

Urban Quarter  
Bushfire Management Plan (BMP) Compliance Report  
Stage 5 East of the Beach  
Eglington

1 October 2021

61654/140,695 (Rev 0)

JBS&G Australia Pty Ltd T/A Strategen-JBS&G

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## 1. Introduction

### 1.1 Site/development summary

Table 1 provides a summary of the site and proposed development. The development layout and subject lots are shown in Figure 1.

**Table 1: Site/development summary**

Site details	
Address details	36 proposed residential lots within Stage 5 East of the Beach, Eglinton, WA, 6034
Local government area	City of Wanneroo
Description of building works	Construction of a single residential dwelling (Class 1a building and associated Class 10a structures) within each lot

### 1.2 Purpose of report

This Bushfire Management Plan (BMP) compliance report has been prepared for 36 proposed residential lots within Stage 5 East of the Beach (hereafter referred to as the project area). Lots within Stage 5 are subject to WAPC subdivision approval (WAPC Ref. 155700, issued on 22 December 2017). Conditions 21 and 22 of the subdivision approval state the following in relation to bushfire management requirements:

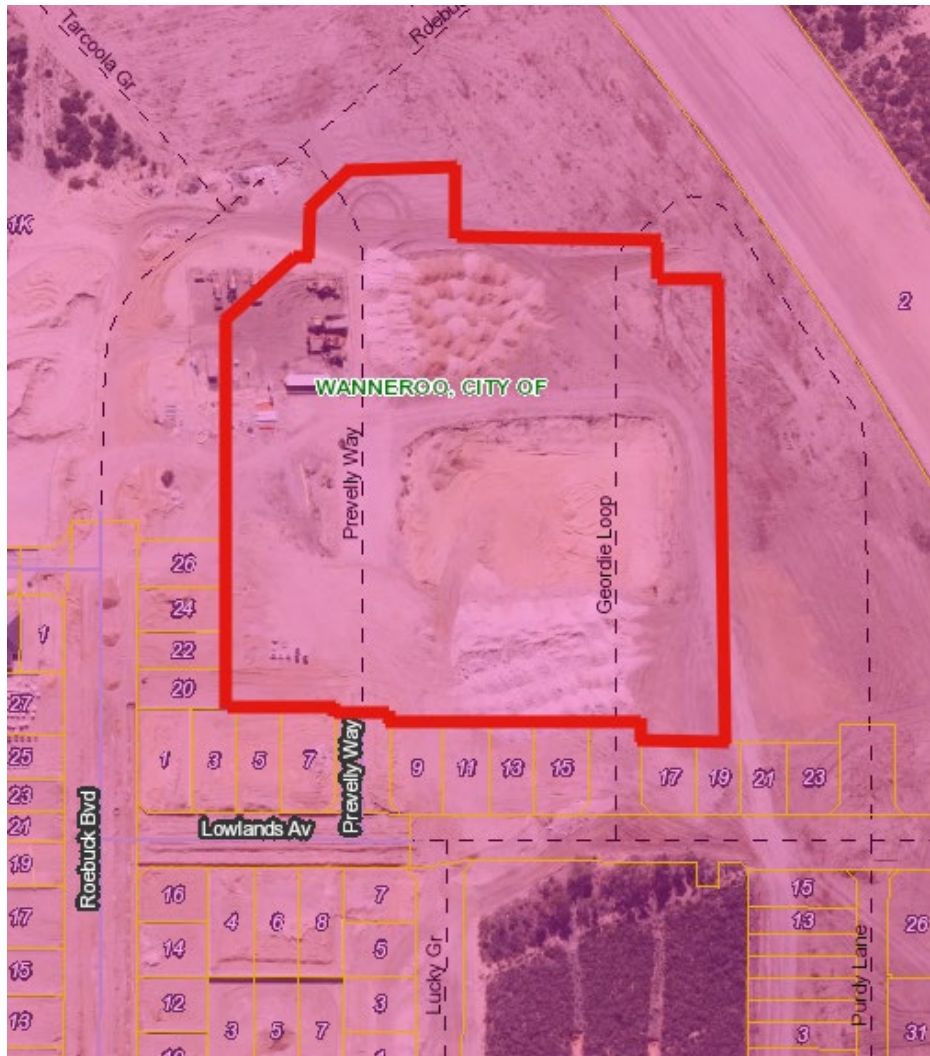
***Condition 21.** Information is to be provided to demonstrate that the measures contained in the bushfire management plan for Lot 6 Taronga Place, Eglinton (dated September 2017) that address the following:*

- a) clearing and maintenance of an Asset Protection Zone (APZ) within the rail reserve to the east of the site until such time that the rail reserve is developed*
- b) maintenance of retained vegetation within Public Open Space areas on a regular and ongoing basis at a low fuel load*
- c) maintenance of cleared vacant land in a low fuel state through slashing of grasses and weeds to a height of less than 100 mm*
- d) construction and maintenance of firebreaks to the specification of the local government have been implemented during subdivisional works. (Local Government)*

***Condition 22.** A compliance certificate/report for the BAL Contour Map relating to the approved subdivision shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission. (Local Government)*

This report provides the evidence and documentation required to address the abovementioned conditions of subdivision to facilitate clearances for proposed lots within the project area. Since all proposed lots are situated in a designated bushfire prone area (as per Plate 1), this report also provides a post-subdivisional works update of the Bushfire Attack Level (BAL) ratings for individual lots within the project area. The report has been prepared for the benefit of the developer, future lot purchasers and decision makers. BAL certificates for each individual lot (contained Appendix A) have been prepared based on the final site compliance check and are appended to this report for use at the building permit stage.

The BAL assessment outlined in this report is the most up to date assessment from Strategen-JBS&G relating to the project area and has been prepared in consideration of the previous BAL contour assessment documented in the Bushfire Management Plan (BMP) prepared to accompany the subdivision application stage of the development. The approach for preparation of this BMP compliance report is consistent with Section 4.2 and Appendix 3 of *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2017).



**Plate 1: Map of Bushfire Prone Areas output (DFES 2019)**













## 2. Implementation of relevant bushfire management measures

The endorsed subdivision BMP includes bushfire management strategies that are inherent to the ability for Stage 5 residential lots to achieve the BAL ratings shown indicatively on the original BAL Contour Map.

Strategen-JBS&G can confirm that the following relevant bushfire management strategies detailed in the endorsed BMP have been implemented as intended throughout the duration of subdivisional works.

**Table 2: BMP implementation actions**

Action	Status	Evidence	Certification by bushfire consultant
<b>Clearing and maintenance of an Asset Protection Zone (APZ) within the rail reserve to the east of the site until such time that the rail reserve is developed'</b>	Complete	Clearing and maintenance of the APZ within the rail reserve is ongoing in consultation with NEWest Alliance and the PTA. A substantial APZ (low threat staging buffer) has been established at the eastern interface of Stage 5 in accordance with the BMP and is currently being maintained in a low threat state in accordance with Schedule 1 of the Guidelines (refer to Figure 1 and Figure 2).	Zac Cockerill (Level 2 BPAD37803) 
<b>Maintenance of retained vegetation within Public Open Space areas on a regular and ongoing basis at a low fuel load</b>	Complete	Adjacent Stages 4, 6 and 7 POS areas have been established to be excludable under Clauses 2.2.3.2 (b) and (c) of AS3959 such that any retained POS vegetation has zero BAL impact. Future landscaping of these POS areas will continue the low threat vegetation status.	Zac Cockerill (Level 2 BPAD37803) 
<b>Maintenance of cleared vacant land in a low fuel state through slashing of grasses and weeds to a height of less than 100 mm:</b>	Complete	A 100 m wide low threat staging buffer has been established where required around Stage 5 and is currently being maintained in a low fuel state in accordance with AS 3959 Clause 2.2.3.2 (f). Surrounding stages of development are completely cleared and/or built out.	Zac Cockerill (Level 2 BPAD37803) 
<b>Maintain road reserves in a low fuel state</b>	Complete	All road reserves either have been, or will be constructed and maintained in a low fuel state consistent with standard high density urban street verges.	Zac Cockerill (Level 2 BPAD37803) 
<b>Ensure compliance with the CoW firebreak notice</b>	Complete	Firebreaks are not required for proposed Stage 5 lots; however, ongoing slashing of regrowth grassland and weeds to less than 50 mm in height on vacant residential lots less than 4000 m <sup>2</sup> will continue to be undertaken as per the City's firebreak notice.	Zac Cockerill (Level 2 BPAD37803) 
<b>BAL compliance check</b>	Complete	This report provides the appropriate BAL compliance check for Stage 5 lots (refer to Figure 1 and Figure 2, as well as BAL certificates contained in Appendix A).	Zac Cockerill (Level 2 BPAD37803) 

Action	Status	Evidence	Certification by bushfire consultant
<b>Construct all new internal roads and temporary cul-de sacs in accordance with subdivision approval and technical requirements of the Guidelines</b>	Complete, with works bonded	Stage 5 lots are provided two connections with Lowlands Avenue in the south via Prevelly Way and Geordie Loop, both of which will be constructed as temporary compliant cul-de-sacs until such time as they are extended as part of Stages 12 and 7. As such, two compliant temporary turnarounds will be provided at the northern termination points of Prevelly Way and Geordie Loop, as per civil engineering plans contained in Appendix C. All proposed public roads will meet technical requirements of the Guidelines, as per civil engineering plans contained in Appendix C. These works, although not fully constructed on ground at the time of audit, are bonded to ensure delivery of works prior to site occupancy.	Zac Cockerill (Level 2 BPAD37803) 
<b>Construction and maintenance of firebreaks to the specification of the local government</b>	Complete	A compliant firebreak is being maintained within the balance landholding	Zac Cockerill (Level 2 BPAD37803) 
<b>Provision of reticulated water supply</b>	Complete, with works bonded	A compliant reticulated water and street hydrant network will be delivered for Stage 5 lots in accordance with technical requirements of the Guidelines, as per civil engineering plans contained in Appendix D. These works, although not fully constructed on ground at the time of audit, are bonded to ensure delivery of works prior to site occupancy.	Zac Cockerill (Level 2 BPAD37803) 
<b>Certification of BAL ratings</b>	Complete	Appendix A of this report provides the required BAL certification for individual Stage 5 lots	Zac Cockerill (Level 2 BPAD37803) 

### 3. Bushfire assessment results

#### 3.1 Assessment inputs

##### 3.1.1 Vegetation classification

Strategen-JBS&G assessed classified vegetation and exclusions within the 150 m assessment area through on-ground verification on 25 August 2021 in accordance with AS 3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018) and the *Visual Guide for Bushfire Risk Assessment in Western Australia* (DoP 2016). Georeferenced site photos and a description of the vegetation classifications and exclusions are contained in Appendix B and depicted in Figure 1.

Site observations show that the vegetation classifications have been slightly amended from the post-development vegetation classifications determined by the endorsed BMP (Strategen 2017), in that areas of previously classified Class C shrubland east of the railway corridor have been upgraded to Class D scrub, which presents a more appropriate classification based on the latest site assessment.

##### 3.1.2 Effective slope

Strategen-JBS&G assessed effective slope under classified vegetation within the 150 m assessment area through on-ground verification on 25 August 2021 in accordance with AS 3959. Results were cross-referenced with DPIRD 2 m contour data and are depicted in Figure 1.

Site observations show that effective slope under the classified vegetation aligns with the effective slopes identified within the endorsed BMP (Strategen 2017), this being down-slope at 0–5 degrees in relation to the Class D scrub identified east of the railway corridor.

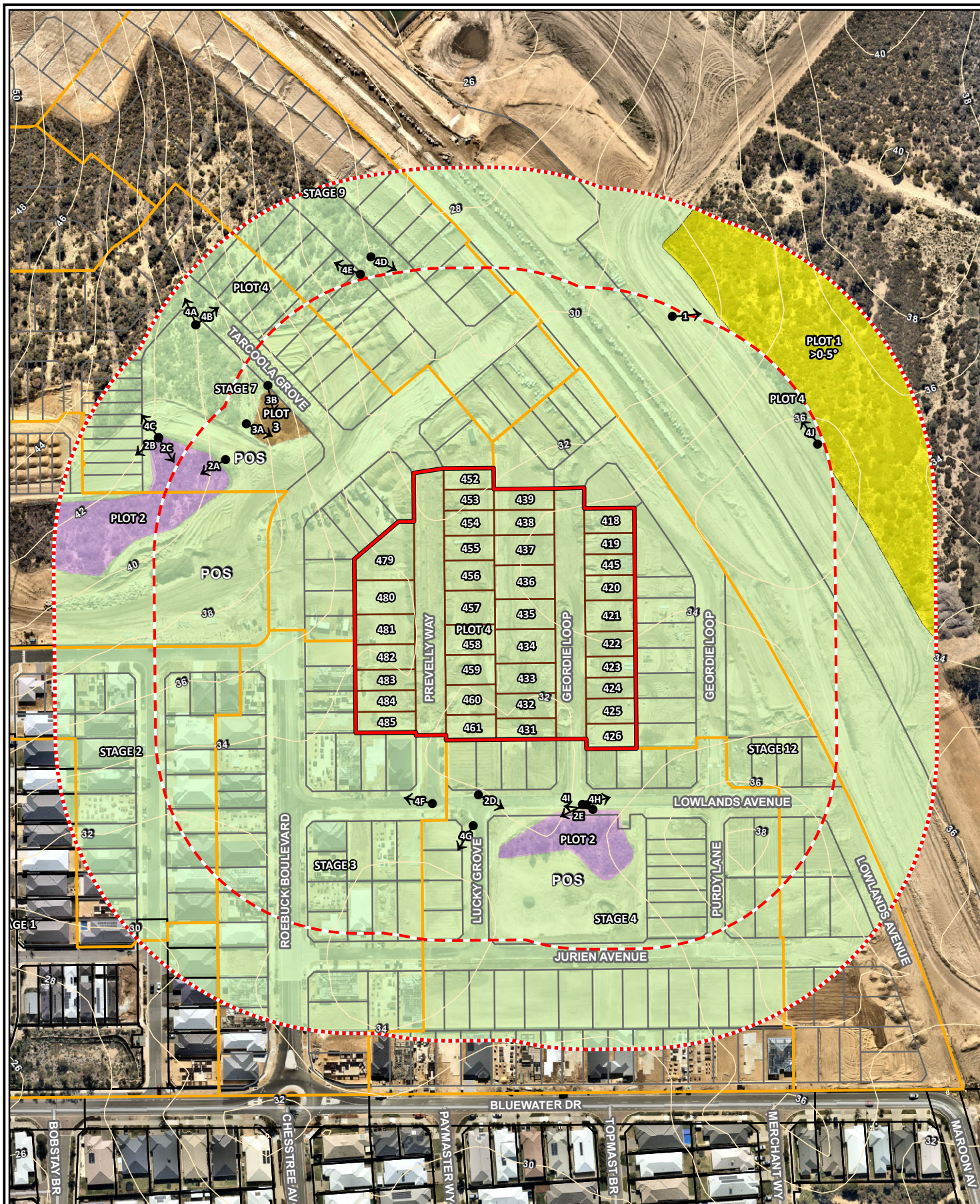
##### 3.1.3 Summary of inputs

Figure 1 illustrates the current vegetation classifications and exclusions observed during the site inspections. The vegetation classifications/exclusions and effective slope are summarised in Table 3.

**Table 3: Summary of vegetation classifications, exclusions and effective slope**

Vegetation plot	Vegetation classification	Effective slope	Comments
1	Class D Scrub	Downslope >0–5°	Scrub vegetation with a continuous horizontal fuel profile between 2–6 m in height adjacent east of the railway corridor.
2	Excluded – Clause 2.2.3.2 [b]	N/A	Pockets of retained vegetation within Stages 4 and 6 POS that are less than 1 ha in size and not within 100 m of any other vegetation being classified vegetation.
3	Excluded – Clause 2.2.3.2 [c]	N/A	Area of retained vegetation within Stage 7 POS that is less than 0.25 ha in area and not within 20 m of the site, or other areas of vegetation being classified vegetation.
4	Excluded – Non-vegetated & Low threat (Clauses 2.2.3.2 [e] and [f])	N/A	Existing areas of non-vegetated land or low threat managed vegetation.





#### Legend

- |   |  |
|---|--|
| <span style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></span> Project area                               | <span style="background-color: yellow; width: 20px; height: 10px; display: inline-block;"></span> Vegetation classification  |
| <span style="border: 2px dashed red; width: 20px; height: 10px; display: inline-block;"></span> 100m assessment area                      | <span style="background-color: purple; width: 20px; height: 10px; display: inline-block;"></span> Class D Scrub  |
| <span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> 150m assessment area                     | <span style="background-color: brown; width: 20px; height: 10px; display: inline-block;"></span> Clause 2.2.3.2 (b)  |
| <span style="border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Cadastral boundary                       | <span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span> Clause 2.2.3.2 (c)   |
| <span style="background-color: purple; width: 20px; height: 10px; display: inline-block;"></span> Bushfire prone areas                    | <span style="background-color: lightgreen; width: 20px; height: 10px; display: inline-block;"></span> Clause 2.2.3.2 (e) & (f)   |
| <span style="border-bottom: 2px solid orange; width: 20px; display: inline-block;"></span> Stage boundaries                               | <span style="border-bottom: 1px solid orange; width: 20px; display: inline-block;"></span> Topographic contours (mAHD)   |
| <span style="border-bottom: 2px solid brown; width: 20px; display: inline-block;"></span> Proposed lots                                   | <span style="border-bottom: 1px solid grey; width: 20px; display: inline-block;"></span> Roads (MRWA)  |
| <span style="border-bottom: 2px dashed grey; width: 20px; display: inline-block;"></span> Future indicative lot layout on adjacent stages | <span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid black;"></span> Photo point directions |

Scale 1:2,515 at A4

0 25 50  
metres

Coord. Sys. GDA 1994 MGA Zone 50



Job No: 61654

Client: Urban Quarter

Version: A

Drawn By: jcrute

Date: 13-Oct-2021

Checked By: CT

Stage 5 East of the Beach  
Eglinton, WA

VEGETATION CLASSIFICATION  
AND EFFECTIVE SLOPE

FIGURE 1





## 3.2 Assessment outputs

### 3.2.1 Bushfire Attack Level (BAL) contour assessment

Strategen-JBS&G has undertaken a BAL contour assessment for the project area in accordance with Method 1 of AS 3959 (Figure 2). The Method 1 procedure incorporates the following factors:

- state-adopted FDI 80 rating
- vegetation classification
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

The BAL contours are based on the current on-ground site conditions and take into consideration the bushfire management measures that have been implemented on site as listed in Section 2.

Results of the BAL contour assessment are detailed in Table 4 and illustrated in Figure 2.

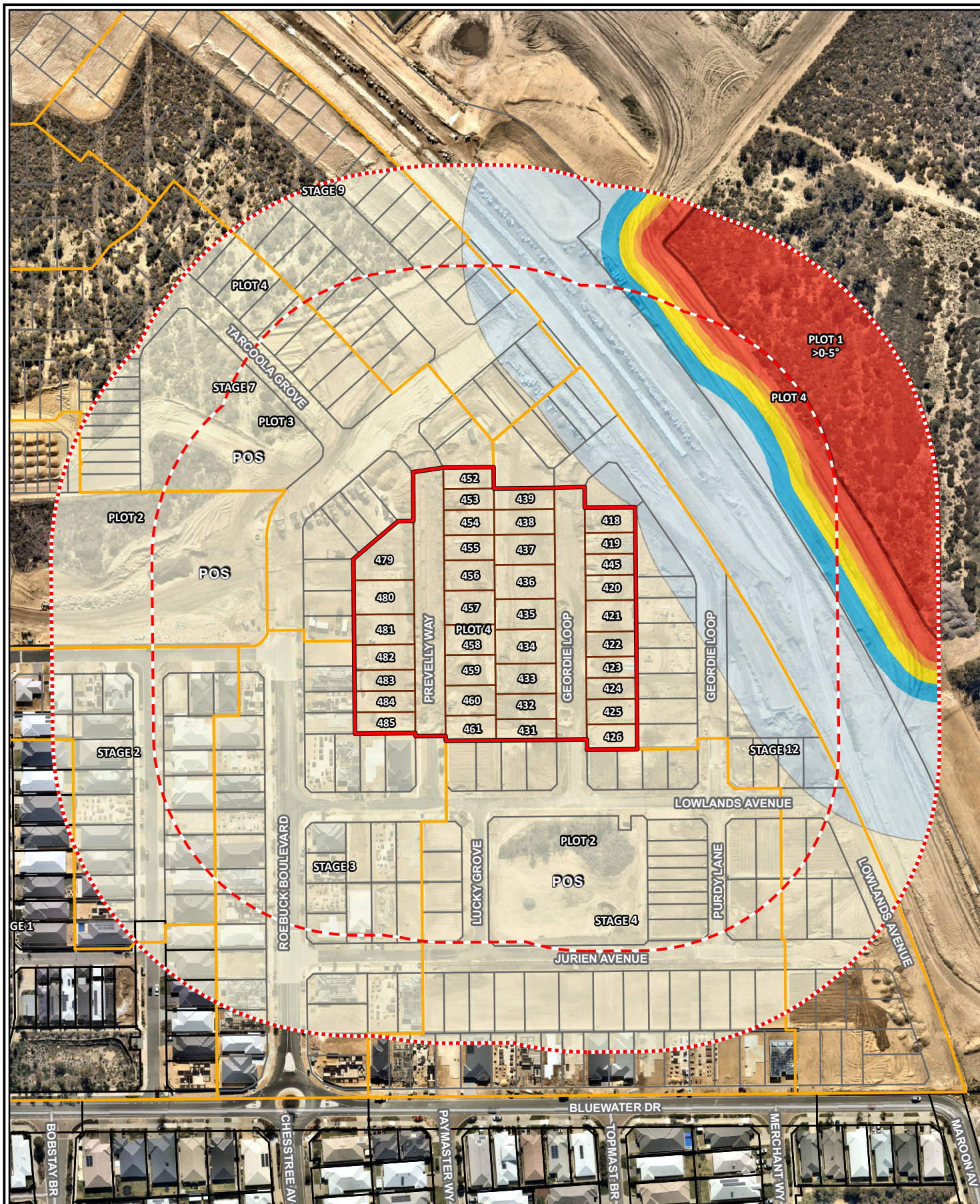
**Table 4: BAL contour assessment results**

Method 1 BAL determination					
Lot	Vegetation plot	Vegetation classification	Effective slope	Separation distance	Highest BAL
418	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
419	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
420	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
421	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
422	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
423	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
424	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
425	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
426	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
431	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
432	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
433	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
434	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
435	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
436	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
437	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
438	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
439	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
445	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
452	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
453	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
454	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
455	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
456	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
457	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
458	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
459	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
460	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
461	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
479	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
480	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
481	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
482	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
483	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
484	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low
485	1	Class D Scrub	Downslope >0–5°	>100 m	BAL–Low

### **3.2.2 BAL certificates**

BAL certificates for the subject lots are provided in Appendix A in accordance with the BAL contour assessment results detailed in Table 4.



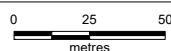


# Legend

- Project area
- 100m assessment area
- 150m assessment area
- Cadastral boundary
- Bushfire prone areas
- Stage boundaries
- Proposed lots
- Future indicative lot layout on adjacent stages

- Classified vegetation
- BAL contours
- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- BAL Low
- Roads (MRWA)

Scale 1:2,500 at A4



Coord. Sys. GDA 1994 MGA Zone 50



Job No: 61654

Client: Urban Quarter

Version: A

Date: 07-Oct-2021

Drawn By: jcrute

Checked By: CT

Stage 5 East of the Beach  
Eglinton, WA

BAL CONTOUR MAP

FIGURE 2





#### **4. Conclusion and recommendations**

This BMP compliance report has been prepared for 36 proposed residential lots within Stage 5 East of the Beach to address Conditions 21 and 22 of WAPC subdivision approval (Ref. 155700) and provide a final BAL check for individual lots for use at the building permit stage. Assessment results are consistent with current on-ground conditions. Strategen-JBS&G can confirm that the existing BMP over the site has been implemented as intended throughout the duration of subdivisional works for the relevant Stage 5 area and adjacent land to achieve the BAL outcomes as intended and comply with bushfire protection criteria of the Guidelines. Strategen-JBS&G considers that the BAL contour assessment and BAL certificates outlined in this report are accurate to inform individual lot building permit applications.

Ongoing requirements of the current City of Wanneroo annual firebreak notice should continue to be implemented as required, particularly with regards to ongoing fuel management of cleared vacant lots and firebreak maintenance requirements.

## 5. References

Department of Fire and Emergency Services (DFES) 2019, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, [10/09/2021].

Department of Planning (DoP) 2016, *Visual guide for bushfire risk assessment in Western Australia*, Department of Planning, Perth.

Standards Australia (SA) 2018, *Australian Standard AS 3959–2018 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.

Strategen-JBS&G 2021, *Bushfire Management Plan Stage 4 East of the Beach*, prepared for Urban Quarter, June 2021.

Western Australian Planning Commission (WAPC) 2017, *Guidelines for Planning in Bushfire Prone Areas*, Version 1.3 August 2017, Western Australian Planning Commission, Perth.

## **Limitations**

### **Scope of services**

This report ("the report") has been prepared by Strategen-JBS&G in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen-JBS&G. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

### **Reliance on data**

In preparing the report, Strategen-JBS&G has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen-JBS&G has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen-JBS&G has also not attempted to determine whether any material matter has been omitted from the data. Strategen-JBS&G will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen-JBS&G. The making of any assumption does not imply that Strategen-JBS&G has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen-JBS&G disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

### **Environmental conclusions**

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

Strategen-JBS&G accepts no liability for use or interpretation by any person or body other than the client who commissioned the works. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by Strategen-JBS&G, and should not be relied upon by other parties, who should make their own enquiries.

## Appendix A BAL certificates

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			418	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill  <b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G  I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>37803</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>01/10/21</u></p> </div>

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

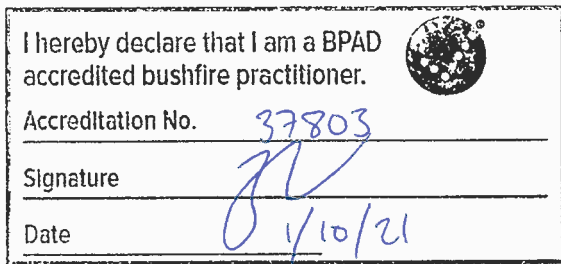
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			419	Geordie Loop		
Local government area	Suburb			State	Postcode	
	Eglinton			WA	6034	
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill  <b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G  I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 37803</p> <p>Signature [Signature]</p> <p>Date 1/10/21</p>

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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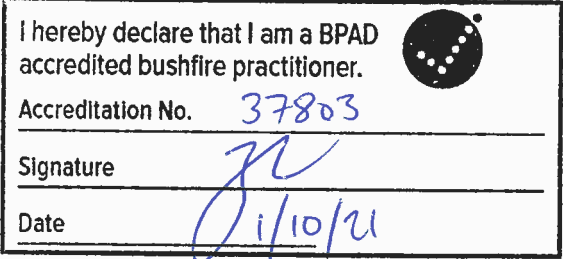
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			420	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill	
<b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.



# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

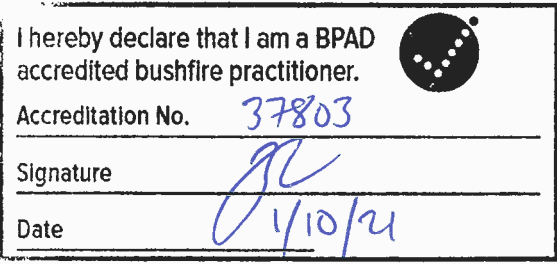
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			421	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill  <b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G  I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 37803</p> <p>Signature <i>[Signature]</i></p> <p>Date 1/10/24</p>

Authorised Practitioner Stamp

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

# Bushfire Attack Level (BAL) Certificate

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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			422	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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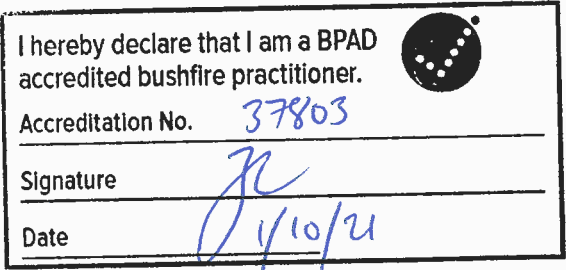
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			423	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			424	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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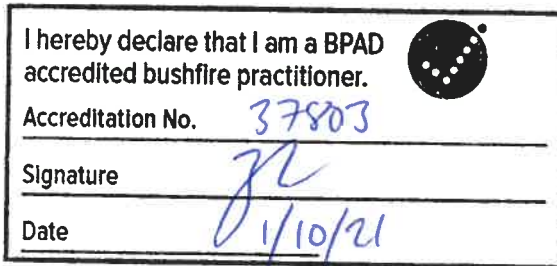
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 425	Street name / Plan Reference Geordie Loop	
	Suburb Eglinton			State WA	Postcode 6034
Local government area	City of Wanneroo				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).				

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			426	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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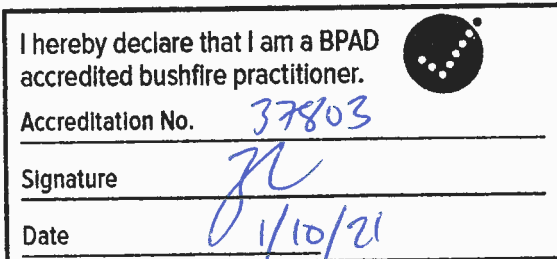
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			431	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			432	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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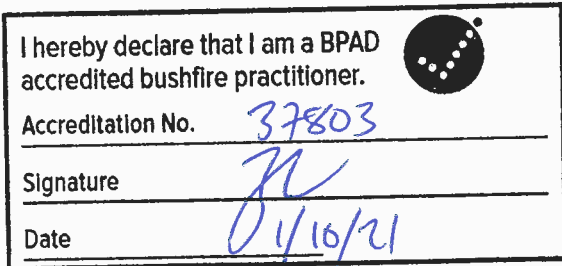
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			433	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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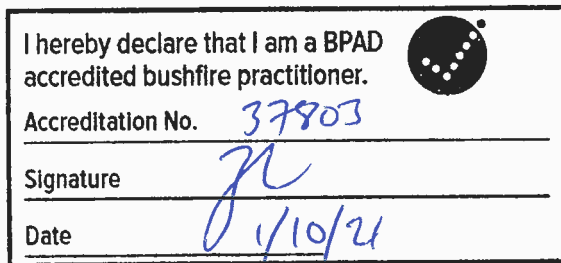
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			434	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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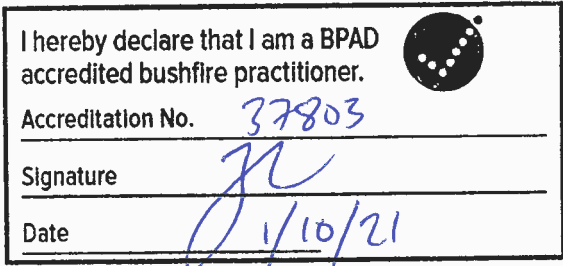
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			435	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			436	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			437	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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<b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G	
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			438	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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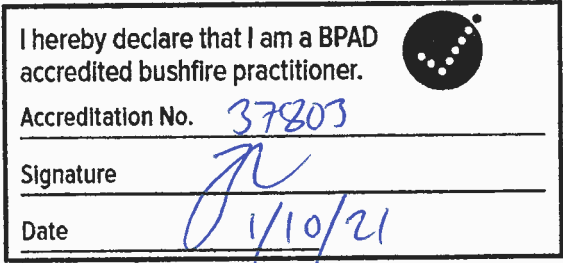
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			439	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill  <b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G  I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 37803</p> <p>Signature [Signature]</p> <p>Date 1/10/21</p>

Authorised Practitioner Stamp

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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			445	Geordie Loop		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			452	Prevelly Way		
Local government area	Suburb			State	Postcode	
	Eglinton			WA	6034	
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

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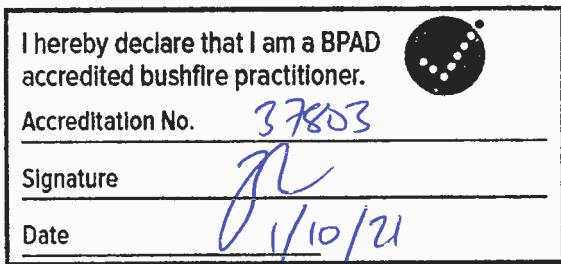
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			453	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			454	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building		Residential dwelling		
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<b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G	
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 455	Street name / Plan Reference Prevelly Way		
	Suburb Eglinton			State WA	Postcode 6034	
Local government area	City of Wanneroo					
Main BCA class of the building	Class 1a	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

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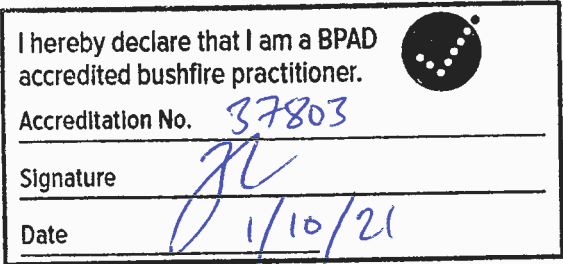
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			456	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			457	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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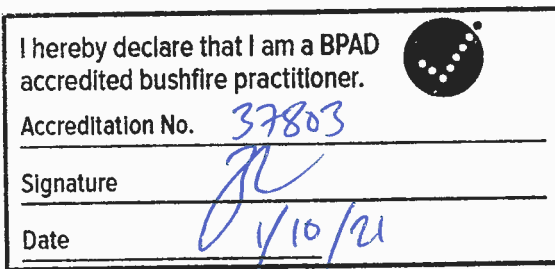
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			458	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			459	Prevelly Way	
Local government area	Suburb			State	Postcode
	Eglinton			WA	6034
Main BCA class of the building	City of Wanneroo				
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling		
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			460	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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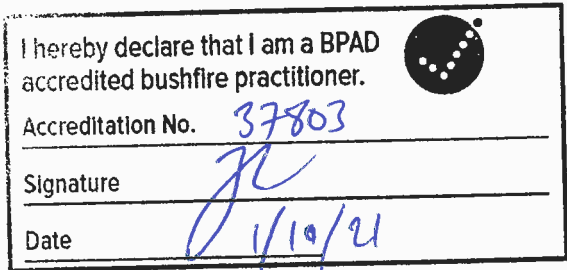
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			461	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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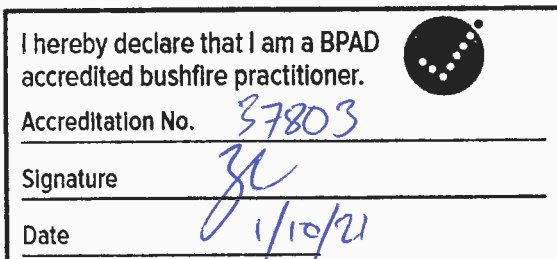
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			479	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			480	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
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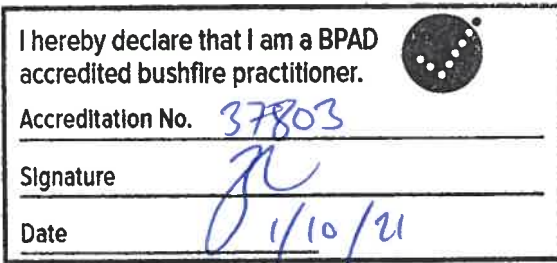
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			481	Prevelly Way	
Local government area	Suburb			State	Postcode
	Eglinton			WA	6034
Main BCA class of the building	City of Wanneroo				
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling		
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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

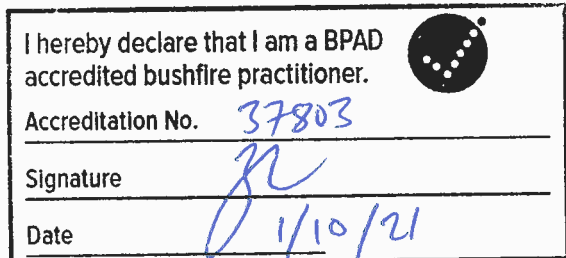
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			482	Prevelly Way		
Local government area	Suburb			State		Postcode
	Eglinton			WA		6034
Main BCA class of the building	City of Wanneroo					
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling			
	Construction of a single residential dwelling and associated Class 10a structure (BAL assessment provides BAL rating to nominated lot boundary).					

## Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope (0-5°)	>100m	BAL – LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Zac Cockerill  <b>Company Details</b> JBS&G Australia Pty Ltd T/A Strategen-JBS&G  I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 37803</p> <p>Signature [Signature]</p> <p>Date 1/10/21</p>

Authorised Practitioner Stamp

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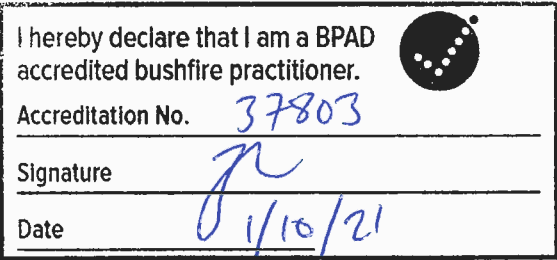
## Property Details and Description of Works

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Company Details JBS&G Australia Pty Ltd T/A Strategen-JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

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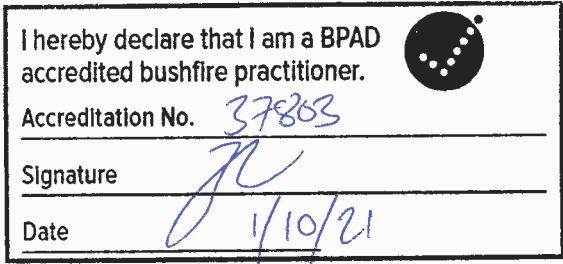
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## **Appendix B Vegetation plot photos and description**





**Photo ID:** 1 (in foreground of canopy)

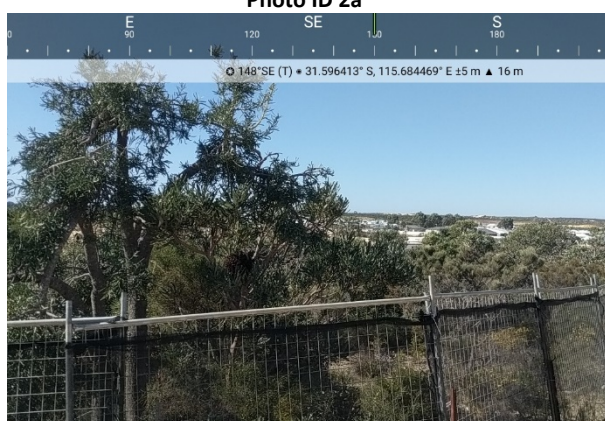
<b>Plot number</b>	Plot 1
<b>Vegetation classification</b>	Class D scrub
<b>Description / justification</b>	Scrub vegetation with a horizontal fuel profile between 2–6 m high.



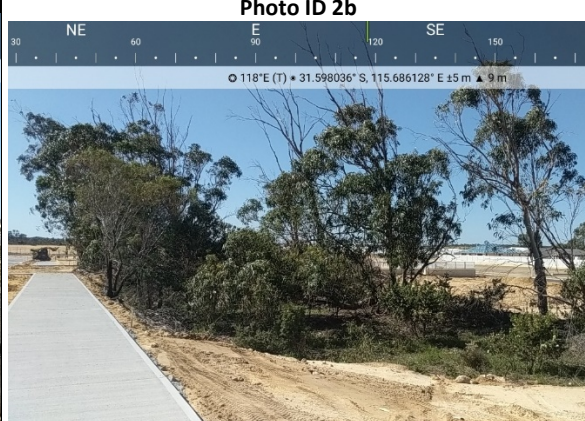
**Photo ID 2a**



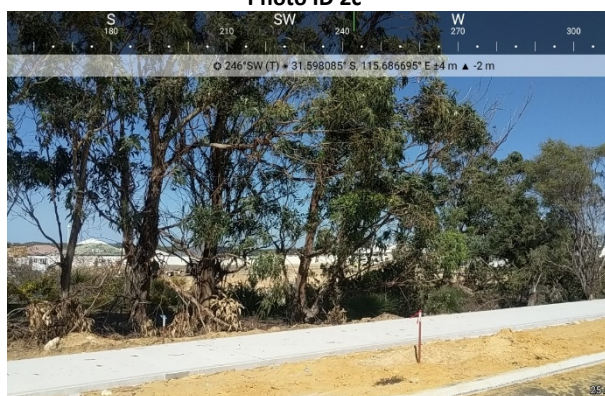
**Photo ID 2b**



**Photo ID 2c**



**Photo ID 2d**



**Photo ID 2e**

<b>Plot number</b>	Plot 2
<b>Vegetation classification</b>	Excluded – Clause 2.2.3.2 [b]
<b>Description / justification</b>	Pockets of retained vegetation, less than 1 ha in size and not within 100 m of any other areas of vegetation being classified vegetation.





**Photo ID 3a**



**Photo ID 3b**

<b>Plot number</b>	Plot 3
<b>Vegetation classification</b>	Excluded – Clause 2.2.3.2 [c]
<b>Description / justification</b>	Area of vegetation less than 0.25 ha in area and not within 20 m of the site, or other areas of vegetation being classified vegetation.





Photo ID: 4a



Photo ID: 4b



Photo ID: 4c



Photo ID: 4d



Photo ID: 4e



Photo ID: 4f



Photo ID: 4g



Photo ID: 4h





Photo ID: 4i

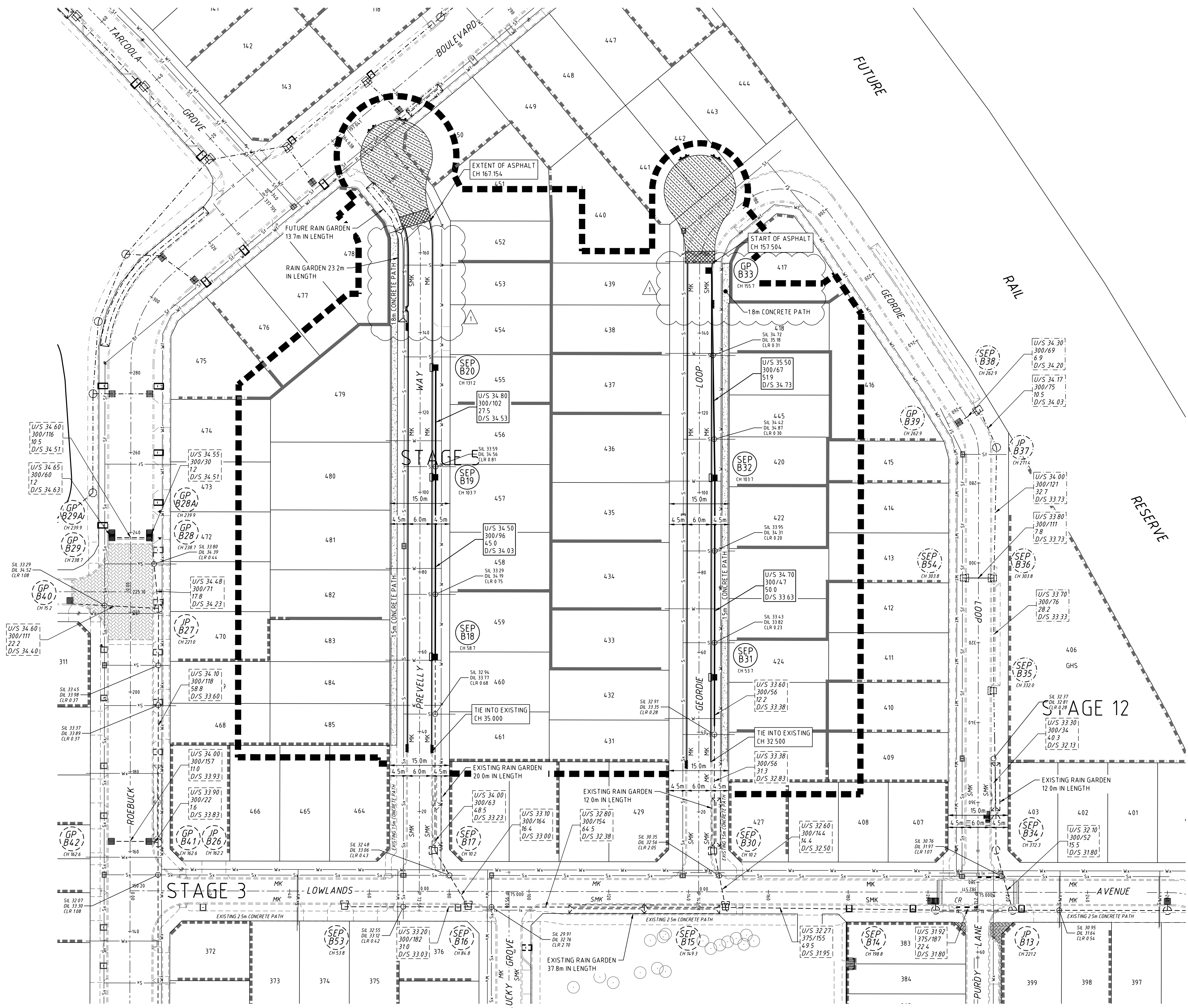


Photo ID: 4j

<b>Plot number</b>	Plot 4
<b>Vegetation classification</b>	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
<b>Description / justification</b>	Existing areas of non-vegetated land or low threat managed vegetation.

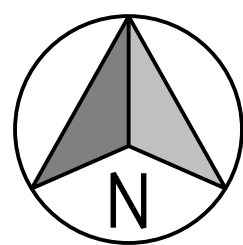
## Appendix C Stage 5 civil roadworks plan





FOR NOTES AND LEGEND REFER DRAWING 5826-05-600

1	11.08.21	WBR	pm	3.2a	FOOTPATH LAYOUT AND DRAINAGE LABEL REVISED
0	11.06.21	CT	B. MARSHALL		ISSUED FOR CONSTRUCTION
A	10.09.20	EL	SC	B. MARSHALL	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



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This plan is not to be used for construction unless issued as revision 0 or higher.

**CW Cossill & Webley**  
CONSULTING ENGINEERS  
Mailing Address  
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Subiaco WA 6904  
Street Address  
B12 (Level 2) 431 Roberts Road  
Subiaco WA 6008

T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

CLIENT	PRIME EGLINTON PTY LTD
APPROVED	11.08.21
DESIGNED	EL
SCALE	1:500
BRAD MARSHALL	

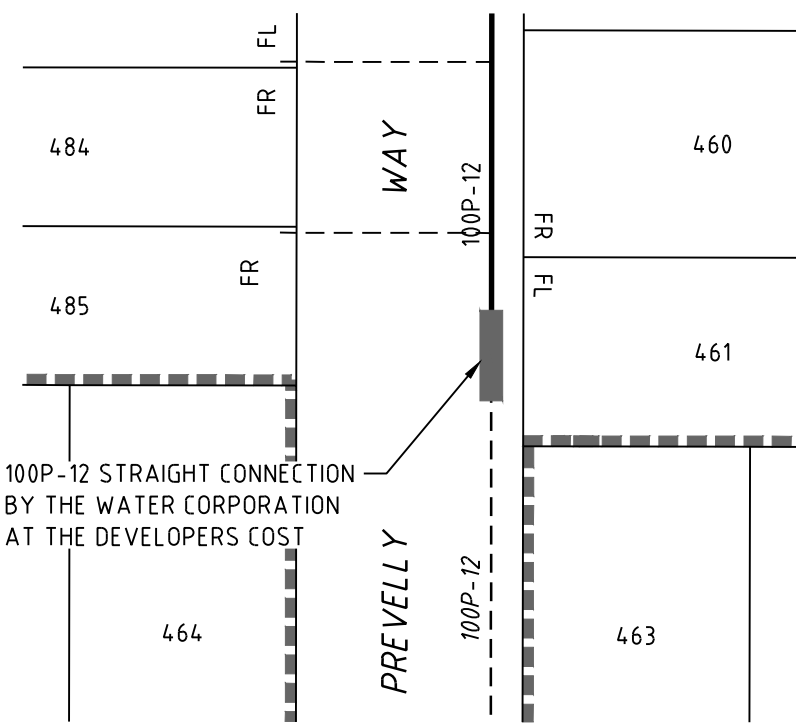
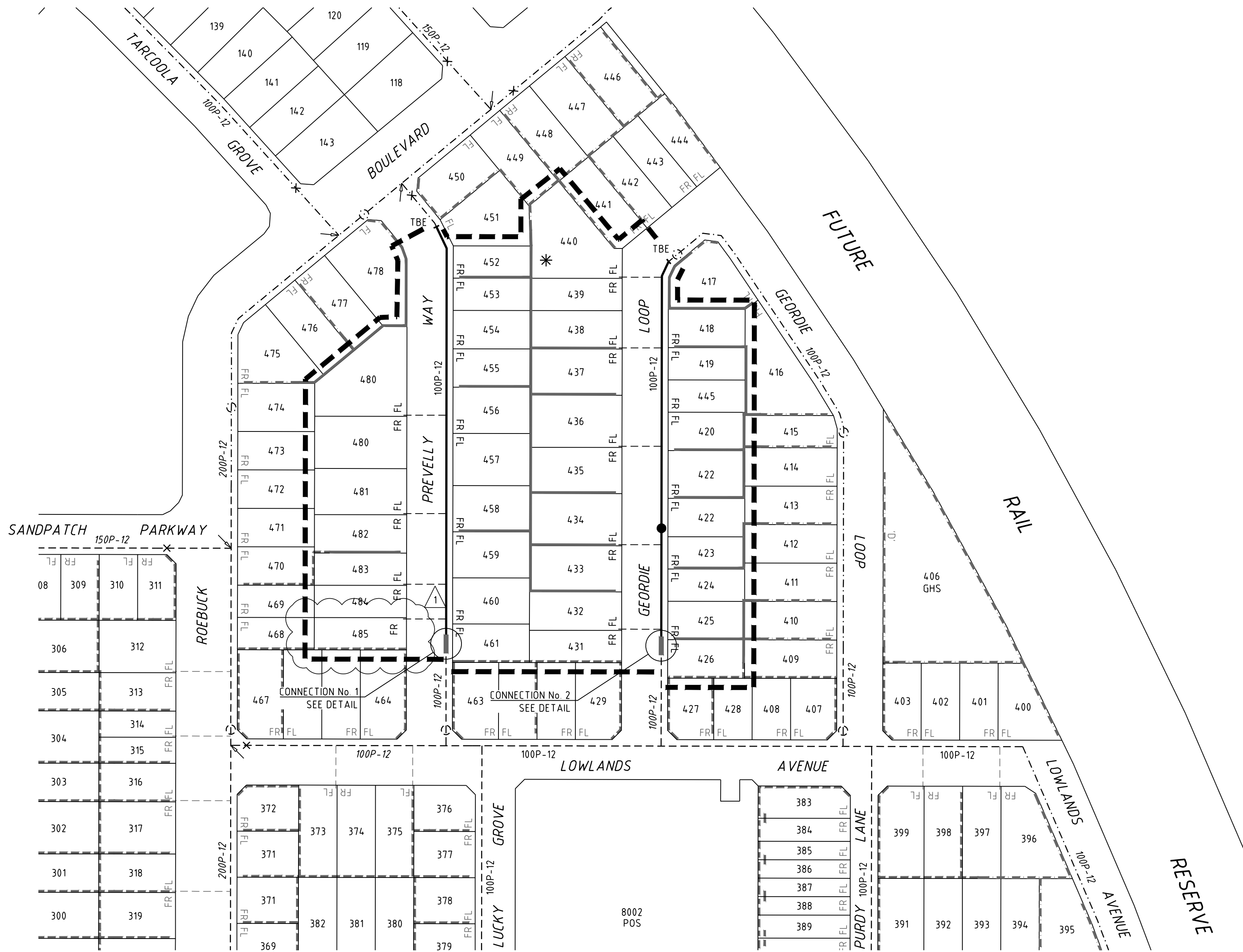
PROJECT	EAST OF THE BEACH - STAGE 5
TITLE	ROADWORKS AND STORMWATER DRAINAGE
WAPC No.	155700
DRAWING No.	5826-05-610
REVISION	1

ORIGINAL  
SIZE  
A1

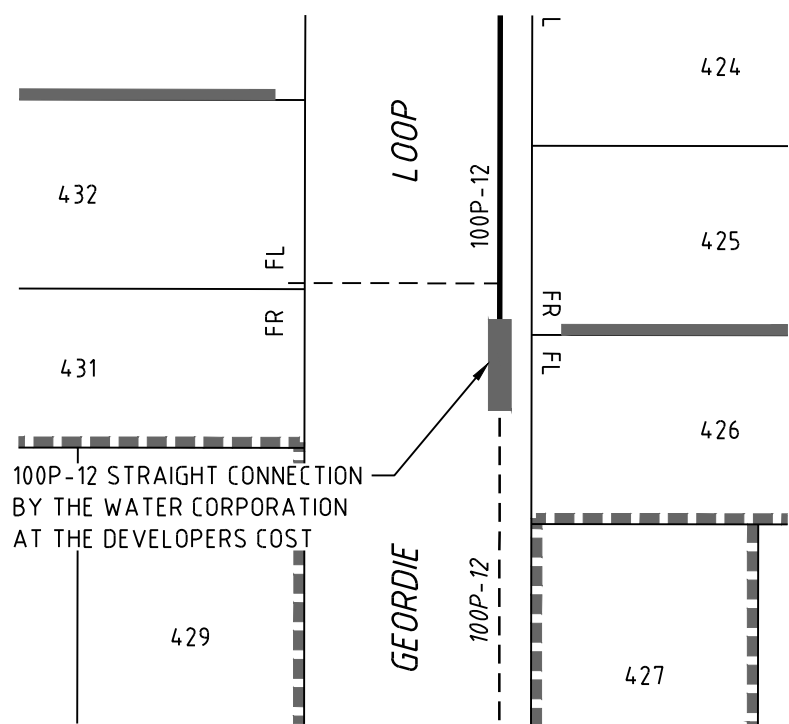
## Appendix D Stage 5 civil water reticulation plan



P:\5826\Lot 6 Shenn\5826-05-500.dwg, 12/10/2020 9:44:50 AM, marcos, Digital Signing PDF v3.1.1, C:\V Reference



CONNECTION DETAIL No. 1



CONNECTION DETAIL No. 2

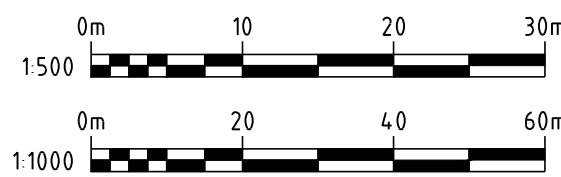
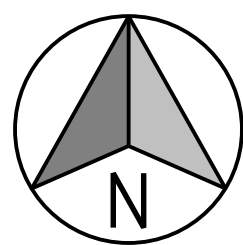
#### NOTICE TO CONTRACTOR

IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

#### WARNING TO CONTRACTOR UXO

THE SITE IS IDENTIFIED AS HAVING RISK OF UNEXPLODED ORDNANCE.

"NO EXCAVATION OR OTHER DISTURBANCE OF THE SOIL ON THIS SITE SHOULD BE CARRIED OUT WITHOUT FIRST OBTAINING CLEARANCE FROM THE UNEXPLODED ORDNANCE BRANCH OF THE W.A. POLICE DEPARTMENT."



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T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

**CLIENT**  
PRIME EGLINTON PTY LTD  
**APPROVED**  
[Signature]  
**DESIGNED**  
EL  
**SCALE**  
1:500 1:1000

**PROJECT**  
EAST OF THE BEACH - STAGE 5  
**TITLE**  
WATER RETICULATION PLAN  
**WAPC No.**  
155700  
**DRAWING No.**  
5826-05-500  
**REVISION**  
1

ORIGINAL SIZE  
A1

LEGEND	
DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	---
PROPOSED MAINS	---
PROPOSED VALVE (No = 0)	---
PROPOSED HYDRANT (No = 1)	---
PROPOSED PRELAI LONG SERVICE	---
CHANGE IN PIPE SIZE	---
FLUSHING POINT (No = 0)	FP
TEMPORARY BLANK END AND FLUSHING POINT (No = 2)	TBE
CONNECTION BY WATER CORPORATION (No = 2)	---
EXISTING MAIN, HYDRANT AND VALVE	---
FUTURE MAIN, HYDRANT AND VALVE	---
FUTURE DISTRIBUTION MAINS	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
FUTURE RETAINING WALL	---
DEFERRED SERVICE	'D'
SERVICE LAID IN THIS STAGE FOR RELEASE IN FUTURE STAGE	*
SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE	⊗
SERVICE UNDER RETAINING WALL	#1
SERVICE IN BELOW GROUND PIT (REFER WC DWG BD62-2-9)	#2

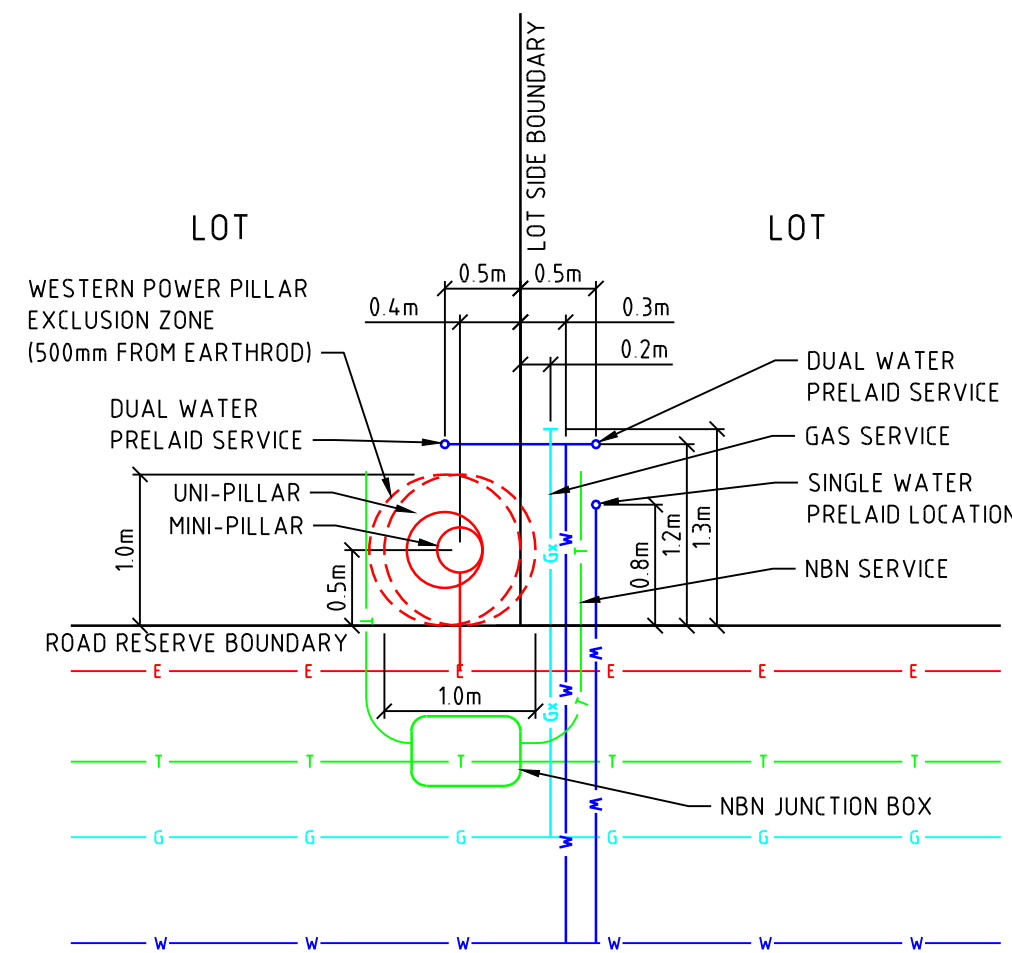
#### CONTRACTOR'S RESPONSIBILITY

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE THE INSTALLATION OF ALL SERVICES WITHIN THE SUBDIVISION. THE CONSULTANT SHOULD ENSURE THAT THERE IS NO CONFLICT BETWEEN THE POSITIONING OF FULLY PRE-LAI WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAI SERVICES ARE REQUIRED.

#### SERVICES

- ALL WATER MAINS SHALL BE INSTALLED ON 2.1m ALIGNMENT EXCEPT AS OTHERWISE AGREED.
- FULLY PRE-LAI WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 63 VERSION 3 REVISION 14, SEPTEMBER 2018 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG No's BD 62-8-15 AND BD62-8-24.
- WATER SERVICE LOCATIONS SHALL BE IN ACCORDANCE WITH THE GUIDELINES FOR POSITIONING CONTAINED IN DRG No. BD62-8-14.
- WHERE POSSIBLE LOTS ARE ARRANGED IN PAIRS WITH A DUAL SERVICE PIPE ENTERING THE RIGHT HAND SIDE OF THE PAIR OF LOTS AND SPLITTING LEFT AND RIGHT TO SUPPLY EACH PAIR OF METERS.
- WHERE SHORT AND LONG SINGLE SERVICES ARE INDICATED THE SERVICE PIPE AND METER SHOULD, IF POSSIBLE, BE LOCATED AT THE LEFT HAND SIDE BOUNDARY OF LOTS.
- FOR A STRAIGHT ROAD RESERVE, SERVICE PIPES SHALL BE ALIGNED AT RIGHT ANGLES TO FRONT BOUNDARIES, RATHER THAN TO THE SUPPLY WATER MAINS.
- WHERE THERE IS A BEND IN THE ROAD RESERVE AT THE SIDE BOUNDARY, THE SERVICE PIPE SHALL BE POSITIONED PARALLEL TO THE LINE BISECTING THE ANGLE.
- FL AND FR (FULLY PRELAI LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION.
- FULLY PRE-LAI WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. BD62-2-9.

SERVICES	QTY (No.)
PRELAI SHORT DUAL	10
PRELAI LONG DUAL	8
PRELAI SHORT SINGLE	0
PRELAI LONG SINGLE	0
TOTAL	18
TOTAL NUMBER OF LOTS SERVED	36
NUMBER OF DEFERRED SERVICES	0
EXTENSION	QTY (m)
63mm MDPE	0.0
100 P-12	262.0
150 P-12	0.0
200 P-12	0.0
250 P-12	0.0



TYPICAL SERVICE LOCATIONS PLAN

NTS

#### MSWA RETICULATION SUBMISSION

This plan is accepted as being in accordance with the endorsed Concept Plan: MU53-100-001-01A

Compliance with relevant design standards and manuals remains the responsibility of the Design Engineer.

No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

NL65-103-001-01A

FILE: 101008932

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#### Document Status

Report version	Rev No.	Purpose	Author	Reviewed and Approved for Issue	
				Name	Date
Final Report	Rev 0	Issued for use: to facilitate subdivision clearances and accompany future building permit applications	Ben Musitano	Zac Cockerill (BPAD 37803, Level 2)	1 October 2021

