BUSHFIRE MANAGEMENT PLAN

Lot 157 Carlin Road, Lot 1600
Yates Street & Lot 5739

Bakers Hill

SHIRE OF NORTHAM



Bushfire Management Plan statement addressing the bushfire protection criteria coversheet

Site address: **9 Yates Street, Bakers Hill WA 6562**

Site visit: **Yes**

Date of site visit (if applicable): **1 October 2025**

Report author or reviewer: **Bridgette Poulton**

WA BPAD accreditation level: **Not accredited (environmental impact assessment practitioner)**

Bushfire management plan version number: **1**

Bushfire management plan date: **30 November 2025**

If one or more of the following are selected, and the decision-maker requires input from DFES, then the application can be referred	YES	NO
Strategic planning is required to address SPP 3.7 and the Guidelines		√
The application is a vulnerable land use		√

None of the above

If one ore more of the following are selected, and the decision-maker requires input form DFES, then the application can be referred.	YES	NO
The BAL rating has been calculated by a method other than Method 1 as prescribed by AS 3959		√
An outcome-based approach has been submitted to demonstrate compliance with the bushfire protection criteria		√

None of the above

Note: If a subdivision or development application meets all the acceptable solutions and does not otherwise trigger a referral as listed above, seeking advice from DFES on SPP 3.7 or other matters is at the discretion of the decision-maker.

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of the report author or reviewer: Date: 30 November 2025



Document Control

Report version	Purpose	Author/Reviewer	Date Submitted
1	Lot realignment	Bridgette Poulton	30/11/2025

Disclaimer: The measures contained in this fire management plan are considered to be minimum standards and they do not guarantee that an asset will not be damaged in a bushfire. All surveys, forecasts, projections and recommendations made in this report associated with the project are made in good faith on the basis of information available at the time; and achievement of the level of implementation of fire precautions will depend among other things on the actions of the landowners and the Shire of Northam. Notwithstanding anything contained therein, the author of this document will not, except as the law may require, be liable for any loss or other consequence arising out of the services rendered.

Underlying Bushfire Principals: In the making of these comments and recommendations in this bushfire management plan, it should be understood that the focus of this document is to look into minimising the threat and impact of a bushfire in a known bushfire prone areas to people, property, heritage and environmental values. It must be concluded that bushfires will occur within the Bakers Hill locality. If there is not an immediate response with sufficient resources, fuel loading and weather conditions prevailing at the time will in a short space in time, encourage high intensity fire to develop posing a risk to life and property. Any person living or staying within a bushfire prone area in the south west of Western Australia must take this established fact into account.

1. Proposal Details

1.1. Subject land location

The subject land occurs in the townsite of Bakers Hill within the Shire of Northam. Immediate surrounds include residential dwellings and businesses to the south, cleared farmland to the north and east, and a small subdivision (not yet containing dwellings) to the west. The subject land is bounded to the west by Carlin Road, to the south by Newman Street and Carlin Road again further to the north. Provision of land at the north of the development is identified for the future Perth to Adelaide Highway. Several Jarrah, Marri and Wandoo woodland reserves in the locality are shown in Figure 1.



Figure 1: Subject land location

1.2 Purpose of the Bushfire Management Plan

This Bushfire Management Plan (BMP) has been prepared to accompany an application to realign Lot 157 Carline Road, Lot 1600 Yates Road & Lot 5739, Bakers Hill, in the Shire of Northam under the Shire of Northam Town Planning Scheme No. 6. The proposal will see the subject land comprising 39 ha, divided into a total of four new lots as shown in Figure 2.

The BMP has been prepared according to the specifications of the *Bushfire Management Plan (BMP) Manual* (Government of Western Australia, 2024) to satisfy the requirements of the *Guidelines for Preparing a Bushfire Risk Management Plan* (DFES, 2023). The subject land is identified as Bushfire Prone Area, as shown in Figure 3.

The aims of the BMP are to:

- preserve assets currently contained on the property in the event of bushfire.
- provide recommendations for future building applications.
- protect the surrounding area from bushfire spread.

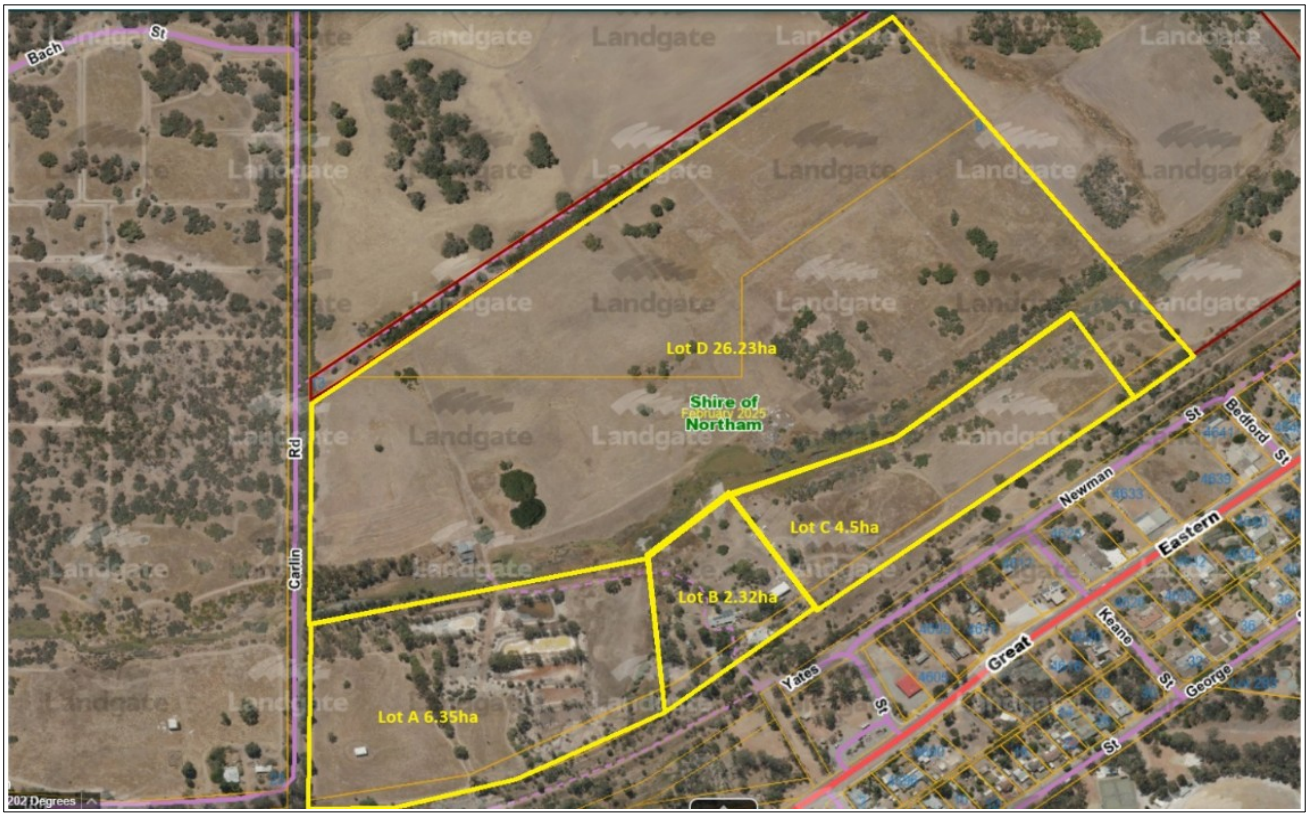


Figure 2: Proposed lot realignment

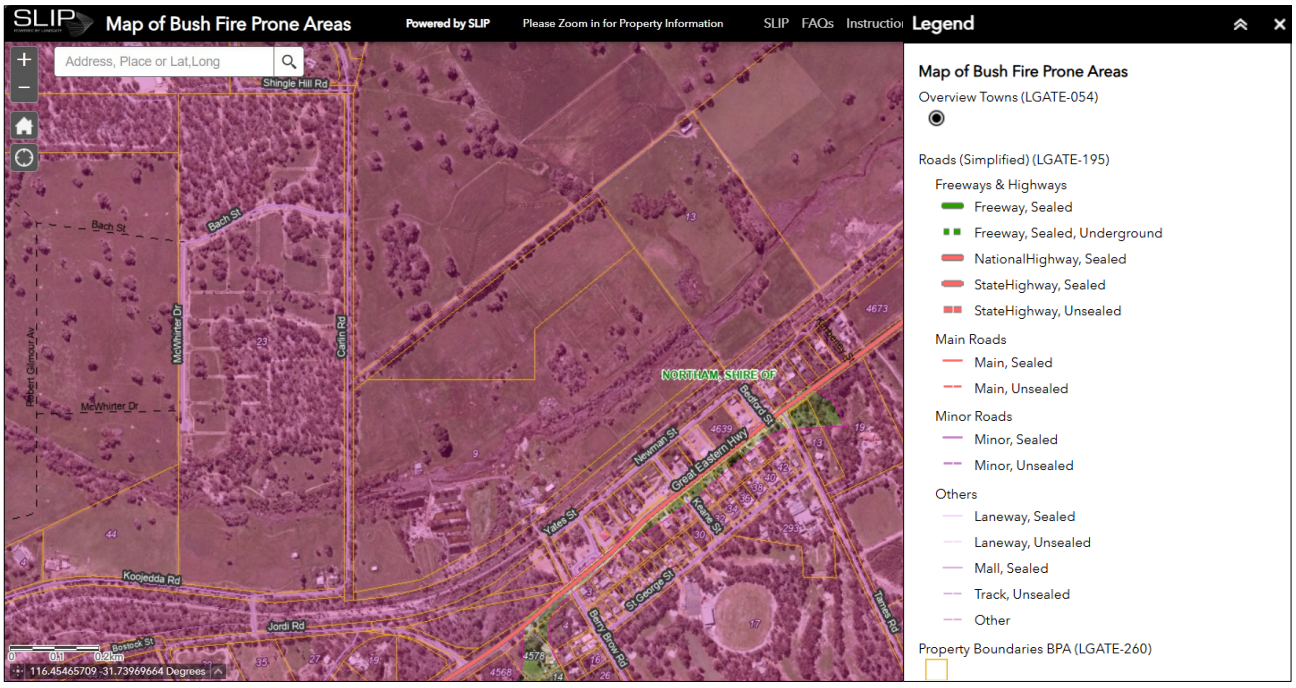


Figure 3: Bushfire prone areas for the subject land

2. Environmental Considerations

The subject land is characterised as agricultural land, cleared prior to 1950, and contains no Threatened ecological communities, Threatened or priority flora, or Threatened or priority fauna. No historical records exist for any species listed as Threatened under either the *Biodiversity Conservation Act 2016 (WA)*, or *Environmental Protection and Biodiversity Conservation Act 1999*.

The Clackline Brook, a tributary of the Avon River runs through the property (Figure 4), and has been partly revegetated.

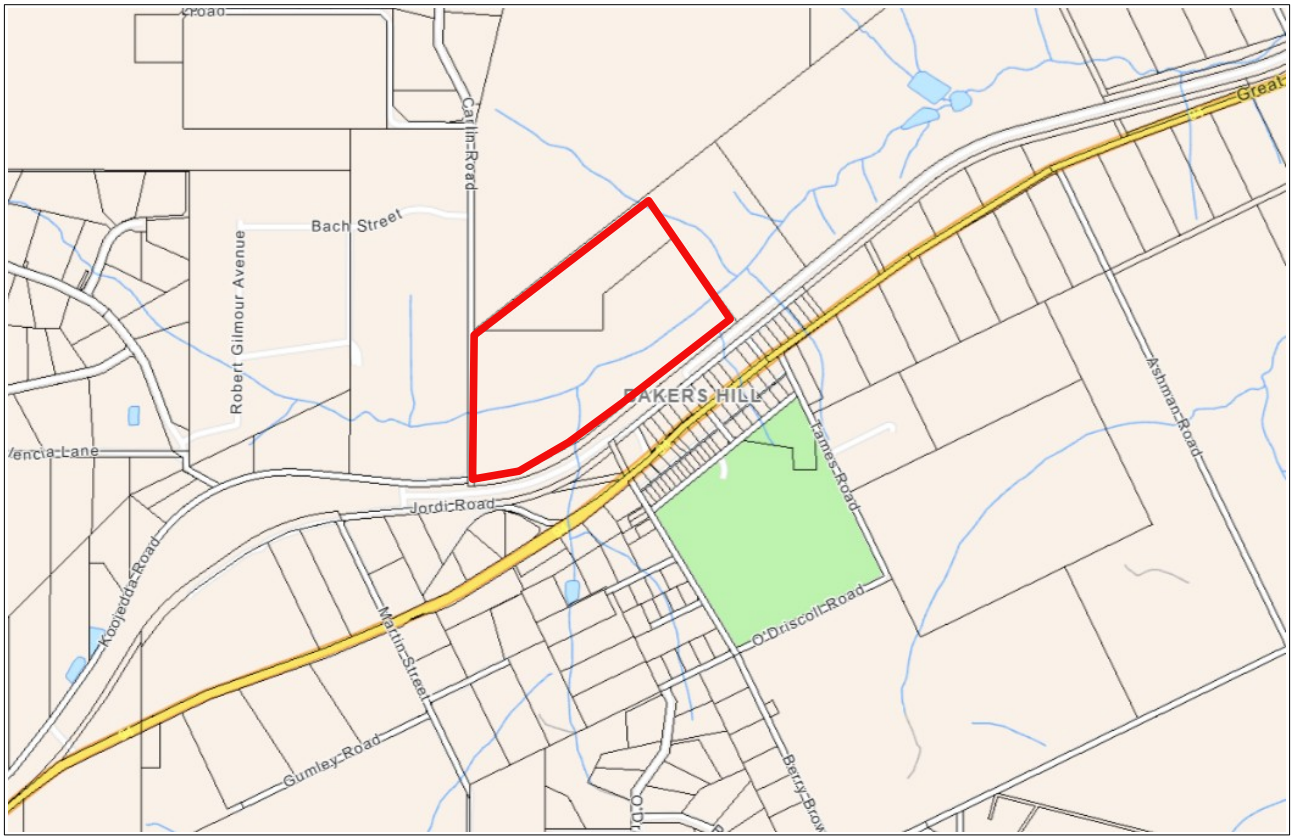


Figure 4: Inland waters (source: DMBC, ESRI)

2.1 Native Vegetation – Modification and Clearing

No clearing of native vegetation is proposed.

2.2 Revegetation/Landscaping

No revegetation or landscaping is proposed.

3. Bushfire Assessment Results

3.2 Broader Landscape Assessment

The Mediterranean climate experienced in the Swan Coastal Plain region is such that the majority of rainfall occurs in late autumn through to early spring. This rainfall supports substantial vegetation growth which dries off in Summer/Autumn.

The assessment of fire risk takes into account existing site conditions which include:

- Topography with particular reference to ground slopes and accessibility.
- Vegetation cover – both remnant and revegetation.
- Relationship to surrounding development.

The subject land is bordered by cleared farmland to the north with a narrow strip of planted vegetation on the neighbouring property. Small clusters of remnant vegetation are also present on neighbouring properties to the east and north. The neighbouring property to the west, on the other side of Carlin road also contains a mix of remnant vegetation with a smaller proportion of cleared farmland. Part of this property is planned for further development, although appears not to yet subdivided based on available cadastre data (see Figure 4 above). Based on current satellite imagery, the closest block to the subject land would be within the 100 m buffer zone.

The Bakers Hill townsite is located in close proximity to the subject land, which borders the Kep Track to the south. The Kep Track is currently maintained by the Shire of Northam. Beyond the Kep track lies several local businesses that front onto the Great Eastern Highway. The nearest business is located 112 m, and the nearest dwelling 103 m from the subject land (south eastern corner), respectively. Bakers Hill's central residential area lies south of the Great Eastern Highway, which includes Bakers Hill Primary School, 300 m from the subject land.

3.2 Bushfire Hazard Assessment (BHA) Inputs

Four vegetation types have been identified across the subject land: crop/pasture at 0 degrees, crop/pasture at a slope of 10 degrees, revegetated creekline at 0 degrees, and clusters of planted vegetation at 0 degrees. Creekline generally contains a mixture of trees and shrubs, with the vast number of trees less than 5 m tall. Photos of vegetation types are provided in Table 1, with photo monitoring points shown in Figure 5.

Table 1: Vegetation types occurring on the subject land

Photo ID: PM 1 Vegetation classification: exotic grassland Topography: 0 degrees Description: crop/pasture	
Photo ID: PM 2 Vegetation classification: exotic grassland Topography: 10 degrees Description: crop/pasture	
Photo ID: PM 3 Vegetation classification: planted vegetation – native (open woodland) Description: creekline	

Photo ID: PM 4 Vegetation classification: planted vegetation – native (mainly shrubs) Description: creekline	
Photo ID: PM 5 Vegetation classification: Planted vegetation – exotic Description: exotic eucalyptus	
Photo ID: PM 6 Vegetation classification: planted vegetation – woodland Description: creekline	



Figure 5: Vegetation photo monitoring points

The BHA for the subject land included two components: assessment of the risk posed to existing assets, and the assessment of the risk for future development applications.

Existing assets include items listed on the Cultural Heritage Register of WA: winery building, Morton Bay fig trees and homestead archaeological site, part of the brewery building, cottage, fig tree, pear trees, and two mulberry trees. All of the trees listed are well over 100 years old. Other assets not of historical significance include two sheds. The locations of assets in relation to vegetation hazards are shown in Figure 6.

Bushfire attack level (BAL) was calculated for each vegetation type identified to establish safe asset protection zone (APZ) distances between current and future assets (Table 2). A BAL of -29 or less is considered acceptable.

Figure 5

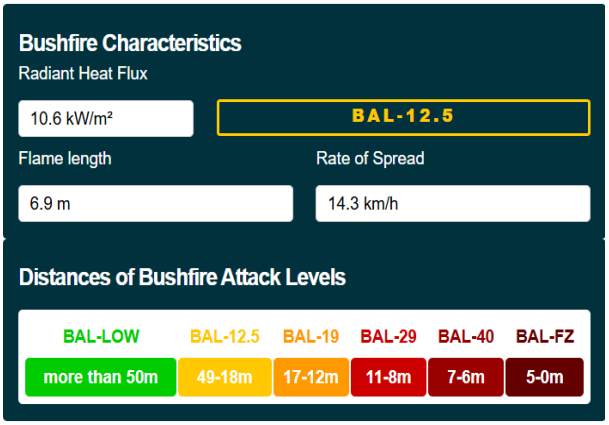
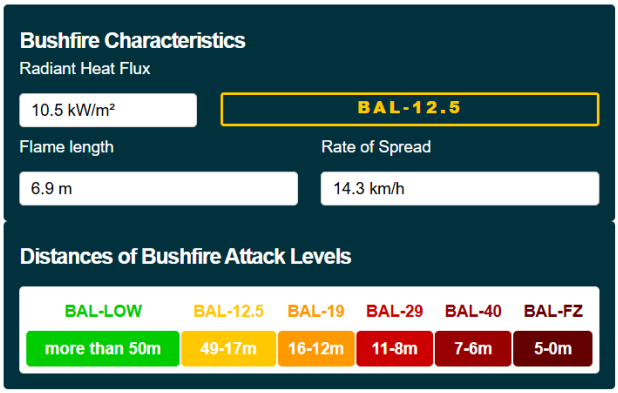
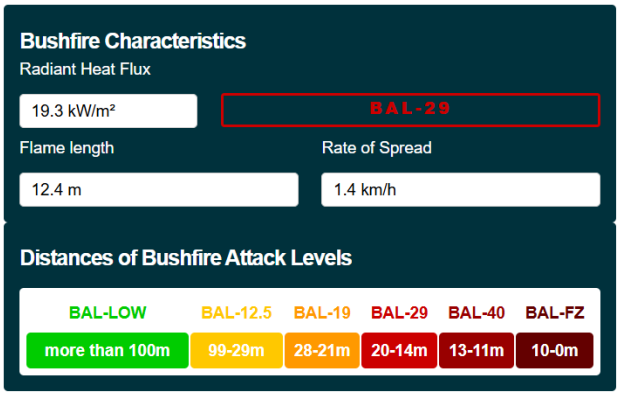


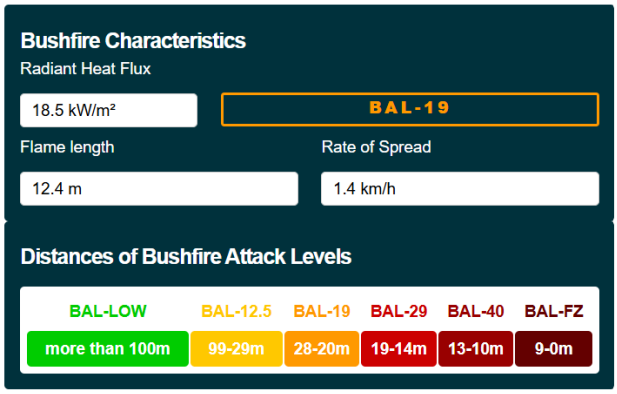
Legend

- Shrub
- Water Tank
- Subject Land
- 100 m Buffer
- Paddock Tree
- Woodland Cluster
- Creekline Vegetation
- Asset

0 100 200 m

Map: Bushfire Management Plan
Author: B. Poulton 27 November 2025
Sources: Google Maps

Table 2: BAL calculations for subject land vegetation types			
Vegetarian area	**Applied vegetation classification**	**Effective slope under classified vegetation (degrees)**	**BAL calculated based on 20 m APZ from vegetation**
1.	Grassland – pasture	10	
2.	Grassland – pasture	0	
3.	Woodland – creekline	0	

4.	Woodland – cluster	10	

The BHA for the subject land is rated 'Moderate.'

3.3 BHA outputs

As the purpose of this BMP is to accompany an application for lot realignment, with future development currently unknown, further BMPs will be need to accompany future development applications.

No physical changes to the subject land are currently proposed.

4. Identification of Bushfire Hazard Issues

Considering that proposed lots contain ample grassland (crop/pasture), all are suitable for future development providing that suitable APZs are implemented for future buildings inline with the BAL calculations provided in Table 2.

5. Assessment against the Bushfire Protection Criteria

5.1 Compliance Table

Table 3: Compliance table

Bushfire Protection Criteria	**Method of compliance**	**Proposed bushfire management strategies**
Element 1: Location	A1.1a – Broader Landscape Type A A1.1b – Broader Landscape Type B	The subject land is located north of the Bakers Hill townsite with ready access to Great Eastern Highway.
Element 2: Siting and design	A2.1 – Siting and design	The siting and design of future buildings is currently unknown and will be addressed in a separate BMP.
	A2.2 – Clearing of native vegetation	No clearing of native vegetation is proposed.

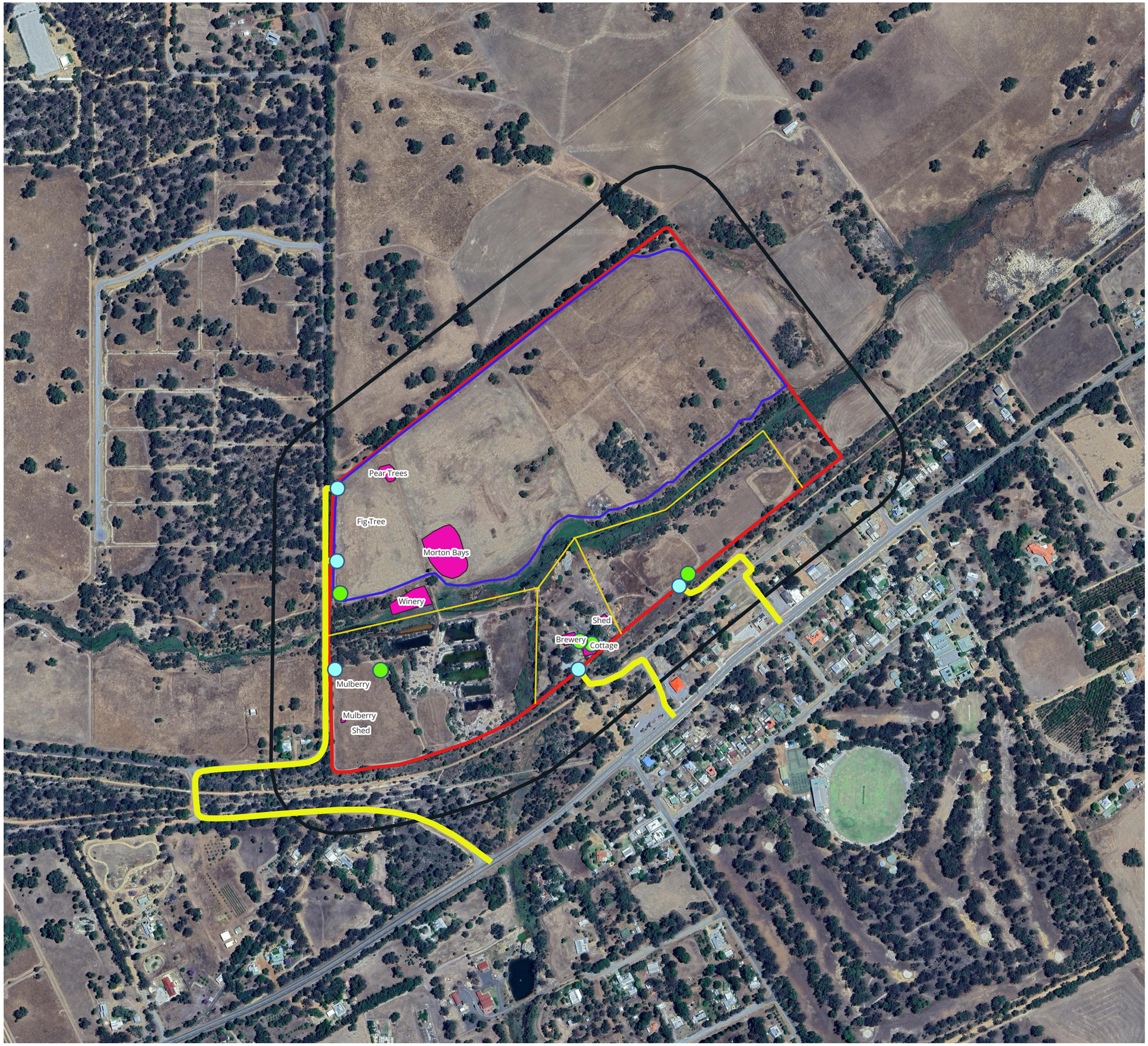
Bushfire Protection Criteria	Method of compliance	Proposed bushfire management strategies
Element 3: Vehicular Access	A3.1 Public roads	The current proposal will not result is high density housing that requires any road modification.
	A3.2 Access roads	Proposed lots A and D have existing access to Carlin Road, Lot B is accessed via Yates Street and Lot C is accessible onto via the Kep Track onto Keane Street (shown in Figure 7).
	A3.3a – No-through roads	N/A
	A3.3b – No through roads requirements	N/A
Element 4: Water	A4.1 – Water Supply	Properties are required to maintain 10,000 L water tanks with suitable fire truck connections.

5.2 Bushfire Mitigation Measures

Bushfire mitigation measures for the proposal are straightforward. The subject land contains no historical records for biodiversity values. Assets of cultural heritage significance must be retained and modified only in compliance with the *Heritage Act 2018* (WA). Only the northern proposed lot (D) will exceed 10 ha and require a 4 m firebreak maintained is compliance with Shire of Northam requirements. Bushfire mitigation measures, including emergency exit routes for each lot to Great Eastern Highway, are provided in Figure 7. The nearest Bushfire Brigade facility is located at 125 Tames Road, which is less than 1 km from the subject land.

Each lot will maintain a 10,000 L water tank with acceptable firetruck fittings. Future developments will be addressed subsequent BMPs.

Prior to sale of lots by the current landowner, the subject land will be managed as a single property, with access maintained between them an a single water tank with a minimum capacity of 10,000 L.



Legend

- Shrub
- Water Tank
- Exit
- Firebreak
- Escape Route
- New Lot Boundaries
- Asset
- 100 m Buffer
- Subject Land

0 100 200 m

Map: Bushfire Management Plan
Author: B. Poulton 27 November 2025
Sources: Google Maps

6. Responsibilities for Implementation and Management of the Bushfire Mitigation Measures

The responsibilities of relevant stakeholders are provided below.

6.1 Current landowner responsibilities

Prior to sale of lots the current landowner will carry out the activities as described below, continuing to manage the subject land as a single property. Following sale, the current landowner relinquishes all responsibilities relating to bushfire mitigation for the relevant property.

- The Notification shall alert purchasers of land and successors in Title of the responsibilities of this BMP.
- Construction of internal firebreaks as detailed in Figure 7.
- Supply a copy of this BMP to each property owner on sale of the allotment.

6.2 Shire of Northam responsibilities

The responsibility for compliance with legal requirements lies with individual property owners and occupiers. The following conditions are not intended to unnecessarily transfer some of the responsibilities to the Shire of Northam. The Shire of Northam shall be responsible for:

- Developing and maintaining district firefighting facilities.
- Noting that the heritage listed cottage is located only 1 m from the subject land boundary, minimise fuel load on the subject land's southern boundary.
- Provide advice on appropriate techniques to achieve bushfire hazard reduction for individual properties.
- Maintain the condition of the district water tanks and the apparatus for firefighting purposes in good order.

6.3 New owner responsibilities

To reduced level of risk and threat of bushfire, the owners/occupiers of lots created by this proposal will be responsible for implementing measures protecting their own assets from the threat and risk of bushfire.

- Maintain internal firebreaks clear of flammable material on their property by the dates shown on the Shire of Northam Firebreak Notice (proposed Lot D only).
- Maintain in good order and condition all property fencing and gates ensuring that vegetation does not encroach over the firebreak.
- Ensure all domestic dwellings are designed and constructed in full compliance with the requirements of the Shire of Northam.
- Implement and maintain APZs as described in section Table 2 of this BMP
- Install the required 10,000 litre water supply (tank within lot) that meets construction and vehicle access specifications.
- Driveways are to be cleared to 6 m wide and have a 4 m trafficable surface and 4 m vertical clearance.
- Comply with the following hazard reduction programme:
    - Autumn to Winter (May – August):
        - Tree pruning – remove lower branches; check that power lines are clear.

        - Reduce fuel levels around the house – clear long grass, leaves, twigs and flammable shrubs.
        - Ensure petrol and other flammables are safely stored away from the main dwelling.
        - Make sure your fire fighting equipment is in good working condition and serviced where required.
        - Make sure all residents are aware of your emergency plan including evacuation routes.
    - Spring (September – November):
        - Move woodpiles and stacked timber away from the main dwelling.
        - Keep grass short – not to exceed 5 cm in height.
        - Clean gutters and roof debris.
        - Install and maintain firebreaks in accordance with this plan and the firebreak notice.
    - Summer (November – May):
        - Water lawns, trees and shrubs near the buildings to keep them green.
        - Re-check fire fighting equipment, screens, water supplies and that gutters remain clear.
    - Long Term Precautions:
        - Ensure firebreaks are prepared in accordance with this fire management plan, the latest Firebreak Notice and any variation to the fire order issued by council.
        - Ensure that any planting of wind breaks or trees is in accordance with this fire management plan and will not be detrimental to fire suppression requirements in years to come.
        - Make sure that the buildings are safe – fit ‘wire’ fly screens and shutters, fill gaps in roof/wall spaces, fit fire screens to evaporative air conditioners and have them operable to provide a water only supply.
        - Consider installing external building sprinkler systems with static water supply and ‘back-up’ power for emergencies.
        - Get basic training in fire fighting from your local bush fire brigade or even join your local brigade.

Certification by bushfire consultants

I Bridgette Poulton, certify that at the time of inspection, the BAL ratings contained within the BMP ratings contained within this BMP are correct; and implementation actions 1–6 have been undertaken in accordance with the BMP.



Date: 30/11/2025

Bridgette Poulton

Bachelor of Science (Environmental Science)
Bachelor of Science (Biological Science)
Master of Environmental Science
Environmental Impact Assessment practitioner

References

CSIRO 2025, *Bushfire Best Practice Guide*, [Online], Australian Government, available: BAL assessment – Bushfire best practice guide

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