

BUSHFIRE MANAGEMENT PLAN

LOTS 78, 80, 813, AND 815
WATTLEUP ROAD, HAMMOND QUARTER WEST

PREPARED FOR:

QUBE HAMMOND CORNER PTY LTD
QUBE

FEBRUARY 2026

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Appendix 1: Landscape Masterplan

1. BACKGROUND INFORMATION

Qube Hammond Corner Pty Ltd (Qube) are planning to develop Lots 78, 80, 813, and 815 Hammond Quarter West (the Site), within the City of Cockburn (the City) as a residential subdivision (Figure 1). Martinick Bosch Sell Pty Ltd (MBS Environmental, MBS) were engaged to prepare a Bushfire Management Plan (BMP) to support the planning approvals process. The broad aim of the assessment process was to identify potential bushfire risks to future properties along with appropriate management actions during and after site development.

A portion of the Site in the southwest of the area under assessment, along with its surroundings is designated as a bushfire-prone area by the Fire and Emergency Services Commissioner, Office of Bushfire Risk Management (OBRM), within the Department of Fire and Emergency Services (2021). Accordingly, there is a requirement for landowners to undertake an assessment to determine the risks and identify appropriate management strategies such that the development does not increase the inherent bushfire risk. Portions of the site that are located within 100 m of vegetation designated bushfire prone necessitate the need for a Bushfire Attack Level assessment (BAL-assessment) and assignment of a BAL-rating that will determine appropriate construction standards as per *AS 3959:2018 Construction of Buildings in Bushfire Prone Areas (AS 3959:2018)*. The BAL-assessment component of this document considers current and projected site conditions (i.e. vegetation classification pre and post development), along with the provisions of State Planning Policy (SPP) 3.7 *Planning in Bushfire Prone Areas* (Department of Planning (DoP), Western Australian Planning Commission (WAPC), 2015), *Guidelines for Planning in Bushfire Prone Areas* (the *Guidelines*) (Department of Planning, Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC), V1.4, 2021).

1.1 LOCATION

The Site is located in Hammond Park, within the City of Cockburn (Figure 1), and is:

- Approximately 24 km southwest of the Perth Central Business District (CBD).
- Approximately 6.7 ha in size.

The Site is bounded by Wattleup Road to the north, paddocks and bushland to the east, paddocks and Mandogalup Road to the south, and private freehold properties to the west. Note that mapping within this document includes two boundaries of interest, namely the subdivision boundary and the boundary relevant to determining the separation distance from any classified vegetation and the determining of BAL-ratings for those Lots located within 100 m of classified vegetation, with this boundary being referred to as the Site Boundary in this document.

1.2 AIMS AND OBJECTIVES

The aim of the BMP is to outline the bushfire management methods and requirements that will be implemented within the Site. Accordingly, broad aims include:

- Reduce the occurrence of and minimise the impact of bushfire to the life and property of future residents and the environment.
- Allow easy access of firefighters and egress for the public should a bushfire occur.
- Protect the landscape within the Site as far as is possible.
- Document bushfire prevention requirements of the area to which it relates.

The objectives of this BMP are to:

- Define land use areas and values within the subdivision, with the entire subdivision to be developed as urban residential lots, except for the nominated areas of public open space (POS) that will be created to the south and a small patch to the north.
- Define and rank bushfire hazard areas according to the vegetation class and fire fuels present.
- Outline the roles and responsibilities of individuals and organisations in relation to bushfire management within the subdivision.
- Document bushfire management strategies for the subdivision, taking into consideration the need to:
 - Define building construction standards where vegetated areas interface with the urban development.
 - Identify access for firefighting operations and daily maintenance in and around vegetated areas and development.
 - Define an assessment procedure that will evaluate the effectiveness and impact of existing and/or proposed bushfire prevention activities and strategies.
 - Document the performance criteria and acceptable solutions adopted for the Site.

1.3 DOCUMENT PREPARATION

This document has been prepared by Sue Brand, an accredited Level 2 Bushfire Planning and Design (BPAD) practitioner with the Fire Protection Association Australia. Activities involved with the plan preparation process included:

- Assessing the vegetation type and class present within and adjacent to the proposed development site using descriptions provided in *AS 3959:2018*.
- Assigning hazard ratings based on the vegetation types present on and offsite.
- Determining Bushfire Attack Level (BAL) ratings and suggesting management strategies that could be implemented based on current and projected site considerations.
- Preparing this BMP.

2. CONSIDERATION OF BUSHFIRE THREAT

2.1 SITE CHARACTERISTICS

2.1.1 Regional Context

Perth is located within the Swan Coastal Plain region of the Interim Biogeographical Regionalisation of Australia (IBRA). The Swan Coastal Plain comprises two major divisions, namely the Swan Coastal Plain 1 – Dandaragan Plateau and Swan Coastal Plain 2 – Perth Coastal Plain. The Site is in the Perth subregion, which is broadly characterised as including areas of Jarrah and Banksia woodlands on sandy soils in a series of sand dunes, along with wetland areas, often within the interdunal swales (Mitchell, Williams, and Desmond, 2002).

2.1.2 Vegetation

Lots 78, 80, 813, and 815 are predominantly paddocks containing weedy grasses that have grown over the winter period (Figure 2). All vegetation will be cleared ahead of the proposed subdivision works. The Class D Scrub that was present approximately 100 m east of the Site has been cleared during subdivisional works associated with the Hammond South subdivision. A small patch of vegetation occurs southwest of the Site that is likely to remain post-development.

2.1.3 Contours and Slope

The Site is located in an interdunal swale, where it rises gently from 18 m in the north to 22 m in all directions. Accordingly, the slope applied for the BAL-assessment component of this document is Upslope or Flat (Figure 1).

2.1.4 Land Use

Current land use within the Site is a mix of grassy paddocks (Lots 80, 815, and 78), residential housing (Lot 78), and commercial activities (Lot 813) (Figure 1 and Figure 2). All vegetation and infrastructure has been cleared to accommodate the development, with winter grass regrowth evident on the NearMap aerial imagery dated 16 August 2025.



Figure 2: Land Use

2.1.5 Environmental Considerations

Given the absence of native vegetation and the current land-uses within the Site, there are no:

- Bush Forever Sites.
- Wetlands or waterways.
- No known presence of threatened or priority listed flora, fauna, or ecological communities.

2.1.6 Landscaping

Two POS areas will be created during the subdivision process, one in the north of the Site (1755 m²), and one in the south of the Site, outside the development boundary (8467 m²), adjacent to what will become an extension of Rowley Road. Both POS areas are expected to be landscaped with low threat vegetation consistent with the definition provided in AS 3959:2018 and will be managed accordingly. If there any changes to the landscaping plans in the future, they will be reassessed to determine if there are any changes to the bushfire risk that could impact on BAL-ratings for the Site. A copy of the landscape masterplan is provided in Appendix 1. In the event a greater extent of native vegetation is retained or created BAL-ratings for the area may need to be reviewed and adjusted.

2.2 VEGETATION CLASSIFICATION

Vegetation on, and within 150 m of, the Site was assessed during a site visit on 15 March 2024 using descriptions provided in Table 2.3 and Figure 2.4 of AS 3959:2018; each vegetation class is discussed in Sections 2.2.1, 2.2.1 2.2.2, and 2.2.3, with Site-specific examples of each shown in Figure 3, Figure 4, Figure 5, and Figure 6. The pre-development vegetation classifications for the Site are shown in Figure 8, with the post-development classifications shown in Figure 9.

2.2.1 Patch 1: Class D Scrub

Class D Scrub is characterised by vegetation 2 – 4 m high, with a continuous canopy from ground level to the crowns, noting that the occasional tree to 6 m may also be present. This vegetation class is present approximately 100 m east, and in two small patches located approximately 95 m southwest and 115 m northwest from the Site boundary (Figure 3, Photo IDs 4 – 6, and Figure 8). Note that the Class D Scrub 100 m east of the Site boundary has since been cleared as part of the Hammond South subdivision. Vegetation within the patch located to the northwest and southwest of the Site boundary are likely to be retained in future. The vegetation to the north west will not present an ongoing bushfire risk as it is more than 100 m from the Site boundary. The vegetation to the southwest is approximately 95 m from the front boundary of the southwestern lot, meaning the maximum contribution to BAL-ratings is BAL-12.5 to the south-westerly Lots. Note that the Class G Grassland within the road reserve for the future Rowley Road also contributes to the BAL-12.5 ratings for southerly Lots within the Site, as does the inferred worst-case scenario of Class G Grassland within Lot 81 on cessation of the tree-farming (refer Section 2.2.5.2).



Figure 3: Class D Scrub

2.2.2 Patch 2: Class G Grassland

Class G Grassland includes all forms of vegetation (except tussock moorlands) where the overstorey foliage cover is less than 10 %. This includes areas with the occasional tree or shrub, along with pasture and cropland. Grassland areas occur within the Site and extend approximately 115 m south from the outside of the Site boundary (Figure 4, Figure 8). Grassland patches within the Site will be cleared to accommodate the development, that to the south will be landscaped and maintained in a low threat condition as defined by AS 3959:2018, with grassland areas to the east having been cleared as part of the Hammond South subdivision development.



Figure 4: Class G Grassland

2.2.3 Patch 3: Low Threat Vegetation

Vegetation may be considered low threat due to characteristics including flammability, moisture content, or fuel load. Examples include managed parkland/reserve areas, grassland maintained with minimal fuel load through cropping to 20 mm or less, nature strips, wind breaks, market gardens, orchards, and playing fields. These locations are subject to Exclusion Clause 2.2.3.2 (f). Low threat vegetation subject to Exclusion Clause 2.2.3.2 (f) is present north and west of the Site boundary (Figure 5, Photo IDs 9 and 10):

- Residential backyards containing maintained lawns, gardens, and the occasional tree.
- Market gardens.
- Other landscaped areas.
- Drainage basins.



Figure 5: Low Threat Vegetation

2.2.4 Patch 4: Non-vegetated Areas

Non-vegetated areas are subject to Exclusion Clause 2.2.3.2 (e). Within and close to the Site, these include (Figure 6):

- Roads and footpaths.
- Residential and commercial buildings.
- Land cleared of vegetation.



Figure 6: Non-vegetated Areas

2.2.5 Patch 5: Christmas Tree Farm

Patch 5 is the Christmas Tree Farm (commercial nursery) located to the west of the Site and is treated separately as the bushfire implications need to be considered from two perspectives – operational and post-cessation of farming; each are discussed.

During the assessment and consideration by the WAPC's Statutory Planning Committee (SPC) of Amendment 1 to the Hammond Quarter Structure Plan which covered the development site, the bushfire management plan (BMP) that had been prepared in support of Amendment 1 classified the Christmas tree farm on adjacent Lot 81 Wattleup Road as 'Forest', in lieu of there being no valid planning approval under which the farm was operating. Without any such planning approval in place, there were concerns over the lack of any statutory mechanisms that could control the farm's operations, or the state that the property could find itself should the farm cease operations and the Christmas trees allowed to mature *in situ*, unmanaged. However, at the time it was noted by the SPC that the City of Cockburn had received a retrospective development application for the Christmas tree farm which could result in the necessary controls, but the SPC did not wish to pre-empt any such approval that the City may or may not issue. As a result, the BMP supporting Amendment 1 adopted a 'worst case' approach scenario for the farm, mapping it as 'Forest'.

Following the decision of the SPC on Amendment 1, the City of Cockburn met with Qube and the owner of the Christmas tree farm to ensure the pending development application for the site could proactively manage bushfire risk to future residents to the east. The City subsequently approved the development application for the Christmas tree farm (City reference DA25/0464, dated 31 October 2025), which included a number of conditions of approval, including the need to harvest all remaining Christmas trees (*Pinus radiata*) in the event that the business ceased operations, along with the need to submit an Operational Management Plan to the City for approval that had to address a number of operational requirements of the farm's operation, including measures to stop the Christmas trees from self-seeding or impacting firebreaks. This approval is now the legal mechanism with which the farm can be appropriately managed, limiting its impact upon its surrounds. Note that a 3 m firebreak as per the City of Cockburn requirements has been applied between edge of the area where the Christmas trees are planted and the Site boundary to the east.

Consequently, this BMP prepared in support of WAPC subdivision 202211 considers the farm in context of this development approval and its associated conditions, meaning that the farm has been categorised as Class D Scrub, as discussed in Section 2.2.5.1, noting that should the farm cease operating and the trees harvested, the site will revert to Class G Grassland (unmanaged grassland).

2.2.5.1 Operational Phase

The Christmas tree farm is subject to planning approval associated with the current land use, with the City of Cockburn issuing Development Application (DA) DA25/0464 – 4411477 dated 31 October 2025 for Lot 81 (#331) Wattleup Rd, Wattleup. Whilst operational, the Christmas tree farm to the west meets the definition of Class D Scrub (Figure 7, Figure 8) based on the maximum height of the trees being around 2 m. Also note the following with respect to the trees that will limit its potential impact from a bushfire perspective on surrounding areas:

- Being well-spaced to ensure their growth has minimal impact on the form of those nearby.
- Trees are harvested annually, with their maximum height being around 2 m to ensure they are suited to the purpose for which they are grown.

This outcome, including the 3 m firebreak, has been used as the basis of the BAL-modelling for the Site and will result in closest Lots to the farm being assigned a BAL-19 rating (refer Section 2.4).

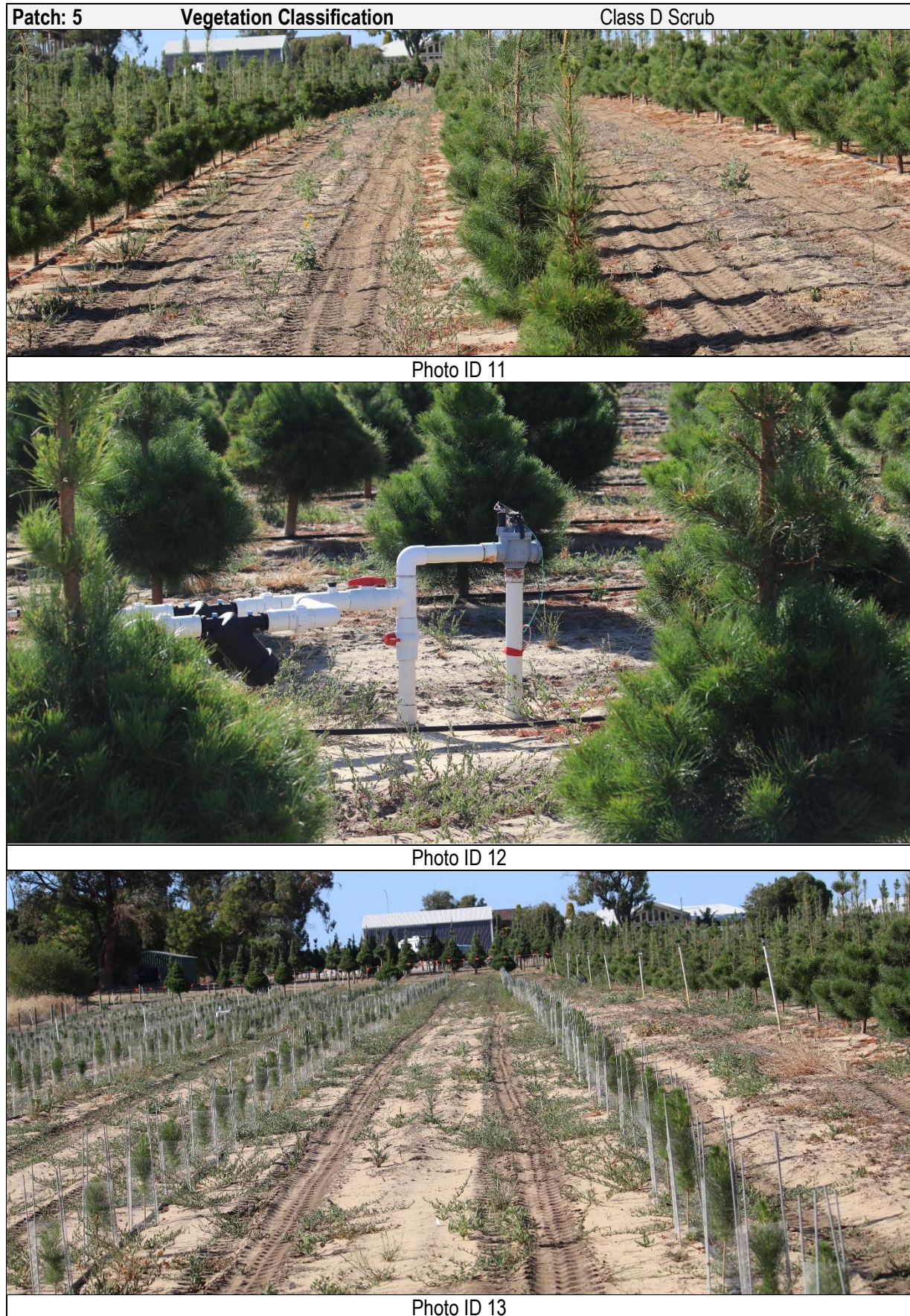


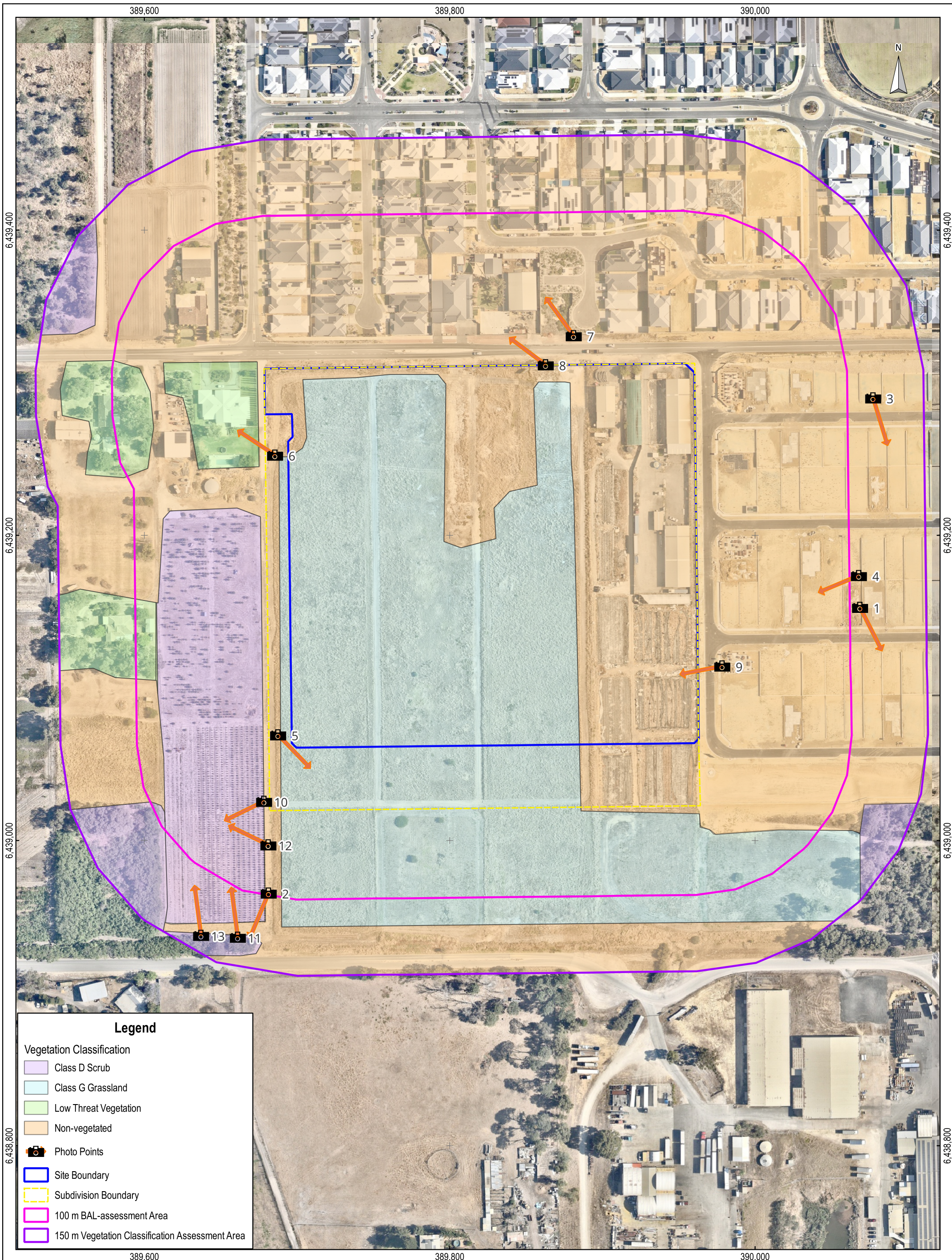
Figure 7: Christmas Tree Farm – Operational Phase

2.2.5.2 Post-farming Cessation

It is recognised that at some point, the farming of Christmas trees at the site may cease, with a possible outcome of that scenario being some or all trees left *in situ* and allowed to grow to maturity, i.e., 30 m. This outcome will not eventuate for the following reasons:

- Condition 4 of the approved DA states: *Upon cessation of the land use hereby approved, **all remaining Christmas trees (Pinus radiata) are to be harvested*** (emphasis added).
- The provisions of this condition mean that if the operation ceases, the operator **must remove all** Christmas trees from the site.
- If the operator does not remove any remaining Christmas trees on cessation, the City of Cockburn has the legal right to compel the landowner to remove the trees under the enforcement provision of the *Planning and Development Act 2005 (WA)* or carry out the work and recover the costs incurred.

As no trees will be left *in situ* and allowed to grow to maturity, the inferred worst-case scenario for the post-farming situation is Class G Grassland (Figure 9), consistent with the zoned rural land use.



Scale: 1: 2,200
 Original Size: A3
 Aerial Imagery: NearMap November 2025
 Grid: GDA94 / MGA zone 50 (EPSG:28350)

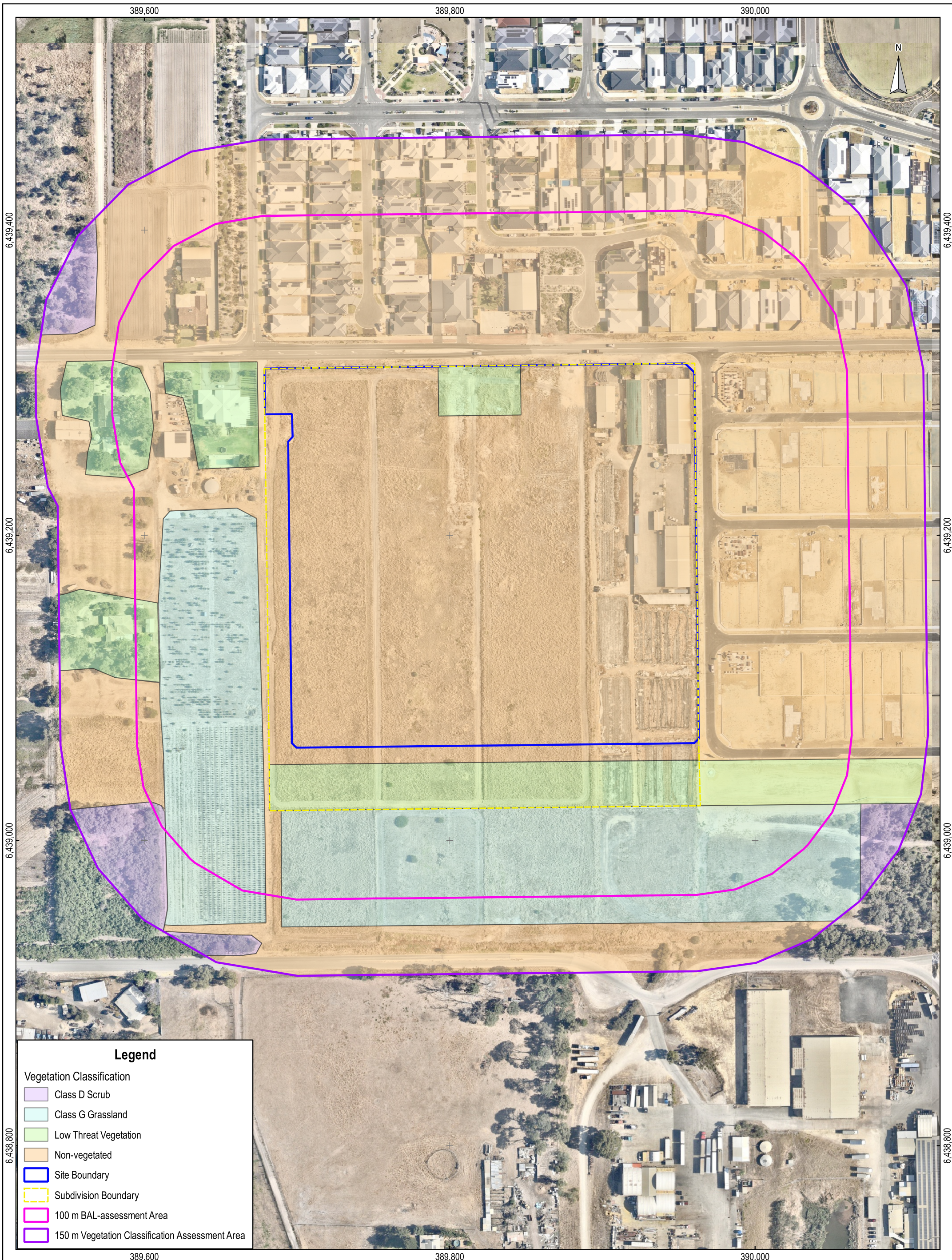
0 50 100 m

Bushfire Management Plan
 Lots 78, 80, 813, and 815
 Hammond Quarter West
 Qube Hammon Quarter Pty Ltd

Figure 8
Pre-development Vegetation Classification

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0 50 100 m

Bushfire Management Plan
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Figure 9
Post-development Vegetation Classification

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2.3 BUSHFIRE HAZARD LEVEL

2.3.1 Bushfire Hazard Assessment

Depending on the vegetation type, a hazard rating of low, moderate, or extreme is assigned. The nature of the vegetation in and around the development area means that the pre-development bushfire hazard rating ranges from Extreme due to the Class D Scrub present to the west and southwest of the Site boundary (Figure 10). All locations within 100 m of the Class D Scrub are assigned a Moderate hazard rating due to the increased risk in those locations.

2.3.2 Fire Danger Index

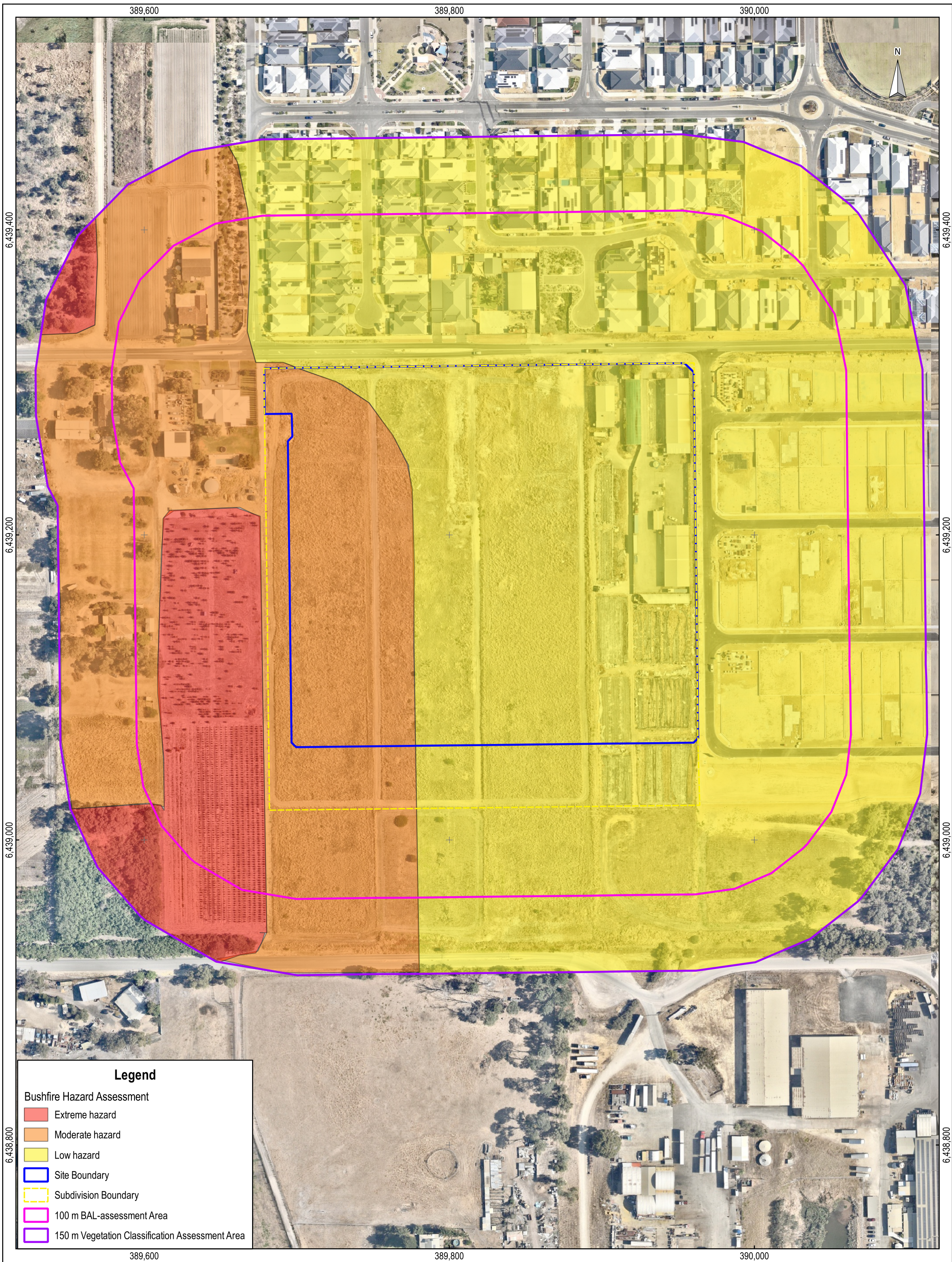
The fire danger index (FDI) for the Site is FDI 80, as documented in Table 2.4.3 of AS 3959:2018, and which is the nominated FDI for Western Australia.

2.3.3 Potential Fire Impacts

Potential fire impacts within the Site include smoke and ember attack, with the BAL analysis provided in Table 1.

Table 1: BAL-analysis

Patch	Vegetation Class	Slope	Separation Distance (m)	BAL-rating
1	Class D Scrub	Upslope or flat	> 95	BAL-12.5
2	Class G Grassland	Upslope or flat	> 20	BAL-12.5
3	Low Threat Vegetation	Upslope or flat	N/A	BAL-Low
4	Non-vegetated Areas	Upslope or flat	N/A	BAL-Low
5	Christmas Tree Farm (operational phase) – Class D Scrub	Upslope or flat	19	BAL-19
6	Christmas Tree Farm (post-farming cessation) – inferred Class G Grassland	Upslope or flat	> 20	BAL-12.5



Scale: 1: 2,200
 Original Size: A3
 Aerial Imagery: NearMap November 2025
 Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 50 100 m

Bushfire Management Plan
 Lots 78, 80, 813, and 815
 Hammond Quarter West
 Qube Hammon Quarter Pty Ltd

Figure 10
Bushfire Hazard Assessment

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2.4 BAL-ASSESSMENT

As the Lot layout for the Site is known, it is possible to determine BAL-ratings for each Lot and these are shown in Figure 11. As the Christmas tree plantings to the west has been classified as Class D Scrub, it will result in BAL-ratings of BAL-19 for Lots to the east, noting that a building setback will apply to the front of the Lot ensure the nominated BAL-rating can be achieved.

While the POS area that will be created south of the development will be landscaped and maintained to low threat condition as per AS 3959:2018, it is unknown when the Class G Grassland that is located within the road reserve further south that will accommodate the extension of Rowley Road will be cleared. Accordingly, it has been considered on a worst-case scenario situation, with BAL-ratings assigned to the most southerly Lots within 50 m of the southern POS area.

BAL-ratings for the development are as follows:

- BAL-Low rated Lots: 159 – 170, 255 – 270, 275 – 286, 455 – 470, 475 – 486, 488 – 502; note that a 6.5 m setback will apply to front of Lot 159 to ensure a BAL-Low rating.
- BAL-12.5 rated Lots: 154 – 158, 271 – 274, 471 – 474, 487, 503 – 533, 544, and 545, noting the required R-code setback will ensure Lot 544 can achieve a BAL-12.5 rating.
- BAL-19 rated Lots: 534 – 543, noting that the required R-code setback for the Lots will ensure the BAL-19 rating.
- No Lots are rated BAL-29, BAL-40, or BAL-FZ, noting that R-code setbacks for the Lots will ensure a BAL-19 rating can be achieved where the BAL-29 contour extends into a Lot (Lots 534 – 543).

2.5 ASSET PROTECTION ZONE

The Asset Protection Zone (APZ) for the Site is the area that provides the separation distance between the edge of the classified vegetation and building walls, with the preferred width of the APZ being 100 m. For locations where a 100 m APZ width cannot be achieved, a reduced APZ can be implemented when a BAL-rating is determined for the building, as is the case for some of the Lots that are the subject of this BMP.

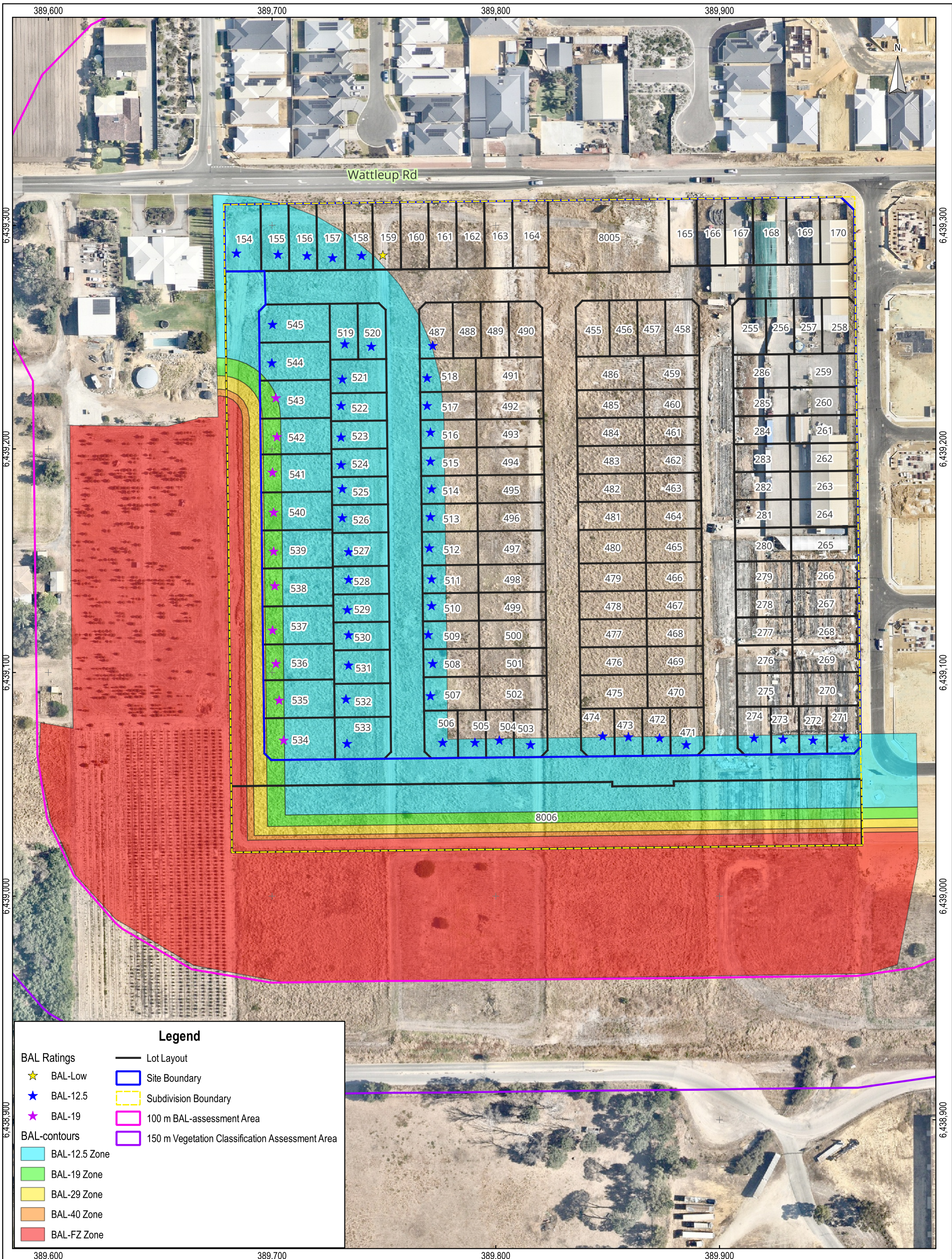
The reduced APZ commences at the junction of the BAL-40 and BAL-29 zones, or the junction of the orange and yellow zones shown in Figure 11, and will extend to the building walls which is the point where the potential radiant heat impact of a bushfire does not exceed 29 kW/m². As the maximum BAL-rating assigned to some Lots in BAL-12.5, it confirms that a suitable separation distance can be demonstrated for each of the Lots that will be created and that the bushfire risk can be managed within the subdivision area.

2.6 SHIELDING

Clause 3.5 of AS 3959:2018 allows for a reduction in the nominated construction standard for a building in bushfire prone area where the elevation is not exposed to the source of the bushfire attack, noting that the reduction in building standard cannot reduce below BAL-12.5. As the maximum assigned BAL-rating for some Lots is BAL-19, the shielding provisions may be applicable.

2.7 OTHER BUSHFIRE PROTECTION MEASURES

No other bushfire protection measures are required for the Site other than those documented in this BMP.



Legend

BAL Ratings	— Lot Layout
★ BAL-Low	□ Site Boundary
★ BAL-12.5	□ Subdivision Boundary
★ BAL-19	□ 100 m BAL-assessment Area
BAL-contours	□ 150 m Vegetation Classification Assessment Area
■ BAL-12.5 Zone	
■ BAL-19 Zone	
■ BAL-29 Zone	
■ BAL-40 Zone	
■ BAL-FZ Zone	

Scale: 1: 1,500
 Original Size: A3
 Aerial Imagery: NearMap November 2025
 Grid: GDA94 / MGA zone 50 (EPSG:28350)

0 25 50 m

Bushfire Management Plan
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 Hammond Quarter West
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Figure 11
BAL-contours and Ratings

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2.8 IMPLEMENTATION

Implementation of this BMP will commence immediately and will be the responsibility of the Developer, Qube Hammond Corner Pty Ltd, both for installation and ongoing maintenance until the Site is developed and Lots are sold. The Developer is also responsible for ensuring the occupier or new owner of the Lots located within 100 m of classified vegetation (Figure 11) receives a copy of this BMP to support the building process.

When ownership arrangements change over time, the responsibility for the maintenance of bushfire management measures will devolve to the new owner or managing organisation, noting that landowners or managers are responsible for land under their direct control only. For example, Lot owners will be responsible for ensuring asset protection zones within their property are maintained. Activities that will be involved with the implementation of this plan are described in Table 2, which also includes an indication of maintenance responsibilities associated with a particular activity.

Table 2: Implementation Schedule

Item	Activity	Responsibility	Maintenance	Responsibility
1	Proposed building is constructed in accordance with assigned BAL-rating, with the Developer providing a copy of this BMP to purchasers to inform that process.	Owner/builder	Not required after construction	N/A
2	Planned POS areas are to be managed in a low threat condition as per clause 2.2.3.2 (f) of AS 3959:2018.	Developer	If required, review implications of any design changes that result in increased areas of classified vegetation.	Developer
3	The proposed subdivision design is reviewed at future planning phases to ensure the bushfire risk remains manageable.	Developer	As required at future planning phases and/or changes in the indicative design occur.	Developer
4	Hydrant design requirements will be in accordance with the Water Corporation Design Standard 63 for hydrants: <ul style="list-style-type: none"> • Installation of markings to indicate the presence of hydrants, including: <ul style="list-style-type: none"> — A blue ‘cats eye’ reflective indicator in the centre line of the road. — A small blue ‘H’ painted on the curbing. — A white and red stripe around the pole nearest to the hydrant. • Clearance on the placement of hydrants is required from Department of Fire and Emergency Services (DFES) and the Water Corporation. • Hydrants to be clearly identifiable, with markings installed by the developer prior to sign off. 	Developer	As required during various future planning approval phases.	Developer
5	The design and installation of roads will be in accordance with requirements specified in Table 6, Column 1 on page 76 of the Guidelines, with approval required from the City of Cockburn before installation can commence.	Developer	As required during various future planning approval phases.	Developer
6	When development of the Site progresses, a 100-m low-fuel zone will be installed around active stages to prevent temporary BAL-ratings being applied to Lots under construction.	Developer or owner/occupier as appropriate	As required to ensure vegetated areas are either cleared or remain in a low-fuel state as defined by AS 3959:2018.	Developer
7	If required, undertake slashing of any long grass or other low vegetation to 50 mm and other weed control to reduce fuel load within POS areas and low fuel zones under their control.	Developer	As required to ensure grassed areas remain in low-fuel state as defined by AS 3959:2018.	Developer

Item	Activity	Responsibility	Maintenance	Responsibility
8	Comply with the City of Cockburn's annual fire hazard reduction notice.	Developer	As per the requirements of the City of Cockburn annual fire hazard reduction notice.	Developer

2.9 RESPONSIBILITIES

Responsibilities for bushfire preparedness and response within the development area are shared by the Developer, Qube Hammond Corner Pty Ltd, the City of Cockburn, and building owners/occupiers.

2.9.1 Developer Responsibilities

The Developer is responsible for implementing key portions of this BMP, including:

- Providing a copy of this BMP to owner to inform future building construction standard and approvals.
- Installing and maintaining firebreak/low fuel/asset protection zones on their land.
- Arranging for a notification on titles to inform that some Lots are located within a designated bushfire prone area.
- Ensuring hydrant and road design is in accordance with relevant guidelines.
- Maintaining grassed areas in a low-fuel state through regular slashing to less than 100 mm in land holdings under their control.
- Complying with City of Cockburn annual fire hazard reduction notice

2.9.2 City of Cockburn Responsibilities

It should be noted that the City of Cockburn has the responsibility and powers under the Local Planning Scheme and the *Bush Fires Act 1954 (WA)* to ensure that this BMP, annual firebreak notices, any bushfire Information, and any special orders issued under the *Bush Fires Act 1954 (WA)* are complied with.

The City will be responsible for:

- Providing appropriate bushfire advice in relation to firebreaks, hazard reduction, and similar.
- Recommend to the Western Australian Planning Commission as part of a subdivision application that lots within a designated Bushfire Prone Area, which are subject to a Bushfire Management Plan (BMP), include a Notification on Title to advise landowners/occupants of the BMP.

2.9.3 Owner and/or Occupier Responsibilities

It is the responsibility of individual property owners building near the vegetated areas to:

- Ensure that residences are constructed in accordance with the relevant clauses of AS 3959:2018 for the confirmed BAL-rating.
- Maintain the nominated asset protection zone between the edge of the classified vegetation and building walls.
- Respond to/comply with bushfire advice issued by the developer, the City of Cockburn, and/or DFES.

3. COMPLIANCE AND JUSTIFICATIONS

3.1 SPP 3.7 OBJECTIVES AND APPLICATION OF POLICY MEASURES

The intent of *State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas* (Department of Planning and Western Australian Planning Commission, 2015) is to ensure that bushfire risks are considered in a timely manner and that planning documents demonstrate the appropriate application of the various policy measures. Table 3 summarises the intent and objectives of SPP 3.7 and provides the indication of how the Site planning is consistent with the intent of SPP 3.7.

Table 3: SPP 3.7 Compliance Indication

SPP Reference	Description	Compliance Indication
Intent	<ul style="list-style-type: none"> Ensure that risks associated with bushfires are planned using a risk-based approach. 	<ul style="list-style-type: none"> Preparation of a BMP in accordance with SPP 3.7. The assessment process implemented during preparation of this BMP indicates that the risks associated with bushfire are manageable.
Objective 1	<ul style="list-style-type: none"> Avoid any increase in the threat of bushfire to people, property, and infrastructure. The preservation of life and the management of bushfire impact are paramount. 	<ul style="list-style-type: none"> The assessment process implemented during preparation of this BMP indicates that the risks associated with bushfire are manageable. Some Lots within the Site will have a BAL-rating, with none higher than BAL-19 (Figure 11).
Objective 2	<ul style="list-style-type: none"> Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process. 	<ul style="list-style-type: none"> The assessment process implemented during preparation of this BMP indicates that the risks associated with bushfire are manageable. Some Lots within the Site will have a BAL-rating, with none higher than BAL-19 (Figure 11).
Objective 3	<ul style="list-style-type: none"> Ensure that higher order strategic planning documents, strategic planning proposals, subdivisions and development applications consider bushfire protection requirements and include specified bushfire protection measures. 	<ul style="list-style-type: none"> The planning process has considered the risk of bushfire in an early stage, with this BMP being prepared at the first planning phase for the Site as it transitions to a residential area. The preparation of this document has been completed to inform owners of BAL-ratings assigned to Lots ahead of sale and the later building process.
Objective 4	<ul style="list-style-type: none"> Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change. 	<ul style="list-style-type: none"> Site environmental values have been considered during this, the first phase of the planning approvals process. Given the lack of biodiversity conservation values nearby, no additional actions to reduce impacts to biodiversity are required.

3.2 BUSHFIRE PROTECTION CRITERIA

Appendix 4 of the *Guidelines for Planning in Bushfire Prone Areas* (DPLH and WAPC, v1.4, 2021) provides details of the acceptable bushfire protection solutions that can be used to demonstrate how a location can be developed in bushfire prone areas. Table 4 demonstrates the Site's Compliance with Bushfire Protection Criteria and Figure 11 provides the Lot layout with BAL-contours and ratings for the Lots.

Table 4: Compliance with Bushfire Protection Criteria

Intent	Acceptable Solutions	Solution
Element 1: Location		
Ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure	A1.1 Development Location	
	Bushfire hazard assessment is or will on completion be moderate or low.	<ul style="list-style-type: none"> The subdivision is in an area where the bushfire hazard level is manageable. Several Lots within the Site will have a BAL rating, with none higher than BAL-19 (Figure 11).
	BAL rating is BAL-29 or lower.	<ul style="list-style-type: none"> The bushfire hazard assessment process carried out during preparation of this BMP indicates that the bushfire risk is manageable. Several Lots within the Site will have a BAL rating, with none higher than BAL-19 (Figure 11).
Element 2: Siting and Design of Development		
To ensure that the siting and design of development minimises the level of bushfire impact	A2.1 Asset Protection Zone (APZ)	
	Every habitable building is surrounded by, and every proposed lot can achieve an APZ depicted on plans that meets the following: <ul style="list-style-type: none"> Width — bushfire radiant heat does not exceed radiant heat of 29 kW/m² (BAL-29) as measured from any external wall or supporting post or column in all circumstances. Location — APZ contained solely within the boundaries of the Lot on which the building is situated, except in instances where the neighbouring lot(s) will be managed in a low-fuel state on an ongoing basis, in perpetuity. Management — the APZ is managed in accordance with the requirements of ‘Standards for Asset Protection Zones’ (Schedule 1 on page 71 of the Guidelines). 	<ul style="list-style-type: none"> The APZ coincides with the boundary between BAL-40 and BAL-29 zones (Figure 11) and includes roads and cleared areas. The Subdivision design provides for a suitable APZ width to ensure that the radiant heat does not exceed 29 kW/m² (BAL-29) as measured from any external wall or supporting post or column in all circumstances. Several Lots within the Site will have a BAL rating, with none higher than BAL-19 (Figure 11).

Intent	Acceptable Solutions	Solution
Element 3: Vehicular Access		
<p>Ensure that the vehicular access serving a subdivision/ development is available and safe during a bushfire event.</p> <p>To achieve the intent, all applicable acceptable solutions must be addressed:</p> <ul style="list-style-type: none"> • SP – Strategic planning proposal and structure plan where the lot layout is not known. • Sb – Structure plan where the lot layout is known and subdivision application. • Dd – Development application for a single dwelling, ancillary dwelling, or minor development. • Do – Development application for any other development that is not a single dwelling, ancillary dwelling, or minor development. 	<p>A3.1 Public Roads (SP Sb Do)</p>	
	<p>Public roads are to meet the minimum technical requirements in Table 6, Column 1 on page 76 of the Guidelines.</p> <p>The trafficable (carriageway/pavement) width is to be in accordance with the relevant class of road in the Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area.</p>	<p>Public roads associated with these stages will be constructed in accordance with the technical requirements outlined in Column 1 of Table 5 on page 76 of the Guidelines and be consistent with those constructed during the development of earlier subdivision stages.</p>
	<p>A3.2a Multiple Access Routes (SP Sb Do)</p>	
	<p>Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access).</p>	<p>Access and egress from the subdivision is available to at least two different destinations, with several north/south and east access options via the current and planned road network to Wattleup Road, and later to what will become Rowley Road to the south (Figure 11).</p>
	<p>If the public road access is via a no-through road that cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200 m from the subject lot(s) boundary to an intersection where two-way access is provided.</p>	<p>N/A —all roads are through roads.</p>
	<p>A no-through road may exceed 200 m if it is demonstrated that an alternative access way cannot be provided due to site constraints and the following requirements are met:</p> <ul style="list-style-type: none"> • The no-through road travels towards a suitable destination. • The balance of the no-through road that is greater than 200 m from the subject site is wholly within BAL-Low or is in a residential built-out area (Figure 23 on page 81 of the guidelines). 	<p>N/A — all roads are through roads.</p>
	<p>A3.2b Emergency Access Way (SP Sb Do)</p>	
<p>Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution. An emergency access way is to meet all the following requirements:</p> <ul style="list-style-type: none"> • Requirements in Table 6, Column 2 on page 76 of the guidelines. • Provides a through connection to a public road. 	<p>N/A — access will be the existing and planned road network.</p>	

Intent	Acceptable Solutions	Solution
	<ul style="list-style-type: none"> • Be no more than 500 m. • Must be signposted and if gated, gates must open the whole trafficable width and remain unlocked. 	
	<p>A3.3 Through-roads (SP Sb)</p>	
	<p>All public roads should be through-roads. No-through roads should be avoided and should only be considered as an acceptable solution where:</p> <ul style="list-style-type: none"> • It is demonstrated that no alternative road layout exists due to site constraints, and • The no-through road is a maximum length of 200 m to an intersection providing two-way access unless it satisfies the exemption provisions in A3.2a. 	<p>N/A — all roads are through roads.</p>
	<p>A no-through road is to meet all the following requirements:</p> <ul style="list-style-type: none"> • Requirements of a public road (Table 6, Column 1, Page 76). • Turn-around area as shown in Figure 24 on page 81 of the Guidelines. 	<p>N/A — all roads are through roads.</p>
	<p>A3.4a Perimeter Roads (SP Sb)</p>	
	<p>A perimeter road is a public road and should be provided for greenfield or infill development where 10 or more lots are being proposed, including as part of a staged subdivision, with the aim of:</p> <ul style="list-style-type: none"> • Separating areas of classified vegetation under AS 3959 that adjoin the subject site from the proposed lots, and • Removing the need for battle-axe lots that back onto areas of classified vegetation. 	<p>Perimeter roads include Wattleup Road to the north and planned roads around the subdivision area to the west, south, and east that provide access to Wattleup Road as well as to the subdivision that is being progressed to the east (Figure 11).</p>
	<p>A perimeter road is to meet the requirements contained in Table 6, Column 1 on page 76 of the Guidelines.</p>	<p>Construction of interior perimeter roads will be in accordance with the Guidelines and be consistent with previous road construction within the broader subdivision.</p>
	<p>A perimeter road may not be required where:</p> <ul style="list-style-type: none"> • The adjoining classified vegetation is Class G Grassland. • Lots are zoned for rural living or equivalent. • It is demonstrated that it cannot be provided due to site constraints. • All lots have frontage to an existing public road. 	<p>N/A — perimeter roads have been provided in the subdivision design.</p>

Intent	Acceptable Solutions	Solution
	<p>A3.4b Fire Service Access Route (SP Sb)</p> <p>Where proposed lots adjoin classified vegetation under AS 3959 (excluding Class G Grassland) and a perimeter road is not required in accordance with A3.4a, a fire service access route can be considered as an acceptable solution to provide firefighter access, where access is not available, to the classified vegetation. A fire access route is to meet all the following requirements:</p> <ul style="list-style-type: none"> • Requirements in Table 6 Column 3 on page 76 of the Guidelines. • Be through-routes with no dead-ends. • Linked to the internal road system at regular intervals, every 500 m. • Must be signposted. • No further than 500 m from a public road. • If gated, gates must open the required trafficable width and be locked by the local government and/or emergency services, if keys are provided for each gate. • Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 m. 	<p>N/A — fire access will be via the existing and planned road network.</p>
	<p>A3.5 Battle-axe Access Legs (Sb)</p> <p>Where it is demonstrated that a battle-axe access leg cannot be avoided due to site constraints, it can be considered as an acceptable solution.</p> <p>There are no battle-axe technical requirements where the point of the battle-axe access leg joins the effective area of the battle-axe lot is less than 50 m from a public road in a reticulated water area.</p>	<p>N/A — there are no battle-axe Lots planned.</p>
	<p>In circumstances where the above condition is not met, or the battle-axe lot is in a non-reticulated water area, the battle-axe access leg is to meet all the following requirements:</p> <ul style="list-style-type: none"> • Requirements in Table 6, Column 4 on page 76 of the Guidelines. • Passing bays every 200 m with a minimum length of 20 m and minimum additional trafficable width of 2 m (i.e. the combined trafficable width of the passing bay and constructed driveway to be a minimum 6 m). 	<p>N/A — there will be no battle-axe Lots.</p>

Intent	Acceptable Solutions	Solution
	A3.6 Private Driveways (Dd Do)	
	There are no private driveway technical requirements where the private driveway is: <ul style="list-style-type: none"> • Within a lot serviced by reticulated water. • No greater than 70 m in length between the most distant external part of the development site and the public road as measured as a hose lay. • Accessed by a public road where the road speed limit is not greater than 70 km/h. 	N/A — there will be no private driveways.
	In circumstances where all the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following requirements: <ul style="list-style-type: none"> • Requirements in Table 6, Column 4 on page 76 of the Guidelines. • Passing bays every 200 m with a minimum length of 20 m and minimum additional trafficable width of 2 m (i.e. the combined trafficable width of the passing bay and constructed driveway to be a minimum 6 m). • Turn around areas as shown in Figure 28 on page 86 of the Guidelines and within 30 m of the habitable building. 	N/A — there will be no private driveways.
Element 4: Water		
Ensure that water is available to enable people, property, and infrastructure to be defended from bushfire. To achieve the intent, all applicable acceptable solutions must be addressed: <ul style="list-style-type: none"> • SP – Strategic planning proposal and structure plan where the lot layout is not known. • Sb – Structure plan where the lot layout is known and subdivision application. • Dd – Development application for a single dwelling, ancillary 	A4.1 Identification of Future Water Supply (SP)	
	Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2 on Page 90 of the Guidelines.	The Lots are located in an area with a reticulated water supply available for firefighting purposes.
	Where the provision of a strategic water tank(s) is required in a suitable area within a road reserve or a dedicated lot the location should be identified on the structure plan to the satisfaction of the local government.	N/A — subdivision will be connected to a reticulated water supply.
	A4.2 Provision of Water for Firefighting Purposes (Sb Dd Do)	
Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority. Where these specifications cannot be met, then the following applies: <ul style="list-style-type: none"> • The provision of a water tank(s) in accordance with the requirements of Schedule 2 on page 90 of the guidelines. 	Hydrants will be installed in accordance with Water Corporation Design Standard DS 63.	

Intent	Acceptable Solutions	Solution
<p>dwelling, or minor development.</p> <ul style="list-style-type: none"> • Do – Development application for any other development that is not a single dwelling, ancillary dwelling, or minor development. 	<ul style="list-style-type: none"> • Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: <ul style="list-style-type: none"> — Land to be ceded free of cost to the local government for the placement of the tank(s). — The lot or road reserve where the tank is to be located is identified on the plan of subdivision. — Tank capacity, construction, and fittings provided in accordance with the requirements of Schedule 2 on page 90 of the Guidelines. — A strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds). <p>Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s) in accordance with the requirements listed above.</p>	
Element 5: Vulnerable Tourism Land Uses		
<p>Provide for bushfire protection for tourism land uses relevant to the characteristics of the occupants and/or the location, to preserve life and reduce the impact of bushfire on property and infrastructure. All applicable acceptable solutions must be addressed.</p>	<p>Every habitable building is surrounded by Asset Protection Zone (APZ) in accordance with Element 2: Siting and Design of Development — A2.1 APZ.</p>	<p>N/A – residential development</p>
	<p>Habitable buildings are sited and designed to:</p> <ul style="list-style-type: none"> • Minimise clearing of existing vegetation. • Provide hazard separation between classified vegetation and a development site that is managed in perpetuity to protect life, prevent the spread of, and manage the impacts of fire. 	<p>N/A – residential development</p>
	<p>Suitable access/egress is provided for users of tourism sites.</p>	<p>N/A – residential development</p>
	<p>Adequate water is available for firefighting purposes in the event of a bushfire.</p>	<p>N/A – residential development</p>

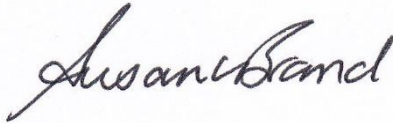
3.3 COMPLIANCE WITH RELEVANT DOCUMENTS

Sections 3.1 and 3.2 demonstrate how the Site within Hammond Quarter West will comply with State Planning Policy 3.7 (Department of Planning and WA Planning Commission, 2015), *Guidelines for Planning in Bushfire Prone Areas* (Department of Planning, Lands and Heritage (DPLH) and the WA Planning Commission (WAPC), (V1.4, 2021).

Site owners/occupiers must comply with relevant sections of the annual firebreak notice and bushfire information prepared by the City of Cockburn, such as total fire ban and hazard reduction programs.

3.4 COMPLIANCE STATEMENT

This BMP has been prepared in accordance with the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (Department of Planning and Western Australian Planning Commission, 2015) and *Guidelines for Planning in Bushfire Prone Areas* (DPLH and WAPC, V1.4, 2021). The information contained in this document represents current site conditions based on the initial visit to the site on 15 March 2024 with subsequent visits occurring during 2024 and 2025, and associated planning.



Signed:

Date: 02 February 2026

Accreditation Number: BPAD 36638

Accreditation Expiry Date: 30 April 2026



4. REFERENCES

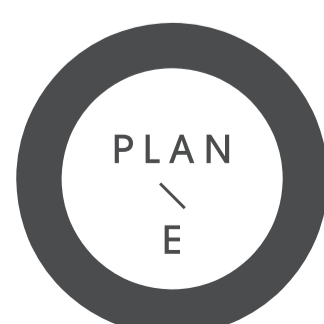
AS 3959:2018. *Construction of Buildings in Bushfire-Prone Areas*. Standards Australia, NSW.

Department of Planning, Lands and Heritage (DPLH), and the Western Australian Planning Commission (WAPC). 2021. (V1.4, Dec 2021) *Guidelines for Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, Western Australia.

Department of Planning and Western Australian Planning Commission. 2015. *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. Western Australian Planning Commission, Perth, Western Australia.

Mitchell, Williams and Desmond. 2002. *Swan Coastal Plain 2 (SWA2 – Swan Coastal Plain subregion)*, Department of Conservation and Land Management.

APPENDIX 1: LANDSCAPE MASTERPLAN



LANDSCAPE ARCHITECTS

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HAMMOND QUARTER - LSP AMENDMENT

PREPARED FOR QUBE MANDOGALUP PTY LTD
JUNE 2024

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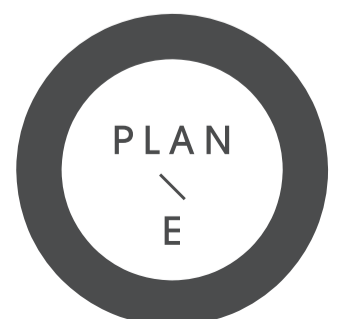
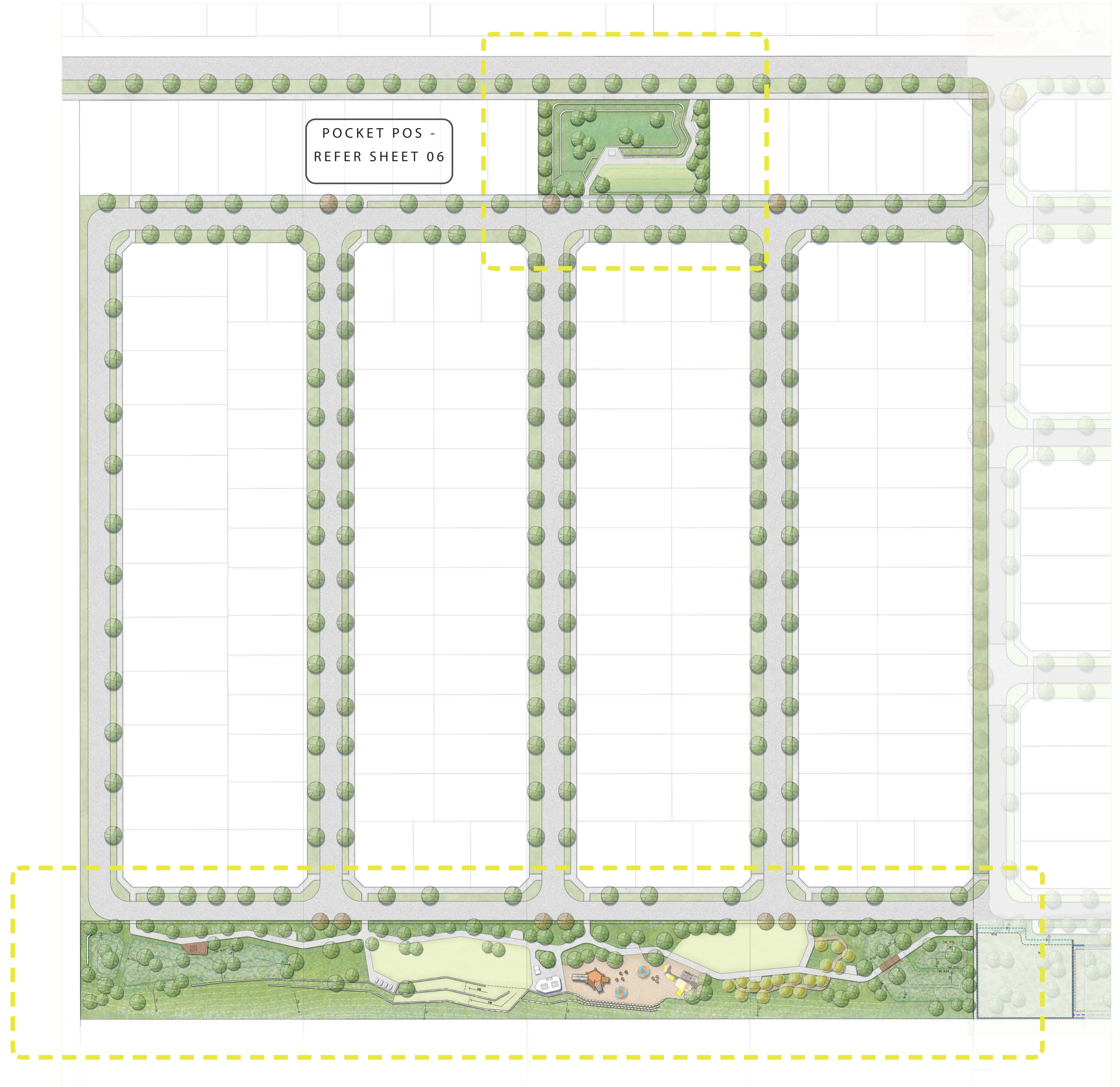




TERRACING



MANUFACTURED SHADE



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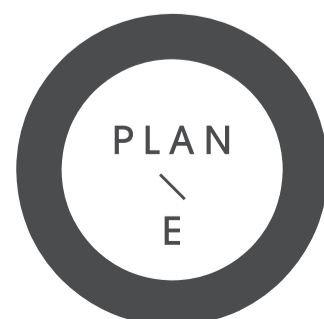
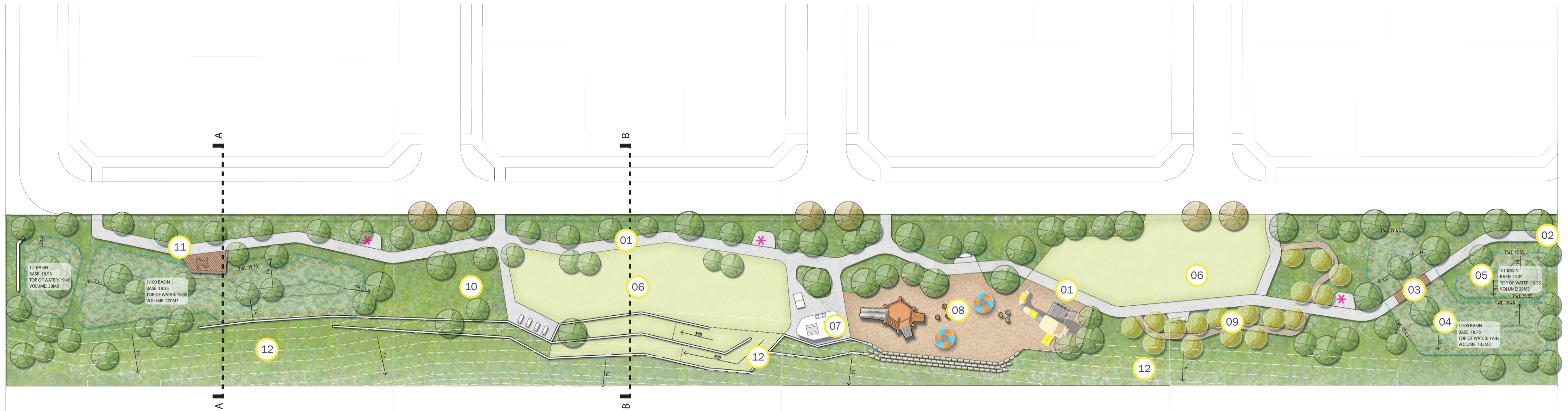
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LEGEND

- PROPOSED TREE PLANTING
- 01 CONCRETE FOOTPATH EXTENDS LINEAR POS WALKABLE NETWORK
- 02 FUTURE PATH CONNECTION WITH HAMMON SOUTH LINEAR POS
- 03 BRIDGE CONNECTION OVER 1:100 BASIN
- 04 PLANTED 1:100 ARI DETENTION BASIN
- 05 PLANTED 1:1 ARI BIORETENTION BASIN WITH WINTER-WET NATIVE TREES AND PLANT SPECIES.
- 06 LARGE TURF KICKABOUT AREA
- 07 SHADE STRUCTURE WITH SEATING AND BBQ
- 08 PLAYGROUND AREA
- 09 INFORMAL PATH THROUGH COMMUNITY ORCHARD
- 10 REFLECTIVE NODE: LOUNGE SEATING OVERLOOKING TURF AND BASIN
- 11 RAISED SEATING PLATFORM OVERLOOKING BASIN
- 12 1:4 MAX EARTHWORKS BATTER
- * ALL-AGES FITNESS EQUIPMENT NODE



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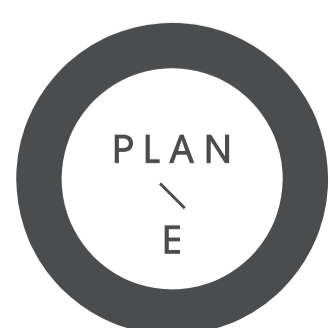
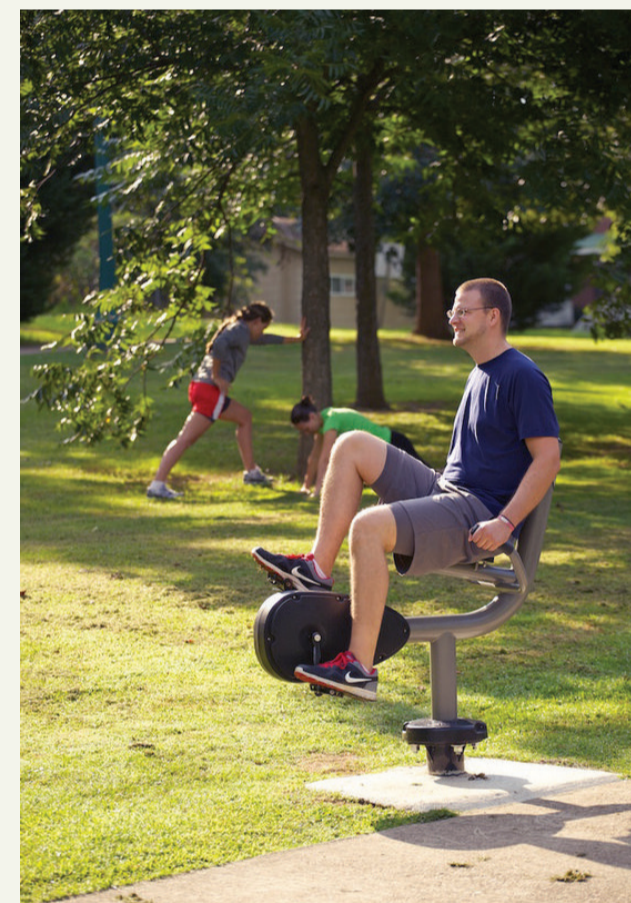
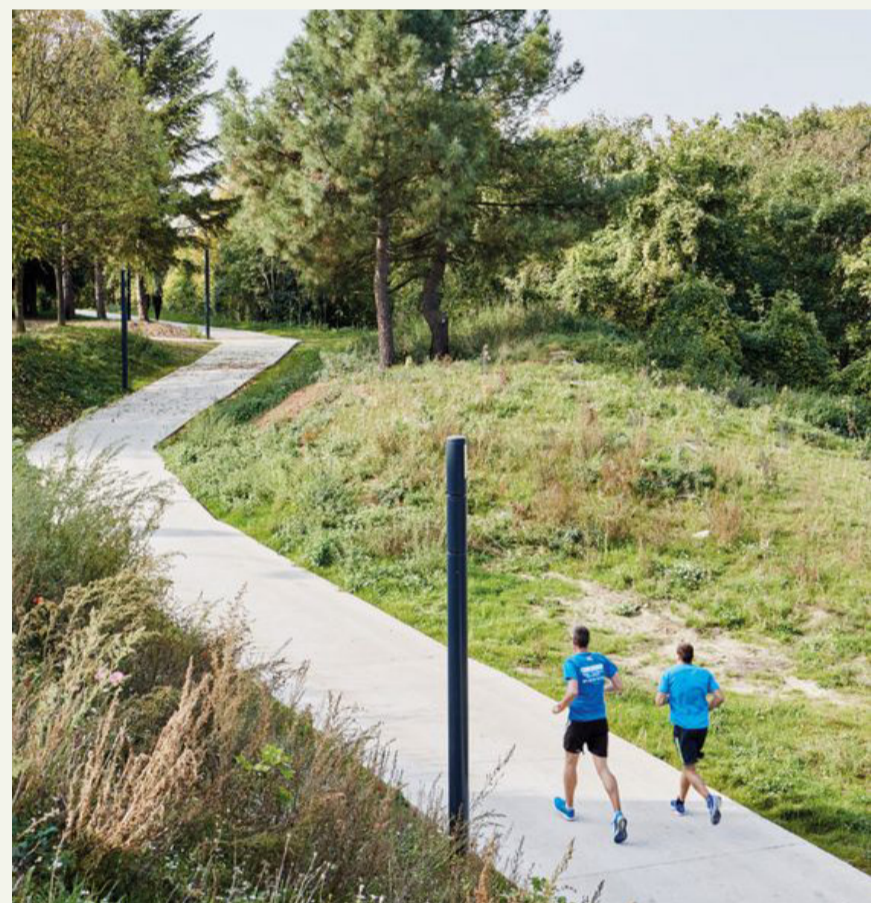
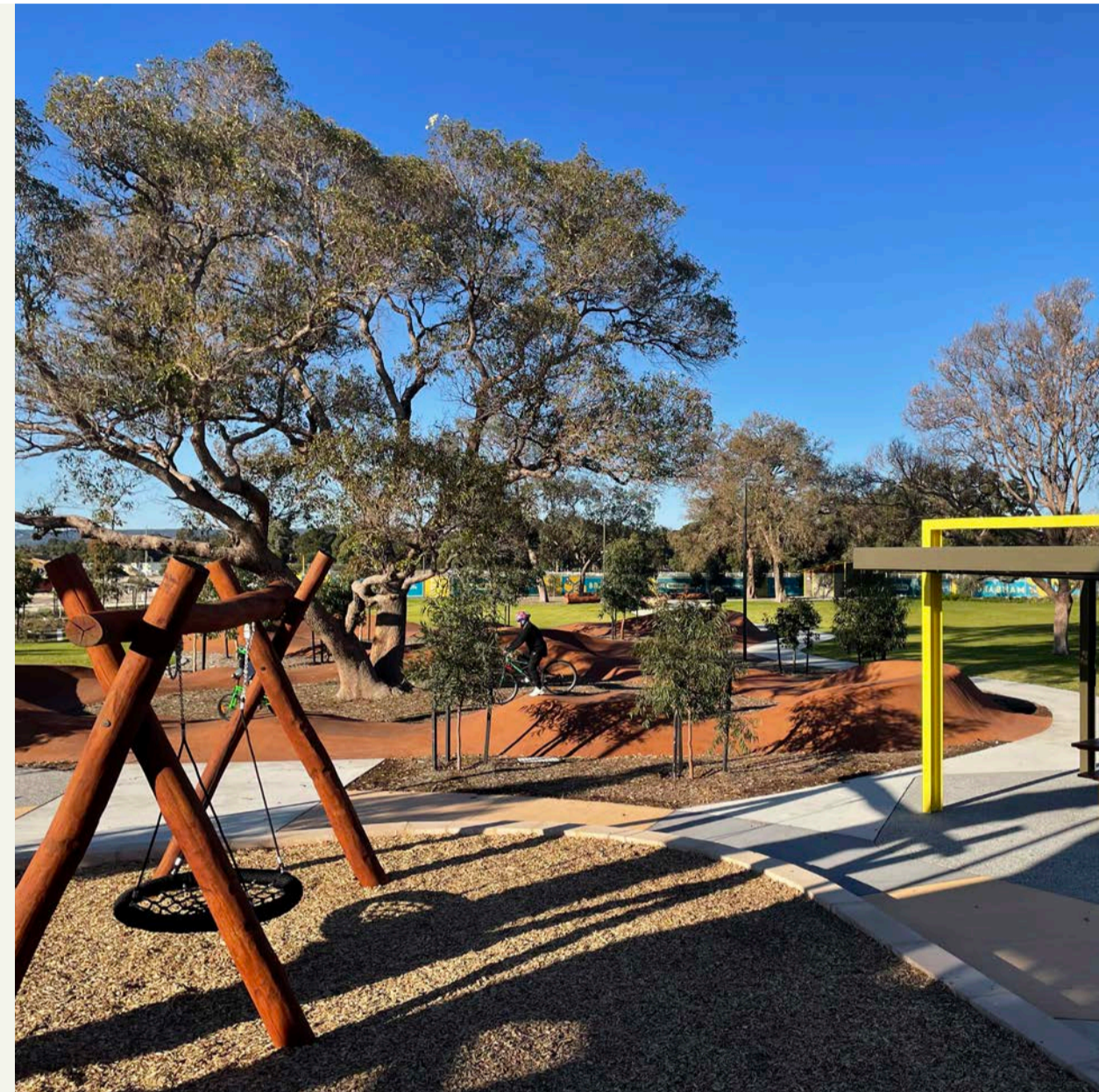
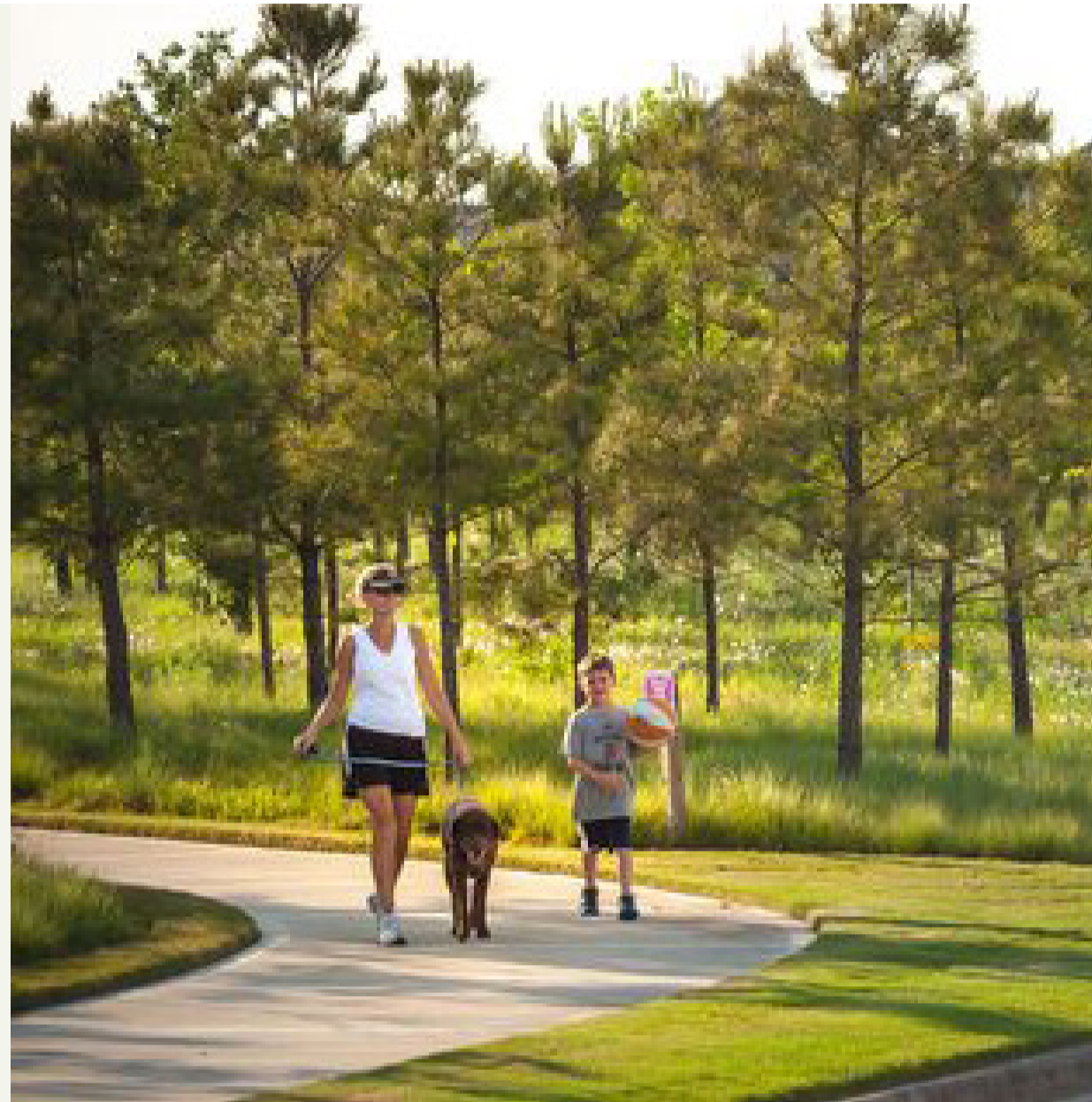
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JUNE 2024

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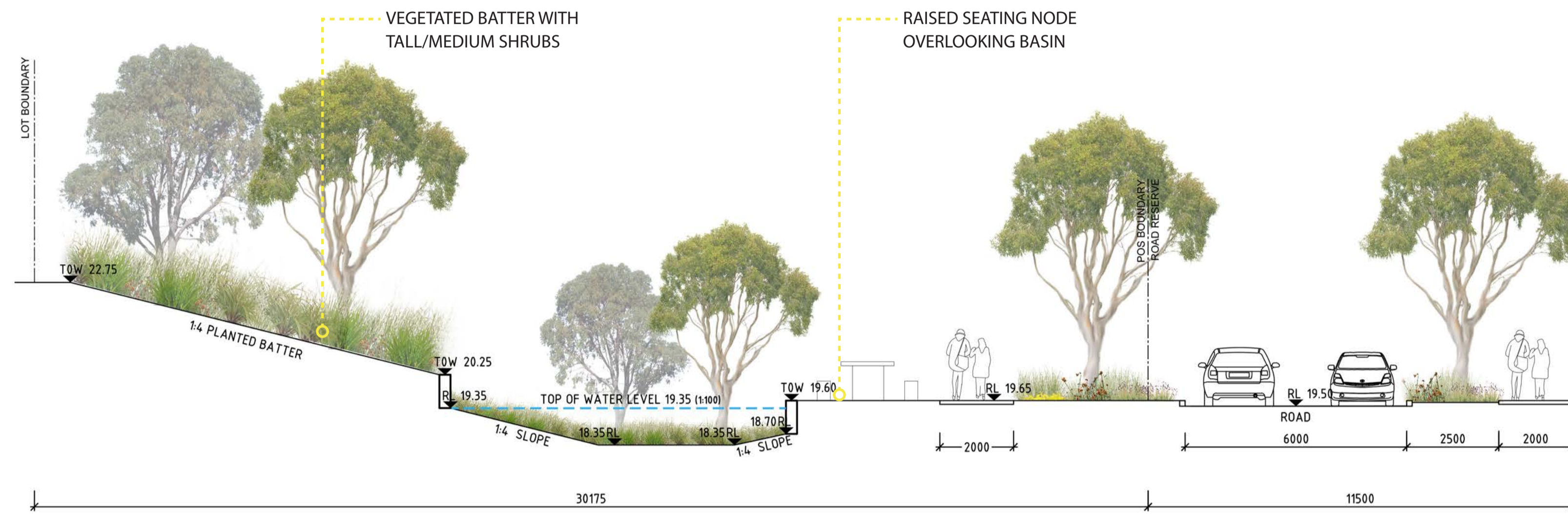
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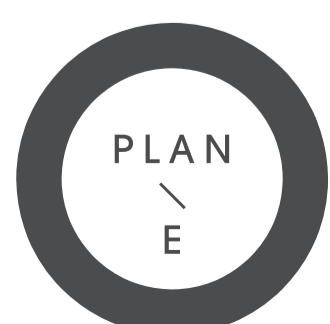
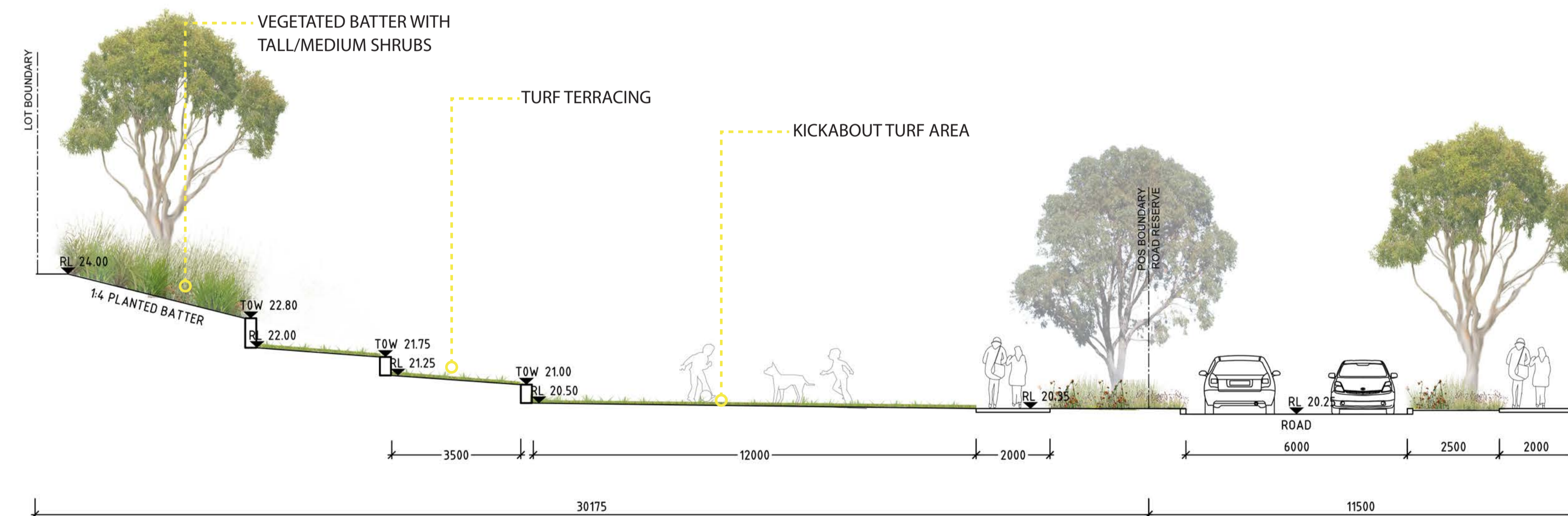
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SECTION A - A



SECTION B - B



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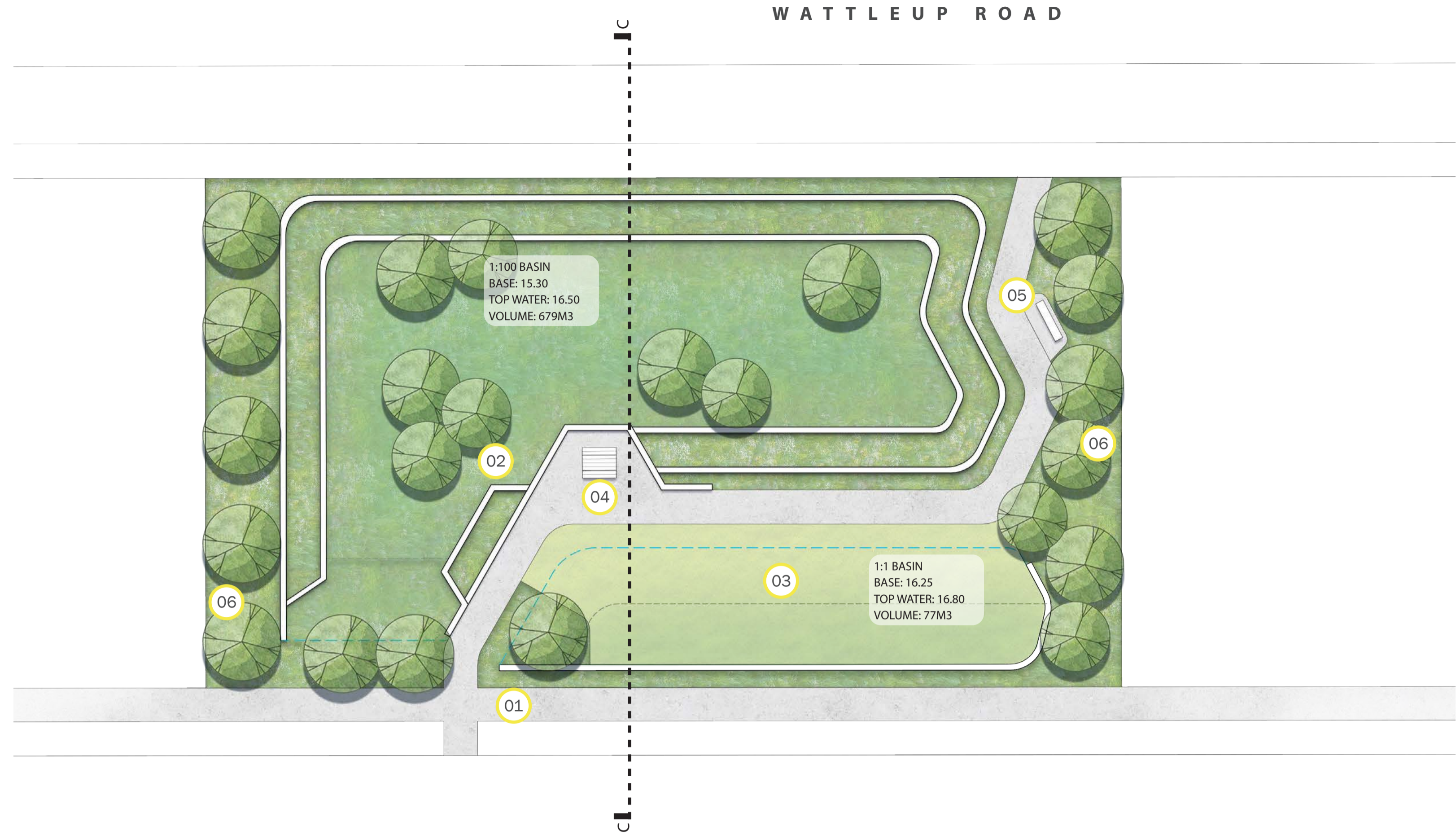
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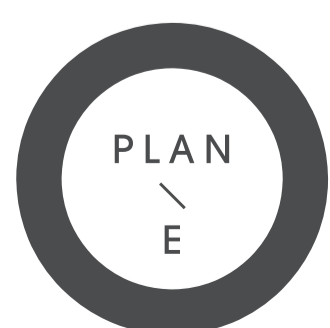
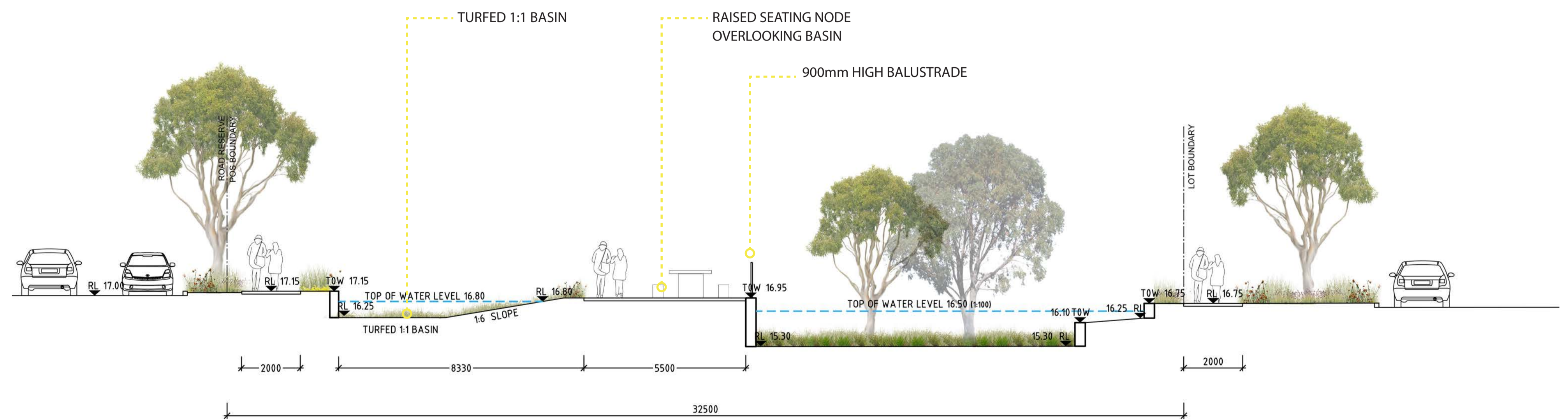


LEGEND

- PROPOSED TREE PLANTING.
- 01 CONCRETE FOOTPATH
- 02 PLANTED 1:100 ARI DETENTION BASIN
- 03 TURF 1:1 ARI BIORETENTION BASIN
- 04 RAISED SEATING PLATFORM OVERLOOKING BASIN
- 05 SEATING NODE
- 06 SCREENING TREES AND PLANTING ALONG LOT BOUNDARY



SECTION C - C



LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

HAMMOND QUARTER - LSP AMENDMENT

PREPARED FOR QUBE MANDOGALUP PTY LTD
JUNE 2024

M1.106

REV B
1:200 @ A1





EXPOSED CONCRETE



ROCK SALT CONCRETE



COMPOSITE DECKING



LIMESTONE RETAINING WALLS



POWDER COATING



EXPOSED CONCRETE



RAMMED EARTH WALL



LIMESTONE BOULDERS RETAINING



FEATURE BRICK

BANKSIA WOODLAND



BANKSIA ATTENUATA



BANKSIA GRANDIS



BANKSIA ILLICIFOLIA



BANKSIA MENZIESII



MACROZAMIA RIEDLEI



XANTHORRHOEA PRIESSII

SMALL TREES



ACACIA SALIGNA



CALLISTEMON KING'S PARK SPECIAL



EUCALYPTUS VIXTRIX



HAKEA LAURINA



KUNZEA GLABRESCENS



MELALEUCA LANCEOLATA

LARGE TREES



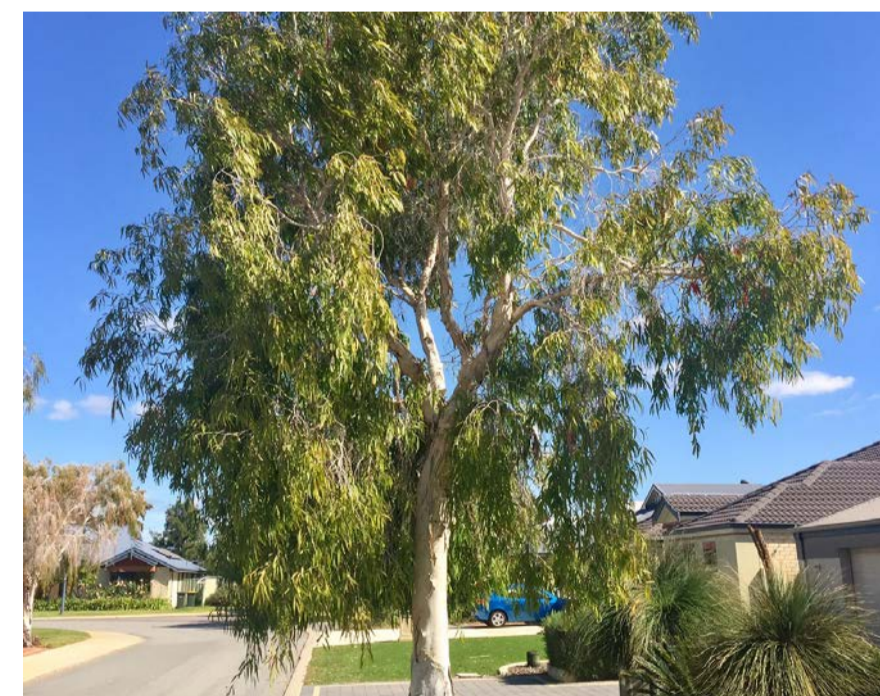
ALLOCASUARINA FRASERIANA



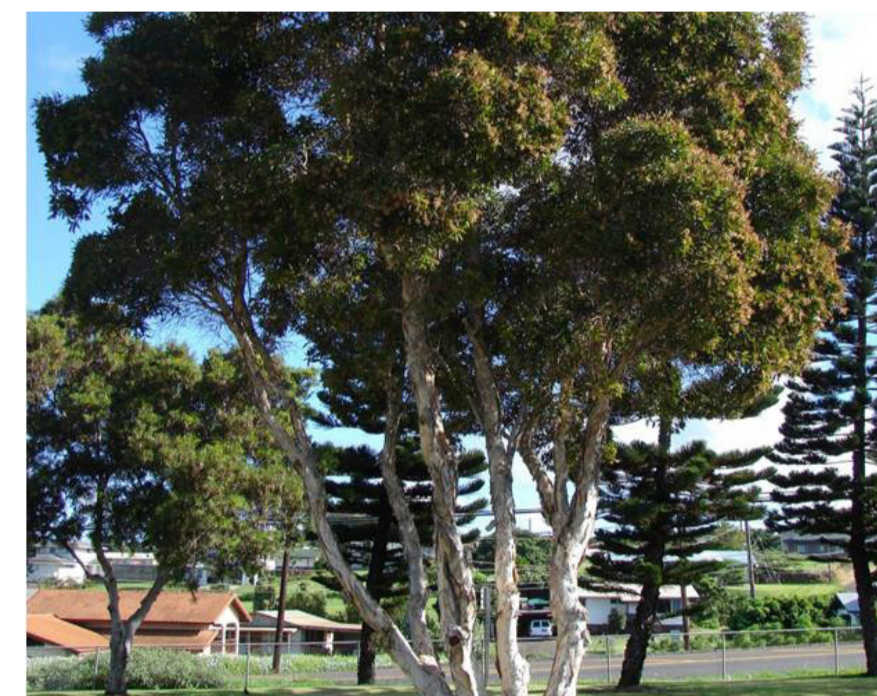
EUCALYPTUS GOMPHOCEPHALA



EUCALYPTUS MARGINATA



MELALEUCA LEUCADENDRA



MELALEUCA RHAPHIOPHYLLA



TRISTANIOPSIS LAURINA

GROUNDCOVERS



ACACIA SALIGNA GREEN CARPET



CONOSTYLIS CANDICANS



CALOTHAMNUS QUADRIFIDUS PROSTRATE



DAMPIERA LINEARIS



KENNEDIA PROSTRATA



MYOPORUM PARVIFOLIUM FINE LEAF

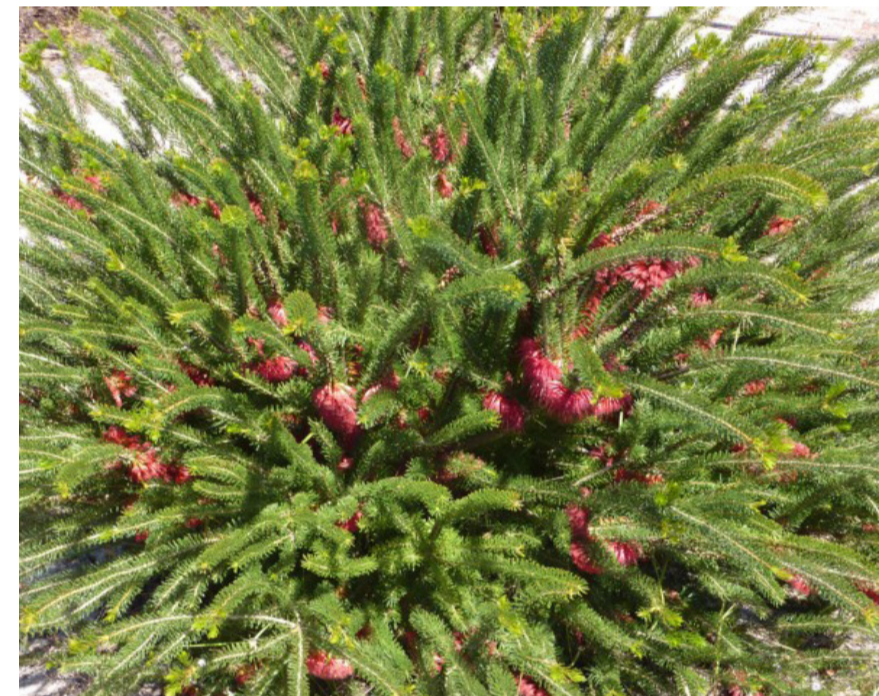
SHRUBS LOW



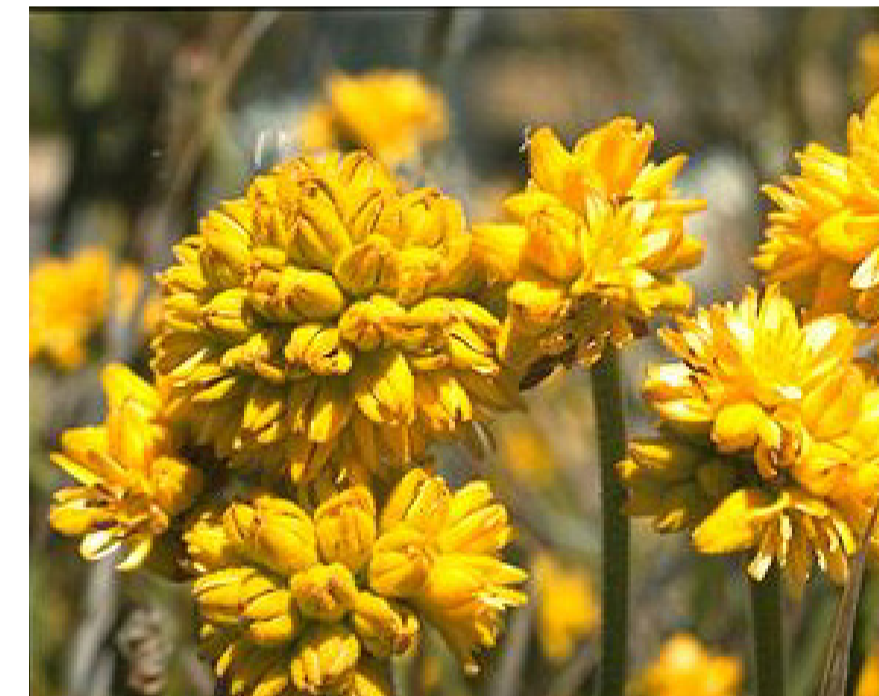
ANIGOZANTHOS HUMILIS



BANKSIA NIVEA PROSTRATE



CALOTHAMNUS CLEAN AND GREEN



CONOSTYLIS ACULEATA



DIANELLA REVOLUTA



PATTERSONIA OCCIDENTALIS

SHRUBS



ANIGOZANTHOS MANGLESSII



HAKEA PROSTRATA



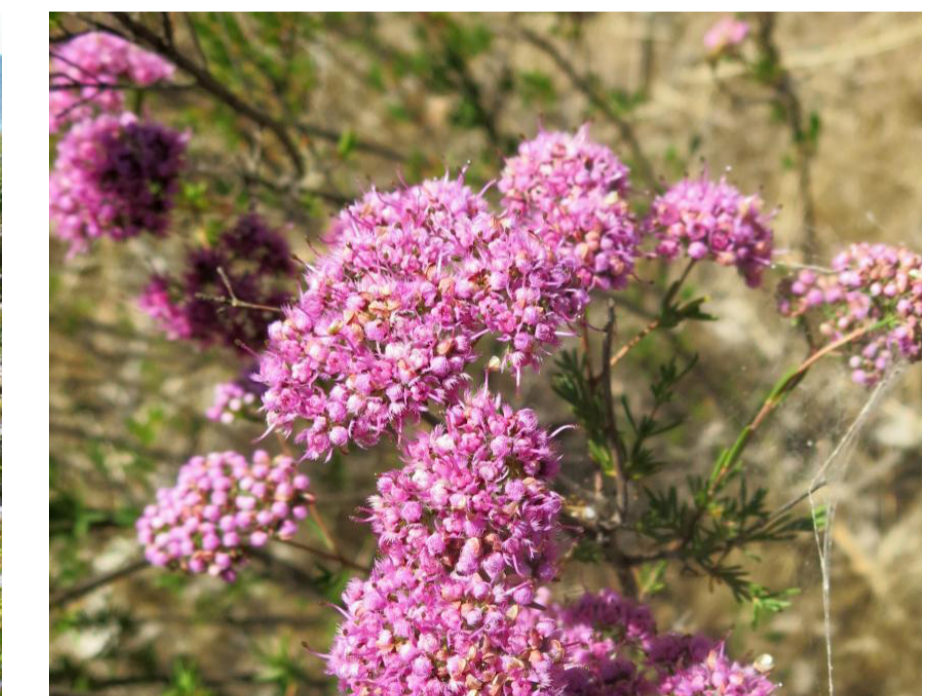
HIBBERTIA HYPERICOIDES



MELALEUCA HUEGELII



SCAEVOLA CRASSIFOLIA



VERTICORDIA DENSIFLORA