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BMP Completion Report

Lot 102 South Western Highway, Donnybrook

18 February 2026

Prepared for:
Mark Hay
Attn: Will Baston



Document Control

Client - Mark Hay
Attn: Will Baston

Site - Lot 102 South Western Highway, Donnybrook

Version	Revision	Purpose	Author	Reviewer	Submitted	
					Form	Date
Report	Rev A	Initial Report	DC (BPAD Level 2 - 48409)	GM (BPAD Level 3 - 35078)	Electronic (email)	18/02/2025

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Limitations Statement

This report has been prepared in accordance with the Agreement between Ecosystem Solutions Pty Ltd and Mark Hay Attn: Will Baston (“Client”). It has been solely prepared for a Bushfire Management Plan Completion Certificate for Lot 102 South Western Highway, Donnybrook (“Site”).

Information

In undertaking this work the authors have made every effort to ensure the accuracy of the information used. Unless otherwise stated in the report, Ecosystem Solutions Pty Ltd has not independently verified such information and cannot guarantee its accuracy or completeness.

Conclusions

Within the limitations imposed by the scope of work, preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted practices and using a degree of skill and care ordinarily exercised by reputable bushfire consultants under similar circumstances. No other warranty, expressed or implied, is made.

Reliance

This report is solely for the use of the Client and any reliance on this report by third parties will be at such party’s sole risk. This report must only be presented in full and may not be used to support any other purpose than those set out in the report and the Agreement, except where prior written approval with comments are provided by Ecosystem Solutions Pty Ltd. All intellectual property rights in documents created by Ecosystem Solutions Pty Ltd remain the property of Ecosystem Solutions Pty Ltd.

Other parties should not rely on the report or the accuracy or completeness of any conclusions and should make their own enquiries and obtain independent advice in relation to such matters. Ecosystem Solutions Pty Ltd accepts no Liability, or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material subsequently used by others. Please note that the contents of this report may not be directly applicable towards another organisation’s needs and may not contain sufficient information for purposes of other parties or for other uses.

Ecosystem Solutions Pty Ltd will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of this report.

Other limitations

The measures contained in this report cannot guarantee that a structure or building will not be damaged or would survive a bushfire event on every occasion. This is due to the degree of vegetation management,

the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.

The growth, planting or removal of vegetation, poor maintenance of any fire prevention/mitigation measures, addition of structures not included in this report, or other activity can and will change the bushfire threat to all properties detailed in this report. The implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Ecosystem Solutions Pty Ltd has no control. Should changes be made to the Site, a new Bushfire Management Plan is required. Ecosystem Solutions Pty Ltd accepts no Liability, including Liability for any Loss in connection with:

- a Claim, damage, or injury to property, or persons caused by fire;
- further growth, planting, or removal of vegetation on the Site;
- poor maintenance of any fire protection measures;
- additional structures not included in this assessment; or
- any other activity that may change the bushfire threat level.

The Client and owner of the Site each acknowledge that they have been made aware of the exclusions above and that such exclusion of Liability is reasonable in all the circumstances.

This report is valid for a period of two years only from the date of its issue. All BAL ratings identified in this report are indicative and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks identified in the Site/building have been achieved.

STATEMENT OF CONFORMITY - *PLANNING AND DEVELOPMENT ACT 2005*



Gary McMahon

B.Sc. M. Env Mgmt. PG Dip Bushfire Protection. C.EnvP, BPAD Level 3 (35078)

The signatory declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas, Dec 2017.

DISCLAIMER

**All capitalised terms used in the Limitations Statement above that are not defined are defined in the Agreement between Ecosystem Solutions Pty Ltd and the Client.*

*** The limitations above are subject to any relevant rights or remedies that the Client may be entitled to under legislation, including Schedule 2 of the Competition and Consumer Act 2010 (Cth).*

1 Introduction

Smith Consulting prepared a Bushfire Management Plan (BMP), Version 7, May 2018, for Meldene Development Trust of Lot 102 South Western Highway, Donnybrook (hereafter referred to as the 'Site') for the subdivision of the Site into 85 residential lots, a reserve for drainage and recreation and a Public Open Space.

The BMP outlines measures to ensure compliance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and *Guidelines for Planning in Bushfire Prone Areas* (Dec 2017). The BMP was approved by Western Australian Planning Commission, with the endorsement of the Shire of Donnybrook, and works subsequently started.

Stage 1 of the subdivision has been previously completed. This completion report addressed the final stage of the development, with the Subdivision Plan for this stage provided in Figure 1.

The lot layout has changed since the BMP has been approved; therefore, a BAL Contour Map has been requested showing the amended lot layout. The amended lot layout has been overlayed on the BAL Contour Map, prepared by Smith Consulting, without any modification or reassessment of vegetation classifications by Ecosystem Solutions¹, this map is provided in Figure 2.

Ecosystem Solutions were asked to inspect the Site and provide assurance that works completed are to the required standard within the approved BMP and comply with the *Guidelines for Planning in Bushfire Prone Areas* (referred to as the 'Guidelines').

This report outlines the inspection and assessment of the subdivision for this purpose.

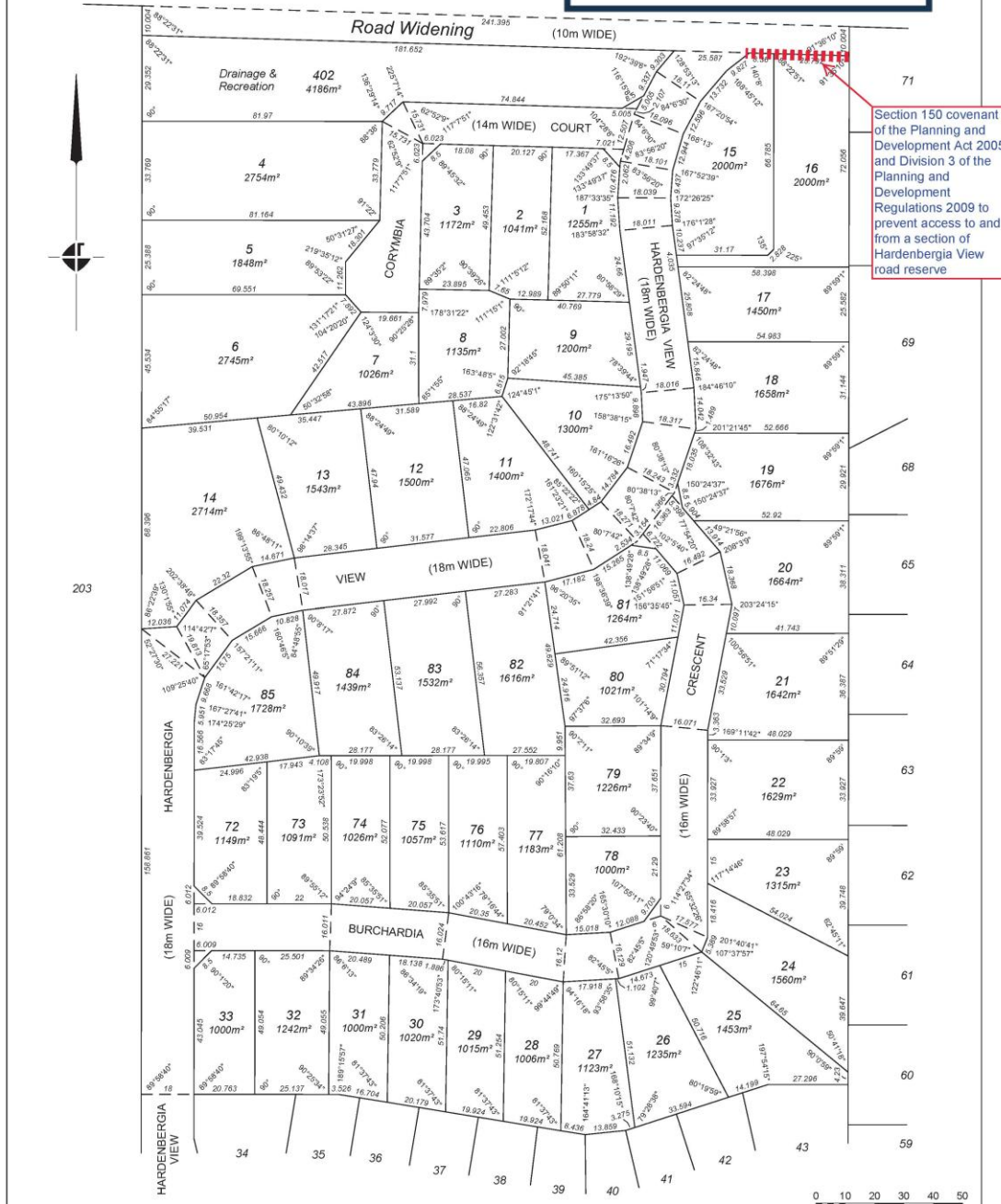
¹ As the BMP has been approved, Ecosystem Solutions has not assessed the vegetation for the BAL contour map and therefore offers no liability for the classification or categorisation of the vegetation from the previously approved BMP.

Attachment A

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
30-Jan-2024

FILE
164212



Section 150 covenant of the Planning and Development Act 2005 and Division 3 of the Planning and Development Regulations 2009 to prevent access to and from a section of Hardenbergia View road reserve

<p>Thompson surveying consultants</p> <p><small>Innovators in Surveying Since 1952</small> Licensed Surveyors, Project Managers & Engineering Surveyors A.C.N. 008 938 993 ABN 28 008 938 993 Unit 6, 18 Colverton Drive, Burbury PO Box 179, DONNYBROOK WA 6311 Phone: (08) 9371 9900 eMail: info@thompsonsurveying.com.au</p>	<p><small>90-9009</small> British Standard BSI CERTIFIED</p>	<p>COPYRIGHT This drawing is the property of THOMPSON SURVEYING CONSULTANTS and shall not be copied or reproduced in whole or in part, for any other purpose than was originally intended unless written consent is given by THOMPSON SURVEYING CONSULTANTS.</p>		<p>File: DWG20968v1PRE Pb</p>	<p>CLIENT: ROMA Pty. Ltd.</p>
		<p>Scale: Vert: N/A Hor: 1:1250</p>	<p>Date: 30Jan/2024 Checked: JT</p>	<p>PROJECT: LOT 9001 ON D.P. 424320, HARBENBERGIA VIEW, DONNYBROOK</p>	<p>TITLE: PRECALCULATION PLAN</p>
		<p>3</p>	<p>DATUM: HOR: COL84 VERT: N/A</p>		

Figure 1 Subdivision Plan of Lot 102 South Western Highway, Donnybrook

2 Results

Accredited BPAD Bushfire practitioner Dani Cuthbert (BPAD48409 - Level 2) visited the site on 5th February 2026. The Site was inspected with the following works completed at the time of inspection, with an assessment against the responsibilities within the approved Bushfire Management Plan, detailed in Table 1. The completed actions are depicted with photos at the end of Section 2.

Table 1 Recommended actions from the approved BMP Lot 102 South Western Highway, Donnybrook

Landowner		
No.	Implementation Action	Status as of 5 th February 2026
1	Establish the access roads to the lot boundaries.	The access roads haven been established to the Lot boundaries, in accordance with the BMP (Photo 1,2 & 3).
2	Establish the water reticulation system and associated infrastructure, including hydrants at the prescribed standard.	Fire hydrants were observed within the Site (Figure 4). The standard of the fire hydrants installed is outside the technical expertise of a Bushfire Consultant.



Photo 1 - Public Road



Photo 2 - Public Road (cul-de-sac head)



Photo 3 - Public Road



Photo 4 - Fire Hydrant with verge marking

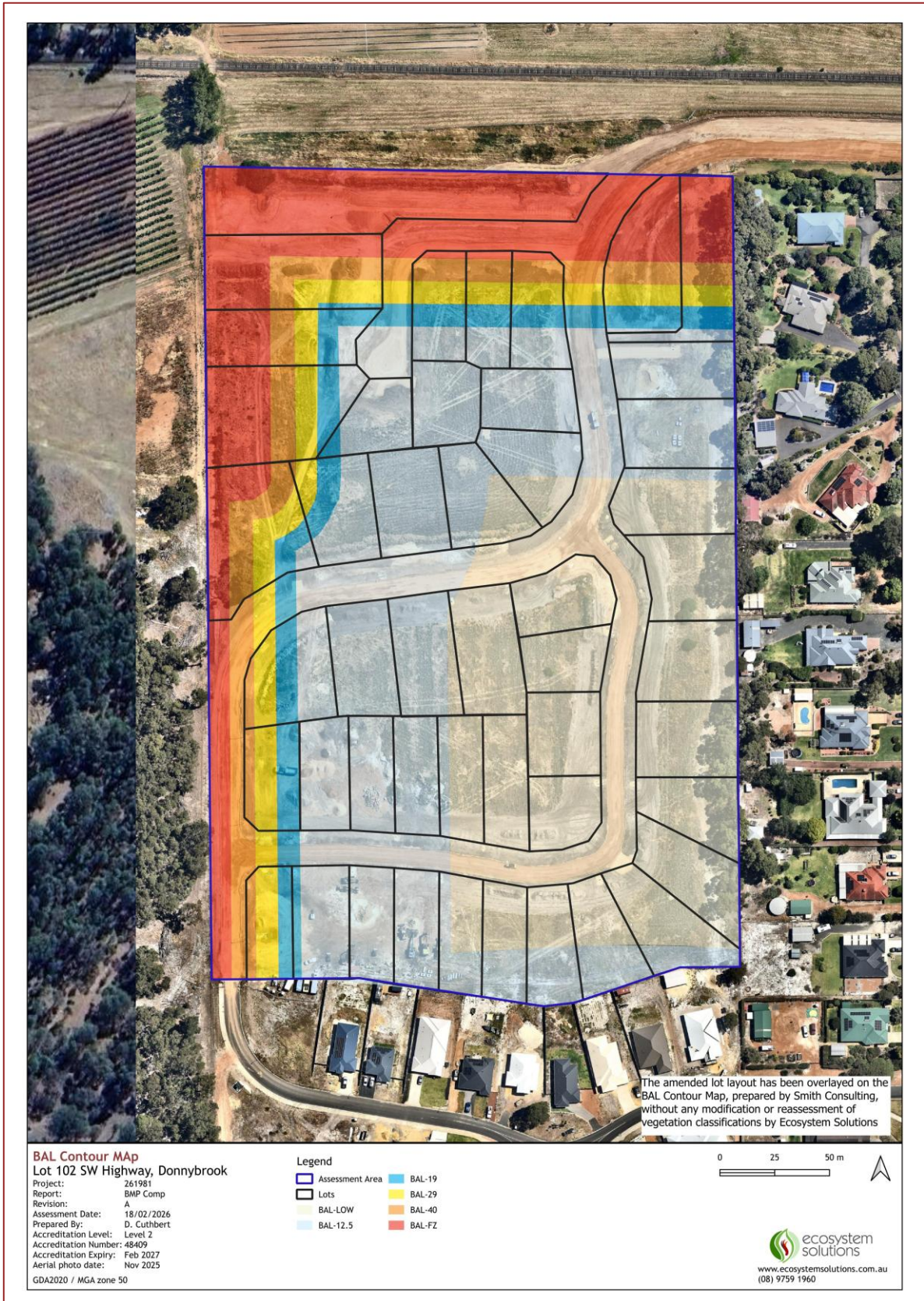


Figure 2 BAL Contour Map (Smith Consulting), showing updated lot layout

3 Conclusion

In summary, the public road network, and water supply has been established to the requirements for bushfire protection purposes, as specified in the Bushfire Management Plan, prepared by Smith Consulting. If you require any further information or details, please feel free to contact us directly.

Yours sincerely



Gary McMahon