

Urban Quarter
Bushfire Management Plan (BMP) Compliance
and Condition Clearance Report
Stage 8 East of the Beach,
Eglington

29 November 2022

64247/ 148769 (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 | 30 proposed residential lots within Stage 8 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 structure) within each lot |

1.2 Purpose of report

This Bushfire Management Plan (BMP) compliance report has been prepared for 30 proposed residential lots within Stage 8 East of the Beach (hereafter referred to as the project area). Lots within Stage 8 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 above-mentioned conditions of subdivision to facilitate clearances for proposed lots within the project area and has been prepared for the benefit of the developer, future lot purchasers and decision makers.

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. BAL certificates for each individual lot (contained in 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 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 (Strategen Environmental [now JBS&G], Rev 0, September 2017). 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 Version 1.4* (the Guidelines; WAPC 2021).

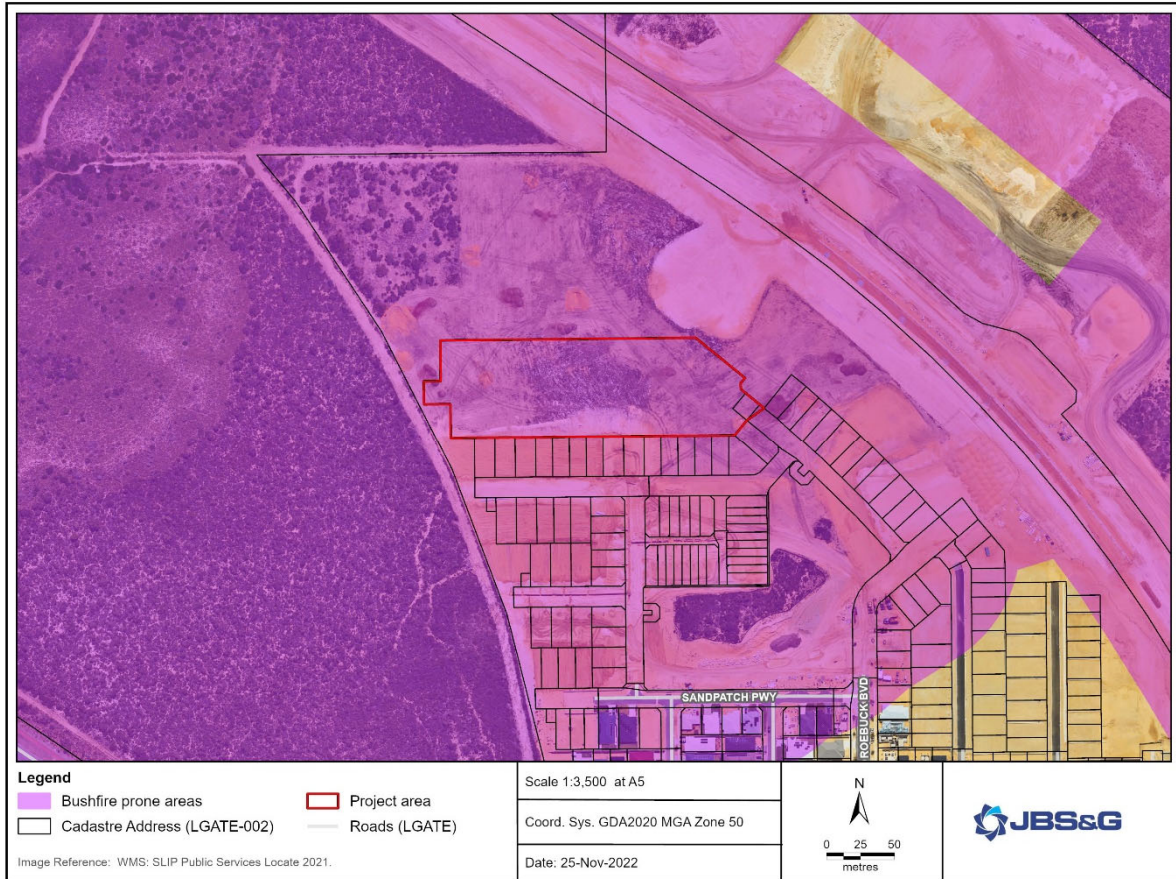


Plate 1: Map of Bushfire Prone Areas (DFES 2021)

2. Implementation of relevant bushfire management measures

The endorsed subdivision stage BMP includes bushfire management strategies that are inherent to the ability for Stage 8 residential lots to achieve the BAL ratings shown indicatively on the original BAL Contour Map.

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

| BMP reference (as per Table 5) | Bushfire management measure | Status | Evidence | Certification by bushfire consultant |
|--------------------------------|---|----------|--|--|
| 1a | Provide (and maintain to APZ standard) temporary setbacks to quarantine affected lots and ensure development is not subject to a rating of BAL-40 or higher | N/A | Not applicable to Stage 8. All lots are able to achieve BAL-29 or lower. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 1b | Clear and maintain an APZ within the rail reserve to the east of the site until such time that the rail reserve is developed | N/A | As per the endorsed Structure Plan BMP for the Central Precinct (Strategen-JBS&G 2021), future revegetation within the currently cleared rail corridor is considered to be low threat under Clause 2.2.3.2 (f), based on the narrow extent of future revegetation, cleared nature of the Western and Central Precincts, and resultant limited potential to support significant bushfire behaviour. In this regard, the rail corridor is not required to be maintained as an APZ. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 2a | Maintain areas of retained vegetation within Public Open Space on a regular and ongoing basis at a low fuel load | Complete | Retained vegetation within the adjoining Stage 2 and Stage 11 POS has been established to be excludable under Clauses 2.2.3.2 (b) and (c) of AS 3959 such that the retained vegetation has no BAL impact on proposed Stage 8 lots. Future landscaping within the adjoining POS will continue the low threat vegetation status. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 2b | Maintain all cleared vacant land in a low fuel state through slashing of grasses and weeds to a height of less than 100 mm | Complete | A 100 m wide low threat staging buffer has been established where required around Stage 8 and is currently being maintained in a low threat state in accordance with AS 3959 Clause 2.2.3.2 (f). Surrounding stages of development are completely cleared and/or built out. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 2c | Maintain road reserves in a low fuel state | 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. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |

| BMP reference (as per Table 5) | Bushfire management measure | Status | Evidence | Certification by bushfire consultant |
|--------------------------------|---|-----------------------------|---|--|
| 2d | Ensure compliance with the City of Wanneroo firebreak notice | Ongoing | Firebreaks are not required for proposed Stage 8 lots; however, ongoing slashing of regrowth grassland and weeds to less than 50 mm in height on vacant residential lots less than 4000 m ² will continue to be undertaken as per the City's firebreak notice. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 3a | BAL compliance check | Complete | This report provides the appropriate BAL compliance check for Stage 8 lots (refer to Figure 1 and Figure 2, as well as BAL certificates contained in Appendix A). | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 4a | Construct all new internal roads and temporary cul-de-sacs in accordance with subdivision approval and technical requirements of the Guidelines | Complete, with works bonded | <p><u>No-through roads</u> As depicted on the Civil Roadworks plan (Appendix B), Binningup Terrace will be constructed to join Tarcoola Grove within the adjoining Stage 7 development. This will create a 290 m long temporary no-through road until the development of future roads within Stage 9, to the east (refer to Appendix C). Under Acceptable Solution A3.2a (Multiple access routes) of the Guidelines Version 1.4 (WAPC 2021), it is permissible to have a no-through road that is greater than 200 m from the subject site, where the balance exceeding 200 m is wholly within BAL-LOW, or is within a residential built-out area. The balance of Binningup Terrace meets the BAL-LOW requirement, and is located fully within a residential built out area, as depicted in Figure 2). Therefore the length of the no-through road meets current day acceptable solutions.</p> <p><u>Multiple access routes</u> As mentioned above, Binningup Terrace leads to Tarcoola Grove, which in turn opens onto Roebuck Boulevard to create a continuous road network. Two access routes are provided to Bluewater Drive in the south, being via Parakeet Drive and Roebuck Boulevard. Bluewater Drive connects to Marmion Avenue in the southwest which provides access to two different suitable destinations in the north and south.</p> <p><u>Technical construction standards</u> All proposed public roads will meet technical requirements of the Guidelines, as per the Civil Roadworks plan (Appendix B). These works, although not fully constructed on ground at the time of audit, are bonded to ensure delivery of works prior to site occupancy.</p> | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |

| BMP reference (as per Table 5) | Bushfire management measure | Status | Evidence | Certification by bushfire consultant |
|--------------------------------|---|---|--|--|
| 4b | Construction and maintenance of firebreaks to the specification of the local government | Compliance to be met during bushfire season | The developer is to ensure that a compliant firebreak is established/maintained within the balance landholding, during the firebreak notice compliance period (1 November to 30 April). | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 5a | Provision of reticulated water supply | Complete, with works bonded | A compliant reticulated water and street hydrant network will be delivered for Stage 8 lots in accordance with technical requirements of the Guidelines, as per the Civil Water Reticulation plan 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. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |
| 6a | Certification of BAL ratings | Complete | Appendix A of this report provides the required BAL certification for individual Stage 8 lots. | Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i> |

3. Bushfire assessment results

3.1 Assessment inputs

3.1.1 Vegetation classification

JBS&G assessed classified vegetation and exclusions within the 150 m assessment area through on-ground verification on 22 November 2022 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 E 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 Environmental [now JBS&G] 2017), in that areas of previously classified Class B Woodland to the west of the project area (Plot 1) have been amended to Class D Scrub, which presents a more appropriate classification based on the latest site assessment and amended to vegetation classification criteria based on publication of AS 3959 2018.

Vegetation plots to the southeast and northeast (both Plot 3) are excluded under Clause 2.2.3.2 (c) as being less than 0.25 ha in area and not within 20 m of each other or the project area. The area of vegetated POS to the south has been excluded under Clause 2.2.3.2 (b).

The project area and surrounding cleared land (Plot 4) is excluded under Clause 2.2.3.2 (e) and (f) as non-vegetated land or low threat vegetation.

3.1.2 Effective slope

JBS&G assessed effective slope under classified vegetation within the 150 m assessment area through on-ground verification on 25 August 2021 and 21 January 2022 and a desktop assessment on 23 November 2022 in accordance with AS 3959. Results were cross-referenced with DPIRD 2 m contour data and are depicted in Figure 1.

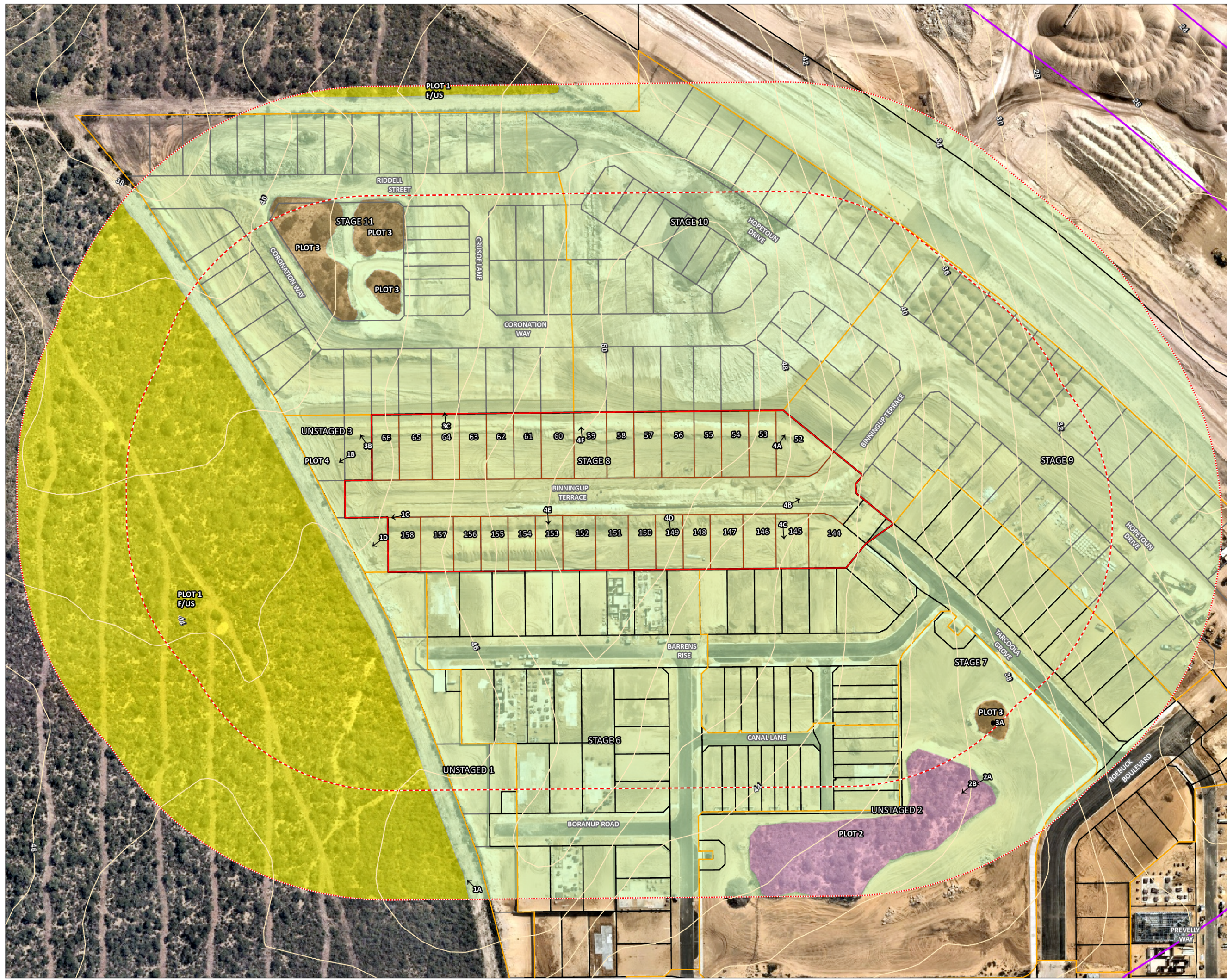
Site observations show that effective slope under the classified vegetation aligns with the slopes identified within the endorsed BMP (Strategen Environmental [now JBS&G] 2017), this being flat/upslope beneath the Class D Scrub identified from the southwest to west of the project area (Plot 1).

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 | Flat/upslope (0°) | Scrub vegetation with a continuous horizontal fuel profile between 2–6 m in height from the southwest to west of the project area. |
| 2 | Excluded – Clause 2.2.3.2 [b] | N/A | Pocket of retained vegetation within Stage 2 future POS that is < 1 ha in area and not within 100 m of any other vegetation being classified vegetation. |
| 3 | Excluded – Clause 2.2.3.2 [c] | N/A | Single vegetated areas within Stage 2 and Stage 11 future POS that area <0.25 ha in area and not within 20 m of the site or other classifiable 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, including a large proportion of future development areas being managed out to at least 100 m from the Stage 8 project area (Western Precinct and Central Precinct). |



- Legend**
- Project area
 - 100m assessment area
 - 150m assessment area
 - Cadastral boundaries
 - Bushfire prone areas
- Vegetation classification**
- Class D Scrub
 - Clause 2.2.3.2 (b)
 - Clause 2.2.3.2 (c)
 - Clause 2.2.3.2 (e) & (f)
- Stage boundaries
 - Proposed lots
 - Indicative subdivisions on adjacent stages
 - Photo point directions
 - Topographic contours (mAHD)



Job No: 64247
 Client: Urban Quarter
 Version: A Date: 24-Nov-2022
 Drawn By: jcrute Checked By: CT

Scale 1:1,600 at A3

Coord. Sys. GDA2020 MGA Zone 50
**East of the Beach Estate, Stage 8
 Eglinton, WA**

**VEGETATION CLASSIFICATION
 AND EFFECTIVE SLOPE**

FIGURE 1

File Name: W:\Projects\1\Open\Urban Quarter\64247 EOTB Stage 8 BMP compliance\GIS\02_MapProjects\R001_Rev_AI64247_EastOfEdenBeachStage8_BMP_R01_Rev_A.aprx
 Image Reference: www.nearmap.com - Imagery Date: 28. May 2022.

3.2 Assessment outputs

3.2.1 Bushfire Attack Level (BAL) contour assessment

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

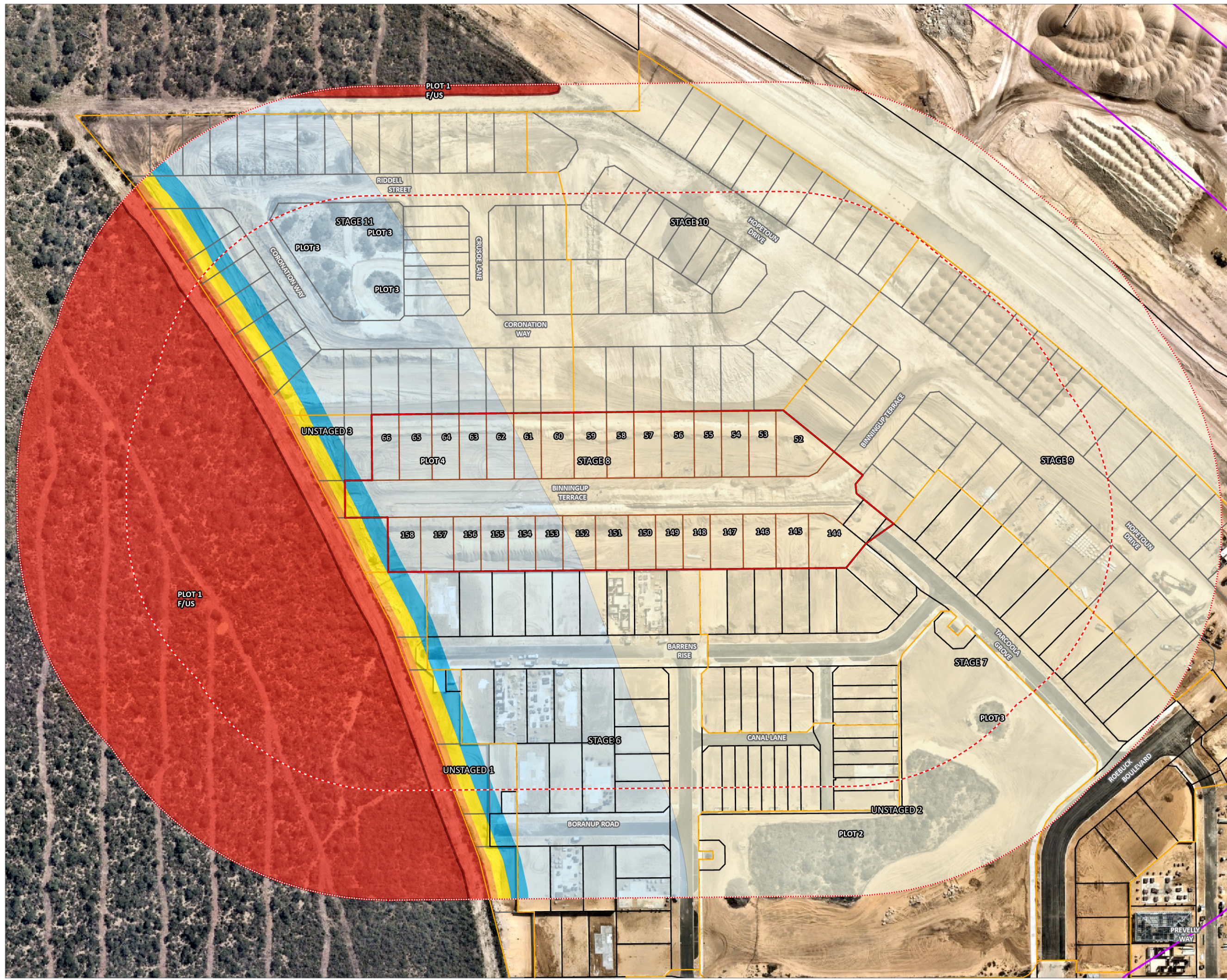
Results of the BAL contour assessment are detailed in Table 4 and illustrated in Figure 2.

Table 4: BAL contour assessment results

| Method 1 BAL determination | | | | | | |
|----------------------------|-----------------|---------------------------|-------------------|---------------------|-------------|---------------------------------------|
| Lot | Vegetation plot | Vegetation classification | Effective slope | Separation distance | Highest BAL | Building setback to achieve lower BAL |
| 52 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 53 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 54 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 55 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 56 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 57 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 58 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 59 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 60 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 61 | 1 | Class D Scrub | Flat/upslope (0°) | 90 m | BAL-12.5 | N/A |
| 62 | 1 | Class D Scrub | Flat/upslope (0°) | 78 m | BAL-12.5 | N/A |
| 63 | 1 | Class D Scrub | Flat/upslope (0°) | 67 m | BAL-12.5 | N/A |
| 64 | 1 | Class D Scrub | Flat/upslope (0°) | 55 m | BAL-12.5 | N/A |
| 65 | 1 | Class D Scrub | Flat/upslope (0°) | 42 m | BAL-12.5 | N/A |
| 66 | 1 | Class D Scrub | Flat/upslope (0°) | 31 m | BAL-12.5 | N/A |
| 144 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 145 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 146 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 147 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 148 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 149 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 150 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 151 | 1 | Class D Scrub | Flat/upslope (0°) | >100m | BAL-Low | N/A |
| 152 | 1 | Class D Scrub | Flat/upslope (0°) | 91 m | BAL-12.5 | N/A |
| 153 | 1 | Class D Scrub | Flat/upslope (0°) | 79 m | BAL-12.5 | N/A |
| 154 | 1 | Class D Scrub | Flat/upslope (0°) | 67 m | BAL-12.5 | N/A |
| 155 | 1 | Class D Scrub | Flat/upslope (0°) | 57 m | BAL-12.5 | N/A |
| 156 | 1 | Class D Scrub | Flat/upslope (0°) | 46 m | BAL-12.5 | N/A |
| 157 | 1 | Class D Scrub | Flat/upslope (0°) | 32 m | BAL-12.5 | N/A |
| 158 | 1 | Class D Scrub | Flat/upslope (0°) | 19 m | BAL-19 | N/A |

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 boundaries
 - Bushfire prone areas
 - Classified vegetation
- BAL contours**
- BAL FZ
 - BAL 40
 - BAL 29
 - BAL 19
 - BAL 12.5
 - BAL Low
- Stage boundaries
 - Proposed lots
 - Indicative subdivisions on adjacent stages



Job No: 64247
 Client: Urban Quarter
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Scale 1:1,600 at A3

Coord. Sys. GDA2020 MGA Zone 50
**East of the Beach Estate, Stage 8
 Eglinton, WA**

BAL CONTOUR MAP

FIGURE 2

4. Conclusion and recommendations

This BMP compliance and condition clearance report has been prepared for 30 proposed residential lots within Stage 8 East of the Beach to address Conditions 21 and 22 of the 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. 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 8 area and adjacent land to achieve the planned BAL outcomes and comply with bushfire protection criteria of the Guidelines. 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 are to continue to be implemented as required, particularly with regards to ongoing fuel management of cleared vacant lots and firebreak maintenance requirements on balance land.

5. References

Department of Fire and Emergency Services (DFES) 2021, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from: <https://maps.slip.wa.gov.au/landgate/bushfireprone/>, [23/11/2022].

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 Environmental (now JBS&G) 2017, *Bushfire Management Plan – Western Precinct, Lot 6 Taronga Place, Eglinton (Subdivision application)*, Strategen Environmental, Perth, Bunbury.

Strategen-JBS&G 2021 (now JBS&G), *Bushfire Management Plan Addendum – Central Precinct, Eglinton (Structure Plan application)*, Strategen-JBS&G, Perth, Bunbury.

Western Australian Planning Commission (WAPC) 2021, *Guidelines for Planning in Bushfire Prone Areas*, Version 1.4 December 2021, 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.

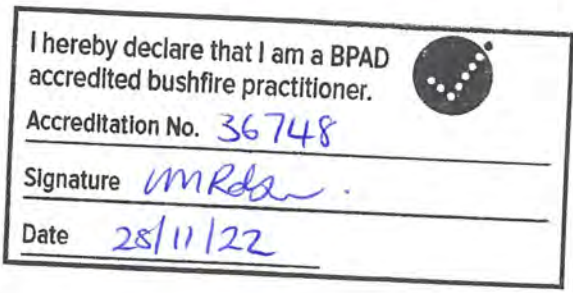
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 52 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p><i>Authorised Practitioner Stamp</i></p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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.

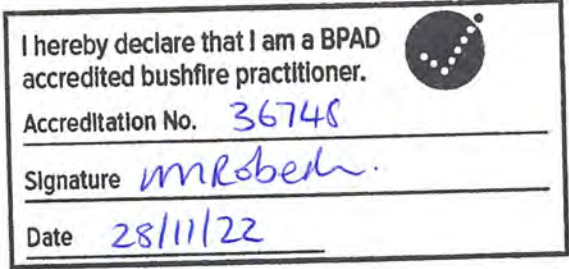
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 53 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>mRobertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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.

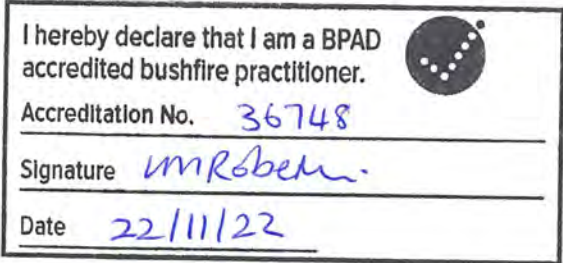
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 54 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>22/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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.

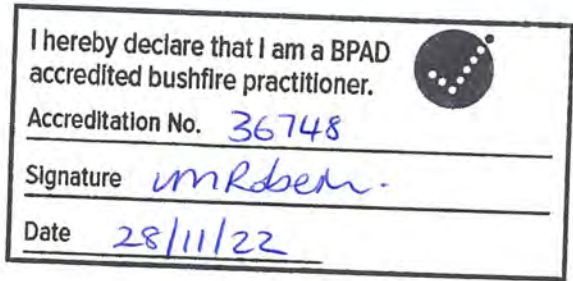
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 55 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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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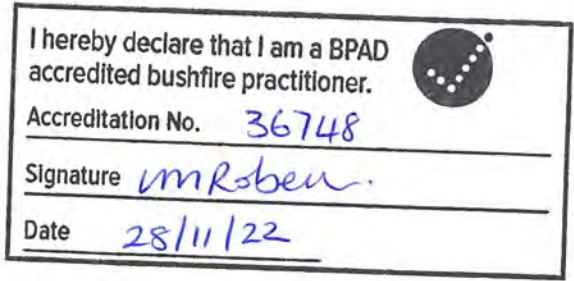
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 56 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
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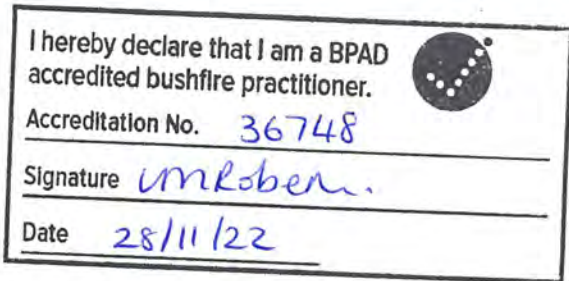
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 57 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LMRoben.</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

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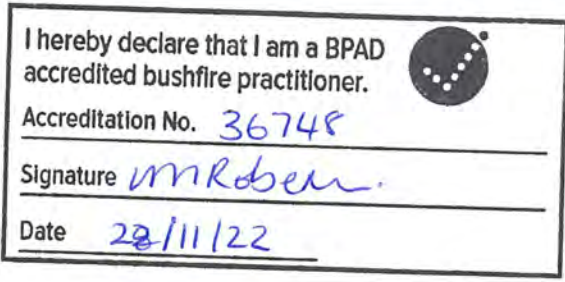
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 58 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p><i>Authorised Practitioner Stamp</i></p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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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Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 59 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>MLRobertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

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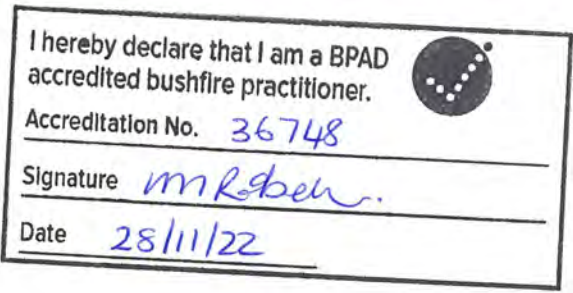
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 60 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>m Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

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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 | |
| | | | 61 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 90 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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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 | |
| | | | 62 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 78 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;">  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

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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.

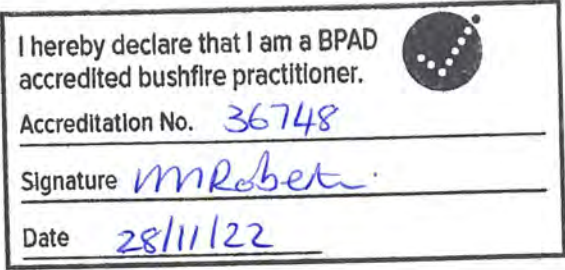
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 63 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 67 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>36748</u> Signature <u>MRobertson</u> Date <u>28/11/22</u></p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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 | |
| | | | 64 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 55 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|--|---|
| <p>Name Louisa Robertson</p> <p>Company Details JBS&G Australia Pty Ltd</p> <p>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> | <div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>lmRoberts</u></p> <p>Date <u>28/11/22</u></p> </div> <p style="text-align: right;"><i>Authorised Practitioner Stamp</i></p> |
|--|---|

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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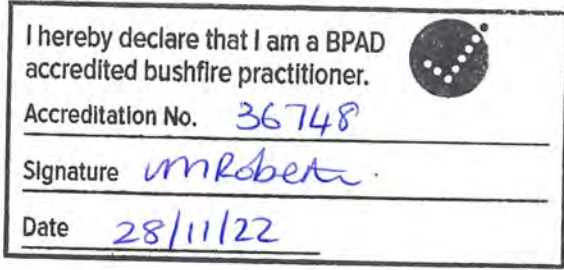
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 65 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 42 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>36748</u> Signature <u>LM Robertson</u> Date <u>28/11/22</u></p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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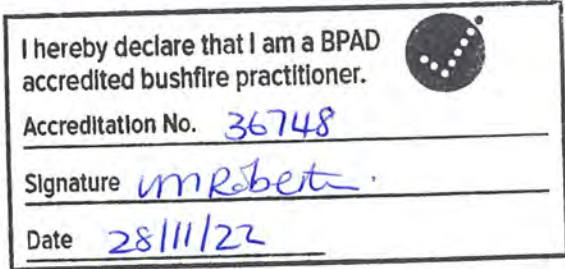
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 66 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 31 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>mr Robertson</u></p> <p>Date <u>28/11/22</u></p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 144 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson | <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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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 | |
| | | | 145 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|--|--|
| <p>Name Louisa Robertson</p> <p>Company Details JBS&G Australia Pty Ltd</p> <p>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> | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> <p style="text-align: center; margin-top: 10px;"><i>Authorised Practitioner Stamp</i></p> |
|--|--|

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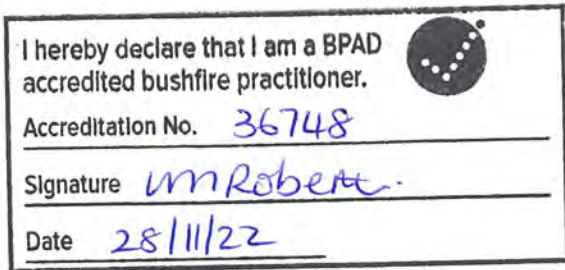
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 146 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>36748</u> Signature <u>LM Robertson</u> Date <u>28/11/22</u></p> |
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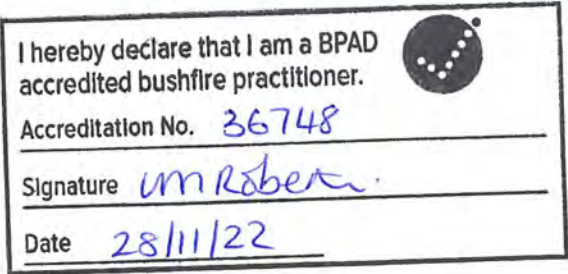
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 147 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>um Robertson</i> Date 28/11/22</p> |
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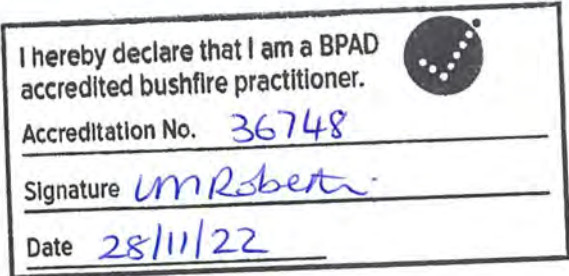
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 148 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|--|--|
| <p>Name Louisa Robertson</p> <p>Company Details JBS&G Australia Pty Ltd</p> <p>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> |  <p>Authorised Practitioner Stamp</p> |
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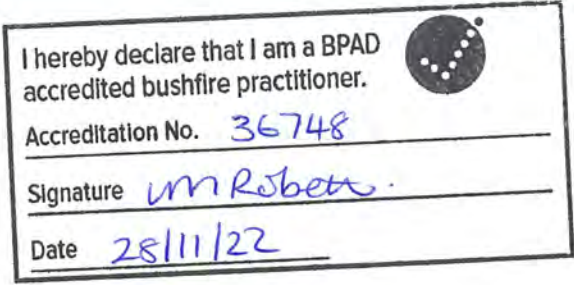
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 149 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
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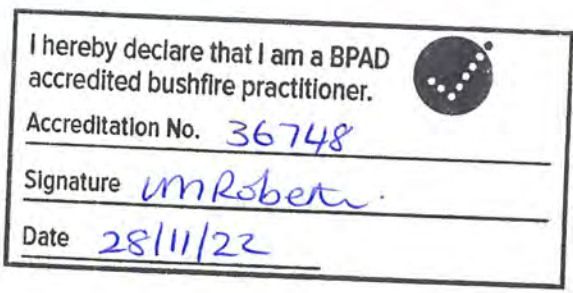
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 150 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

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|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
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Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 151 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|-----------|
| Method 1 | Class D Scrub | Flat/upslope | >100 m | BAL – LOW |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
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Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 152 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 91 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
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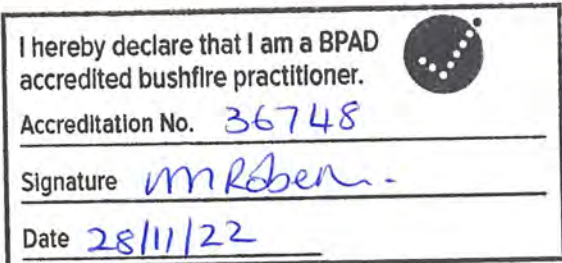
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 153 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 79 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>MR Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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Bushfire Attack Level (BAL) Certificate

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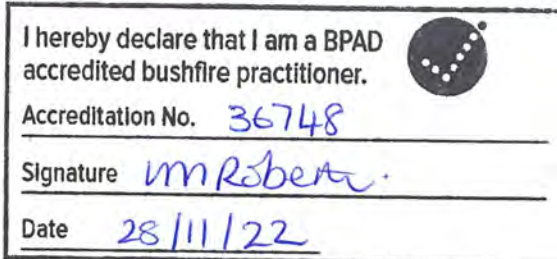
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 154 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 67 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|--|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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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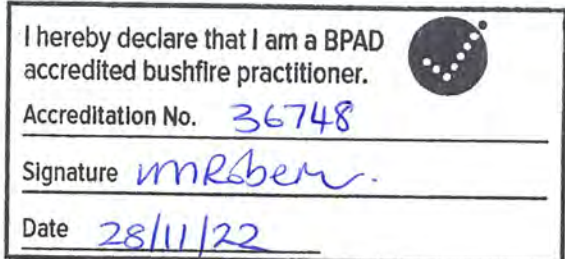
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 155 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 57 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36748</p> <p>Signature <i>mrRobertson</i></p> <p>Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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

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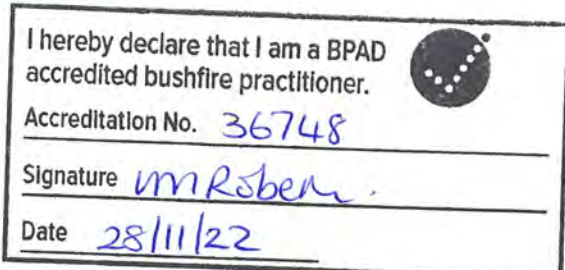
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 156 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 46 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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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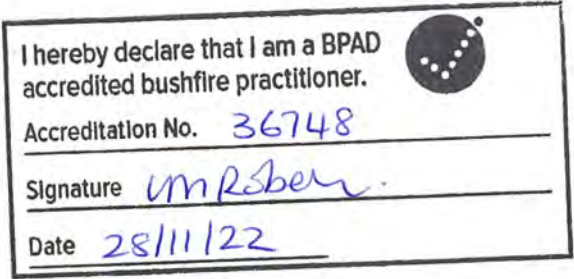
Property Details and Description of Works

| | | | | | |
|--------------------------------------|--|------------------------|----------------------|------------------------------|----------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 157 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class D Scrub | Flat/upslope | 32 m | BAL – 12.5 |

BPAD Accredited Practitioner Details

| | |
|---|---|
| Name Louisa Robertson |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 28/11/22</p> |
| Company Details JBS&G Australia Pty Ltd | |
| 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. | |

Authorized 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 | |
| | | | 158 | Binningup Terrace | |
| Local government area | Suburb | | | State | Postcode |
| | Eglinton | | | WA | 6034 |
| 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 Class 1a building and associated Class 10a building/s | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|----------|
| Method 1 | Class D Scrub | Flat/upslope | 19 m | BAL – 19 |

BPAD Accredited Practitioner Details

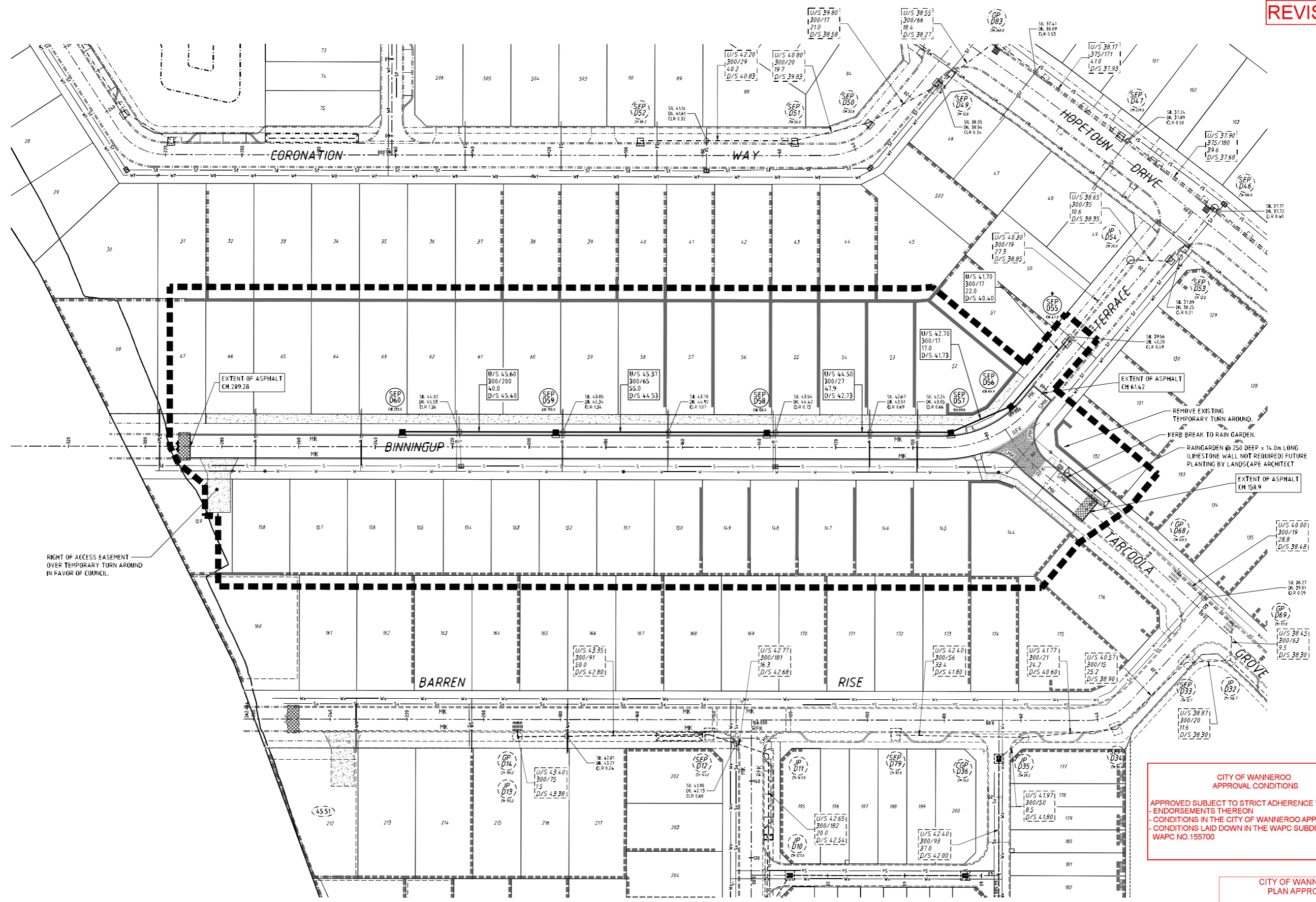
| | |
|---|--|
| Name Louisa Robertson | <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>Mr Robertson</u></p> <p>Date <u>28/11/22</u></p> </div> |
| Company Details JBS&G Australia Pty Ltd | |
| 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.

Appendix B Stage 8 Civil Roadworks plan

REVISED



CITY OF WANNEROO APPROVAL CONDITIONS

APPROVED SUBJECT TO STRICT ADHERENCE TO THE ENDORSEMENTS THEREON

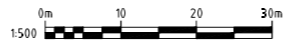
- CONDITIONS IN THE CITY OF WANNEROO APPROVAL LETTER
- CONDITIONS LAID DOWN IN THE WAPC SUBDIVISION APPROVAL WAPC NO.155700

CITY OF WANNEROO PLAN APPROVAL

Aaron Baxter
SENIOR LAND DEVELOPMENT ENGINEER

FOR NOTES AND LEGEND REFER DRAWING 5826-08-600

| REV | DATE | DRN | CKD | APP | AMENDMENT |
|-----|----------|-----|-----|-------------|--|
| 0 | 18.07.22 | YH | | | ISSUED FOR CONSTRUCTION |
| C | 07.04.22 | DMC | DOB | B. MARSHALL | INTERSECTION PAVING UPDATED. ISSUED FOR APPROVAL. |
| B | 16.05.22 | DMC | DOB | B. MARSHALL | MINOR AMENDMENTS. ISSUED FOR APPROVAL AND PRICING. |
| A | 18.02.22 | DMC | DOB | B. MARSHALL | ISSUED FOR APPROVAL |



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CW Cossill & Webley CONSULTING ENGINEERS

Mailing Address: PO Box 680, 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: 18.07.22
DESIGNED: DMC

SCALE: 1:500

PROJECT: EAST OF THE BEACH - STAGE 08

TITLE: ROADWORKS AND STORMWATER DRAINAGE

WAPC No: 155700

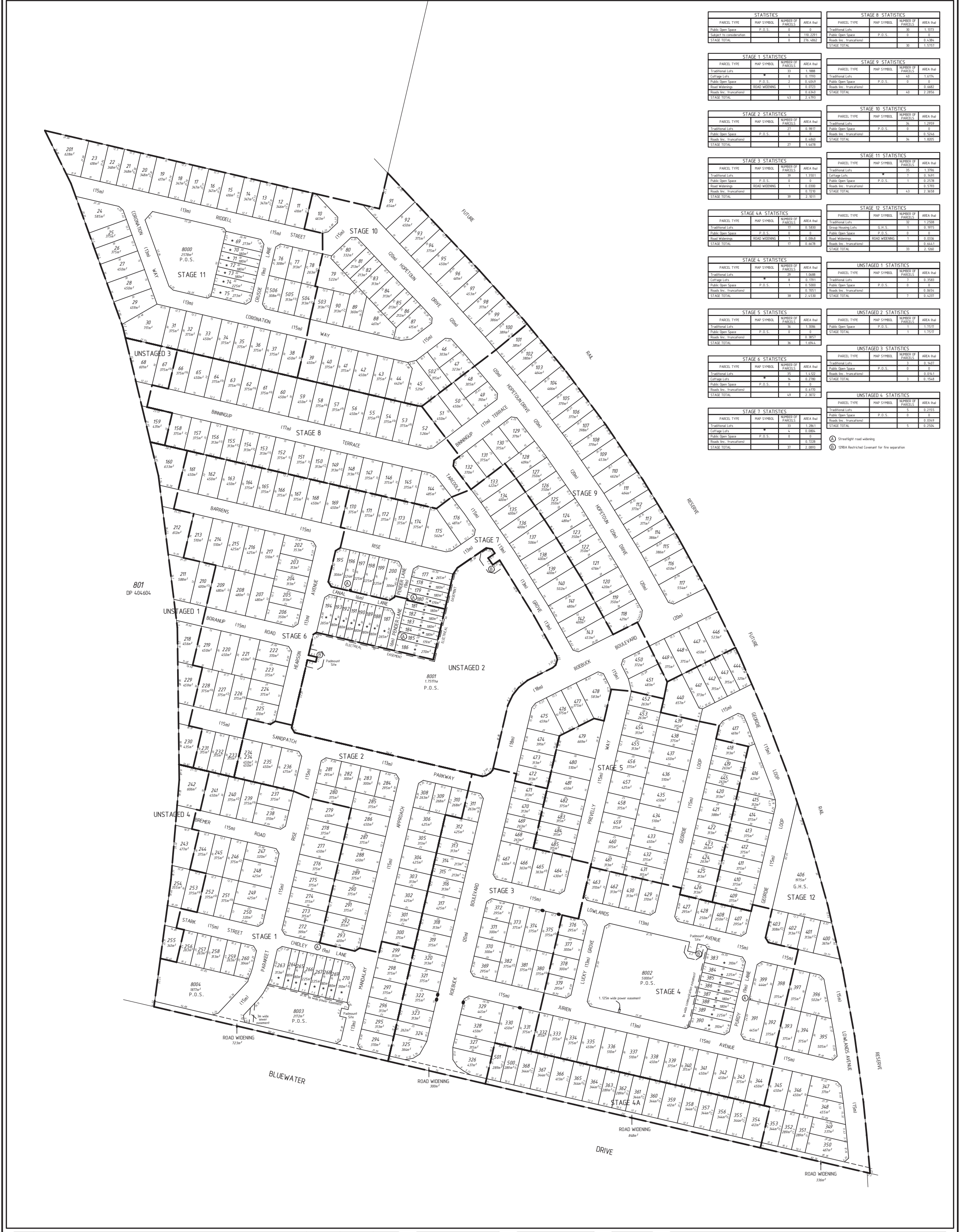
DRAWING No: 5826-08-610

REVISION: 0

ORIGINAL SIZE A1

P:\5826 Lot 6 Sheet\5826-08-Acad\5826-08-610.dwg, 18/07/2022, 12:55:17 PM, samh, Digital Signing PDF.ac3, 1:1 - CIV, Reference

Appendix C Pre-Calculated Plan



| STATISTICS | | | | STAGE 8 STATISTICS | | | |
|--------------------------|------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Public Open Space | P.O.S. | 0 | 0 | Traditional Lots | * | 30 | 1.1779 |
| Subject to consideration | | 1 | 130.2291 | Public Open Space | P.O.S. | 0 | 0 |
| STAGE TOTAL | | 1 | 130.2291 | Roads (inc. truncations) | | 0 | 0 |
| | | | | Roads (inc. truncations) | | 0 | 0 |
| | | | | STAGE TOTAL | | 30 | 1.1779 |

| STAGE 1 STATISTICS | | | | STAGE 9 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 33 | 1.1888 | Traditional Lots | * | 35 | 1.2929 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 34 | 2.4934 | STAGE TOTAL | | 35 | 2.5958 |

| STAGE 2 STATISTICS | | | | STAGE 10 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 33 | 1.1888 | Traditional Lots | * | 36 | 1.2929 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 34 | 2.4934 | STAGE TOTAL | | 36 | 1.8205 |

| STAGE 3 STATISTICS | | | | STAGE 11 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 33 | 1.1888 | Traditional Lots | * | 37 | 1.3779 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 34 | 2.3111 | STAGE TOTAL | | 37 | 2.3858 |

| STAGE 4A STATISTICS | | | | STAGE 12 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 33 | 1.1888 | Traditional Lots | * | 38 | 1.3779 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 34 | 2.4934 | STAGE TOTAL | | 38 | 2.5958 |

| STAGE 4 STATISTICS | | | | UNSTAGED 1 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 29 | 1.0388 | Traditional Lots | * | 0 | 0 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 30 | 2.4394 | STAGE TOTAL | | 0 | 0 |

| STAGE 5 STATISTICS | | | | UNSTAGED 2 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 29 | 1.0388 | Traditional Lots | * | 1 | 1.1511 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 30 | 1.6944 | STAGE TOTAL | | 1 | 1.1511 |

| STAGE 6 STATISTICS | | | | UNSTAGED 3 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 29 | 1.0388 | Traditional Lots | * | 0 | 0 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 30 | 2.1729 | STAGE TOTAL | | 0 | 0 |

| STAGE 7 STATISTICS | | | | UNSTAGED 4 STATISTICS | | | |
|--------------------------|---------------|-------------------|-----------|--------------------------|------------|-------------------|-----------|
| PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) | PARCEL TYPE | MAP SYMBOL | NUMBER OF PARCELS | AREA (ha) |
| Traditional Lots | * | 29 | 1.0388 | Traditional Lots | * | 0 | 0 |
| Public Open Space | P.O.S. | 0 | 0 | Public Open Space | P.O.S. | 0 | 0 |
| Road Widening | ROAD WIDENING | 1 | 0.0723 | Roads (inc. truncations) | | 0 | 0 |
| Roads (inc. truncations) | | 0 | 0 | Roads (inc. truncations) | | 0 | 0 |
| STAGE TOTAL | | 30 | 2.0899 | STAGE TOTAL | | 0 | 0 |

| Ver. | Description | Drawn | Date | Checked |
|------|---|-------|------------|---------|
| AB | Remove 2.5m Strip Adjacent to Railway Reserve and Include in Adjacent Lots 116, 117 & 446 | APO | 10/10/2022 | RJR |
| AA | Removed lot 67 from Stage 8 and amalgamated lots 8001 & 8005 | JTH | 16/08/2022 | RJR |
| Z | Add lot 67 to Stage 8 | APO | 22/04/2022 | RJR |
| Y | Amend Stage 1 and 8 Boundaries, adding Unstaged 3-4 | APO | 11/04/2022 | RJR |
| X | Add Transformer site and 129 BA to Lot 8005 | GDC | 23/12/2021 | RJR |
| W | Lots 181-186 moved from Stage 7 to Stage 6 and Lots 8001, 8005 into unstaged 2 | GDC | 2/11/2021 | RJR |
| V | Amend lots 43-52, 76-90, 118-128 and 133-143. Add lots 502-506 | WHC | 20/10/2021 | RJR |

FILES
map\COG-99389
Control Register- 99389
File Name- 99389pr-012ab.dgn

PRECAL LEGEND
See below Lot Status table for further information

--- Stage Boundary
--- Vehicle Access Restriction
--- Potential Dwellings / Lot

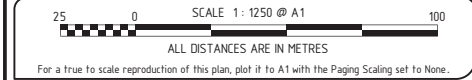
CLIENT:

LOT 804
STAGES 1 - 12 AND UNSTAGED 1
Eglinton

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plan currency by contacting the McMillen Nolan Group.

Project Mgr: Robert J. RHODES Datum: PCG94

99389 - 012 - AB
Number Number Version



PLANNER'S DESIGN SOURCE for Rev Y
Planner - CLE
Received date - 7/04/2022
File name - 99389-012x markup.pdf

ENGINEER'S DESIGN SOURCE for Rev U
Engineer - Cassids
Received date - 18/04/2021
Data purpose - POWER

All areas and dimensions depicted on this plan are subject to survey and Landgate registration. All cadastral information referred to in this plan is not guaranteed and are supplied as a guide only.

MC MILLLEN NOLAN GROUP
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Jandakot, W.A. 6164
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Tel: (08) 6436 1599
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ABN 90 009 363 311
Offices in Perth | Melbourne | Kimberley | South West WA

Urban Quarter logo

Appendix D Stage 8 Civil Water Reticulation plan

FOR INFORMATION ONLY

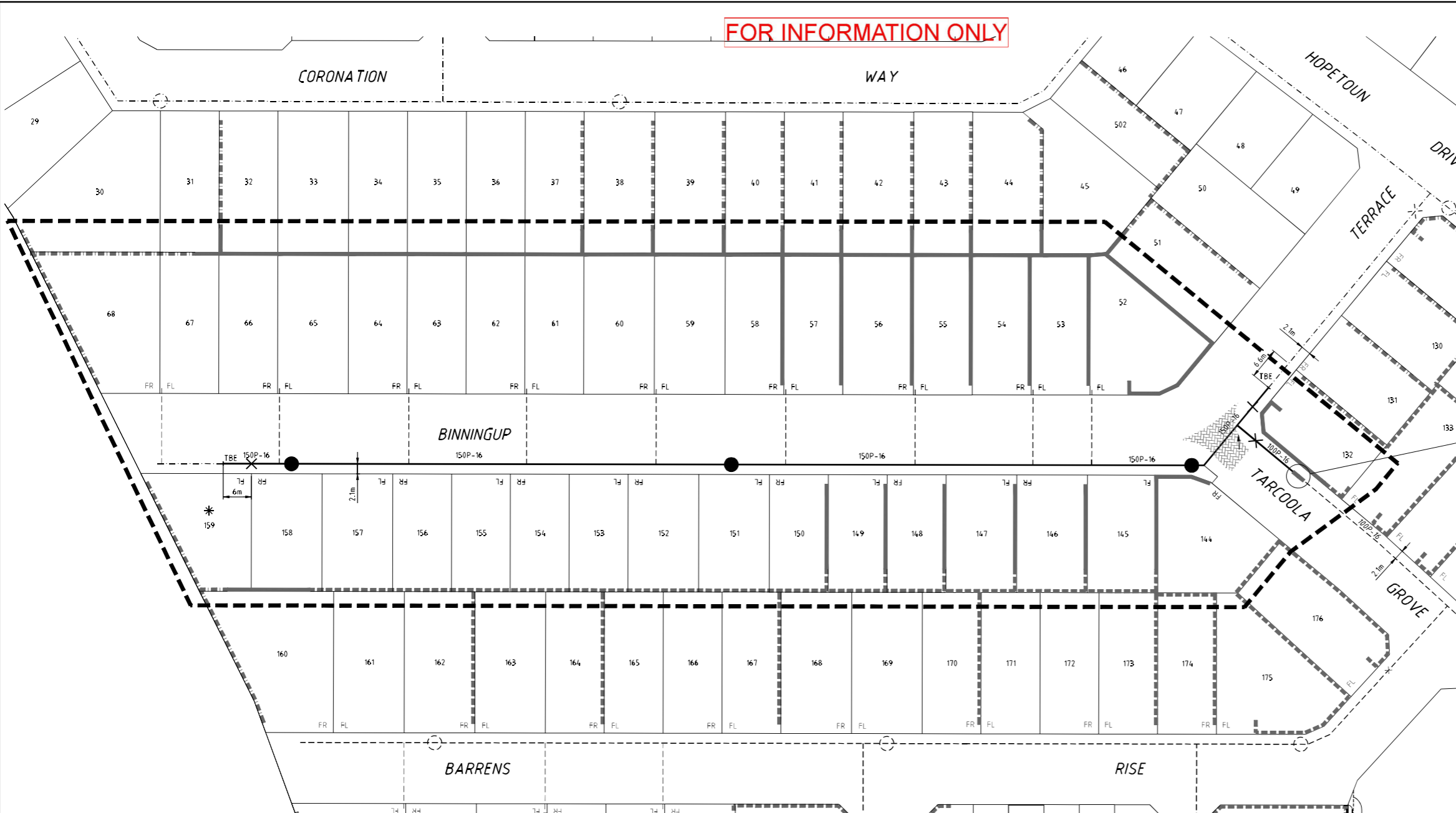
CONTRACTOR'S RESPONSIBILITY

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-LAID WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAID SERVICES ARE REQUIRED.

SERVICES

REVISED

- ALL WATER MAINS SHALL BE INSTALLED ON 2.1m ALIGNMENT EXCEPT AS OTHERWISE AGREED.
- FULLY PRE-LAID WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 43 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.

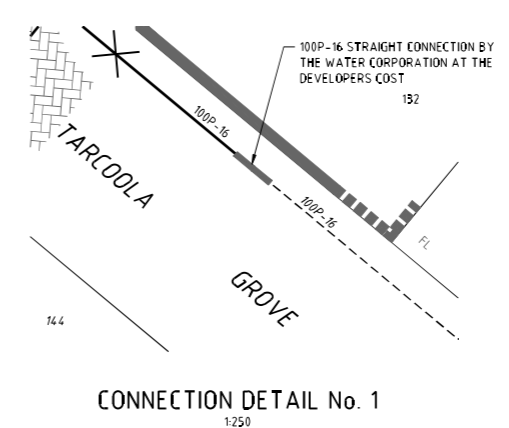
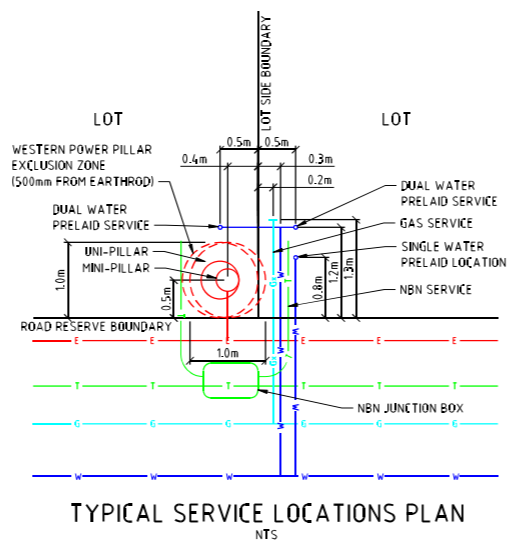


| DESCRIPTION | SYMBOL |
|--|--------|
| RETICULATION AREA BOUNDARY | --- |
| PROPOSED MAINS | --- |
| PROPOSED VALVE (No. = 3) | ⊗ |
| PROPOSED HYDRANT (No. = 3) | ⊙ |
| PROPOSED PRELAI LONG SERVICE | --- |
| CHANGE IN PIPE SIZE | ↗ |
| FLUSHING POINT (No. = 0) | FP |
| TEMPORARY BLANK END AND FLUSHING POINT (No. = 2) | TBE |
| CONNECTION BY WATER CORPORATION (No. = 1) | --- |
| 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 (No. = 4) | * |
| SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE | ⊕ |
| SERVICE UNDER RETAINING WALL | #1 |
| SERVICE IN BELOW GROUND PIT (REFER W.C. DWG BD62-2-9) | #2 |

| SERVICES | QTY (No.) |
|-----------------------------|-----------|
| PRELAI SHORT DUAL | 7 |
| PRELAI LONG DUAL | 7 |
| PRELAI SHORT SINGLE | 2 |
| PRELAI LONG SINGLE | 1 |
| TOTAL | 17 |
| TOTAL NUMBER OF LOTS SERVED | 31 |
| NUMBER OF DEFERRED SERVICES | 0 |
| EXTENSION | QTY (m) |
| 63mm MDPE | 0.0 |
| 100 P-16 | 17.0 |
| 150 P-16 | 229.8 |
| 200 P-16 | 0.0 |
| 250 P-16 | 0.0 |

WARNING TO CONTRACTOR UX0
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."

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.



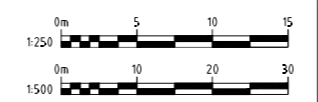
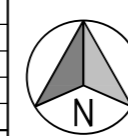
MSWA RETICULATION SUBMISSION
This plan is accepted as being in accordance with the endorsed Concept Plan.
Compliance with relevant design standards and manuals remains the responsibility of the Design Engineer.
No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

NY43-103-001-01A

FILE: 13538540

P:\5826 Lot 6 Shear\5826-08\Acad\5826-08-500.dwg, 18/07/2022, 12:53:21 PM, samh, Digital Signing PDF.ac3, 1:1 - CIV, Reference

| REV | DATE | DRN | CHKD | APP | AMENDMENT |
|-----|----------|-----|------|-------------|---|
| 0 | 18.07.22 | YH | | | ISSUED FOR CONSTRUCTION |
| C | 04.05.22 | DMC | DOB | B. MARSHALL | UPDATED TO REFLECT WATERCORP COMMENTS. ISSUED FOR APPROVAL. |
| B | 07.04.22 | DMC | DOB | B. MARSHALL | LENGTH OF WATERMAIN REDUCED. ISSUED FOR APPROVAL AND PRICING. |
| A | 18.02.22 | DMC | DOB | B. MARSHALL | ISSUED FOR APPROVAL |



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Cossill & Webley
CONSULTING ENGINEERS
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CLIENT
PRIME EGLINTON PTY LTD

APPROVED: 18.07.22
DESIGNED: DMC
SCALE: 1:250 / 1:500

PROJECT
EAST OF THE BEACH - STAGE 08

TITLE
WATER RETICULATION PLAN

WAPC No: 155700
DRAWING No: 5826-08-500
REVISION: 0

ORIGINAL SIZE A1

Appendix E Vegetation plot photos and description

Plot 1

| | |
|------------------------------------|---|
| Vegetation classification | Class D Scrub |
| Description / justification | Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity |

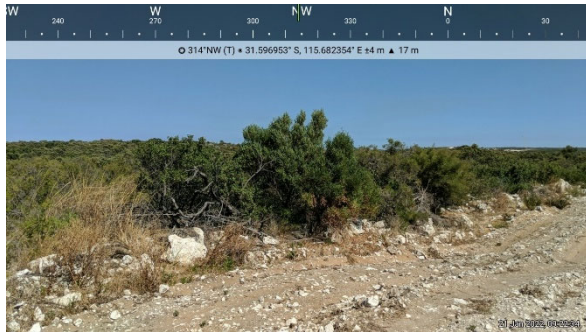


Photo ID: 1a



Photo ID: 1b



Photo ID: 1c Visible in the background



Photo ID: 1d Visible in the background

Plot 2

| | |
|------------------------------------|--|
| Vegetation classification | Excluded – Clause 2.2.3.2 [b] |
| Description / justification | Future POS that is a single area of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified as vegetation |



Photo ID: 2a



Photo ID: 2b

Plot 3

| | |
|----------------------------------|-------------------------------|
| Vegetation classification | Excluded – Clause 2.2.3.2 [c] |
|----------------------------------|-------------------------------|

| | |
|------------------------------------|--|
| Description / justification | Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the lots or other areas of vegetation being classified as vegetation |
|------------------------------------|--|



Photo ID: 3a (Nearmap 23/11/2022)



Photo ID: 3b Background right



Photo ID: 3c Background left

Plot 4

| | |
|------------------------------------|---|
| Vegetation classification | Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f]) |
| Description / justification | Non-vegetated areas including future roads, footpaths, driveways and building footprints that have been cleared for development |



Photo ID: 4a

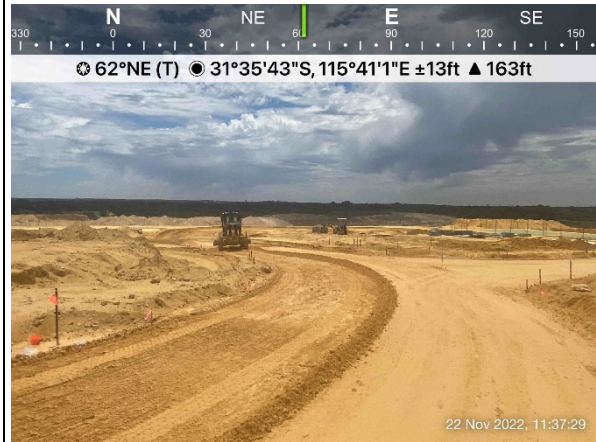


Photo ID: 4b



Photo ID: 4c



Photo ID: 4d



Photo ID: 4e



Photo ID: 4f

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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 | Michelle Gellender | Louisa Robertson (BPAD 36748, Level 3) | 28 November 2022 |

