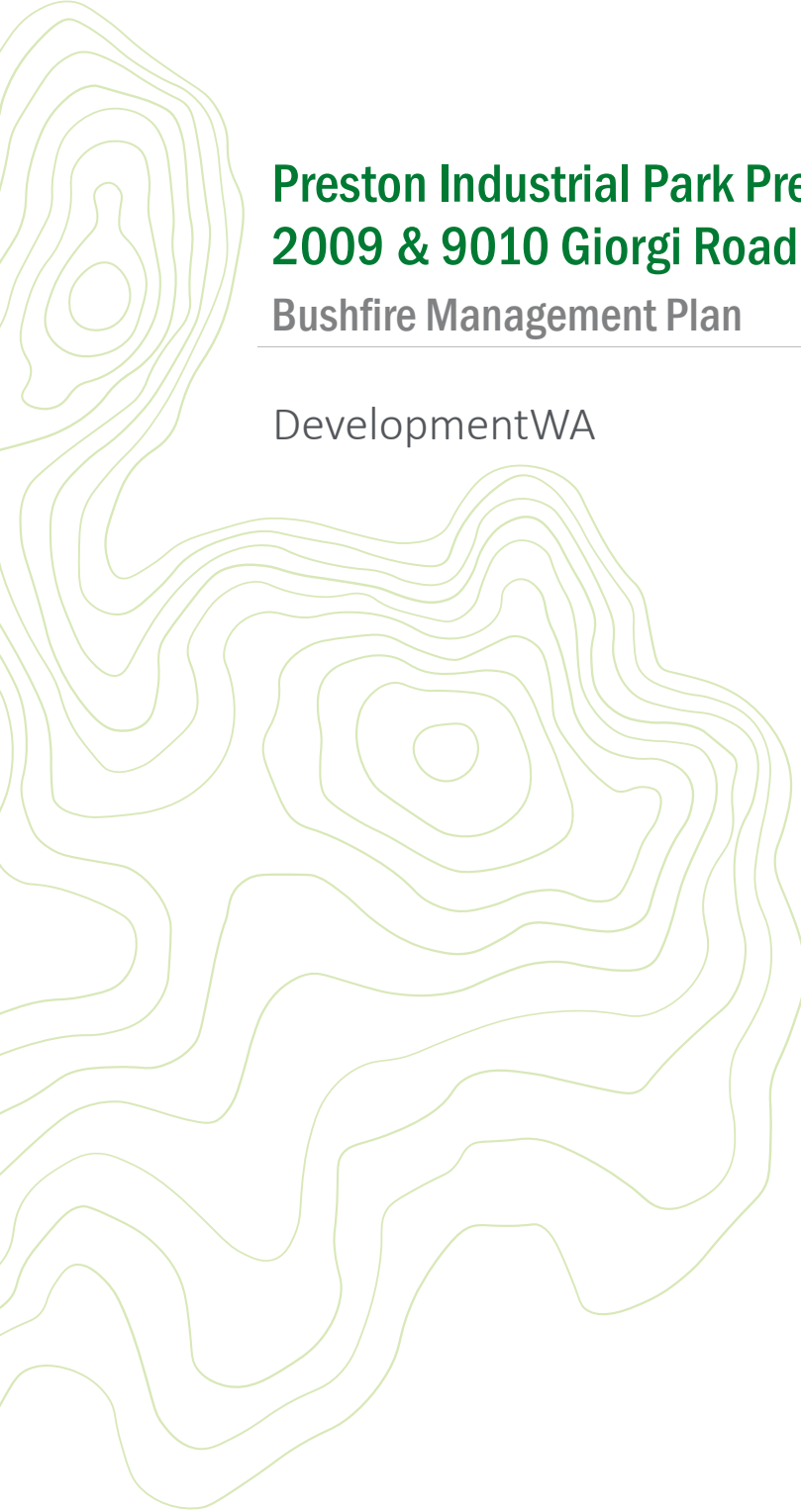




Preston Industrial Park Precinct 2 Structure Plan: Lot 2009 & 9010 Giorgi Road, North Preston

Bushfire Management Plan

DevelopmentWA

Document Tracking

Project Name:	Preston Industrial Park Precinct 2: Structure Plan: Lot 2009 & 2010 Giorgi Road, North Preston
Project Number:	24PER9843
Project Manager:	Eva Cronin

Version	Prepared by	Reviewed by	Approved by	Status	Date
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1. Proposal details

Eco Logical Australia (ELA) was commissioned by DevelopmentWA to prepare a Bushfire Management Plan (BMP) to support a Structure Plan for Precinct 2 within Preston Industrial Park located at Lots 2009, 2010 and 2011 Giorgi Road, North Preston (hereafter referred to as the subject site, refer to Figure 1). Lot 2011 (not within DevelopmentWA landholdings) has been included in the Structure Plan in the context of indicating its future use as duplication of the South Western Highway. The proposed development is depicted in Figure 2 and will result in the intensification of land use involving a development area for future general industry land use lots. The development also involves:

- Public Open Space (POS) and drainage areas.
- Environmental conservation areas.

The subject site is currently under the *Preston Industrial Park (Northern Precinct) Structure Plan* (PIPNP; WAPC 2009) which was endorsed by the Western Australian Planning Commission (WAPC) in May 2009. The WAPC granted an extension of the approval date for the PIPNP as a 'standard structure plan' for three years, with an expiry date of 19 October 2028.

1.1. Site description

The subject site is located in the Shire of Dardanup. Lots 2009 and 2010 are zoned as 'Industrial Development' under the Shire of Dardanup Local Planning Scheme No. 9 (LPS 9; DPLH 2025) and 'Industrial' under the Greater Bunbury Region Scheme (GBRS). Under the GBRS, Lot 2010 contains a small truncation of 'Primary regional roads (reserve)' that encroaches on the south west corner of the property. Lot 2011 is reserved for 'Primary Regional Roads' under the GBRS. The subject site is approximately 63 ha in size and is located approximately 6 km east of Bunbury and 2 km south of Eaton.

The subject site currently predominantly comprises vegetation and access tracks and is surrounded by:

- Vegetation immediately to the north.
- Industrial/commercial development to the east and west.
- South Western Highway and Picton Junction (railway) to the south as well as vegetated areas further to the south.

1.2. Purpose and application of the Bushfire Management Plan

The subject site is located partially within a designated bushfire prone area (Area 2) as per the Western Australia *Map of Bush Fire Prone Areas* (DFES 2025; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Bushfire* (SPP 3.7; WAPC 2024b) and reporting to accompany submission of the structure plans in accordance with the associated *Planning for Bushfire Guidelines* (the Guidelines; WAPC 2024a).

The primary purpose of this BMP is to act as a technical supporting document to inform planning assessment. This BMP is also designed to provide guidance on how to plan for, and manage the bushfire risk to the subject site through implementation of a range of bushfire mitigation measures in accordance with the Guidelines. Given that this BMP has been prepared to support the proposed Preston Industrial Park (Precinct 2) Structure Plan, it has been prepared as a strategic guide to demonstrate how subdivision/development compliance will be delivered at future planning stages when more information is appropriately available. For future subdivision and/or development

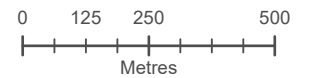
applications, supporting bushfire assessment documentation (i.e. BMPs) will be prepared in accordance with the relevant policy measures of SPP 3.7.

This assessment has been prepared by Associate Bushfire Consultant Eva Cronin (WA FPAA BPAD Level 2 Accredited Practitioner No. BPAD 45482) with quality assurance undertaken by Bushfire Consultant Kristy Oliver and Principal Bushfire Consultant Bruce Horkings (NSW FPAA BPAD Level 3 Accredited Practitioner No. BPAD 29962).



Figure 1: Site Overview

-  Subject site
-  100m site assessment
-  150m site assessment
-  Cadastre



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Date
 23/03/2026

Plan
 25/00/011B

Grid
 PCG 94

Drawn
 JB

Approved
 BDM

Preston Industrial Park
PRECINCT 2 STRUCTURE PLAN

A DevelopmentWA Project



Figure 2: Site Plan

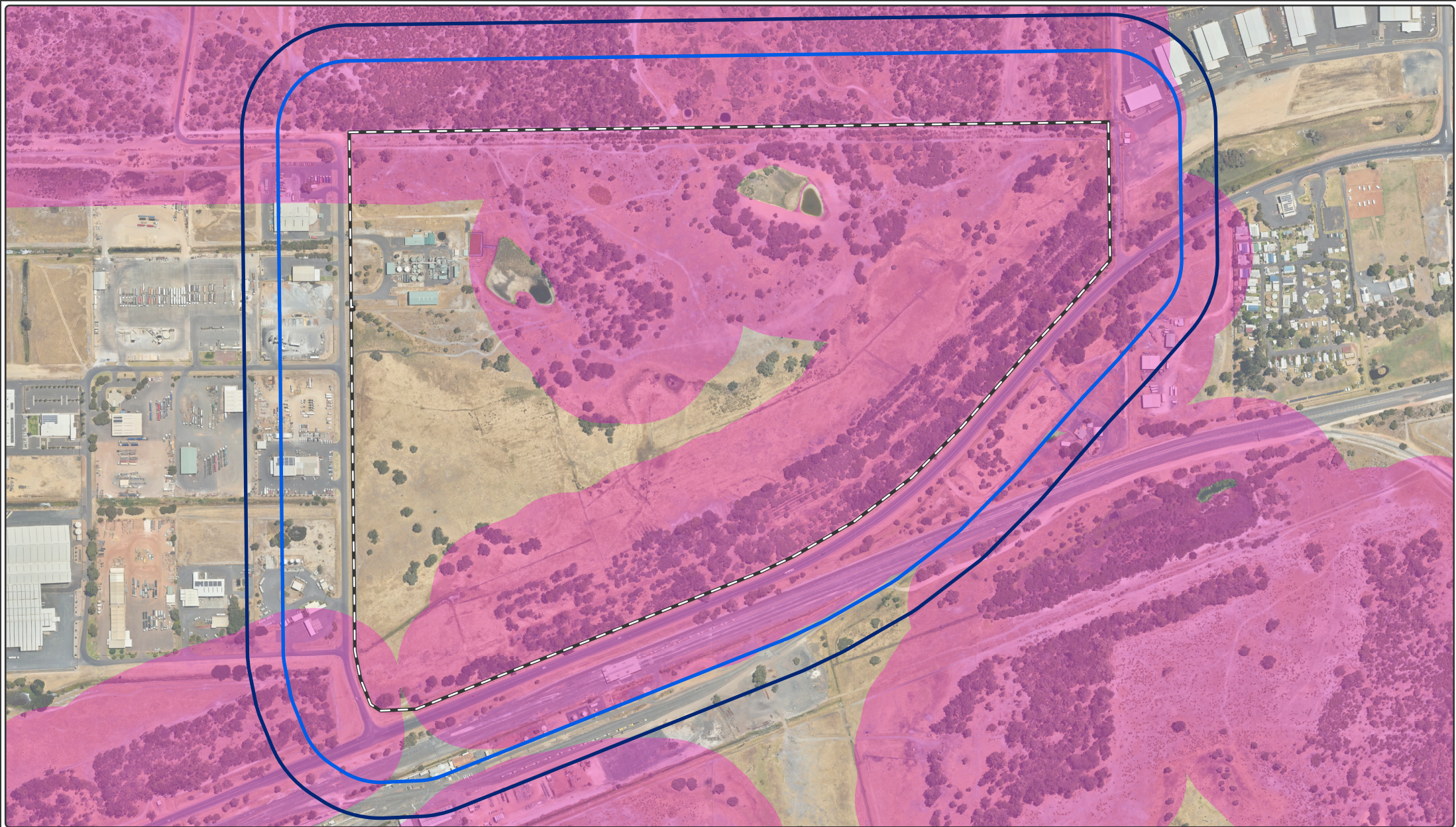
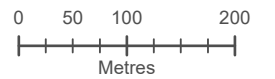


Figure 3: Bushfire Prone Areas

-  Subject site
-  100m site assessment
-  150m site assessment
-  Bushfire Prone Mapping (DFES 2025)



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2. Environmental considerations

Policy objective 5.4 of SPP 3.7 recognises the need to consider bushfire protection measures alongside the retention of native vegetation for biodiversity conservation, environmental protection and landscape amenity.

An Environmental Assessment Report (EAR) is being prepared by PGV Environmental to support the structure plan for the subject site. The EAR will describe environmental values that exist within the site and outline relevant approval requirements and management measures (including additional surveys to be completed where relevant) to adequately address the potential impacts to these values as a result of the proposed development. The EAR should be referred to for details regarding environmental considerations for the subject site.

2.1. Native vegetation – modification and clearing

Broadly, the subject site contains existing native vegetation (including Class A Forest, Class B Woodland, Class D Scrub and Class C Shrubland)¹ and modified vegetation (Class G Grassland)¹. Owing to future development within the subject site it is expected that clearing of native vegetation will be proposed, specifically with respect to the creation of internal roads and future proposed development within the General Industry and Industrial Development Investigation areas depicted in Figure 2. However, any clearing (including re-clearing) associated with the proposed development will be required to respond to the requirements set out in EAR and any other relevant environmental assessments and will be subject to obtaining the relevant environmental approvals.

Any changes to these factors will be addressed in a BMP addendum or similar and/or in BMPs prepared to support future planning applications.

2.2. Revegetation/Landscape plans

Revegetation is expected to occur within parts of the Public Open Space (POS) and indicative drainage swale areas. Revegetation within drainage swales is likely to comprise shrubs (less than 2 m in height) which is not expected to significantly impact assessed bushfire hazard levels within the subject site.

Landscape plans were not available at the time of assessment; however, once this information becomes available, proposed revegetation and vegetation retention areas will need to be addressed in a BMP addendum (or similar) and/or in BMPs prepared to support future planning applications.

¹ Classified vegetation as per Australian Standard AS 3959: 2018 *Construction of Buildings in Bushfire Prone Areas* (SA 2018).

3. Bushfire assessment results

3.1. Broader landscape assessment

Majority of the subject site is located in Area 2 on the Map of Bushfire Prone Areas. The bushfire assessment for the proposed structure plan, therefore, includes a Broader Landscape Assessment (BLA) in accordance with Appendix A.1 in the Guidelines.

3.1.1. BLA Assessment

A full BLA has been undertaken for the proposed structure plan in accordance with Appendix A.1.4.2 in the Guidelines, given the proximity of the proposal to a suitable destination is more than 1 km (i.e. approximately 7.5 – 8.5 km). The BLA examines the area external to the planning proposal (extending for a distance of 2 km) and includes the following key areas:

- Proximity to townsites, urban areas and suitable destinations.
- The broader road network.
- Understanding of the surrounding bushfire hazards (vegetation extent).

As the entirety of the 2 km BLA area was unable to be assessed while on-site, ELA has referred to Beard mapping (DPIRD 2019) to ascertain that vegetation within and adjacent to the subject site is primarily classified as Woodland / Low Woodland/ Low Forest or Woodland i.e. 'Bassendean_1000' system association. Site-based vegetation assessment generally revealed much of the remnant wooded vegetation to be Class A Forest or Class B Woodland (which is consistent with the Beard classification), and modified areas to be Class G Grassland. Developed areas have been classified as low threat vegetation.

1. Suitable destination (Figure 4a)

A suitable destination located in a non-bushfire prone area (i.e. BAL-LOW) is Eaton Fair Shopping Centre to the north of the subject site (suitable destination 1) which is accessible via a simple indirect route (approximately 7.5 km distance) via the existing public road network. An alternate suitable destination is the Bunbury Town Centre (suitable destination 2) located to the north west of the subject site via a direct road connection (approximately 8.5 km distance) via the existing public road network. Refer to Figure 4a. **Proximity of the planning proposal to a suitable destination is within 1 to 10 km.**

2. Road pattern (Figure 4a)

The road pattern to the suitable destination 1 (Eaton Shopping Centre) is mixed and comprises four to five simple intersections with travel available along South Western Highway, Hynes Road, Forrest Highway/Australind Bypass and Eaton Drive or alternative route via South Western Highway, Willinge Drive, Thomson Road, Forrest Highway/Australind Bypass and Eaton Drive. The road pattern to suitable destination 2 (Bunbury Town Centre) has been assessed as mixed, however, is considered to be more direct travelling west along South Western Highway, then north west along Picton Road, Sandridge Road/Blair Street. Refer to Figure 4a. **The road pattern from the planning proposal to a suitable destination is mixed road patterns.**

3. Predominant vegetation pattern (Figure 4b)

The subject site and surrounding 2 km assessment buffer (BLA assessment area) predominantly consists of a mosaic vegetation pattern and cleared / low threat vegetation areas. Large tracts of vegetation adjoin the subject site to the north-east and north-west, however, these areas are fragmented by Class G Grassland and cleared / low threat areas (i.e. developed urban areas, roads, etc.). Large tracts of vegetation are less prominent to the south-east and south-west that are fragmented by Class G Grassland and cleared / low threat areas to a greater extent than areas to the north-east and north-west. **The predominant vegetation pattern within the BLA assessment area is a mosaic pattern of vegetation.**

4. External bushfire hazard (Figure 4c)

The north-west and north-east quadrants have the most significant potential for a fire run into the subject site through large tracts of vegetation which adjoin the subject site. Whilst a fire run into the subject site from the south-west and south-east is possible, large tracts of vegetation in these quadrants are far more fragmented by Class G Grassland and cleared / low threat areas. As a proportion, Class G Grassland (37%) and cleared / low threat vegetation (28%) together, comprise the majority of these quadrants (south-west and south-east). The subject site is also separated from large tracts of vegetation to the south-east and south-west by a combination of Class G Grassland and cleared / low threat areas. For these reasons, the north-west and north-east quadrants have been considered as an external bushfire hazard. This assessment is based on a fire run travelling towards the site, noting however, that there is potential for a fire run within the landscape (in proximity to the site) within the south-east and south-west quadrants. Refer to Figure 4b, and Figure 4c. **Exposure of the planning proposal to an identified external bushfire hazard (excluding Class G Grassland) is from two aspects.**

3.1.2. BLA Results

The subject site relating to the structure plan is assessed as Broader Landscape Type A. The BLA summary table is provided in Table 1, with supporting detail above in Section 3.1.1 and refer to Figure 4a–Figure 4c for the Broader Landscape Assessment.

Table 1: Broad landscape assessment summary table

CRITERIA	POINTS
1. Proximity of the planning proposal to a suitable destination is:	2
2. The road pattern from the planning proposal to a suitable destination is:	2
3. The predominant vegetation pattern is:	2
4. Exposure of the planning proposal to an identified external bushfire hazard (excluding Class G Grassland) is from:	2
	TOTAL POINTS
0-11 points (BLT A)	8
12-20 points (BLT B)	
BROADER LANDSCAPE TYPE DETERMINED	TYPE A

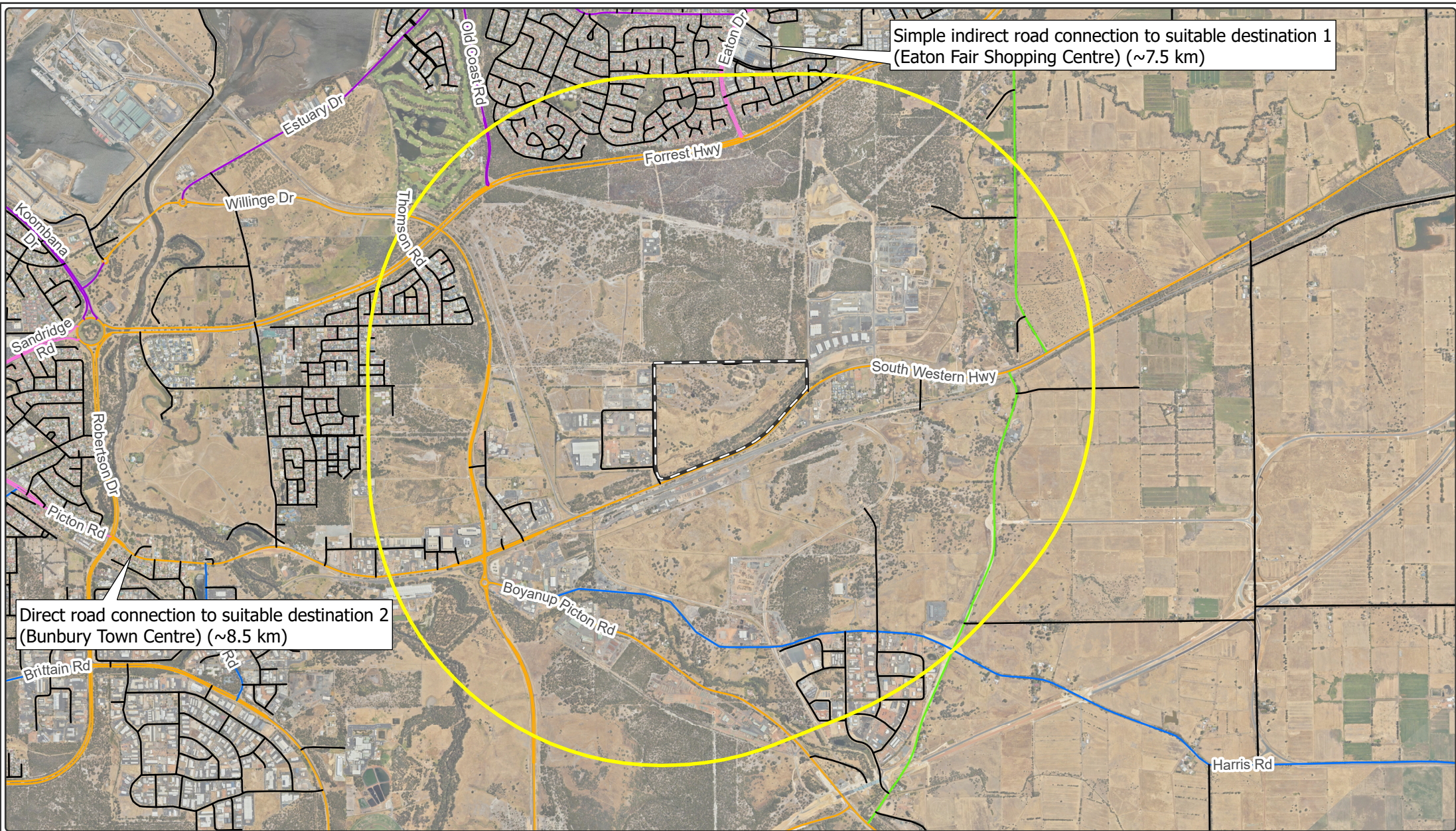


Figure 4a: Broader Landscape Assessment - Access routes

- | | | | |
|----------------------|---------------------|--|----------------------|
| | Subject site | | Distributor B |
| | 2km site assessment | | Local Distributor |
| Access Routes | | | Primary Distributor |
| | Access Road | | Regional Distributor |
| | Distributor A | | |

0 250 500 1,000
Metres

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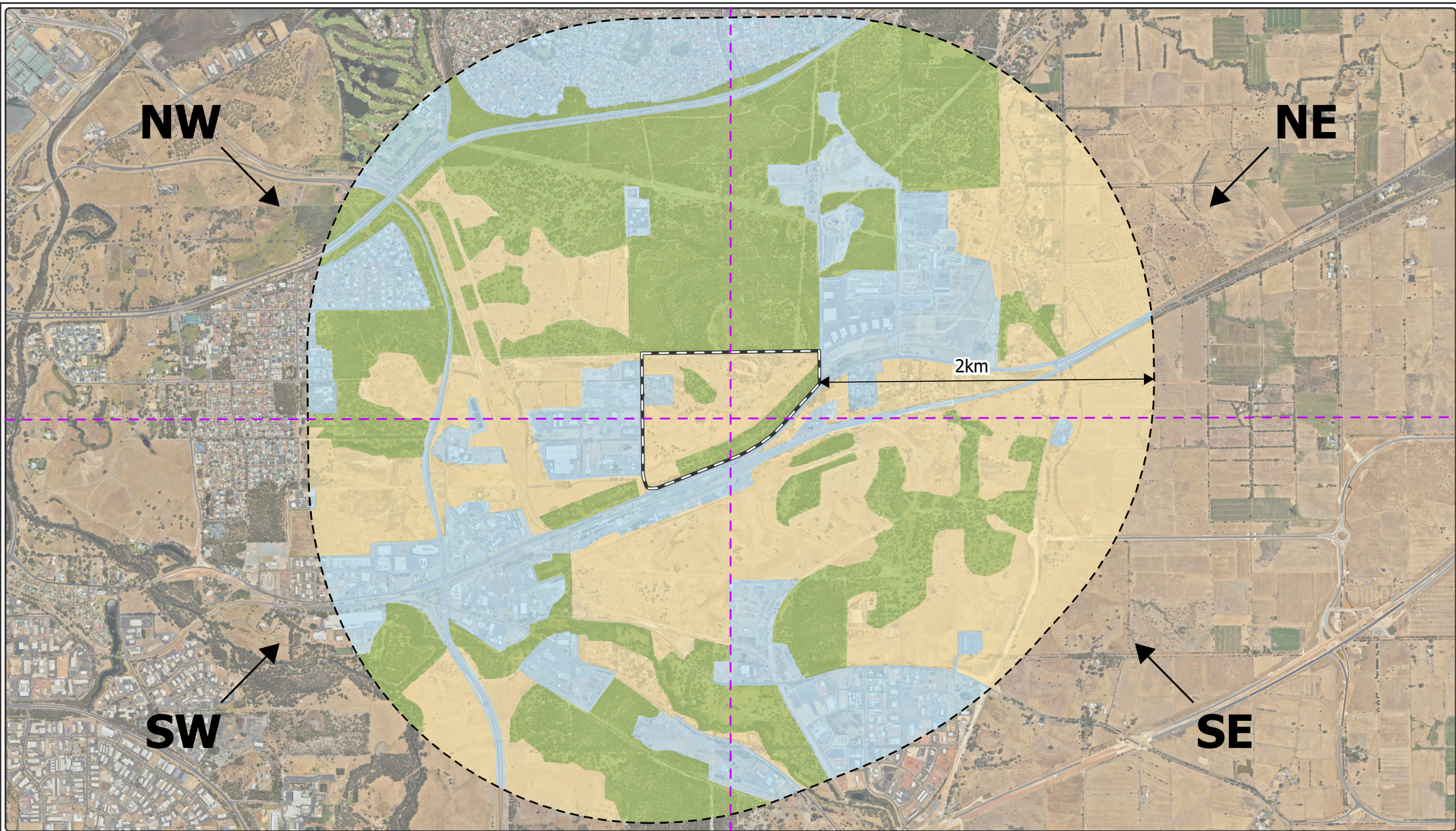


Figure 4b: Broader Landscape Assessment - Vegetation type and aspect assessment

-  Subject site
-  2km Assessment Buffer

Broader Landscape

-  Low threat vegetation (28%)
-  Unmanaged grassland (37%)
-  All other classified vegetation (35%)

0 250 500 1,000
Metres

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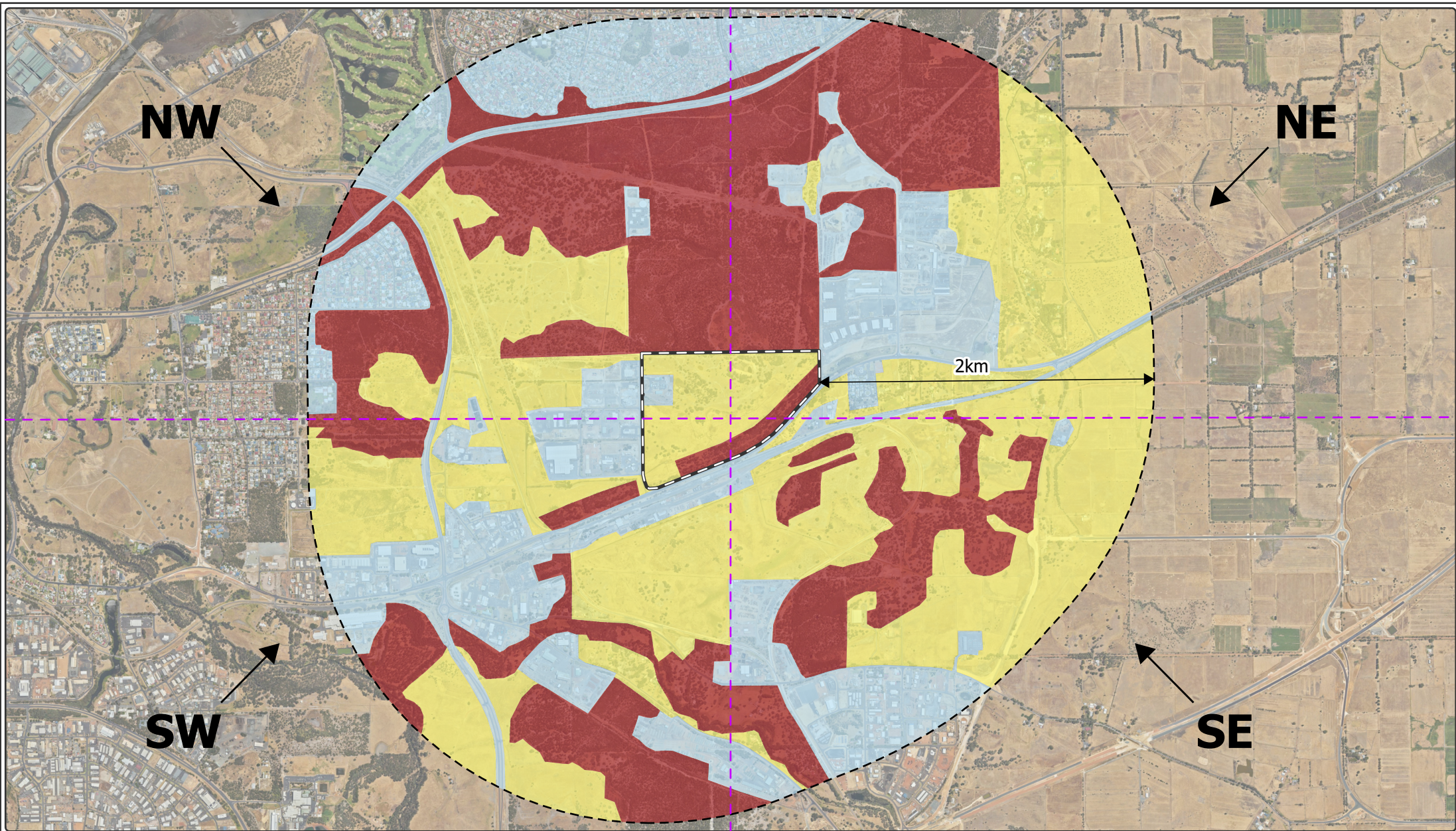


Figure 4c: Broader Landscape Assessment: Predominant Vegetation Pattern

-  Subject site
-  2km Assessment Buffer

Predominant vegetation pattern

-  Cleared vegetation (28%)
-  Mosaic pattern (38%)
-  Large tracts of classified vegetation (34%)

0 250 500 1,000
Metres

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3.2. Bushfire Hazard Level map inputs

3.2.1. Fire Danger Index

A blanket Fire Danger Index (FDI) of 80 is adopted for Western Australia, as outlined in Australian Standard AS 3959:2018 *Construction of Buildings in Bushfire Prone Areas* (SA 2018) and endorsed by Australasian Fire and Emergency Service Authorities Council (AFAC).

3.2.2. Vegetation classification

Vegetation within the subject site and surrounding 150 m (the assessment area) were assessed in accordance with the Guidelines and AS 3959:2018 with regard given to the *Visual guide for bushfire risk assessment in Western Australia* (DoP 2016). The site assessment was undertaken on 23 February 2026.

Table 2 provides broad descriptions (summarised from AS 3959) for each classified vegetation type present within the subject site depicted in Figure 5.

Table 2: Classified vegetation as per AS 3959

Vegetation Classification	Brief description
Class A Forest	Predominant classified vegetation is comprised of forest vegetation with a foliage cover greater than 30%. Areas with Class A Forest are typically dominated by Eucalypts with understorey comprised of a mixture of shrubs and exotic grasses.
Class B Woodland	Predominant classified vegetation is comprised of woodland vegetation with a foliage cover of approximately 10% to 30%. The understorey is comprised of grasses with some isolated shrubs present in some areas.
Class D Scrub	Predominant classified vegetation is comprised of scrub greater than 2 m and less than 6 m in height with foliage cover greater than 30%.
Class C Shrubland	Predominant classified vegetation identified within this area consists of shrubs no taller than 2 m in height with foliage cover greater than 30%.
Class G Grassland	Predominant classified vegetation is comprised of grasses with overstorey foliage cover less than 10%.

Excluded areas are also depicted in Figure 5 and comprise low threat vegetation and non-vegetated areas including roads, access tracks, existing industrial and commercial development and existing infrastructure (e.g. Picton Junction Marshalling Yards).

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

3.2.3. Topography and slope under vegetation

Effective slope under vegetation was determined from elevation contours reviewed through a desktop assessment utilising publicly available datasets. There are no slopes greater than 10 degrees within the assessment area. Five metre contour data is depicted in Figure 5. Validation of slopes within the assessment area through field assessment was completed in some areas; however, was limited due to restricted subject site access.

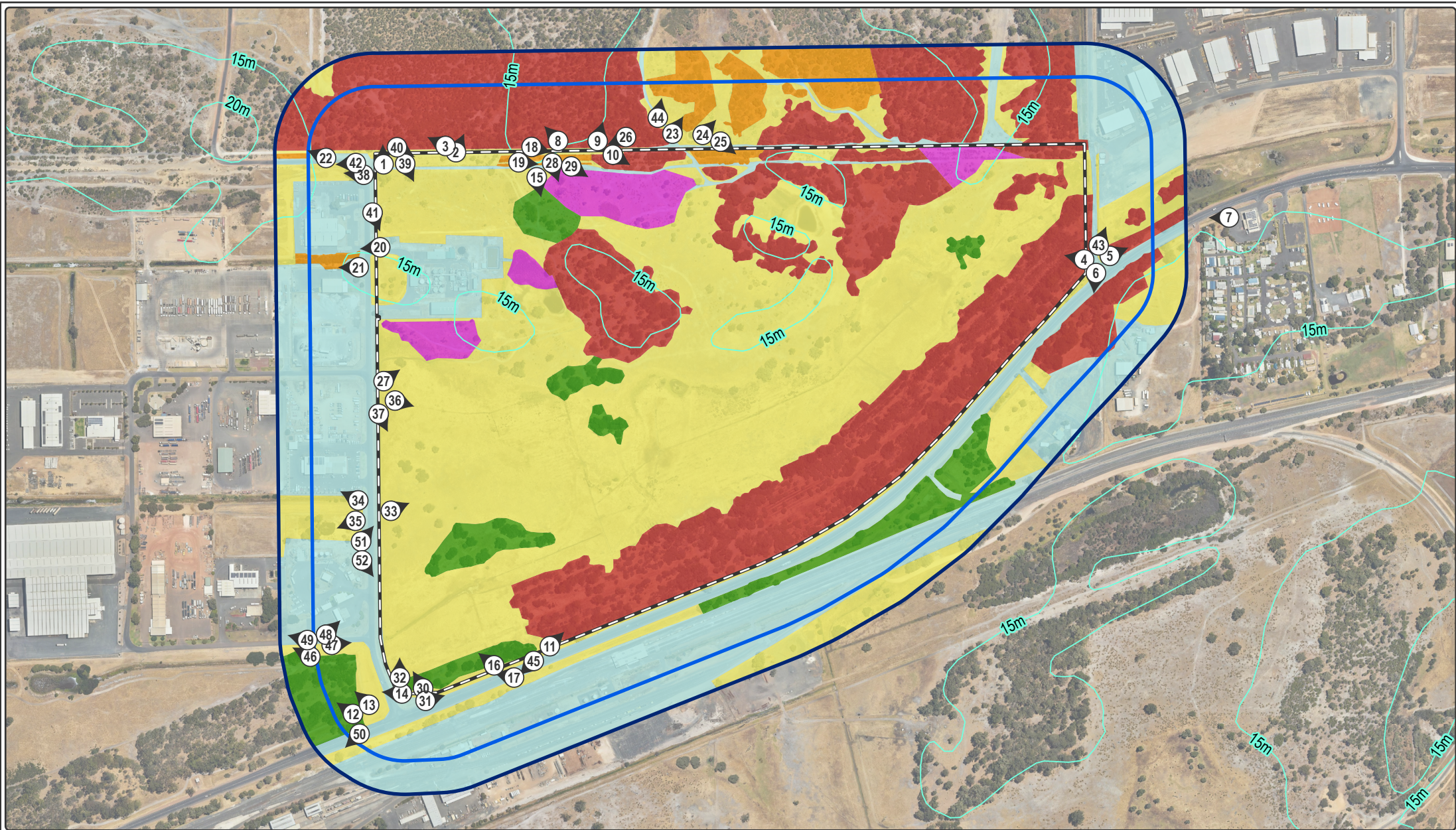
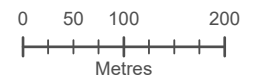
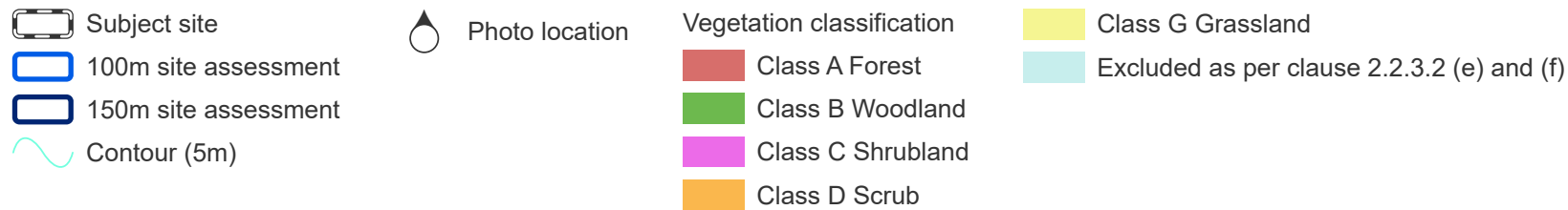


Figure 5: Vegetation Classification



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3.3. Bushfire Hazard Level map outputs

A Bushfire Hazard Level (BHL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959:2018 and the bushfire assessment inputs in Section 3.2.

The BHL is a broad brush means of determining the potential intensity of a bushfire that may impact on the existing and future developments or infrastructure within the subject site. The BHL can be utilised for the pre-development assessment of proposals such as scheme amendments and strategic planning approvals.

3.3.1. BHL assessment

All land located within 100 m of the classified vegetation depicted in Figure 5 is considered bushfire prone and is subject to a BHL assessment in accordance with AS 3959:2018.

The BHL assessment (as outlined in the Guidelines) incorporates the following factors:

- Vegetation classification.
- Low threat vegetation and non-vegetated areas.
- Slope under classified vegetation.

3.3.2. BHL assessment results

Table 3 contains a summary of the BHL assessment for the classified vegetation within Figure 5. All land within 100 m of Extreme and Moderate BHLs has also been mapped as a Moderate hazard as per the Guidelines, with the BHL map depicted in Figure 6.

Table 3: Bushfire Hazard Level Assessment

Vegetation Classification	Vegetation Classification
Class A Forest	Extreme
Class B Woodland	Extreme
Class D Scrub	Extreme
Class C Shrubland	Moderate
Class G Grassland	Moderate
Note: Any vegetation that has a low hazard level but is within 100 m of a classified vegetation is mapped as a Moderate. There are no areas of classified vegetation with slopes >10 degrees within the assessment area.	

ELA's assessment of vegetation and BHLs has mapped some areas as bushfire prone that are not currently designated by the Office of Bushfire Risk Management (OBRM) as bushfire prone areas (DFES 2025; Figure 3, Figure 6). Under the bushfire prone area mapping standards and process, the OBRM and Department of Fire and Emergency Services (DFES) will generally review the map annually which provides local governments the opportunity to include or exclude areas of vegetation into the bushfire prone map.

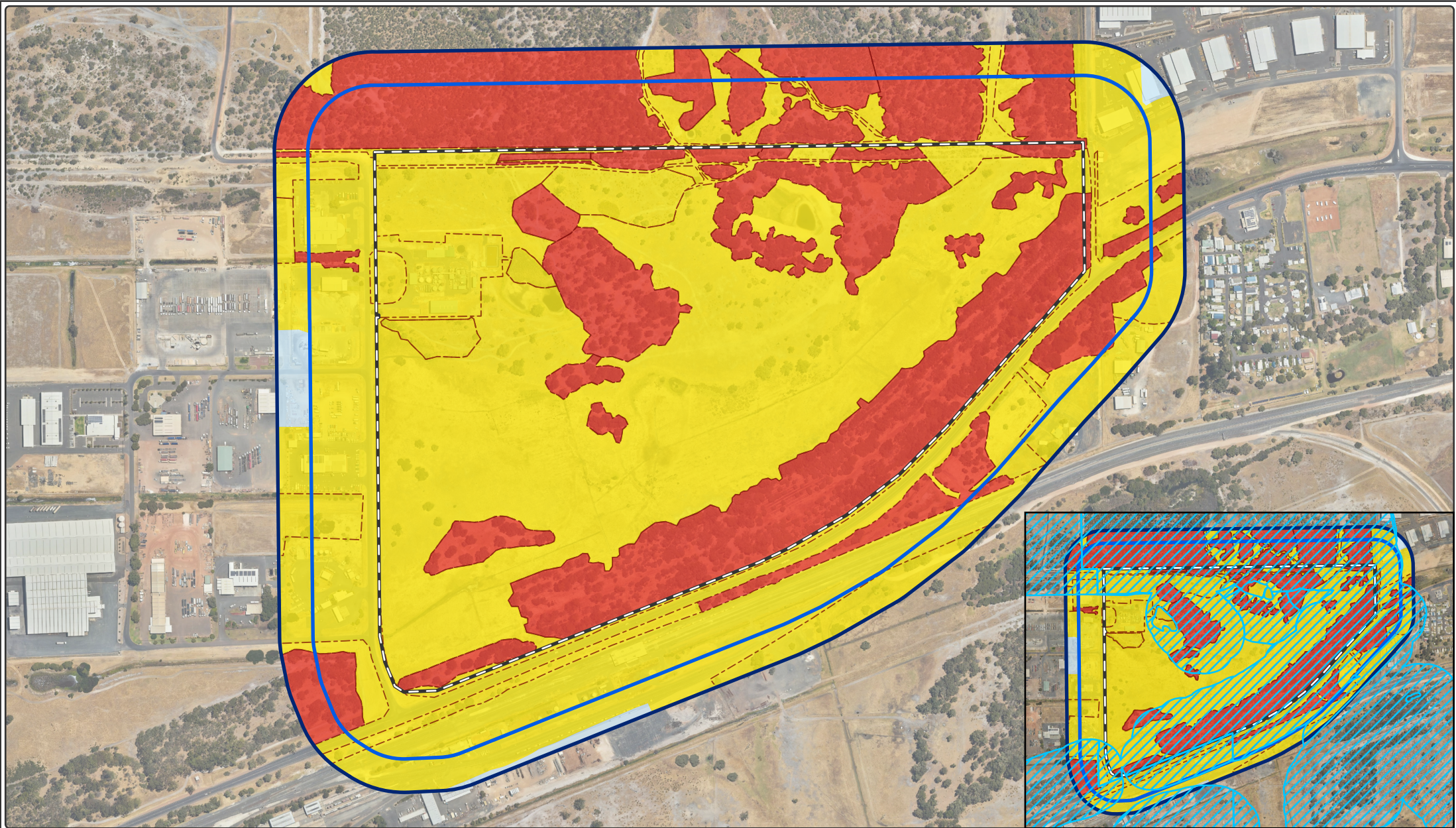
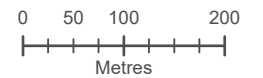


Figure 6: Bushfire Hazard Level Assessment

- | | |
|---|--|
|  Subject site |  Bushfire hazard interface |
|  100m site assessment |  Bushfire Prone Mapping (DFES 2025) |
|  150m site assessment | |

Bushfire Hazard Level (BHL)

- | |
|--|
|  Extreme |
|  Moderate |
|  Low |



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4. Identification of issues arising from the BHL assessment

Some portions of the proposed development area are located within extreme BHL areas; however, future design can be refined to ensure appropriate siting of development (i.e. within Moderate or Low BHL areas). This may be achieved through:

- The removal of hazards as development occurs (subject to obtaining relevant environmental subdivision and/or development approvals, where required); and/or
- Ensuring designs accommodate appropriate setbacks from any retained vegetation within the subject site.

Mitigation measures will need to be factored into early development design to ensure a suitable and effective bushfire management outcome is achieved (i.e. SPP 3.7 objectives are achieved) to ensure protection of future life and property assets. Demonstration of compliance with the relevant requirements of SPP 3.7, the Guidelines and AS 3959 at future planning stages will also depend on the developer's ability to coordinate the timing and staging of clearing and development works within the subject site with the aim of avoiding bushfire impacts from temporary retained vegetation.

An assessment of all vegetation within the subject site as well as areas within 150 m of the subject site boundary has been undertaken to provide a high-level investigation of the potential bushfire risk within the assessment area (Figure 6).

5. Assessment against Strategic Planning Bushfire Protection Criteria

The proposed structure plan is required to comply with policy measures 7.1 of SPP 3.7 and the Guidelines. Utilisation of this BHL assessment to inform planning decisions within the subject site is expected to meet policy objectives 5.1–5.4 and policy outcomes 6.1–6.4 of SPP 3.7.

In response to the above requirements of SPP 3.7 and the Guidelines, bushfire risk mitigation measures, as outlined, have been devised for the proposed structure plan in accordance with Guideline acceptable solutions to meet compliance with bushfire protection criteria.

Table 4 outlines the Acceptable Solutions (AS) that are relevant to the proposal (Bushfire Protection Criteria 4: Strategic Planning) and summarises how the intent of each Bushfire Protection Criteria has been achieved. No Outcomes Based (OB) Approaches have been proposed for this proposal. The Broad Landscape Assessment required for Element 1 is depicted in Figure 4a–Figure 4c. Where relevant, Bushfire Protection Criteria mitigation measures are depicted in Figure 7.

Table 4: Compliance table

Bushfire Protection Criteria	AS	OB	N/A	Comment
Element 1: Location A1.1a Broader Landscape Type A	☒	☐	☐	The subject site is located in Area 2 and is classified as a Broader Landscape Type A, which satisfies the policy outcome for Element 1 via the identified acceptable solution (A1.1a). Refer to Section 3 for information on the BLA, including Figure 4a–Figure 4c. The proposed development is assessed as compliant with A1.1a.
Element 2: Siting and design A2.1 Siting and design	☒	☐	☐	A majority of areas within the subject site, identified for future development, achieve a pre-development BHL of moderate. Future development can achieve the acceptable solution and be located in areas within the subject site / development footprint, that on completion, can be subject to moderate or low bushfire hazard level and BAL rating of ≤BAL-29 (with suitable Asset Protection Zones [APZs] implemented as determined through future planning stages). For reference, details regarding requirements of ‘Standards for Asset Protection Zones’ (WAPC 2021a) are included within Appendix B. Subsequent stages of planning can achieve compliance with acceptable solution A2.1, subject to appropriate design.
A2.2 Clearing of native vegetation	☒	☐	☐	Any clearing (including re-clearing) associated with the proposed development will be required to respond to the requirements set out in the EAR and any other relevant environmental assessments and will be subject to obtaining the relevant environmental approvals (refer to Section 2). The clearing of native vegetation will be minimised, where possible, through the proposed design responding to environmental values identified within and in proximity to the subject site. Subsequent stages of planning can achieve compliance with acceptable solution A2.2, subject to appropriate design.
Element 3: Vehicular Access A3.1 Public roads	☒	☐	☐	Main access to the subject site will be via South Western Highway and Giorgi Road, both of which are sealed and provide a carriageway width greater than 6 m. The existing surrounding public road network that will provide primary access to the subject site is assessed as generally compliant with this acceptable solution. All new public roads within the subject site can be constructed to meet the relevant requirements applicable at the time of development. Vehicular access technical requirements in the current version of the Guidelines are outlined in Appendix C.

Bushfire Protection Criteria	AS	OB	N/A	Comment
				Subsequent stages of planning can achieve compliance with acceptable solution A3.1, subject to appropriate design.
A3.2 Access routes	☒	☐	☐	The subject site will have a minimum of two access points, including one via Giorgi Road and one via South Western Highway. An indicative additional (third) access point via Giorgi Road has been considered within the Structure Plan, however, details regarding this indicative access shall be refined at future planning stages when lot layout is known. A future access point on the eastern boundary of the subject site will also be available via the Temple Road Local Road Reserve (once developed) as depicted in Figure 7. Perimeter roads / access will provide connection between Giorgi Road and South Western Highway, through the subject site. ELA also note that future access providing travel in a northerly direction is currently being investigated as part of works associated with the Preston Industrial Park Precinct 1 Structure Plan (located within Lots 200 and 44 Temple Road). Subsequent stages of planning can achieve compliance with acceptable solution A3.2, subject to appropriate design.
A3.3a No-through roads	☒	☐	☐	All proposed roads providing access to/from the subject site will be through roads as depicted in Figure 2 and Figure 7. The provision of a perimeter road along the northern boundary within the subject site will create a connection between the terminus of Giorgi Road and South Western Highway to the south east. The no-through portion of the existing Temple Road Reserve (running west from the Giorgi Road terminus) will not be utilised to access the subject site, until such time that future road connections are established to the north. Subsequent stages of planning can achieve compliance with acceptable solution A3.3a, subject to appropriate design.
A3.3b No-through-road requirements	☐	☐	☒	The subject site will be accessed by through roads. A3.3b is not applicable for the proposed development.
Element 4: Water supply				
A4.1 Water supply for structure plans	☒	☐	☐	The nearest reticulated water pipework to the subject site is on Giorgi Road immediately to the west. The Water Corporation/Aqwest network is expected to be extended to, and reticulated within, the subject site as per the relevant water supplier's standards. Subsequent stages of planning can achieve compliance with A4.1, subject to appropriate design.

Note: AS – Acceptable Solution, OB – Outcomes-based Approach, N/A– Not Applicable.

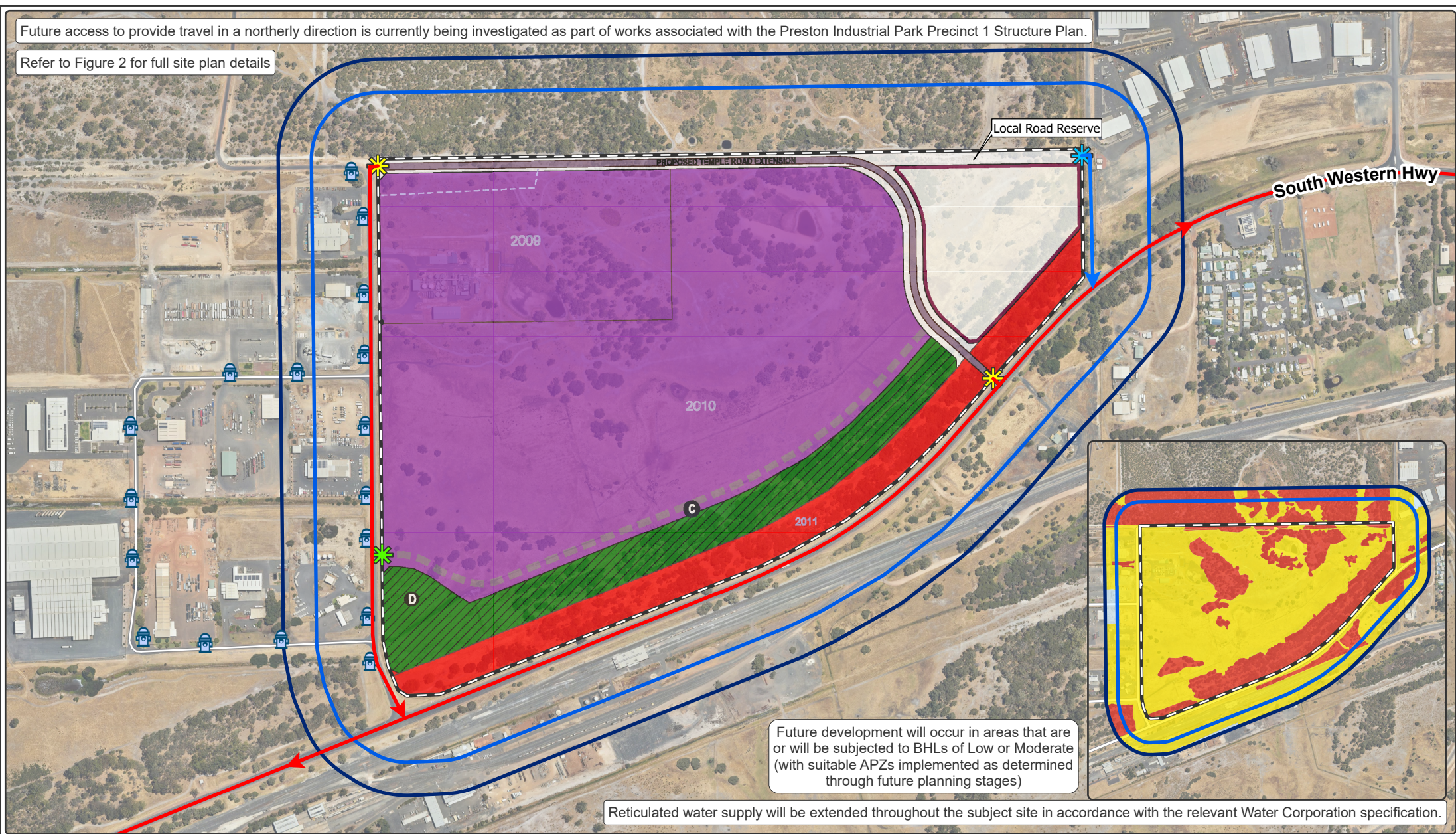


Figure 7: Spatial representation of the bushfire management strategies

- Subject site
- 100m site assessment
- 150m site assessment

- Hydrant
- Primary Access point
- Indicative Access Point
- Future Access point

- General Industry
- Primary Road Reserve
- Public Open Space
- Industrial Development Investigation Area
- Existing Lot Boundaries

- Local Road
- Potential Fire Service Access Route, tenure and form to be determined
- Primary Access / egress route
- Future Access / egress route

0 50 100 200
Metres

Datum/Projection:
GDA 1994 MGA Zone 50
24PER9843-SP Date: 26/03/2026



eco
logical
AUSTRALIA
A TETRA TECH COMPANY

6. Implementation and enforcement

Implementation of the BMP applies to DevelopmentWA, the Shire of Dardanup and future landowners to ensure bushfire mitigation measures are adopted and implemented on an ongoing basis. This BMP has been prepared as a strategic guide to demonstrate how development compliance with acceptable solutions in the Guidelines can be delivered at future planning stages. In this respect, mitigation measures documented in Section 5, where applicable, will be incorporated into development design as early as possible and confirmed at planning application stages. Therefore, aside from preparation of future BMPs (including revisions or addendums to this BMP where appropriate) in accordance with SPP 3.7 and the associated Guidelines to support future planning applications within the subject site, there are no further items to implement, enforce or review at this stage of the planning process.

7. Conclusion

The BLA assessment identifies that the proposal is located in an area that is a Broader Landscape Type A. This satisfies the policy outcome for Element 1: Location which is to “avoid locating development in broader landscapes that present an unacceptable bushfire risk to people, property and infrastructure (WAPC 2024a)”. The BHL assessment identifies that there are a number of areas within the subject site that are currently mapped as moderate or extreme BHL. Areas subject to a moderate BHL can be developed through appropriately siting future development (i.e. implementing APZs to provide separation between future development and retained bushfire hazards). Further, areas subject to an extreme BHL may be modified to a lower hazard level through clearing or modification of vegetation to a low threat state associated with future proposed development, subject to relevant environmental approvals being obtained (where applicable).

The proposed structure plan is considered consistent with the aim and objectives of SPP 3.7 and associated Guidelines. As such, future planning proposals within the subject site are expected to be able to achieve an adequate standard of bushfire protection as detailed in Section 5 of this BMP.

This assessment has been prepared according to the current version of SPP 3.7 (WAPC 2024b) and the associated Guidelines (WAPC 2024a) applicable at the time this Bushfire Management Plan was prepared. Any new future planning applications that trigger bushfire planning requirements under SPP 3.7 and the associated Guidelines will be required to respond to the requirements of the said policy and guidelines that are in effect at that time.

8. Reference list

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Department of Planning, Lands and Heritage (DPLH). 2025. *Shire of Dardanup Local Planning Scheme No. 9 Updated to include SCHEME GG 23/06/2025*. DPLH, Perth.

Department of Primary Industries and Regional Development (DPIRD). 2019. Pre-European Vegetation (DPIRD-006), [Dataset], dataWA. Available at: <https://catalogue.data.wa.gov.au/dataset/pre-european-dpird-006>

Standards Australia (SA). 2018. *Construction of buildings in bushfire-prone areas, AS 3959: 2018*, amended 25 June 2019 (Amendment No. 1) and 18 December 2020 (Amendment 2). SAI Global, Sydney.

Western Australian Planning Commission (WAPC). 2009. *Preston Industrial Park (Northern Precinct) Structure Plan*. WAPC, Perth.

Western Australian Planning Commission (WAPC). 2024a. *Planning for Bushfire Guidelines*. WAPC, Perth.

Western Australian Planning Commission (WAPC). 2024b. *State Planning Policy 3.7 Bushfire*. WAPC, Perth.

Appendix A Classified Vegetation Photos

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 1: Class A Forest



Photo Point 2: Class A Forest



Photo Point 3: Class A Forest

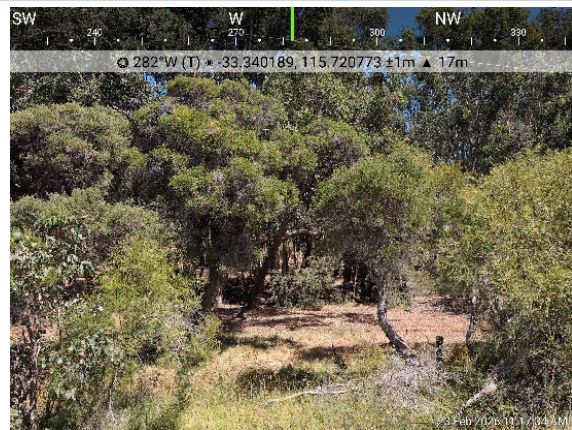


Photo Point 4: Class A Forest



Photo Point 5: Class A Forest



Photo Point 6 (background): Class A Forest

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area

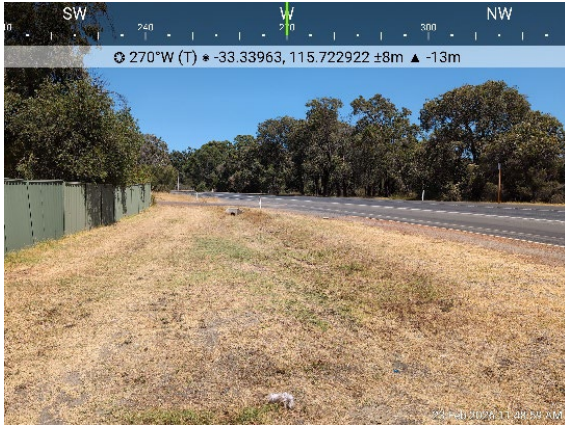


Photo Point 7 (background, far side of road): Class A Forest



Photo Point 8: Class A Forest



Photo Point 9: Class A Forest



Photo Point 10: Class A Forest



Photo Point 11: Class A Forest



Photo Point 12: Class B Woodland

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 13: Class B Woodland



Photo Point 14 (background): Class B Woodland



Photo Point 15 (background): Class B Woodland



Photo Point 16: Class B Woodland



Photo Point 17: Class B Woodland



Photo Point 18: Class D Scrub

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 19 (background): Class D Scrub



Photo Point 20 (background): Class D Scrub



Photo Point 21: Class D Scrub



Photo Point 22: Class D Scrub



Photo Point 23 (background): Class D Scrub



Photo Point 24: Class D Scrub

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 25: Class D Scrub



Photo Point 26: Class D Scrub



Photo Point 27 (in background beneath isolated trees):
Class C Shrubland



Photo Point 28 (foreground): Class C Shrubland



Photo Point 29 (foreground): Class C Shrubland



Photo Point 30 (foreground): Class G Grassland

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 31: Class G Grassland



Photo Point 32: Class G Grassland



Photo Point 33: Class G Grassland



Photo Point 34: Class G Grassland



Photo Point 35: Class G Grassland



Photo Point 36: Class G Grassland

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 37: Class G Grassland



Photo Point 38: Class G Grassland



Photo Point 39: Class G Grassland



Photo Point 40: Class G Grassland



Photo Point 41: Class G Grassland



Photo Point 42 (left side of image): Class G Grassland

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 43 (background): Class G Grassland



Photo Point 44 (foreground): Class G Grassland



Photo Point 45 (midground): Class G Grassland



Photo Point 46: Excluded AS 3959-2018 2.2.3.2 (e) & (f)



Photo Point 47: Excluded AS 3959-2018 2.2.3.2 (e) & (f)



Photo Point 48: Excluded AS 3959-2018 2.2.3.2 (e) & (f)

Photographic evidence demonstrating classified vegetation and exclusions within the assessment area



Photo Point 49: Excluded AS 3959-2018 2.2.3.2 (e) & (f)



Photo Point 50: Excluded AS 3959-2018 2.2.3.2 (e) & (f)



Photo Point 51: Excluded AS 3959-2018 2.2.3.2 (e) & (f)



Photo Point 52: Excluded AS 3959-2018 2.2.3.2 (e) & (f)

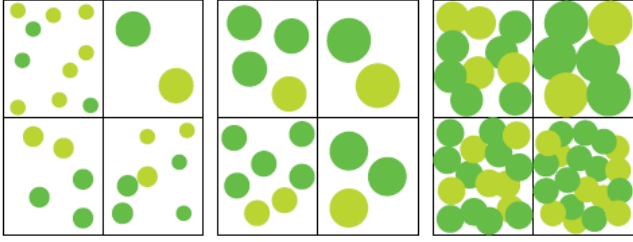
Appendix B Standards for Asset Protection Zones

The following standards have been extracted from the *Planning for Bushfire Guidelines* (WAPC 2024a).

Where a development site cannot be wholly located within an area with a radiant heat impact not exceeding 29 kW/m² (BAL-29) in its pre-development state, an indicative APZ is to be provided and meet the following requirements:

- **Width:** the APZ is to be measured from the development site, and of sufficient size to ensure the radiant heat impact of a bushfire does not exceed 29 kW/m² (BAL-29) in all circumstances.
- **Location:** the APZ is to be contained solely within the boundaries of the lot, except in instances where:
 - The vegetation on the adjoining lot(s) is, and will continue to be, low threat as per Clause 2.2.3.2 of AS 3959 or the requirements of Appendix B.2, Table 9 – APZ technical requirements, or an alternative standard in a local planning scheme, on an ongoing basis in perpetuity as agreed upon via a substantiated management agreement between the applicable landowners and the local government; or
 - The adjoining land is, and will remain in perpetuity, non-vegetated such as a sealed or unsealed road, or a water body.
- **Management:** the APZ is managed in accordance with the requirements of Appendix B.2, Table 9 – APZ technical requirements, or an alternative standard in a gazetted local planning scheme.

OBJECT	REQUIREMENT
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	• Should be managed and removed on a regular basis to be maintained as low threat vegetation • Should be maintained at less than two tonnes per hectare (on average) • Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 m in height)	• Trunks at maturity should be a minimum distance of six metres from all elevations of the building • Branches at maturity should not touch or overhang a building or powerline • Lower branches and loose bark should be removed to a height of two metres above the ground and/ or surface vegetation. • Canopy cover within the APZ should be less than 15 per cent of the total APZ area • Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ.

OBJECT	REQUIREMENT
	Tree canopy cover – ranging from 15 to 70 per cent at maturity  15% 30% 70%
Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings • Should not be planted in clumps more than five square metres in area • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground cover*(less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above • Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height.
Grass	• Grass should be maintained at a height of 100 mm or less, at all times • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above.
Liquid petroleum gas cylinders	• Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building • The pressure relief valve should point away from the house • No flammable material within six metres from the front of the valve • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

Notes:

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes provided in WAPC 2024a *Planning for Bushfire Guidelines*.

Appendix C Vehicular Access Technical Requirements (WAPC 2024a)

MAP OF BUSHFIRE PRONE AREAS DESIGNATION	1		2		3		4		5	
	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
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road ²	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road ^{2, 4}					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					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.										

