



WESTERN
ENVIRONMENTAL

Bushfire Management Plan

Subdivision: Superlot D, Lot 9510 Murat
Road, Exmouth

Western Environmental Pty Ltd

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Bushfire Management Plan

Subdivision: Superlot D, Lot 9510 Murat
Road, Exmouth

Report No:

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Prepared for:

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| 24-Feb-2025 | 24-Feb-2025 | 24-Feb-2025 |

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Appendix A: Landscape Plan

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1. Introduction

1.1 Proposal Details

Exmouth Superlot Pty Ltd is seeking to progress a subdivision application for Superlot D, Lot 9510 Murat Road, Exmouth. The proposed subdivision will result in an intensification of land use and involves the development of 173 lots. One hundred and twenty six (126) of these lots are to be situated within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES, 2024) and are hereafter referred to as the subject site (Figure 1, Figure 2).

Given the subject site is within a designated bushfire prone area (Figure 3) bushfire planning requirements are triggered under *State Planning Policy 3.7 Bushfire* (SPP 3.7; WAPC, 2024a) as well as reporting to accompany submission of the subdivision application in accordance with the associated *Planning for Bushfire Guidelines* (the Guidelines; WAPC, 2024b).

Western Environmental Approvals Pty Ltd (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the subdivision application. This BMP has been prepared by Bushfire Consultant Bridie Farrar and Senior Principal Bushfire Consultant Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802).

1.1.1 Site context

The subject site is located within Shire of Exmouth and via Scheme Amendment 13 is proposed to be rezoned to Urban Development under the Shire of Exmouth Local Planning Scheme No. 4. The subject site contains a mixture of unmanaged, classifiable vegetation as well as cleared areas. The subject site is bound by:

- Residential dwellings and cleared areas to the north.
- Open water and cleared areas to the east.
- Mortiss Street, classifiable vegetation and residential dwellings to the south.
- Murat Road and classifiable vegetation to the west.

1.2 Purpose and Application of the BMP

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the subdivision application for the subject site submitted to the Western Australian Planning Commission (WAPC).

In addition, this BMP provides strategies and guidance to reduce the level of bushfire risk exposure for the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.

2. Environmental Considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

2.1 Native Vegetation - Modification and Clearing

WEPL was previously commissioned to provide environmental consulting services, including an Environmental Assessment Report (EAR) to support Scheme Amendment 13 at the subject site. This assessment found that the vegetation on site is in a degraded condition and no threatened or priority flora species were found to be present. Further detail is included in the EAR (WEPL, 2024).

Some native vegetation is proposed to be removed as a result of the proposed subdivision; however, it was found to be degraded. WEPL understands that the removal of this vegetation will be exempt from requiring a clearing permit once a subdivision approval is granted.

WEPL is not aware of any other outstanding environmental approvals relating to the clearing of native vegetation required for development to proceed.

2.2 Revegetation/Landscape Plans

No revegetation is proposed within the subject site and landscaping will be maintained in a low-threat state as per the proposed landscape plan (Appendix A).

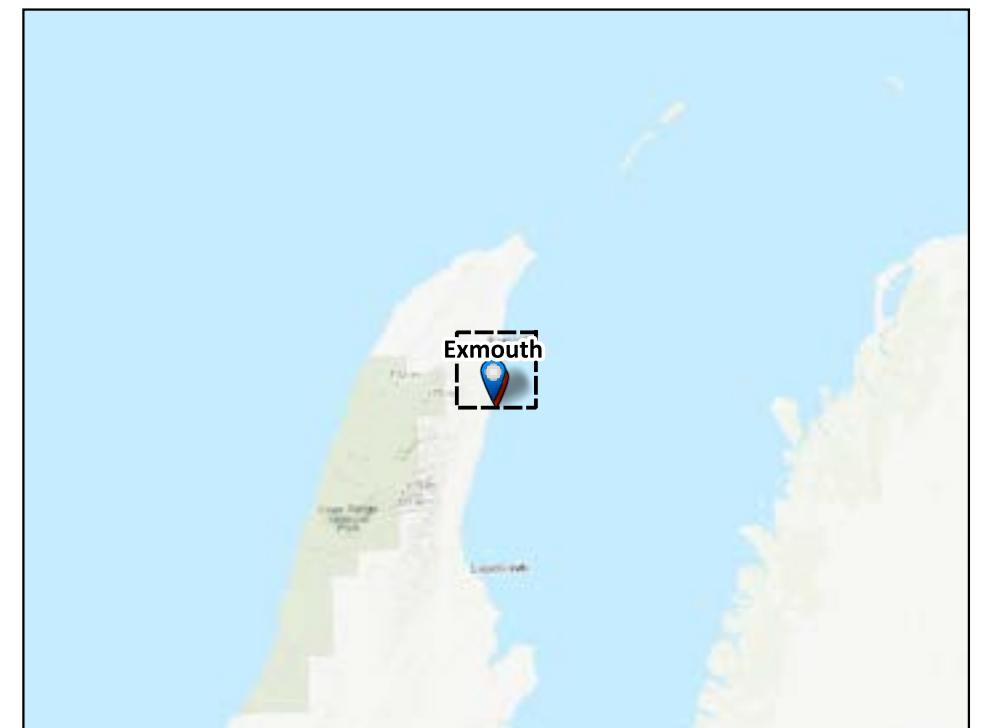


Figure 1: Site Overview

| | PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth | | Legend Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Buffer 2km | <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>SM</td> <td>BF</td> <td>11/3/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | |
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| SCALE 1:3,960 | SHEET SIZE A3 COLOUR | CLIENT Celsius Land | PROJECT NUMBER A24.1025 | VERSION 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | DRAWN BY / REVIEWED BY SM/BF | DATE 11/3/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATA SOURCE Nearmap (16th September 2024) | | NOTES: Cadastral boundary (LGATE-002). Base map ESRI Topo. Townsites (LGATE-248). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



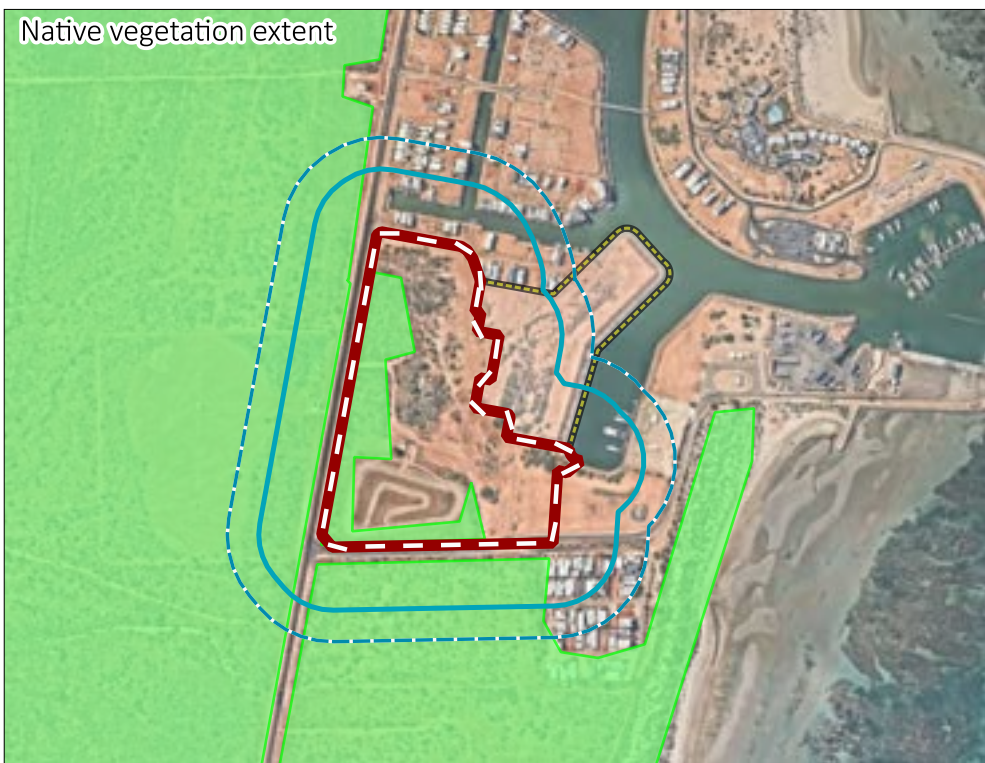


Figure 2: Site Plan

| | PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth | | Legend <ul style="list-style-type: none"> Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Lots Native Vegetation Extent (DPIRD-005) Clearing Regulations - Environmentally Sensitive Areas (DWER-046) | <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>SM</td> <td>BF</td> <td>11/3/2025</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 | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | |
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| SCALE 1:3,615 | SHEET SIZE A3 COLOUR | CLIENT Celsius Land | NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | PROJECT NUMBER A24.1025 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | DATE 11/3/2025 | Western Environmental Pty Ltd 08 6244 2310 enquiries@western.com.au Level 3/25 Prowse St, West Perth WA 6005 western.com.au | | | | | | | | | | | | | | | | | | | | | | | | | | |

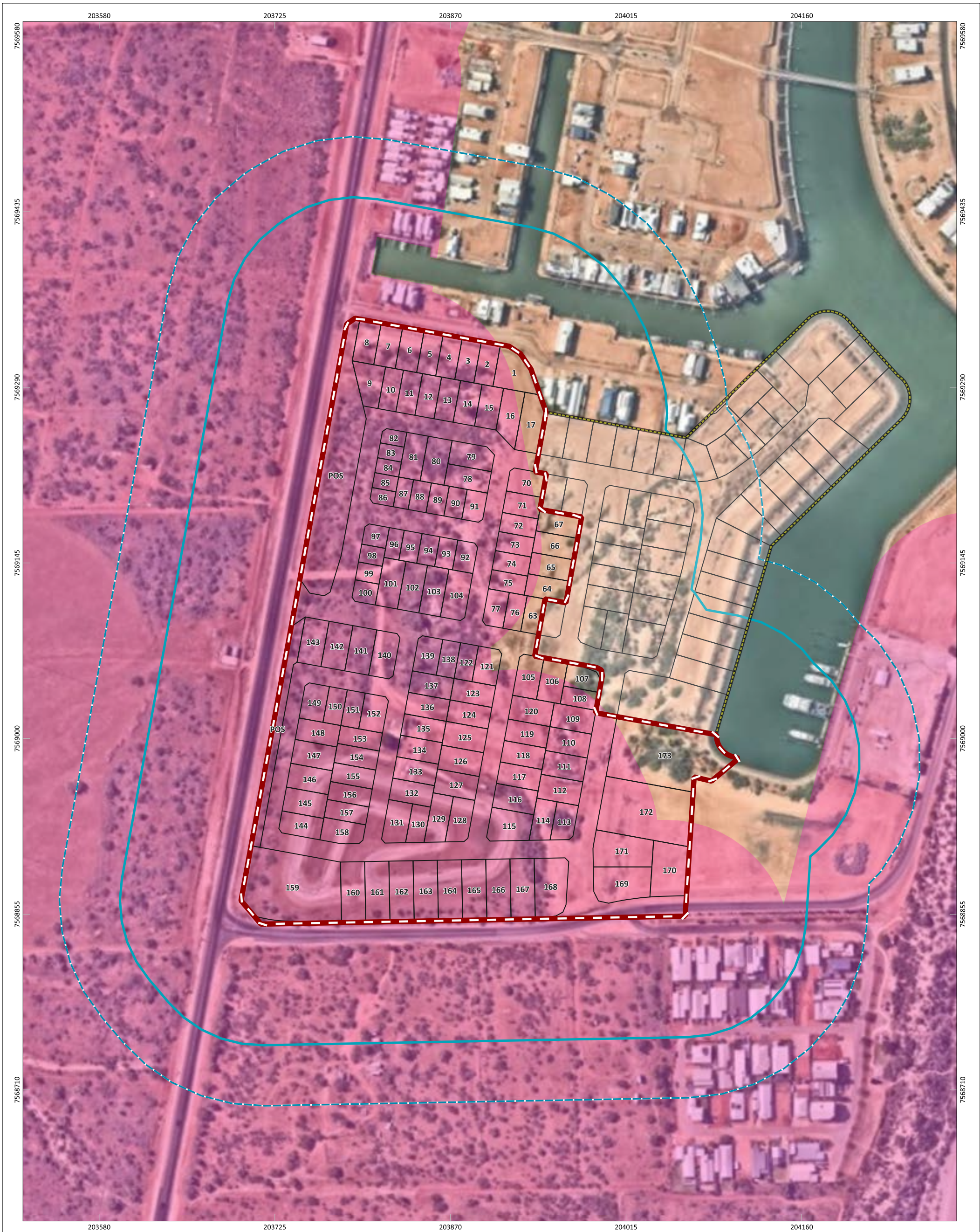


Figure 3: Bushfire Prone Areas

| | PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth | | Legend Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Lots | Bush Fire Prone Area Planning (OBRM-023) Bushfire Prone Area 2 | | <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>SM</td> <td>BF</td> <td>11/3/2025</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 | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | |
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| SCALE 1:2,909 | SHEET SIZE A3 COLOUR | CLIENT Celsius Land | NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | PROJECT NUMBER A24.1025 | VERSION 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATA SOURCE Nearmap (16th September 2024) | | DRAWN BY / REVIEWED BY SM/BF | DATE 11/3/2025 | Western Environmental Pty Ltd 08 6244 2310 enquiries@westenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westenv.com.au | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3. Bushfire Assessment Results

3.1 Broader Landscape Assessment

3.1.1 Assessment context

The subject site was identified to be within Area 2 of the Map of Bush Fire Prone Areas (OBRM-001; DFES, 2024). In light of this, the following Broader Landscape Assessment (BLA) has been completed to assess the compliance of the proposed subdivision against Element 1 (Location) of the Guidelines. An overview of the BLA area is presented in Figure 1.

Step 1: Determine the BLA area

For the purposes of this desktop assessment, all areas within 2 km of the subject site boundary have been included in the BLA area (Figure 1).

Step 2: Assess and map the broader landscape

2.1: Assess and map vegetation

Using up to date aerial imagery, the structure of vegetation falling within the BLA area were assessed and categorised (Figure 4). The categories align with classified vegetation and exclusions under *Australian Standard (AS) 3959: Construction in Bushfire Prone Areas (AS 3959: 2018)* as per the following:

- Areas of low-threat vegetation and non-vegetated areas;
- Areas of unmanaged grassland (Class G Grassland); and
- Areas of all other types of classified vegetation.

Consideration has been given to any known revegetation and areas of environmental, biodiversity or conservation value in assigning categories to vegetation within the BLA area.

2.2: Assess and map aspects

The broader landscape area has been broken down into four quadrants depending on their aspect in relation to the subject site (Figure 4). The exposure of the proposed development to identified bushfire hazards has been assessed in relation to each of these aspects (Table 1).

Table 1: Description of Vegetation Within Each of the Map Quadrants

| Aspect | Bushfire hazard description |
|------------------|---|
| Northeast | This quadrant is predominantly covered by non-vegetated areas including the Exmouth Marina, Exmouth Gulf, beaches and residential built out areas. Some unmanaged Grassland and other classified vegetation are present within this quadrant, however none of these directly about the subject site. |
| Southeast | This quadrant is predominantly covered by non-vegetated areas including the Exmouth Marina, Exmouth Gulf, beaches and residential built out areas. Some classified vegetation is present within this quadrant, however this does not directly about the subject site, given it is separated by a public road. |
| Southwest | This quadrant is dominated by classified vegetation other than Class G Grassland. Some areas of unmanaged Grassland are also present. |
| Northwest | This quadrant is dominated by classified vegetation other than Class G Grassland. Some unmanaged Grassland and non-vegetated/low-threat areas are also present. Low-threat and non-vegetated areas consists of residential built out areas within the Exmouth townsite. |

2.3: Assess and map the predominant vegetation pattern

Using the vegetation assessment undertaken in Step 2.1, the predominant vegetation pattern was determined based on the following three categories (Figure 5):

- Cleared vegetation (e.g. residential or urban zoned and developed land);
- Mosaic pattern of vegetation (including Class G Grassland and vegetation within rural living precincts); or,
- Large tracts of classified vegetation (e.g. contiguous vegetation within reserves or national parks which facilitate fire runs at least 1 km long and 100 m wide).

The predominant vegetation pattern within the BLA area is large tracts of classified vegetation. The following breakdown of the vegetation patterns have been mapped in Figure 5:

- Low threat/non-vegetated areas: 47.6%
- Mosaic: 0.3%
- Large tracts: 52.1%

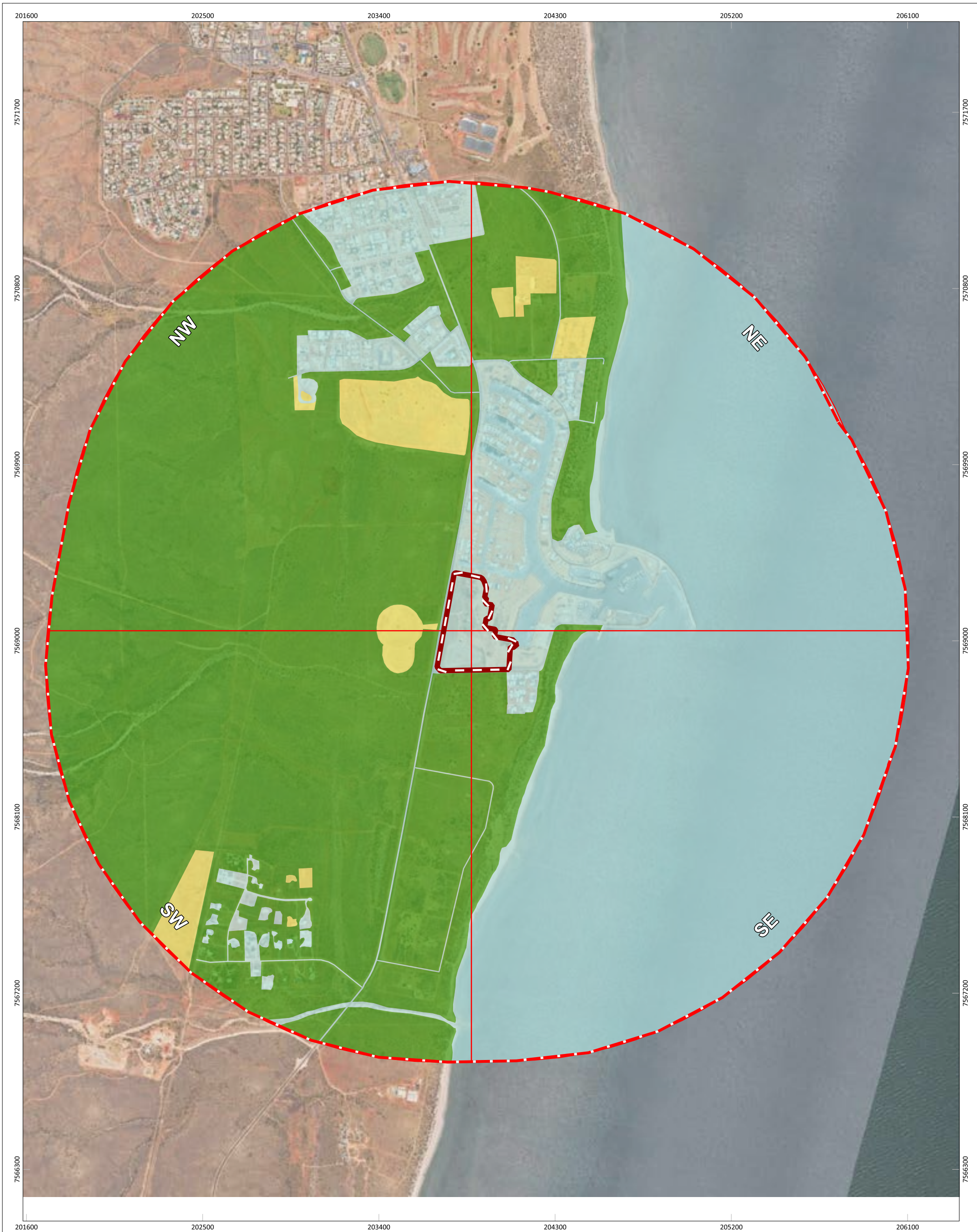


Figure 4: Mapped Vegetation Aspect

| | PROJECT/REPORT NAME Broader Landscape Assessment Dunsborough East | | Legend Subject Site Buffer 2km Mapped Vegetation Low threat/non-vegetated Unmanaged grassland All other classified vegetation | <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>SM</td> <td>BF</td> <td>11/3/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | |
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| SCALE 1:18,000 | SHEET SIZE A3 COLOUR | CLIENT M Group, Celsius Land and Aigle Royal | <p>Western Environmental Pty Ltd 08 6244 2310 enquiries@westenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westenv.com.au</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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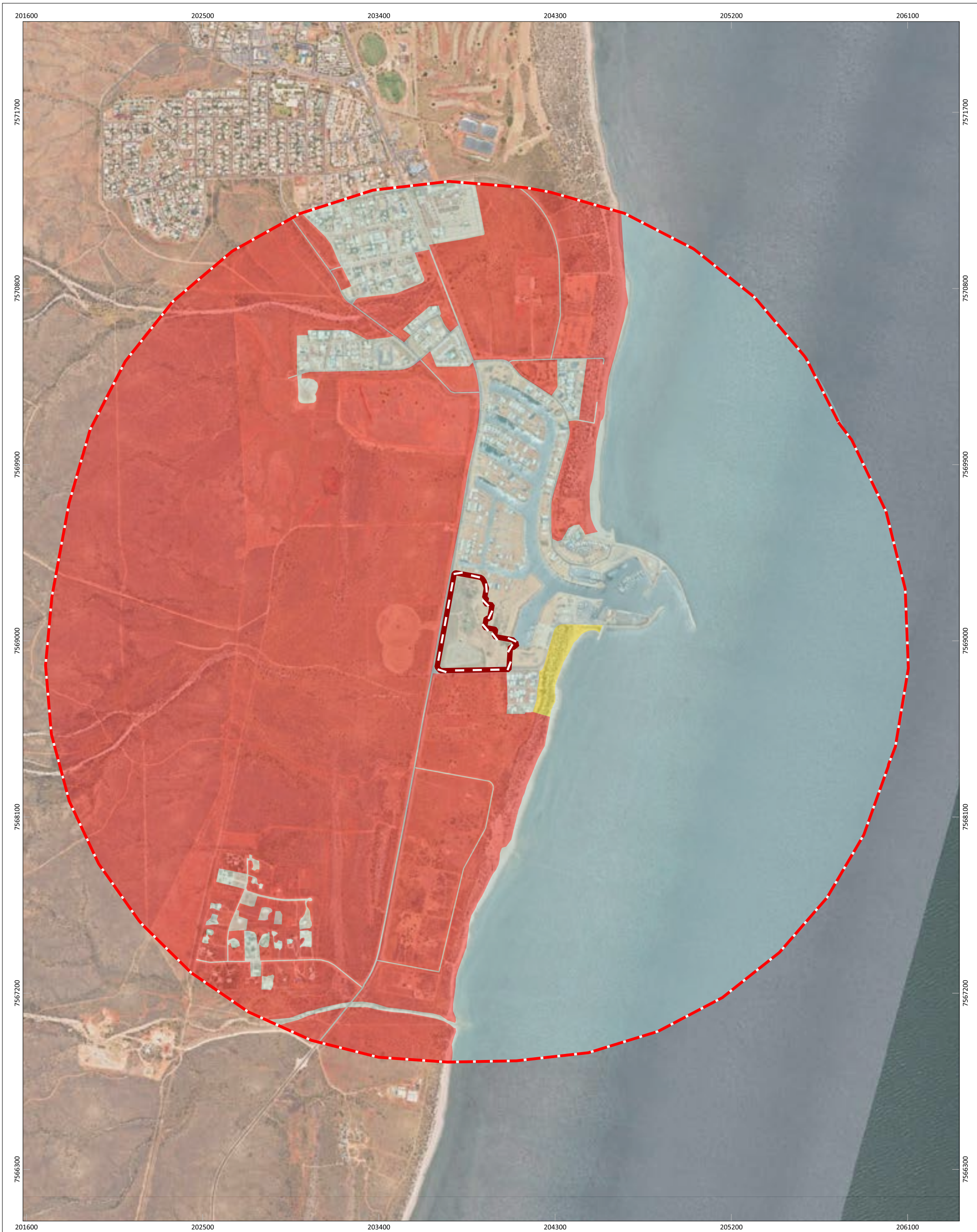


Figure 5: Predominant Vegetation Pattern

| | | PROJECT/REPORT NAME Broader Landscape Assessment Dunsborough East | | Legend Subject Site Buffer 2km Vegetation Pattern Low threat/non vegetated Mosaic pattern Large tracts of classified vegetation | <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>SM</td> <td>BF</td> <td>11/3/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | |
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| No | Description | Drawn | Approved | | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| SCALE 1:18,000 | SHEET SIZE A3 COLOUR | CLIENT M Group, Celsius Land and Aigle Royal | | NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | PROJECT NUMBER A22.012 | VERSION 0 | Western Environmental Pty Ltd 08 6244 2310 enquiries@westenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westenv.com.au | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATA SOURCE Nearmap (12th September 2024) | | DRAWN BY / REVIEWED BY SM/BF | DATE 11/3/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2.4: Assess and map road pattern and suitable destination(s)

The public road network surrounding the subject site was mapped and assessed to establish the level of vehicular access to the proposed subdivision area. Potential escape routes to suitable destinations have been mapped and highlighted within Figure 6. In order to assess the complexity of these escape routes, the following details have been assessed and displayed:

- Main Roads WA road hierarchy.
- The location of intersections along each of the escape routes.
- Any cul-de-sacs exceeding 100m in length which are within 1 km of the escape routes.
- The length of each of the escape routes to a suitable destination.

A short, and relatively direct route from the subject site to a suitable destination is possible, within a length of 0.75 km, containing limited intersections. This route is mapped through mostly urban and non-vegetated areas, passing by limited classified vegetation at the beginning of the route.

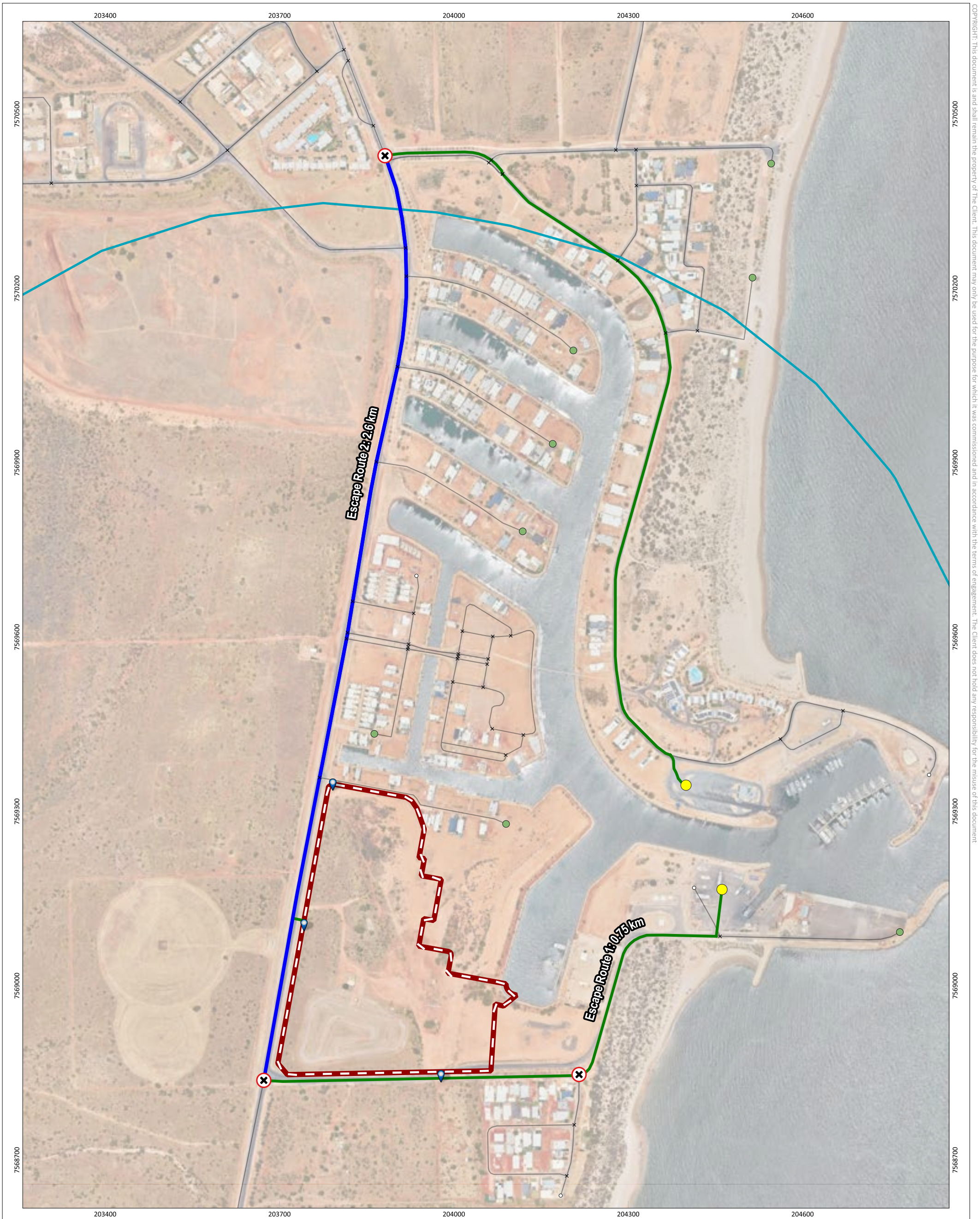


Figure 6: Road patterns and suitable destinations

| | <p>PROJECT/REPORT NAME Broader Landscape Assessment Dunsborough East</p> | Legend | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|---|---|----|-------------|-------|----------|------|---|----------------|----|----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>SCALE 1:6,000</p> | <p>SHEET SIZE A3 COLOUR</p> | <p> Subject Site</p> <p> Buffer 1km</p> <p> Road Hierarchy (MRWA)</p> <p> Access point</p> <p> Suitable Destination</p> | <p>Escape Route</p> <p> Primary Distributor</p> <p> District Distributor</p> <p> Local Distributor</p> <p> Access Road</p> | <p> Intersection Significant</p> <p> Intersection along the escape route</p> <p> Cul de Sac</p> <p> Cul de Sac (longer than 100m within a 1km drive distance of the escape route)</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <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>SM</td> <td>BF</td> <td>11/3/2025</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> <p>NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.</p> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | |
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| <p>COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50</p> | <p>CLIENT M Group, Celsius Land and Aigle Royal</p> | <p>PROJECT NUMBER A22.012</p> | <p>VERSION 0</p> | <p>Western Environmental Pty Ltd 08 6244 2310 enquiries@westenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westenv.com.au</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>DATA SOURCE Nearmap (12th September 2024)</p> | <p>DRAWN BY / REVIEWED BY SM/BF</p> | <p>DATE 11/3/2025</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Step 3: Establish the Broader Landscape Type (BLT)

Using the information gathered throughout Steps 1 and 2, the BLT has been determined using a points-based system as presented in Table 2 below.

Table 2: Determination of the Broader Landscape Type

| Criteria | 5 points | 2 points | 1 point | Points |
|--|---|--|---|--------------------------|
| Proximity of the planning proposal to a suitable destination is: | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | 1 |
| | >10 km | 1 – 10 km | <1 km | |
| The road pattern from the planning proposal to a suitable destination is: | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | 1 |
| | Complex and indirect (cul-de-sacs, and/or multiple intersections) | Mixed road patterns | Simple and/or direct (limited intersections) | |
| The predominant vegetation pattern is: | ✓ | <input type="checkbox"/> | <input type="checkbox"/> | 5 |
| | Large tracts of vegetation (contiguous vegetation) | A mosaic pattern of vegetation (e.g. vegetation within rural living precincts) | Cleared vegetation (e.g. clearing for residential zoned urban lots) | |
| Exposure of the planning proposal to an identified external bushfire hazard (excluding Class G Grassland) is from: | <input type="checkbox"/> | ✓ | <input type="checkbox"/> | 2 |
| | Three or four aspects | Two aspects | From nil or one aspect only | |
| TOTAL POINTS: | | | | 9 |
| Total points | | Broader landscape type | | |
| 0 – 11 points | | Broader landscape type A | | ✓ |
| 12 – 20 points | | Broader landscape type B | | <input type="checkbox"/> |

As per the above analysis, the subject site is within **BLT A**.

3.2 Bushfire Attack Level Assessment Inputs

A bushfire assessment has been undertaken for the proposed subdivision in accordance with the Guidelines. Inputs to this assessment are detailed below.

3.2.1 Fire Danger Index

A blanket Fire Danger Index (FDI) 80 is adopted for Western Australia, as outlined in *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (SA, 2018).

3.2.2 Pre-Development Vegetation Classification and Slope under Vegetation

Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed on 15/07/2024 in accordance with the Guidelines and AS 3959: 2018.

The pre-development classified vegetation and effective slope for the site from each of the identified vegetation plots are identified below in Table 3 and Figure 7.

Table 3: Pre-Development Classified Vegetation as per AS 3959: 2018

| Plot | Vegetation classification | Effective slope |
|------|-------------------------------|--|
| 1 | Class D Scrub | All upslopes and flat land (0 degrees) |
| 2 | Class G Grassland | All upslopes and flat land (0 degrees) |
| 3 | Excluded - clause 2.2.3.2 (e) | - |

Photographs relating to each area and vegetation type are included in Appendix B.

3.2.3 Post-Development Assumptions

Post-development, the subject site will contain cleared areas, as well as Public Open Space (POS) lots which will be landscaped and maintained to a low-threat state (Appendix A).

The assumed post-development vegetation classifications and effective slopes are presented in Table 4 and Figure 8.

Table 4: Post-Development Classified Vegetation as per AS 3959: 2018

| Plot | Vegetation classification | Effective slope |
|------|-------------------------------|--|
| 1 | Class D Scrub | All upslopes and flat land (0 degrees) |
| 2 | Class G Grassland | All upslopes and flat land (0 degrees) |
| 3 | Excluded - clause 2.2.3.2 (e) | - |
| 4 | Excluded - clause 2.2.3.2 (f) | - |

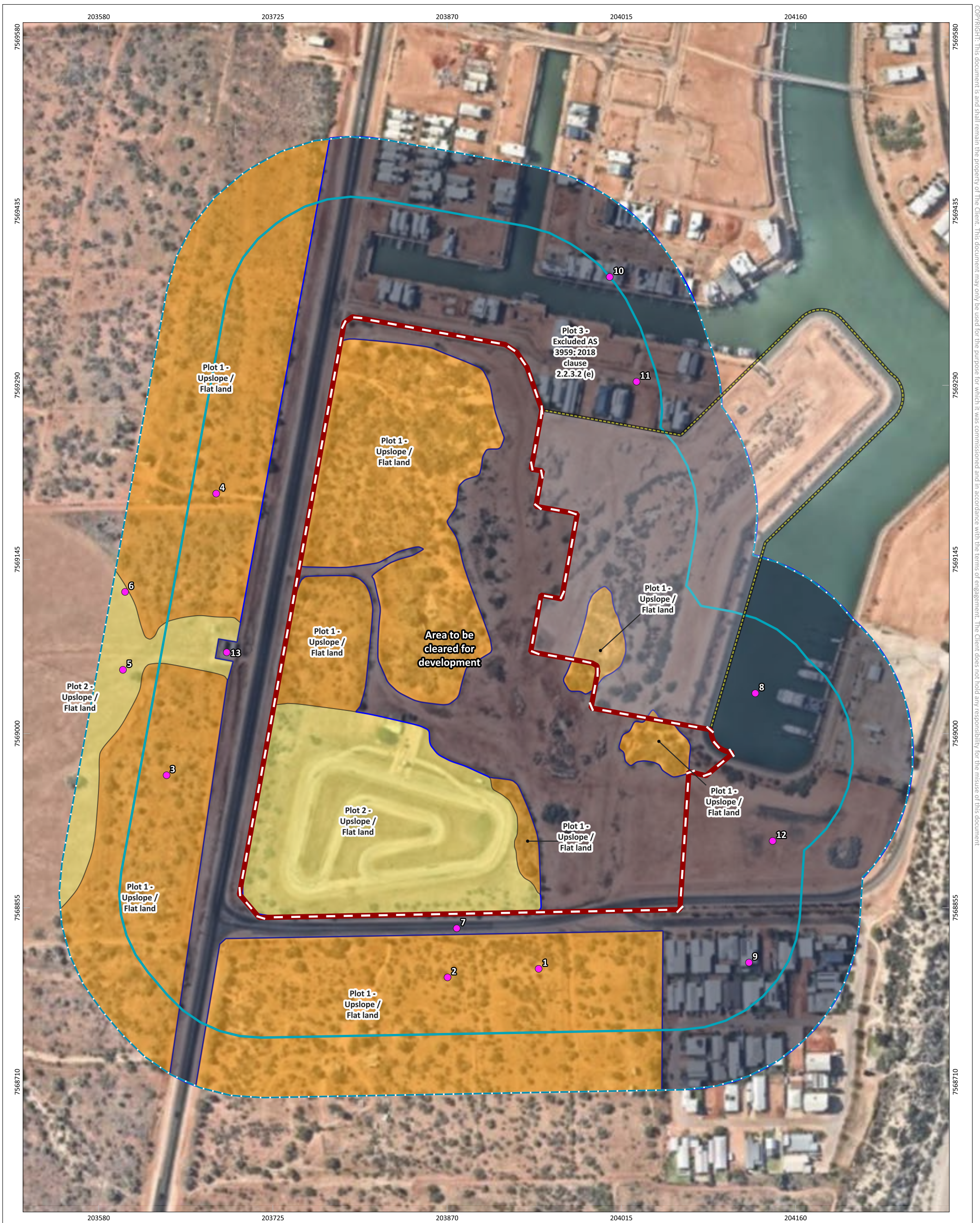


Figure 7: Vegetation Classification (Pre-Development)

| | PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth | | Legend Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Photos | Vegetation Classification Class D - Scrub Class G - Grassland Excluded AS 3959: 2018 2.2.3.2 (e) | <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>SM</td> <td>BF</td> <td>11/3/2025</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 | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | |
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| SCALE 1:2,909 | SHEET SIZE A3 COLOUR | CLIENT Celsius Land | PROJECT NUMBER A24.1025 | VERSION 0 | NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number. | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | | DRAWN BY / REVIEWED BY SM/BF | DATE 11/3/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DATA SOURCE Nearmap (16th September 2024) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

3.3 Bushfire Attack Level Assessment Outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 3.1.

3.3.1 BAL Assessment

All land located within 100 m of the classified vegetation depicted in Figure 8 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- Fire Danger Index (FDI) rating.
- Vegetation class.
- Slope under classified vegetation.
- Distance between proposed subdivision area and the classified vegetation.

Based on the identified BAL, construction requirements for relevant buildings/structures can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

3.3.2 Method 1 BAL Assessment

Table 5 and Figure 8 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed subdivision using the post-development vegetation classifications, in accordance with AS 3959: 2018 methodology.

Post-development, all lots will be subject to BAL ratings of \leq BAL-29.

Table 5: 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 D Scrub | All upslopes and flat land (0 degrees) | <10 | 10 - <13 | 13 - <19 | 19 - <27 | 27 - <100 |
| 2 | Class G Grassland | All upslopes and flat land (0 degrees) | <6 | 6 - <8 | 8 - <12 | 12 - <17 | 17 - <50 |

| Plot | Vegetation classification | Effective slope | Separation distances required (m) | | | | |
|------|-------------------------------------|-----------------|--|--------|--------|--------|----------|
| | | | BAL-FZ | BAL-40 | BAL-29 | BAL-19 | BAL-12.5 |
| 3 | Excluded - clause 2.2.3.2 (e) & (f) | - | No separation distances required - BAL-LOW | | | | |
| 4 | Excluded - clause 2.2.3.2 (e) & (f) | - | No separation distances required - BAL-LOW | | | | |

4. Identification of Bushfire Hazard Issues

Post-development, all lots will be subject to BAL ratings of \leq BAL-29.

A reassessment of BAL ratings, through either a BMP addendum or revised BMP will be undertaken if changes to development design or classified vegetation within the assessment area which require a modified bushfire management response occur.

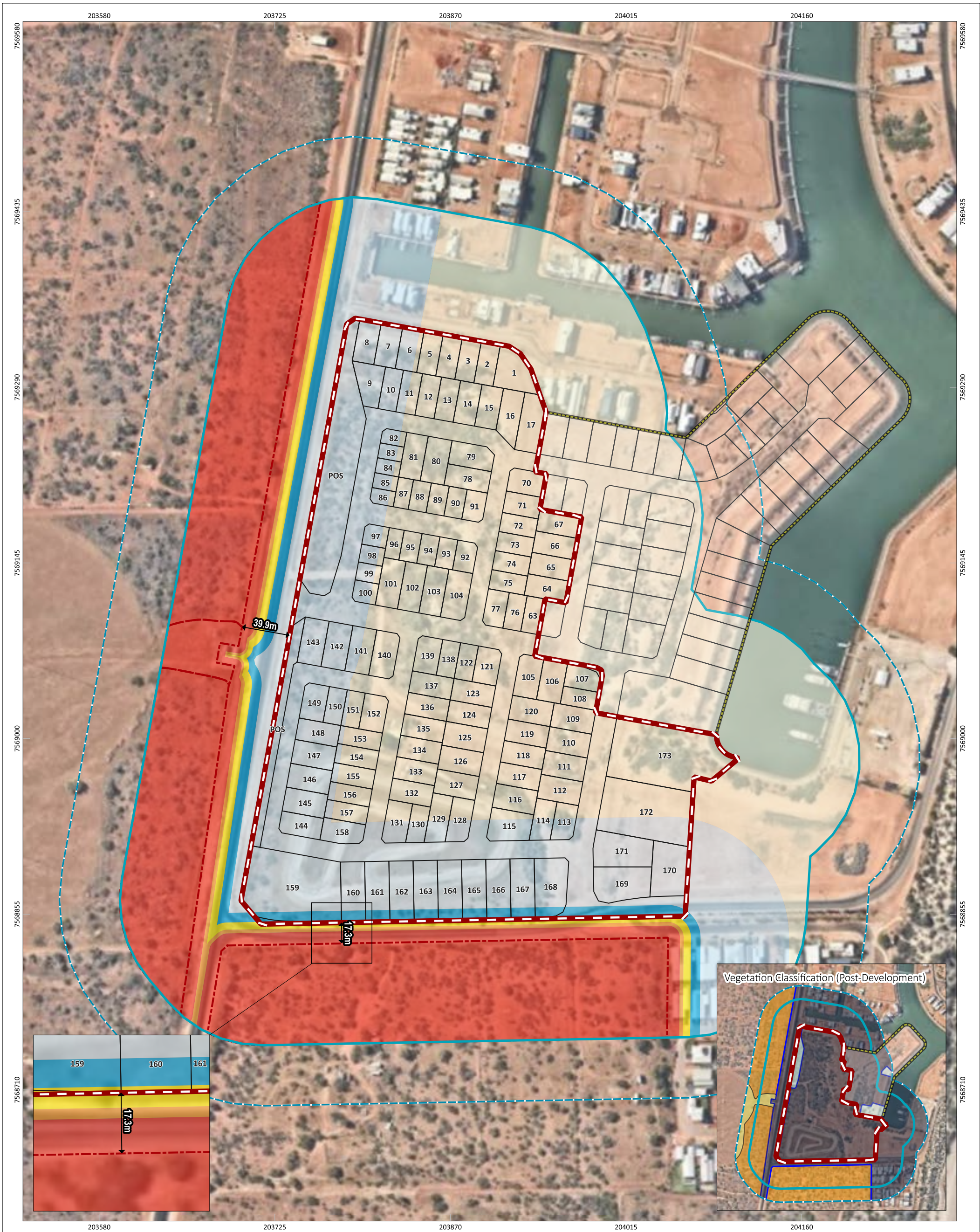


Figure 8: Bushfire Attack Level (BAL) Contours

| | PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth | | Legend <ul style="list-style-type: none"> Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Lots Bushfire hazard Interface | Vegetation Classification <ul style="list-style-type: none"> Class D - Scrub Class G - Grassland Excluded AS 3959: 2018 2.2.3.2 (e) Excluded AS 3959: 2018 2.2.3.2 (f) | Bushfire Attack Level (BAL) <ul style="list-style-type: none"> BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW | <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>SM</td> <td>BF</td> <td>11/3/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | |
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| SCALE 1:2,909 | SHEET SIZE A3 COLOUR | CLIENT Celsius Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50 | PROJECT NUMBER A24.1025 | VERSION 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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5. Assessment Against the Bushfire Protection Criteria

5.1 Compliance

The proposed subdivision is required to comply with policy measures 7.1 and 7.2 of SPP 3.7 and Bushfire Protection Criteria 5 of the Guidelines.

Table 6 outlines the Acceptable Solutions (AS) that are relevant to the proposal and summarises how the intent of each Bushfire Protection Criteria has been achieved through the application of bushfire risk management measures. No Outcomes-based Solutions (OS) have been proposed for this subdivision. These management measures are depicted in Figure 9 where relevant.

Implementation of this BMP is expected to meet objectives 5.1-5.4 of SPP 3.7.

Table 6: Assessment Against the Bushfire Protection Criteria

| Bushfire Protection Criteria | AS | OS | N/A |
|---|----|--------------------------|--------------------------|
| Element 1: Location | | | |
| A1.1 Broader Landscape Assessment | ✓ | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>As outlined in Section 3.1, the outcome of the Broader Landscape Assessment was a Broader Landscape Type A for the subject site.</p> <p>The proposed subdivision is considered compliant with A1.1.</p> | | | |
| Element 2: Siting and design | | | |
| A2.1 Siting and design | ✓ | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Post-development, all proposed lots will be subject to BAL ratings of ≤BAL-29 (Figure 8, Figure 9).</p> <p>The proposed subdivision is considered to be compliant with A1.1.</p> | | | |
| A2.2 Asset Protection Zone (APZ) | ✓ | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>No APZs are proposed or required to ensure the radiant heat flux on the proposed lots do not exceed 29 kW/m² given that all vegetation within the subject site is to be cleared for development and proposed lots along the southern and western boundaries of the subject site are separated from classified vegetation by existing public roads.</p> <p>The proposed subdivision is considered to be compliant with A2.1.</p> | | | |
| A2.3 Clearing of native vegetation | ✓ | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Native vegetation, which was found to be in degraded condition, will be cleared to facilitate the proposed subdivision. The subject site has been historically cleared and the vegetation present on site has regrown. The EAR that WEPL has prepared to support the scheme amendment at the subject site provides further detail regarding the impacts of development on native vegetation and biodiversity.</p> <p>The proposed subdivision application is considered to be compliant with A2.3.</p> | | | |

| Bushfire Protection Criteria | AS | OS | N/A |
|--|-------------------------------------|--------------------------|-------------------------------------|
| Element 3: Vehicular access | | | |
| A3.1 Public roads | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>The subject site is accessed via existing public roads. The Guidelines do not prescribe values for the trafficable (carriageway/pavement) width of public roads as they should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area. Proposed roads within the subject site will be designed according to Liveable Neighbourhoods.</p> <p>WEPL's assessment, however, has identified that the roads surrounding the development are bitumen with estimated width of the sealed surface achieving a minimum width of 6 m and therefore consider the existing road network would provide suitable access and egress for the community and emergency services personnel in the event of a bushfire. Vehicular access technical requirements in accordance with the Guidelines are detailed in Appendix C.</p> <p>The proposed subdivision is considered to be compliant with A3.1.</p> | | | |
| A3.2 Access routes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>Multiple access routes from the subject site to more than two suitable destinations are available via the existing public network (Figure 9). Access to the site is available via two different access points.</p> <p>Refer to A3.1 above for details regarding vehicular access technical requirements for public roads.</p> <p>The proposed subdivision is considered to be compliant with A3.2a.</p> | | | |
| A3.3a No-through roads | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>One no-through road is proposed to be constructed as part of this subdivision.</p> <p>This no-through road falls outside of the subject site, in an area not subject to SPP 3.7, and as such is not required to comply with the Guidelines (Figure 9).</p> <p>The proposed subdivision is considered to be compliant with A3.3.</p> | | | |
| A3.3b No-through road requirements | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Not Applicable - This Acceptable Solution is not relevant given the no-through road is not within a bushfire prone area.</p> | | | |
| A3.4 Emergency access way | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>No emergency access ways are proposed or required to facilitate the proposed subdivision.</p> | | | |
| A3.5a Perimeter roads | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>No future lots are proposed to directly abut classified vegetation and as such, no perimeter roads are required as part of this subdivision.</p> <p>The proposed subdivision is considered to be compliant with A3.5a.</p> | | | |
| A3.5b Fire service access route | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>No future lots are proposed to directly abut classified vegetation and as such, no fire service access routes are required as part of this subdivision.</p> <p>The proposed subdivision is considered to be compliant with A3.5b.</p> | | | |
| A3.6 Battle-axe access legs | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Not Applicable - No battle-axe style lots are proposed as part of this subdivision.</p> | | | |
| Element 4: Water supply | | | |
| A4.1 Water supply for structure plans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>Not Applicable - This Acceptable Solution does not apply to subdivision applications.</p> | | | |

| Bushfire Protection Criteria | AS | OS | N/A |
|---|----|--------------------------|--------------------------|
| A4.2 Water supply for subdivision applications | ✓ | <input type="checkbox"/> | <input type="checkbox"/> |

Existing reticulated water is present within the area and the subject site will be connected to this water supply. The nearest existing hydrants are located on Murat Road, Mortiss Street and Cobia Close (**Figure 9**). WEPL assumes the surrounding network of hydrants meet Water Corporation specifications given they are established.

The proposed subdivision is considered to be compliant with A4.2.

| | | | |
|---|--------------------------|--------------------------|---|
| A4.3 Water supply for existing habitable buildings | <input type="checkbox"/> | <input type="checkbox"/> | ✓ |
|---|--------------------------|--------------------------|---|

Not Applicable - to existing habitable buildings are proposed to be retained at the subject site.

Note: AS - Acceptable solution, OS - Outcomes-based solution, N/A - Not applicable.



Figure 9: Spatial representation of the bushfire management strategies

| <p>0 50 100 150 200 m</p> <p>N</p> | <p>PROJECT/REPORT NAME Bushfire Management Plan Lot 9510 Murat Road, Exmouth</p> | <p>Legend</p> <ul style="list-style-type: none"> Subject Site Lots not subject to SPP 3.7 Buffer 100m Buffer 150m Bush Fire Prone Area Planning (OBRM-023) | <ul style="list-style-type: none"> → Access / egress route ● Access point + Water Hydrant (WCORP-070) | <p>Bushfire Attack Level (BAL)</p> <ul style="list-style-type: none"> BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW | <table border="1" style="width: 100%; border-collapse: collapse;"> <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>SM</td> <td>BF</td> <td>11/3/2025</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>NOTES: Cadastral boundary (LGATE-002). Label corresponds to the vegetation association number.</p> | No | Description | Drawn | Approved | Date | A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | | <p>WESTERN ENVIRONMENTAL</p> <p>Western Environmental Pty Ltd 08 6244 2310 enquiries@westernenv.com.au Level 3/25 Prowse St, West Perth WA 6005 westernenv.com.au</p> |
|------------------------------------|--|--|---|---|---|----|-------------|-------|----------|------|---|----------------|----|----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| No | Description | Drawn | Approved | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | Original issue | SM | BF | 11/3/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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6. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 5 of this BMP applies to the developer, future owners/builders within the subject site and the local government. Table 7 provides a works program detailing these measures, timing of implementation and responsibility.

Table 7: Proposed Works Program

| No. | Bushfire management measure |
|--|---|
| Developer responsibilities - Prior to issue of Titles | |
| 1 | Ensure that APZs are cleared around each stage of subdivision if the entirety of the development depicted in Figure 9 is not developed in a single stage. |
| 2 | Place Section 165 Notification on Title for all lots within Bushfire Prone Areas. |
| 3 | Construct road network as per plan in Figure 9. |
| 4 | Provide reticulated water supply to all lots and hydrants in accordance with Figure 9 and Water Corporation Design Standard DS 63. |
| Landowner/Builder responsibilities - Ongoing | |
| 5 | Construct dwellings to relevant construction standard in AS 3959: 2018. |

7. Conclusion

In the professional opinion of the author, the proposed subdivision satisfies the intent, aim and objectives of SPP 3.7 and the Guidelines and is recommended for approval.

8. References

Department of Fire and Emergency Services (DFES). (2024). *Map of Bush Fire Prone Areas*. Retrieved on 07/02/2025 from:
<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>.



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). *Environmental Assessment Report: Superlot D, Lot 9510 Murat Road, Exmouth*.

Appendix B: Classified vegetation photos

| Plot 1 | Class D Scrub |
|--|--|
| <p>Photo 1</p> <p>This plot consists of shrubs and low, mature trees up to 6 m in height. The vegetation structure is closed, with grasses in the understorey. Overall canopy cover within this plot exceeds 30%.</p> <p>A 2 m height staff was used for reference in this photo. The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'35", 114°8'0", -7.7m 15/07/2024 07:39:53 am</p> |
| <p>Plot1</p> <p>Photo 2</p> <p>This plot consists of shrubs and low, mature trees up to 6 m in height. The vegetation structure is closed, with grasses in the understorey. Overall canopy cover within this plot exceeds 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'35", 114°7'59", -5.7m 15/07/2024 07:40:43 am</p> |
| <p>Plot 1</p> <p>Photo 3</p> <p>This plot consists of shrubs and low, mature trees up to 6 m in height. The vegetation structure is closed, with grasses in the understorey. Overall canopy cover within this plot exceeds 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'30", 114°7'51", -2.3m 15/07/2024 08:27:45 am</p> |

| | |
|--|--|
| <p>Plot 1</p> <p>Class D Scrub</p> <p>Photo 4 This plot consists of shrubs and low, mature trees up to 6 m in height. The vegetation structure is closed, with grasses in the understorey. Overall canopy cover within this plot exceeds 30%. The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'26", 114°7'52", 3.9m 15/07/2024 08:29:26 am</p> |
| <p>Plot 2</p> <p>Class G Grassland</p> <p>Photo 5 This plot is dominated by grasses in the understorey. The overstorey contains few sparse shrubs which have isolated canopies. The overall canopy cover throughout this plot is less than 10%. The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'28", 114°7'51", 2.4m 15/07/2024 08:26:41 am</p> |
| <p>Plot 2</p> <p>Class G Grassland</p> <p>Photo 6 This plot is dominated by grasses in the understorey. The overstorey contains few sparse shrubs which have isolated canopies. The overall canopy cover throughout this plot is less than 10%. The slope under this vegetation was assessed to be upslope/flat land.</p> |  <p>21°57'27", 114°7'52", 4.0m 15/07/2024 08:30:10 am</p> |

| | |
|---|--|
| Plot 3 | Excluded - clause 2.2.3.2 (e) & (f) |
| <p>Photo 7 Public roads in the areas surrounding the subject site which are completely devoid of vegetation.</p> |  |
| Plot 3 | Excluded - clause 2.2.3.2 (e) & (f) |
| <p>Photo 8 Open water within the Exmouth Marina to the north and east of the subject site.</p> |  |
| Plot 3 | Excluded - clause 2.2.3.2 (e) & (f) |
| <p>Photo 9 Residential streets, dwellings and associated gardens which are maintained to a low-threat state in the areas surrounding the subject site.</p> |  |

| Plot 3 | Excluded - clause 2.2.3.2 (e) & (f) |
|--|--|
| <p>Photo 10 Residential dwellings and open water to the north of the subject site.</p> |  <p>21°57'20", 114°8'6", 2.2m 15/07/2024 07:54:18 am</p> |
| <p>Photo 11 Residential dwellings and public roads to the north of the subject site.</p> |  <p>21°57'21", 114°8'6", 6.4m 15/07/2024 07:56:19 am</p> |
| <p>Photo 12 Vacant lot, which is completely devoid of vegetation, adjacent to the east of the subject site.</p> |  <p>21°57'34", 114°8'9", 5.8m 15/07/2024 08:22:06 am</p> |

Plot 3

Excluded - clause 2.2.3.2 (e) & (f)

Photo 13

Sheds and cleared areas to the west of the subject site.



Appendix C: Vehicular access technical requirements (WAPC, 2024b)

| Technical requirements | Perimeter Roads | | Public Roads | | Emergency Access Way ³ | | Fire Service Access Route ³ | | Battle-Axe and Private Driveways ¹ | |
|---|-----------------|--------|--------------|--------|-----------------------------------|--------|--|--------|---|--------|
| | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 |
| Map of Bush Fire Prone Areas Designation | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 | Area 2 | Area 1 |
| Minimum horizontal clearance (m) | 12 | 8 | See note 5 | | 10 | 6 | 10 | 6 | 6 | |
| Minimum vertical clearance (m) | 4.5 | | | | | | | | | |
| Minimum weight capacity (t) | 15 | | | | | | | | | |
| Maximum grade unsealed road ² | See note 5 | | See note 5 | | 1:10 (10% or 6 degrees) | | | | | |
| Maximum grade sealed road ^{2, 4} | | | | | 1:7 (14.3% or 8 degrees) | | | | | |
| Maximum average grade sealed road | | | | | 1:10 (10% or 6 degrees) | | | | | |
| Minimum inner radius of road curves (m) | | | | | 8.5 | | | | | |

NOTES

1. Driveways and battle-axe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.
2. Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.
3. To have crossfalls between 3 per cent and 6 per cent.
4. For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.
5. As outlined in the Institute of Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

