clause 2.2.3.2 (b)
Photo 7 This plot is less than 1 ha in size and more than 100 m from any other areas of classifiable vegetation. Given the small patch size and discontinuity of fuels, this plot has been excluded under clause 2.2.3.2 (b) of AS 3959:2018.	
Plot 5	Excluded - clause 2.2.3.2 (c)
There is no photo available of this plot given it was within a fenced private property. The vegetation structure of this plot is irrelevant, however, given it is excludable under clause 2.2.3.2 (c), being less than 0.25 ha in size and not within 20 m of the subject site or other areas of classifiable vegetation.	NO PHOTO AVAILABLE
Plot 6	Excluded - clause 2.2.3.2 (e)
Photo 8 Areas within the subject site such as roads and lots cleared for development and is devoid of vegetation. This plot has been excluded under clause 2.2.3.2 (e) of AS 3959:2018.	



Plot 6	Excluded - clause 2.2.3.2 (e)
Photo 9 Land within the subject site which has been cleared for development and is devoid of vegetation. This plot has been excluded under clause 2.2.3.2 (e) of AS 3959:2018.	 30 Apr 2026 10:54:42 am 31°44'10.21057"S 115°48'42.90214"E ±2.00m 162° S
Plot 6	Excluded - clause 2.2.3.2 (e)
Photo 10 Residential areas to the south of the subject site which contain dwellings and roads. This plot has been excluded under clause 2.2.3.2 (e) of AS 3959:2018.	 30 Apr 2026 11:48:15 am 31°44'13.74193"S 115°48'46.34388"E ±2.214° SW
Plot 7	Excluded - clause 2.2.3.2 (f)
Photo 11 Residential areas surrounding the subject site which contain dwellings, roads and gardens which are established and maintained to a low-threat state. This plot has been excluded under clause 2.2.3.2 (f) of AS 3959:2018.	 30 Apr 2026 11:57:42 am 31°44'0.49547"S 115°48'39.42334"E ±2.61° NE

Plot 7	Excluded - clause 2.2.3.2 (f)
Photo 12 Land to the west of the subject site which has been cleared for development and is maintained to a low-threat state. At the time of assessment, this lot was under construction, with stockpiles and earthmoving equipment present. The vegetation present is expected to be removed in its entirety in the near future, as development progresses. This plot has been excluded under clause 2.2.3.2 (f) of AS 3959:2018.	30 Apr 2026 11:29:15 am 31°44'8.08399"S 115°48'35.59017"E ±2.50m 305° NW 
Plot 7	Excluded - clause 2.2.3.2 (f)
Photo 13 Areas of vegetation to the east of the subject site which contain managed vegetation with a cropped understory maintained to a low-threat state. This plot has been excluded under clause 2.2.3.2 (f) of AS 3959:2018.	30 Apr 2026 11:04:38 am 31°44'4.51024"S 115°48'45.51347"E ±2.00m 143° SE 



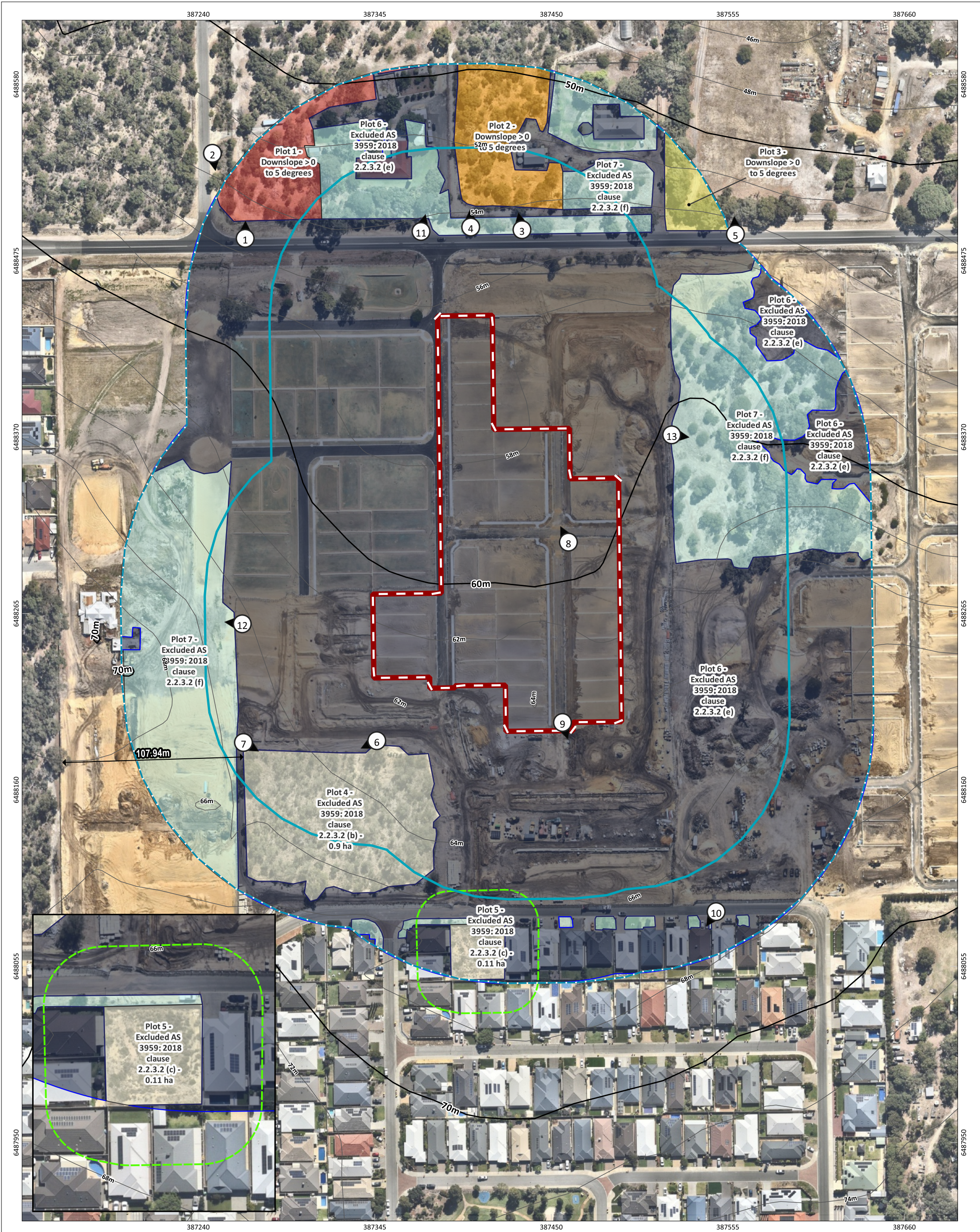


Figure 2: Vegetation Classification

0 20 40 60 80 m SCALE 1:2,100 SHEET SIZE A3 COLOUR		PROJECT/REPORT NAME Bushfire Management Plan Compliance Report Stage 1 Valencia Estate, Wanneroo		CLIENT Qube Property		PROJECT NUMBER A26.021		VERSION 0		DRAWN BY / REVIEWED BY SC/BG		DATE 15/5/2026		COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		DATA SOURCE NEARMAP		Legend - Subject Site - Buffer 100m - Buffer 150m - Buffer 20m - Photos - Distance 2 metre contours (DPIRD-072) 2m 10m - Vegetation Classification - Class A - Forest - Class D - Scrub - Class G - Grassland - Excluded AS 3959: 2018 2.2.3.2 (b) - Excluded AS 3959: 2018 2.2.3.2 (c) - Excluded AS 3959: 2018 2.2.3.2 (e) - Excluded AS 3959: 2018 2.2.3.2 (f)		WESTERN ENVIRONMENTAL Western Environmental Pty Ltd 08 6244 2310 enquiries@westernenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernenv.com.au	
---	--	---	--	------------------------------------	--	--------------------------------------	--	-------------------------	--	--	--	------------------------------	--	---	--	-----------------------------------	--	--	--	---	--

Relevant Fire Danger Index

The Fire Danger Index for this site has been determined in accordance with Table 2.1 of AS 3959: 2018 and is presented in Table 3.

Table 3: Fire Danger Index (FDI)

Relevant Fire Danger Index			
FDI 40 ☐ <i>Table 2.4.5</i>	FDI 50 ☐ <i>Table 2.4.4</i>	FDI 80 ✓ <i>Table 2.4.3</i>	FDI 100 ☐ <i>Table 2.4.2</i>

Potential Bushfire Impacts

The potential bushfire impact to the subject site / proposed development from each of the identified vegetation plots are identified below in Table 4.

Table 4: Method 1 BAL Calculation (BAL Contours)

Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class A Forest	Downslope >0 to 5 degrees	<20	20 - <27	27 - <37	37 - <50	50 - <100
2	Class D Scrub	Downslope >0 to 5 degrees	<11	11 - <15	15 - <22	22 - <31	31 - <100
3	Class G Grassland	Downslope >0 to 5 degrees	<7	7 - <9	9 - <14	14 - <20	20 - <50
4	Excluded - clause 2.2.3.2 (b)	-	No separation distances required - BAL-LOW				
5	Excluded - clause 2.2.3.2 (c)	-	No separation distances required - BAL-LOW				
6	Excluded - clause 2.2.3.2 (e)	-	No separation distances required - BAL-LOW				
7	Excluded - clause 2.2.3.2 (f)	-	No separation distances required - BAL-LOW				

Determined Bushfire Attack Level (BAL)

The determined Bushfire Attack Level (highest BAL) for the proposed works has been determined in accordance with Clause 2.2.6 of AS 3959: 2018. Relevant data from the subject site assessment is shown in Figure 3 and Table 5. Further information detailing the implications of these BAL ratings is contained within Appendix B.



Table 5: BAL Assessment Summary

Affected Lot	BAL Rating	Construction sections to be consulted in AS 3959: 2018
116	BAL-LOW	4
117	BAL-LOW	4
118	BAL-LOW	4
119	BAL-LOW	4
141	BAL-LOW	4
142	BAL-LOW	4
143	BAL-LOW	4
144	BAL-LOW	4
145	BAL-LOW	4
146	BAL-LOW	4
147	BAL-LOW	4
148	BAL-LOW	4
149	BAL-LOW	4
150	BAL-LOW	4
151	BAL-LOW	4
152	BAL-LOW	4
153	BAL-LOW	4
154	BAL-LOW	4
157	BAL-LOW	4
158	BAL-LOW	4
159	BAL-LOW	4
160	BAL-LOW	4
161	BAL-LOW	4
162	BAL-LOW	4
163	BAL-LOW	4
164	BAL-LOW	4
191	BAL-LOW	4
192	BAL-LOW	4
193	BAL-LOW	4
194	BAL-LOW	4
195	BAL-LOW	4



Affected Lot	BAL Rating	Construction sections to be consulted in AS 3959: 2018
196	BAL-LOW	4
202	BAL-12.5	3 and 5
203	BAL-12.5	3 and 5
204	BAL-12.5	3 and 5
205	BAL-LOW	4
206	BAL-LOW	4
207	BAL-LOW	4
208	BAL-LOW	4
209	BAL-LOW	4
210	BAL-LOW	4



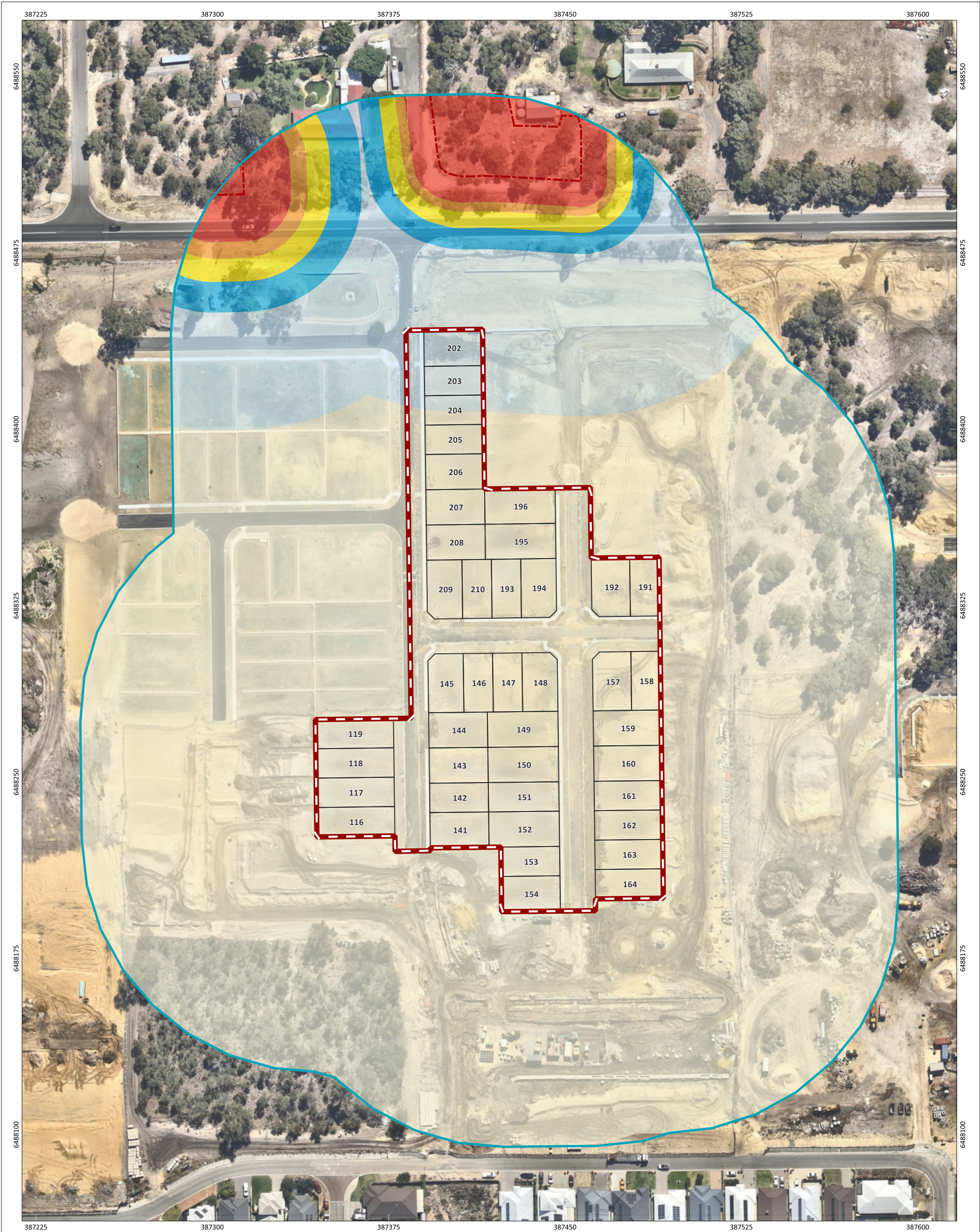


Figure 3: Bushfire Attack Level (BAL) Contours

 0 10 20 30 40 m		PROJECT/REPORT NAME Bushfire Management Plan Compliance Report Stage 1 Valencia Estate, Wanneroo		Legend Subject Site Buffer 100m Lot Boundary Bushfire Hazard Interface	Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW	
---	--	--	--	--	--	--

Appendix B

Additional Information / Advisory Notes



This assessment was undertaken as per AS 3959: 2018. It is important that the current version of AS 3959, is consulted for construction purposes.

This BAL rating is based on the information current at the date of this letter and is valid for 12 months from the date of this letter.

Bushfire Attack Level (BAL) as set out in the Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas (AS 3959), as referenced in the Building Code of Australia.

Bushfire Attack Level (BAL)	Classified vegetation within 100 m of the subject site and radiant heat flux exposure thresholds	Description of predicted bush fire attack and levels of exposure	Construction Section as per AS 3959
BAL-LOW		There is insufficient risk to warrant specific construction requirements.	4
BAL-12.5	$\leq 12.5 \text{ kW/m}^2$	Ember attack	3 and 5
BAL-19	$>12.5 \text{ kW/m}^2 \leq 19 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux.	3 and 6
BAL-29	$>19 \text{ kW/m}^2 \leq 29 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux	3 and 7
BAL-40	$>29 \text{ kW/m}^2 \leq 40 \text{ kW/m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing radiant heat flux with the increased likelihood of exposure to flames.	3 and 8
BAL-FZ	$>40 \text{ kW/m}^2$	Direct exposure to flames from fire front in addition to radiant heat flux and ember attack	3 and 9

Source: "AS 3959: 2018 Construction of buildings in bushfire-prone areas" published by Standards Australia, Sydney.



Appendix C:

Photographic Evidence





Plate 1: Vegetation maintained to Asset Protection Zone standards within the Caporn Street road reserve.



Plate 2: Areas surrounding the subject site which are devoid of vegetation.





Plate 3: Roads within the subject site which have been constructed during Stage 1 development.



Plate 4: Temporary turning heads within the subject site (at the end of Torquate Street).





Plate 5: Temporary turning heads within the subject site.



Plate 6: Reticulated water has been installed at the time of assessment.





Plate 7: Hydrants installed within Stage 1 of Valencia Estate.

Appendix D: Deposited Plan



Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 116-119, 141-154, 157-164, 191-196, 202-210, 9002, Roads, Road Widenings, Easements & Restrictive Covenant

Locality & Local Government

Locality	Wanneroo, Sinagra
Local Government	City of Wanneroo

Department of Planning, Lands and Heritage

File Number	
-------------	--

Examination

Examined	Date
----------	------

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	162249

In Order For Dealings

Subject To	
------------	--

Plan Approved

For Inspector of Plans and Surveys	Date
Inspector of Plans and Surveys / Authorised Land Officer	Date

Survey Details

Field Records	159508
Declared as Special Survey Area	Yes

Survey Method Regulatory Statement

Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.

Survey Method and Plan Content Variations

Approved Variation Type	Reference
REG 26A(1) FINAL MARKING DEFERRED	Approved ID D238-25 Dated 19 December 2025 Landgate File 00004-2025

Survey Certificate - Regulation 54

I, Kenny R. SELLERS
hereby certify that this plan is accurate and is a correct representation of the -
 (a) survey; and
 (b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant
written law(s) in relation to which it is lodged.

FINAL

Licensed Surveyor	Date
-------------------	------

Survey Organisation

Name	MNG MCMULLEN NOLAN GROUP
Address	PO Box 124, BULL CREEK W.A. 6149
Phone	6436 1599
Fax	
Email	info @ mngsurvey.com.au
Reference	103398dp-011c

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
191-196, 210	D 27581	PT LOT 12	14 58/975	
202-209	D 27581 D 51488	PT LOT 12 PT LOT 36	14 58/975 14 52/892	
14 1-154, 157-164	D 51488	PT LOT 36	14 52/892	
116-119	D 74522	PT LOT 38	1824/100	
9002	D 27581 D 51488 D 74522	PT LOT 12 PT LOT 36 PT LOT 38	14 58/975 14 52/892 1824/100	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
33a	EASEMENT (Drainage)	SEC 167 OF THE P&D ACT 2005 REG 33 (a)	THIS PLAN	LOT 9002	CITY OF WANNEROO	
33b , 33b 1	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOT 9002	WATER CORPORATION	
33c	EASEMENT (Electricity Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (c)	THIS PLAN	LOT 9002	ELECTRICITY NETWORKS CORPORATION	
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN & DOC	LOTS 116-119, 141-154, 157-164, 191-196, 202-210	LOTS 116-119, 141-154, 157-164, 191-196, 202-210	

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Hazards or other Factors)	SEC 165 OF THE P & D ACT 2005	DOC	LOTS 202-204		BUSHFIRE MANAGEMENT PLAN

GOVERNMENT OF
WESTERN AUSTRALIA

Landgate

MNG

MCMULLEN NOLAN GROUP PTY LTD
PO Box 124, Bull Creek W.A. 6149
Tel: (08) 6436 1599
Email: info@mngsurvey.com.au
MNG Ref : 103398dp-011c - Stage 1A - DP431482.CSD

ADDITIONAL SHEETS
SURVEY SHEET

SHEET 1 OF 4 SHEETS

VERSION NUMBER 1

DEPOSITED PLAN
431482

LIMITED IN DEPTH TO 60.96 METRES

