



# East of the Beach Stage 9

Urban Quarter

BMP Compliance Report

152,597 | 65237

15 June 2023



**We acknowledge the Traditional Custodians of Country throughout Australia and their connections to land, sea and community.**

We pay respect to Elders past and present and in the spirit of reconciliation, we commit to working together for our shared future.



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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 and Figure 2.

**Table 1: Site/development summary**

Site details	
Address details	40 proposed residential lots within Stage 9 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/s) within each lot

## 1.2 Purpose of report

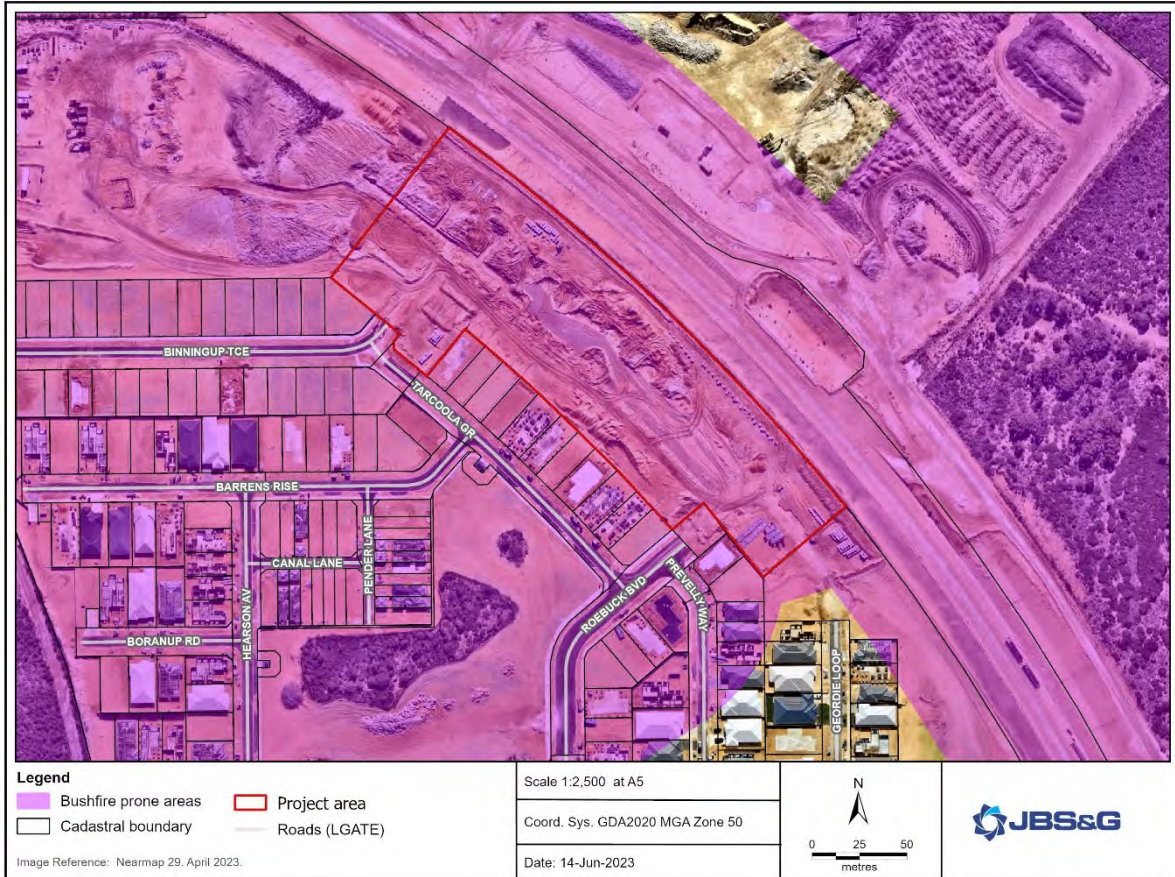
This Bushfire Management Plan (BMP) compliance and condition clearance report has been prepared for 40 proposed residential lots within Stage 9 East of the Beach (the project area). Lots within Stage 9 are subject to WAPC subdivision approval (WAPC Ref. 155700), issued on 22 December 2017.

This report has been prepared to address Condition 21 and 22 of WAPC subdivision approval (refer to Table 2) to facilitate subdivision clearances and creation of title for Stage 9 lots. This report also provides a post-subdivisional works update of the Bushfire Attack Level (BAL) ratings for individual lots within the project area for the benefit of the developer, future lot purchasers and decision makers.

All 40 proposed lots are situated within a designated bushfire prone area as per the Map of Bush Fire Prone Areas (DFES 2021, see Plate 1). As such, bushfire risk considerations and a BAL assessment at the building stage are applicable to all proposed lots. BAL certificates have been prepared for all 40 proposed lots within the project given they are situated within a designated bushfire prone area. The BAL certificates are based on the final site compliance check and are appended to this report for use by future landowners at the building permit stage (refer to Appendix A).

The BAL contour assessment outlined in this report is the most up to date assessment by JBS&G relating to the project area and has been prepared in consideration of the previous BAL contour assessment detailed in the BMP prepared to support the subdivision application (Strategen [now JBS&G] 2017, Ref: URQ16447\_03 R001 Rev 0).

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 1.3* (the Guidelines; WAPC 2021), under which the BMP was prepared.



**Plate 1: Designated bushfire prone status of the project area (DFES 2021)**

### 1.3 Subdivision conditions

The bushfire related subdivision conditions documented the WAPC subdivision approval (WAPC Ref. 155700) relevant to Stage 9 are documented in Table 2.

**Table 2: Relevant subdivision conditions**

Condition	Condition description	Clearance comments
21	<p>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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b) Maintenance of retained vegetation within Public Open Space areas on a regular and ongoing basis at a low fuel load.</li> <li>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.</li> <li>d) Construction and maintenance of firebreaks to the specification of the local government have been implemented during subdivisional works. (Local Government)</li> </ul>	<p>This BMP compliance report provides the necessary evidence to demonstrate that the bushfire management measures documented within the subdivision stage BMP have been suitably implemented on site, as required under Condition 21 of the subdivision approval.</p>
22	<p>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)</p>	<p>This BMP compliance report provides the compliance certificate/report for the BAL contour mapping, as required under Condition 22 of subdivision approval.</p>

## 2. Bushfire Management Plan compliance audit

The BMP prepared to support the subdivision application lists the bushfire management measures required to be implemented by the developer prior to issue of titles. An audit was undertaken in June 2023 to confirm that all relevant works from the subdivision stage BMP have been implemented in relation to Stage 9. The relevant BMP requirements and associated evidence of compliance are documented in Table 3.

**Table 3: Management measures from the subdivision stage BMP**

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5 (No. 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	Not applicable to Stage 9. All lots are able to achieve BAL-29 or lower.	Louisa Robertson (Level 3 BPAD36748)  <i>UM Robertson</i>
Table 5 (No. 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	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>
Table 5 (No. 2a)	Maintain areas of retained vegetation within Public Open Space on a regular and ongoing basis at a low fuel load	Retained vegetation adjacent to the adjoining Stage 7 POS has been established to be excludable under Clause 2.2.3.2 (b) of AS 3959 such that the retained vegetation has no BAL impact on proposed Stage 9 lots. Future landscaping within the adjoining POS will continue the low threat vegetation status and be excluded under Clauses 2.2.3.2 (e) & (f).	Louisa Robertson (Level 3 BPAD36748)  <i>UM Robertson</i>

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5 (No. 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	Surrounding stages of development within 100 m of Stage 9 are completely cleared and/or built out as evidenced by aerial imagery provided in Figure 1. In this regard, the 100 m low threat buffer is considered be established. JBS&G is comfortable that this area is being maintained in a low threat state in accordance with AS 3959 Clause 2.2.3.2 (f) given the level of earthworks and construction that are currently taking place on site.	Louisa Robertson (Level 3 BPAD36748) <i>LM Robertson</i>
Table 5 (No. 2c)	Maintain road reserves in a low fuel state	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>LM Robertson</i>
Table 5 (No. 2d)	Ensure compliance with the City of Wanneroo firebreak notice	Firebreaks are not required for proposed Stage 9 lots; however, ongoing slashing of regrowth grassland and weeds to less than 50 mm in height on vacant residential lots less than 4000 m <sup>2</sup> will continue to be undertaken as per the City's firebreak notice.	Louisa Robertson (Level 3 BPAD36748) <i>LM Robertson</i>
Table 5 (No. 3a)	BAL compliance check	This report provides the appropriate BAL compliance check for Stage 9 lots (refer to Figure 1 and Figure 2, as well as BAL certificates contained in Appendix A).	Louisa Robertson (Level 3 BPAD36748) <i>LM Robertson</i>



BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5 (No. 4a)	Construct all new internal roads and temporary cul de sacs in accordance with the subdivision approval and technical requirements of the Guidelines	<p><u>No-through roads</u></p> <p>As depicted on the Civil Roadworks plan (Appendix B), Binningup Terrace will be extended from its current junction with Tarcoola Grove (within the adjoining Stage 8 development) to Hopetoun Drive, which will extend south within Stage 9 to meet Roebuck Drive. Hopetoun Drive will have a temporary 30 m compliant no-through road to the north and a compliant turn around area. Roads constructed as part of Stage 9 will resolve the current dead-end of Tarcoola Grove by providing through access back to the south via Hopetoun Drive. Binningup Terrace</p> <p><u>Multiple access routes</u></p> <p>Construction of the extension of Binningup Terrace, and Hopetoun Drive to bisect Stage 9 area, will create a continuous road network for Stage 9. Binningup Terrace leads to Tarcoola Grove, which in turn opens onto Roebuck Boulevard. Hopetoun Drive also opens onto Roebuck Boulevard. Two access routes are provided to Bluewater Drive in the south, via Parakeet Rise 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>Internally, the public road network leads to residential built-out areas, including the Western Precinct subdivision area, which provides a suitable destination due to the large areas of BAL-Low land.</p> <p><u>Technical construction standards</u></p> <p>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>	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>LM Robertson</i></p>

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5 (No. 4b)	Construction and maintenance of firebreaks to the specification of the local government	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>
Table 5 (No. 5a)	Provision of reticulated water supply	A compliant reticulated water and street hydrant network will be delivered for Stage 9 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>
Table 5 (No. 6a)	Certification of BAL ratings	Appendix A of this report provides the required BAL certification for individual Stage 9 lots.	Louisa Robertson (Level 3 BPAD36748) <i>UM Robertson</i>

## 3. Bushfire assessment results

### 3.1 Assessment inputs

A Bushfire Attack Level (BAL) contour assessment has been undertaken in accordance with Method 1 of AS 3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018) for the project area. 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.

#### 3.1.1 Vegetation classification

Classified vegetation and exclusions were assessed within the project area and adjoining 150 m (the assessment area) via review of the subdivision stage BMP dated September 2017; review of BAL contour assessments recently carried out for the surrounding subdivision release stages; and a desktop review of on-ground conditions carried out in June 2023. This approach is considered suitable given the substantial earthworks and clearing that are obvious from aerial imagery, as well as the recent site investigations carried out by JBS&G for the bushfire condition clearance reports prepared for adjoining subdivision stages. The vegetation classifications and exclusions were assessed in accordance with AS 3959 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 D and depicted in Figure 1. A summary of the vegetation classification/exclusion outputs is contained in Table 4.

Site observations indicate that the vegetation classifications align with the post-development vegetation classifications determined by the endorsed subdivision stage BMP (Strategen [now JBS&G] 2017).

#### 3.1.2 Effective slope

Effective slope under classified vegetation was assessed in accordance with AS 3959. Results were cross-referenced with DPIRD 2m data and are depicted in Figure 1.

Site observations indicate that effective slope under classified vegetation aligns with the effective slopes identified within the endorsed BMP (Strategen 2017). A summary of effective slope under classified vegetation is contained in Table 4.

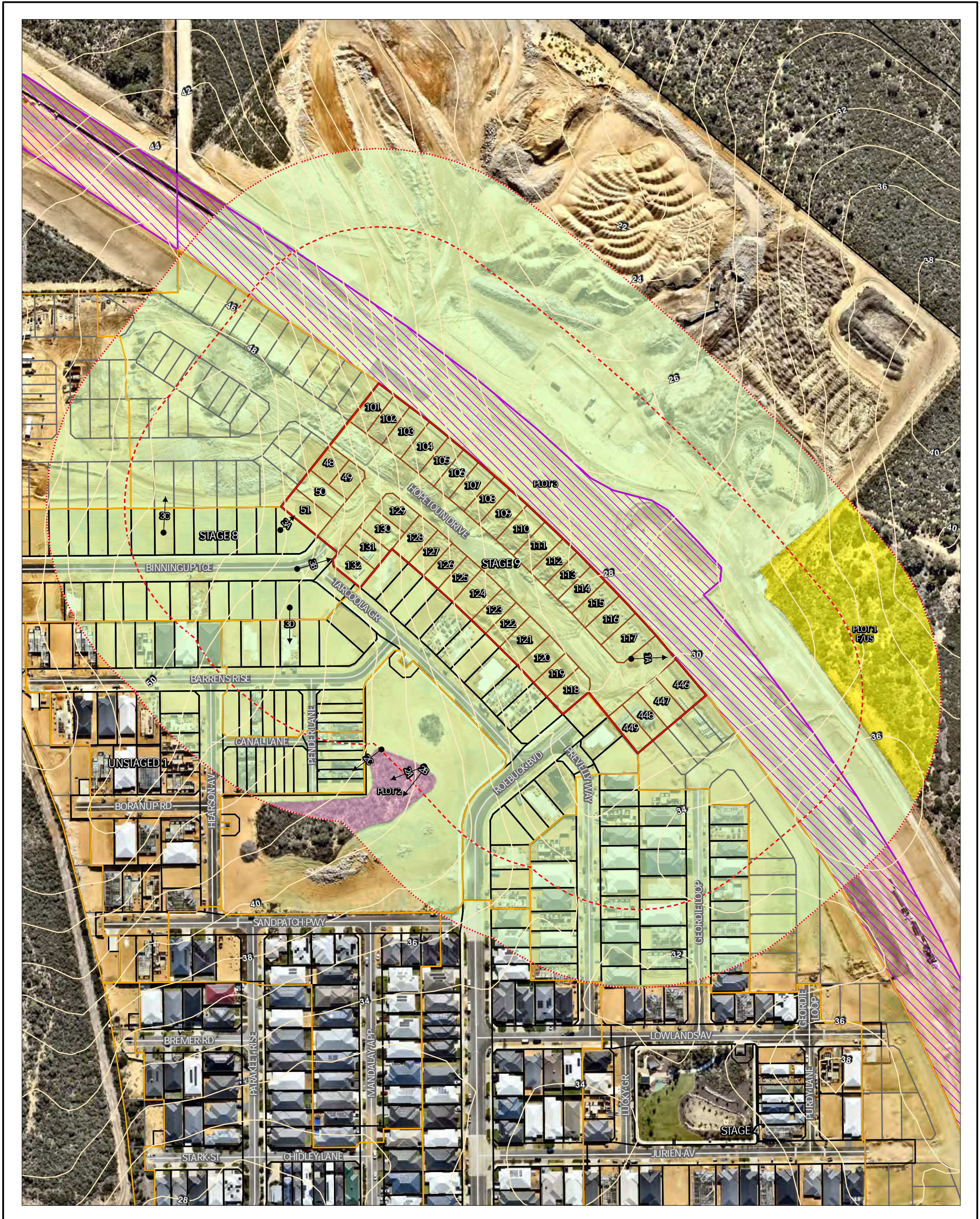
### 3.1.3 Summary of inputs

Figure 1 illustrates the current vegetation classifications and exclusions observed during site inspection. The vegetation classifications/exclusions and effective slope are summarised in Table 4.

**Table 4: Summary of vegetation classifications, exclusions and effective slope**

Vegetation plot	Vegetation classification	Effective slope	Comments
1	Class D Scrub	Flat/upslope (0°)	Banksia scrub vegetation to the east. Vegetation with a continuous horizontal and vertical structure, between 2–6m high at maturity.
2	Excluded – Clause 2.2.3.2 [b]	N/A	A single area of vegetation within POS which is less than 1 ha in area and not within 100 m of other areas of classified vegetation.
3	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Existing low threat and non-vegetated areas, including the earthworked footprint and associated 100 m wide low threat staging buffer, low threat POS and low threat road reserves constructed for surrounding subdivision stages.





<b>Legend</b> Project area 100m assessment area 150m assessment area Cadastral boundary Stage boundaries Proposed lots		<b>Vegetation classification</b> Class D Scrub Clause 2.2.3.2 (b) Clause 2.2.3.2 (e) & (f) Indicative future subdivisions on adjacent stages		Photo point directions Topographic contours (mAHD) Minor road		 Job Number: 65237 Client: Urban Quarter Drawn By: jcrute Checked By: LR		 Scale 1:2,200 at A3 Coord. Sys. GDA2020 MGA Zone 50 Version: Rev A Date: 15-Jun-2023		Stage 9, East of the Beach Western Precinct Eglinton, WA <b>VEGETATION CLASSIFICATION          AND EFFECTIVE SLOPE</b> FIGURE: 1	
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## 3.2 Assessment outputs

### 3.2.1 BAL contour assessment results

All 40 proposed lots within the project area are situated within a designated Bush Fire Prone Area and therefore require a BAL assessment. Results of the BAL contour assessment are illustrated in Figure 2 with a detailed summary of the assessment provided in Table 5.

**Table 5: BAL contour assessment results**

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation distance	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
48	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
49	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
50	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
51	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
101	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
102	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
103	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
104	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
105	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
106	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
107	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
108	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
109	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
110	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
111	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
112	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
113	Yes	1	Class D Scrub	Flat/upslope (0°)	>100m	<b>BAL-Low</b>	N/A	N/A
114	Yes	1	Class D Scrub	Flat/upslope (0°)	98 m	<b>BAL-12.5</b>	2 m rear truncated	BAL-Low
115	Yes	1	Class D Scrub	Flat/upslope (0°)	90 m	<b>BAL-12.5</b>	10 m rear truncated	BAL-Low
116	Yes	1	Class D Scrub	Flat/upslope (0°)	82 m	<b>BAL-12.5</b>	N/A	N/A
117	Yes	1	Class D Scrub	Flat/upslope (0°)	73 m	<b>BAL-12.5</b>	N/A	N/A
118	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
119	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
120	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A

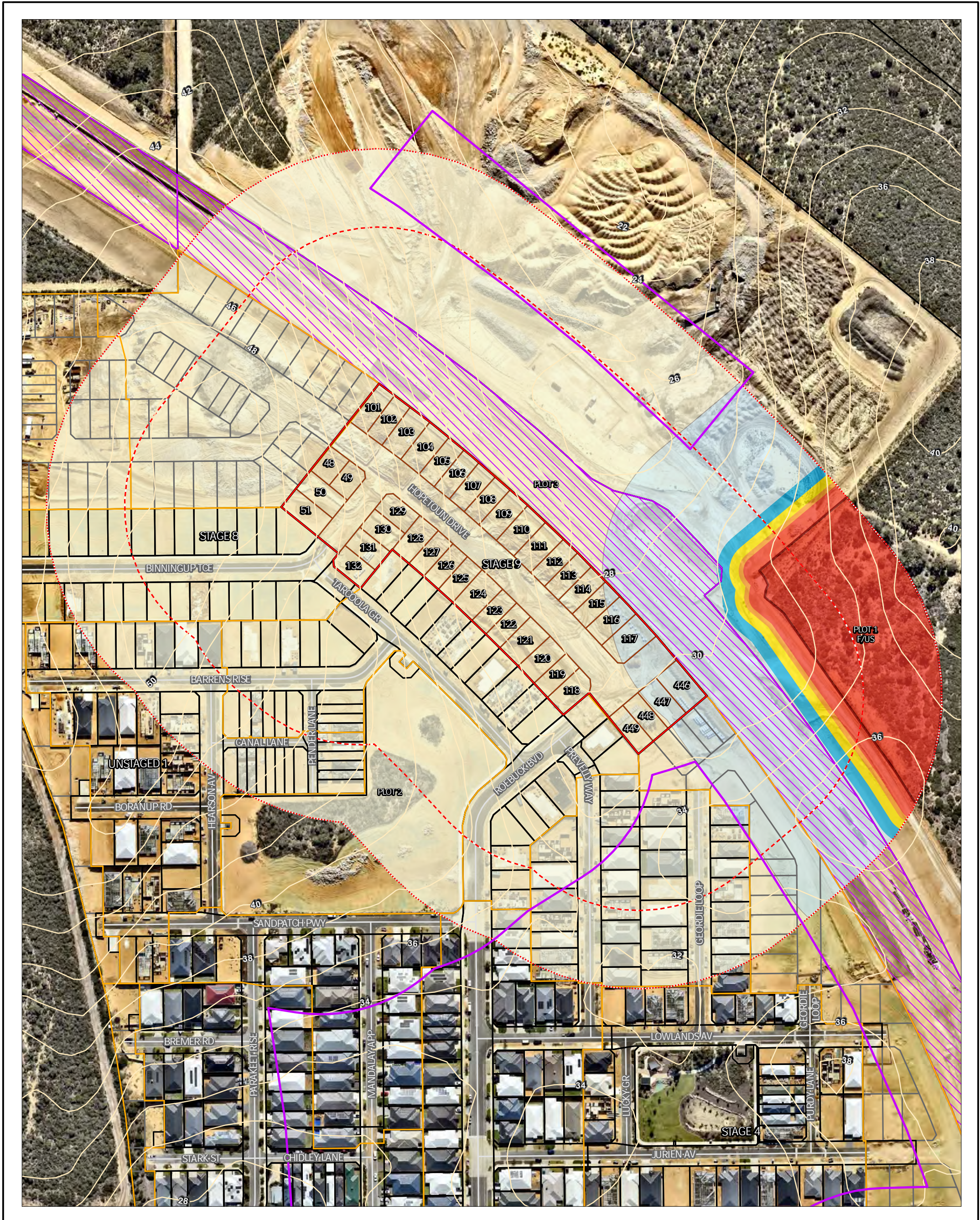
Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation distance	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
121	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
122	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
123	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
124	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
125	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
126	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
127	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
128	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
129	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
130	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
131	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
132	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
446	Yes	1	Class D Scrub	Flat/upslope (0°)	68 m	<b>BAL-12.5</b>	N/A	N/A
447	Yes	1	Class D Scrub	Flat/upslope (0°)	86 m	<b>BAL-12.5</b>	N/A	N/A
448	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A
449	Yes	1	Class D Scrub	Flat/upslope (0°)	>100 m	<b>BAL-Low</b>	N/A	N/A

\*The new BAL rating can only be confirmed once the building plan for the relevant lot has been prepared to demonstrate compliance with the recommended setback. An updated BAL certificate can be prepared at that time.

### 3.2.2 BAL certificates

BAL certificates for the 40 proposed lots situated within a designated bushfire prone area are provided in Appendix A in accordance with the BAL contour assessment results detailed in Table 5. Should a lower BAL rating be realistically achievable through an appropriate building setback, then the landowner can refer to the recommended setbacks listed in Table 5. The lower BAL rating may be achieved if the recommended building setback is reflected on the building plan for that lot and a revised BAL certificate can be issued at that time.





<b>Legend</b> 						Stage 9, East of the Beach Western Precinct Eglington, WA	
		Job Number: 65237		Scale 1:2,200 at A3			
		Client: Urban Quarter		Coord. Sys. GDA2020 MGA Zone 50		<b>BAL CONTOUR MAP</b>	
		Drawn By: jcrute      Checked By: LR		Version: Rev A      Date: 14-Jun-2023		<b>FIGURE: 2</b>	



## 4. Conclusion and recommendations

This BMP compliance report has been prepared for 40 proposed residential lots within Stage 9 East of the Beach.

Assessment results are consistent with on-ground conditions. JBS&G can confirm that the existing BMP over the site has been implemented throughout the duration of subdivisional works for the relevant Stage 9 area and adjacent land to achieve the intended BAL outcomes and compliance with the BMP and associated bushfire protection criteria of the Guidelines.

This report provides a final BAL check for individual lots for use at the building permit stage. All 40 proposed lots are situated within a designated Bush Fire Prone Area and require a BAL assessment, as per Figure 2 and Table 5, with the associated BAL certificates provided in Appendix A.

JBS&G considers that the BAL contour assessment and BAL certificates outlined in this report are accurate to inform individual lot building permit applications.

Should it be determined through demonstration on individual building plans that compliance with the recommended building setbacks has been achieved and subsequently a lower BAL rating has been attained (as per Table 5), then the lower BAL rating should apply and be reflected in an updated BAL certificate prepared at that time.

Ongoing requirements of the current City of Wanneroo annual firebreak notice as amended should continue to be implemented as required, particularly with regards to ongoing fuel management of vacant land where applicable.

## 5. Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties.

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.

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 JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Ground conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

## 6. 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/>, [14/06/2023].

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 (Subdivision Application) – Lot 6 Taronga Place, Eglinton*, report prepared for Urban Quarter, September 2017.

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

## 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.

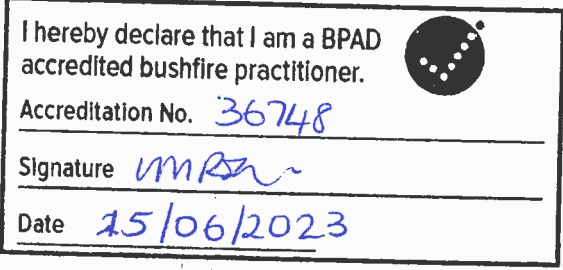
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			48	Hopetoun Drive	
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

<b>Name</b> Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. <u>36748</u>          Signature <u>LMR</u>          Date <u>25/06/2023</u></p>
<b>Company Details</b> 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

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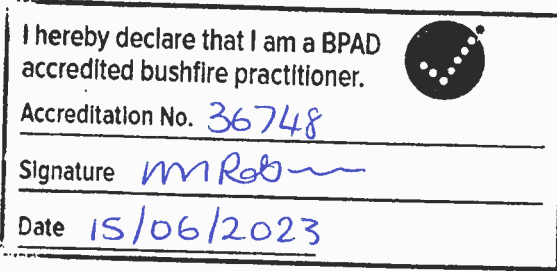
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			49	Hopetoun Drive		
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

<b>Name</b> Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. 36748          Signature <i>LM Robertson</i>          Date 15/06/2023</p>
<b>Company Details</b> 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.

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## Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b>	<b>Street name / Plan Reference</b>		
			50	Binningup Terrace		
<b>Local government area</b>	<b>Suburb</b>			<b>State</b>	<b>Postcode</b>	
	Eglinton			WA	6034	
<b>Main BCA class of the building</b>	<b>Use(s) of the building</b>					
Class 1a	Residential dwelling					
<b>Description of the building or works</b>	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

<b>Name</b> 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. 36748</p> <p>Signature <i>mlr</i></p> <p>Date 15/06/2023</p> </div>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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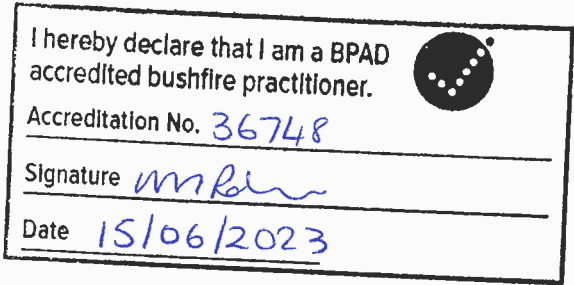
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			51	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>MRB</i>          Date 15/06/2023</p>
Company Details JBS&G Australia Pty Ltd	
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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		
			101	Hopetoun Drive		
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					

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## BPAD Accredited Practitioner Details

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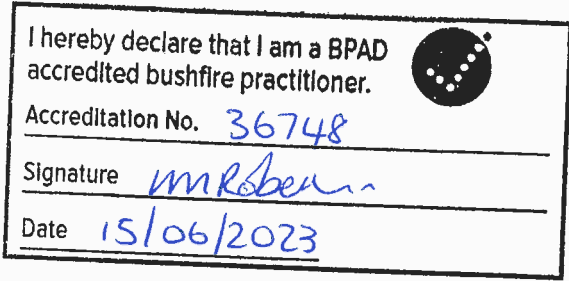
## Property Details and Description of Works

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

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			103	Hopetoun Drive		
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					

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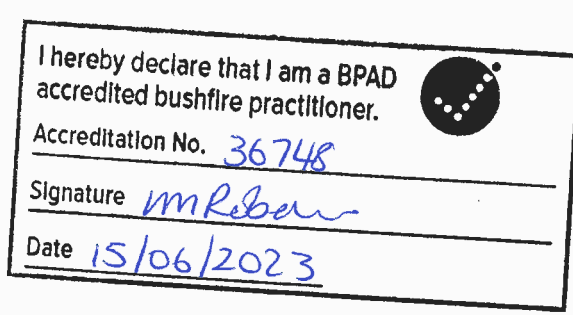
## Property Details and Description of Works

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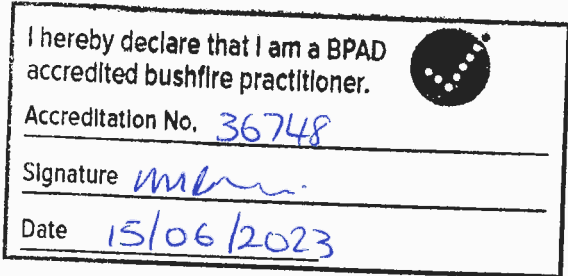
## Property Details and Description of Works

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			105	Hopetoun Drive	
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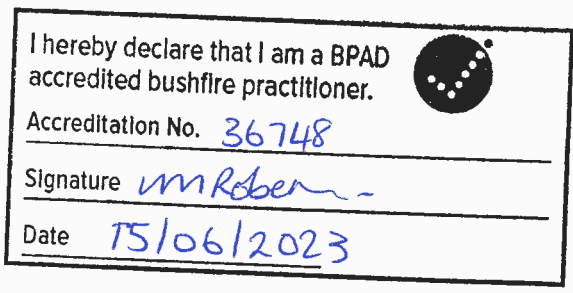
## Property Details and Description of Works

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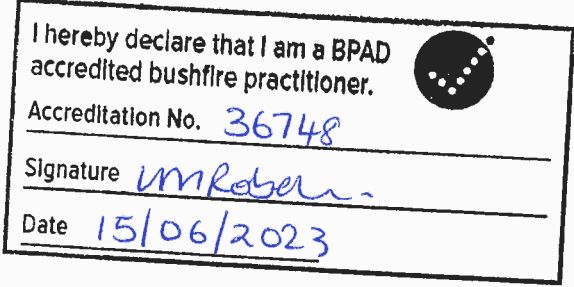
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			107	Hopetoun Drive	
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				

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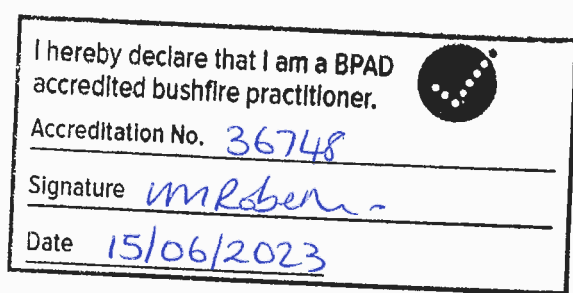
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			108	Hopetoun Drive		
Local government area	Suburb			State	Postcode	
	Eglinton			WA	6034	
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling			
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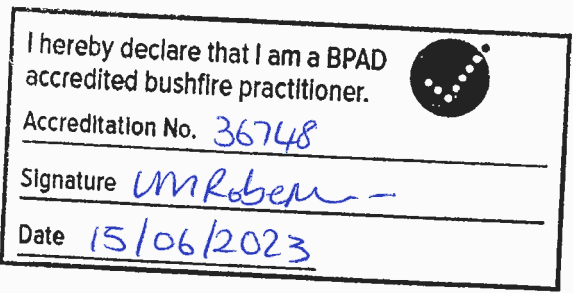
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			109	Hopetoun Drive	
Local government area	Suburb			State	Postcode
	Eglinton			WA	6034
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<b>Name</b> Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. 36748          Signature <i>UMRobertson</i>          Date 15/06/2023</p>
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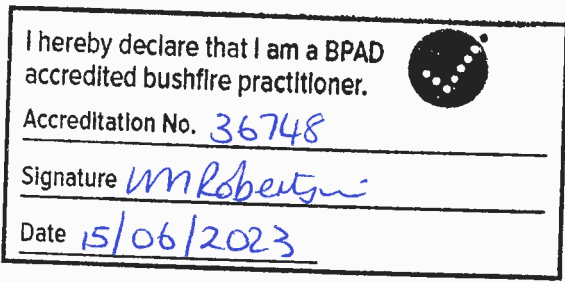
## Property Details and Description of Works

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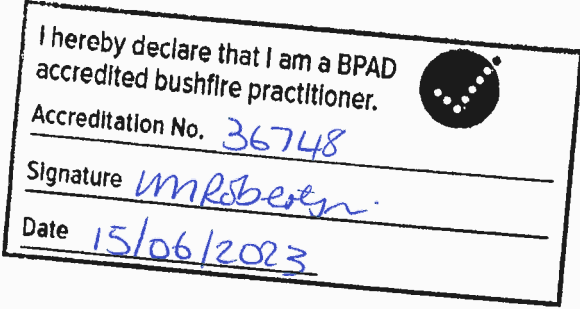
## Property Details and Description of Works

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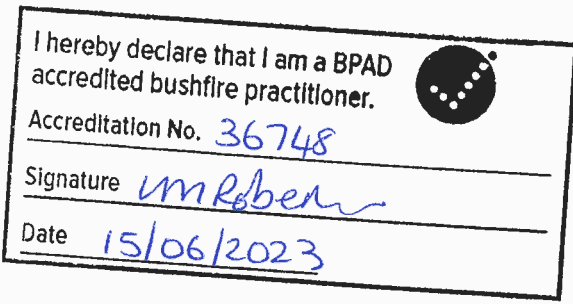
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 112	Street name / Plan Reference Hopetoun Drive	
	Suburb Eglinton			State WA	Postcode 6034
Local government area	City of Wanneroo				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

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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.

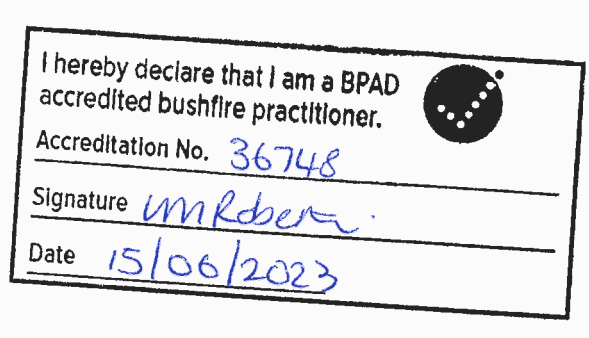
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			113	Hopetoun Drive		
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

<b>Name</b> Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 15/06/2023</p>
<b>Company Details</b> 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.

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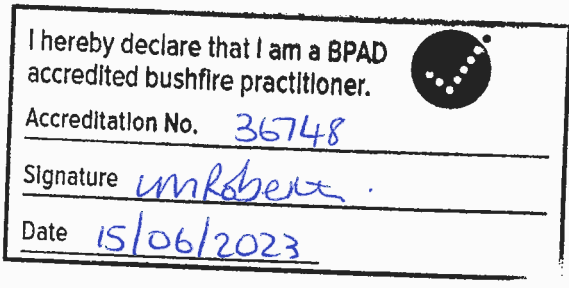
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			114	Hopetoun Drive	
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	98 m (lower BAL achievable with setback)	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>15/06/2023</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.	

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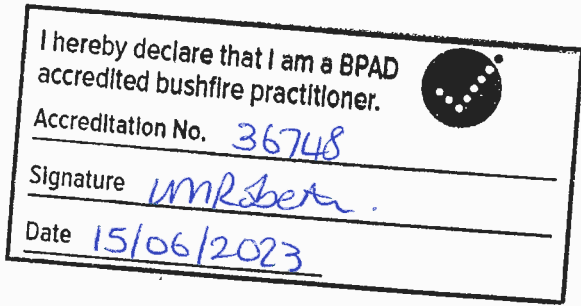
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			115	Hopetoun Drive	
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 (lower BAL achievable with setback)	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 UMRobertson          Date 15/06/2023</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	
			116	Hopetoun Drive	
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	82 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>15/06/2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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	
			117	Hopetoun Drive	
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	73 m	BAL – 12.5

## BPAD Accredited Practitioner Details

<b>Name</b> 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>MC 36748</u></p> <p>Signature <u>MLRoberts</u></p> <p>Date <u>15/06/2023</u></p> </div>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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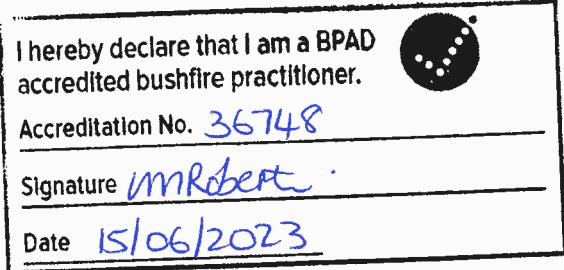
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			118	Hopetoun Drive		
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 15/06/2023</p>
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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			119	Hopetoun Drive		
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: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>ML Robertson</u></p> <p>Date <u>15/06/2023</u></p> </div>
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		
			120	Hopetoun Drive		
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

<b>Name</b> 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>15/06/2023</u></p> </div>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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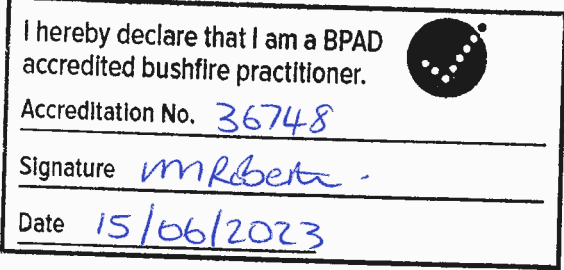
## Property Details and Description of Works

<b>Address Details</b>	<b>Unit no</b>	<b>Street no</b>	<b>Lot no</b>	<b>Street name / Plan Reference</b>	
			121	Hopetoun Drive	
<b>Local government area</b>	<b>Suburb</b>			<b>State</b>	<b>Postcode</b>
	Eglinton			WA	6034
<b>Main BCA class of the building</b>	<b>Use(s) of the building</b>				
Class 1a	Residential dwelling				
<b>Description of the building or works</b>	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

<b>Name</b> Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.          Accreditation No. 36748          Signature <i>mrbeta</i>          Date 15/06/2023</p>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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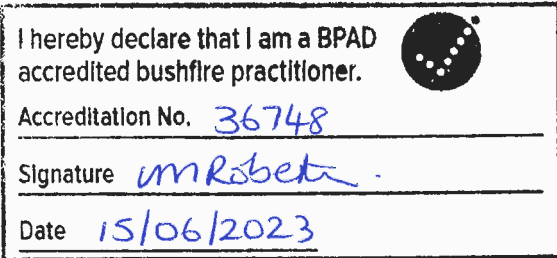
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			122	Hopetoun Drive		
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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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			123	Hopetoun Drive		
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

<b>Name</b> 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 Roberts</u></p> <p>Date <u>15/06/2023</u></p> </div>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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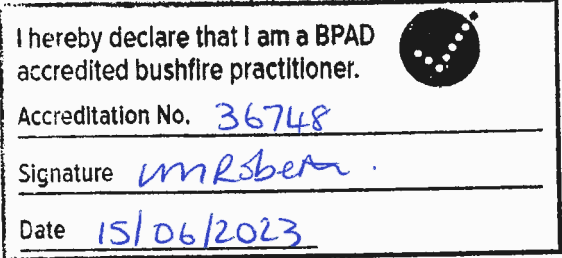
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			124	Hopetoun Drive	
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.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>Louisa Robertson</u></p> <p>Date <u>15/06/2023</u></p>
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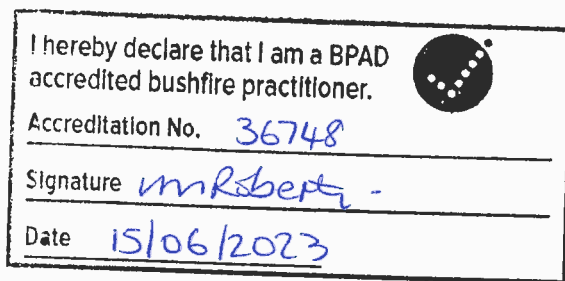
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			125	Hopetoun Drive	
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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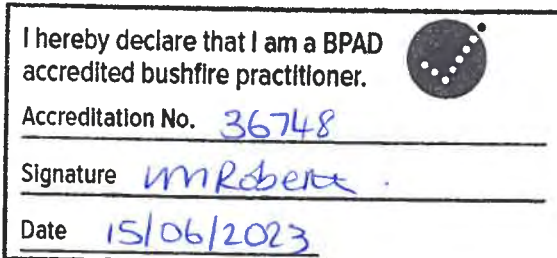
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			126	Hopetoun Drive	
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.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>15/06/2023</u></p>
Company Details JBS&G Australia Pty Ltd	
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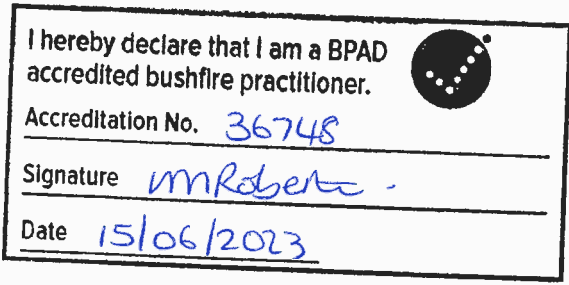
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 127	Street name / Plan Reference Hopetoun Drive	
	Suburb Eglinton			State WA	Postcode 6034
Local government area	City of Wanneroo				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single 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

<b>Name</b> Louisa Robertson	 <p><i>Authorised Practitioner Stamp</i></p>
<b>Company Details</b> JBS&G Australia Pty Ltd	
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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 128	Street name / Plan Reference Hopetoun Drive	
	Suburb Eglinton			State WA	Postcode 6034
Local government area	City of Wanneroo				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single 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

<b>Name</b> 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>15/06/2023</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	
			129	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				

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Method 1	Class D Scrub	Flat/Upslope	>100 m	BAL – LOW

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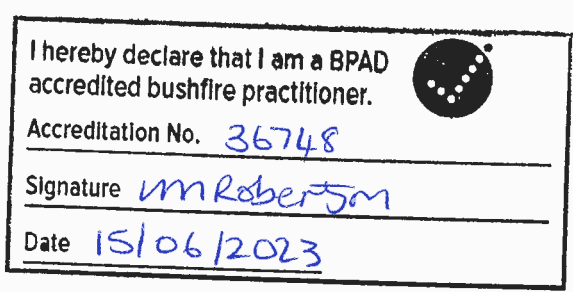
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			131	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				

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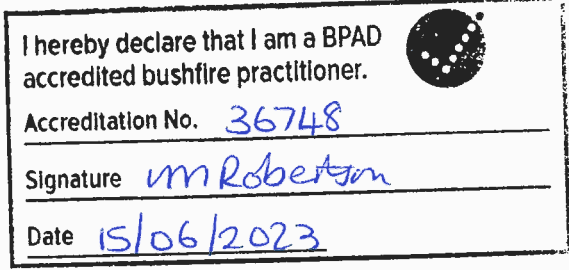
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			132	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				

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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>15/06/2023</u></p>
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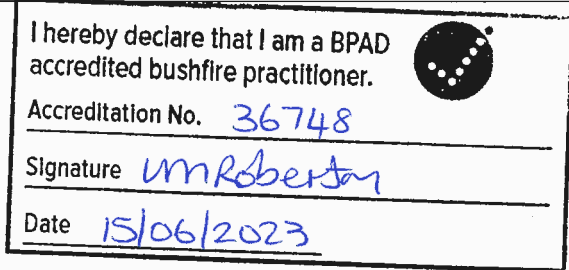
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			446	Roebuck Boulevard	
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	68 m	BAL – 12.5

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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			447	Roebuck Boulevard	
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	86 m	BAL – 12.5

## BPAD Accredited Practitioner Details

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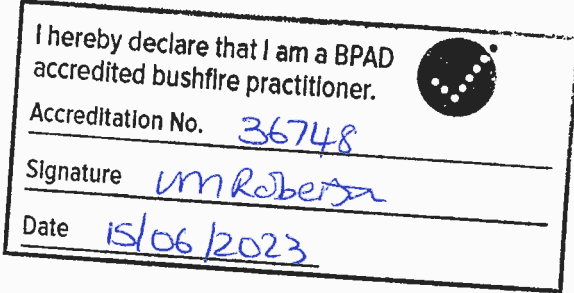
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 448	Street name / Plan Reference Roebuck Boulevard	
	Suburb Eglinton			State WA	Postcode 6034
Local government area	City of Wanneroo				
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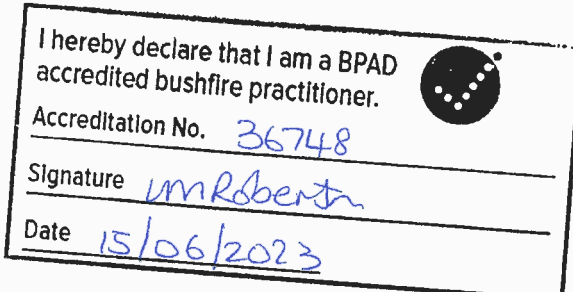
## Property Details and Description of Works

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Local government area	Suburb			State	Postcode
	Eglinton			WA	6034
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Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

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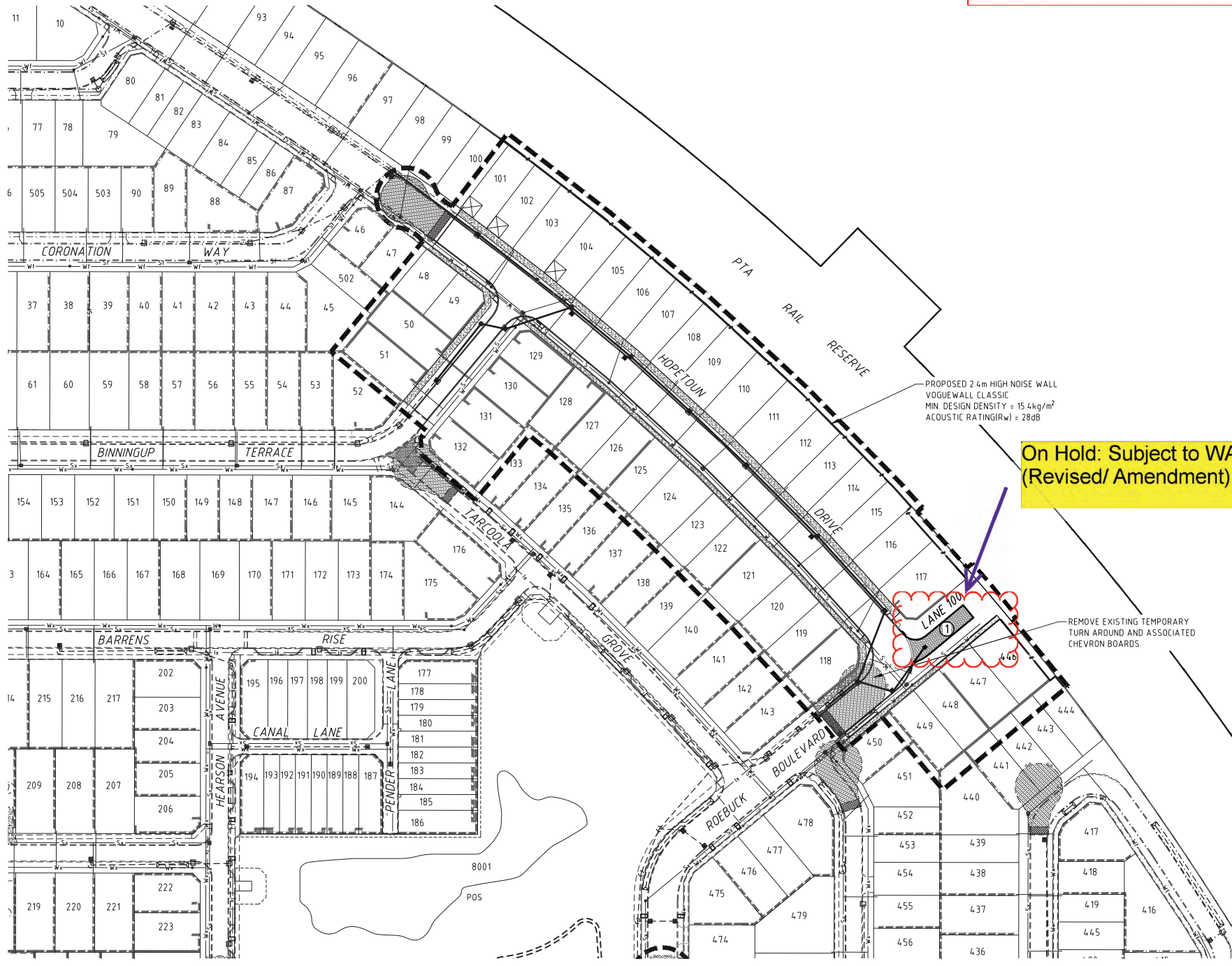
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## Appendix B Civil roadworks plan

**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



**On Hold: Subject to WAPC approval (Revised/ Amendment)**

**STANDARD NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE LOCAL AUTHORITY.
- THE CONTRACTOR SHALL LIAISE WITH ALL PUBLIC UTILITIES PRIOR TO COMMENCING WORK TO LOCATE ALL SERVICES WITHIN THE CONTRACT SITE.
- ALL LEVELS SHALL BE LOCATED FROM ESTABLISHED BENCHMARKS AS ESTABLISHED BY THE PROJECT SURVEYOR.
- ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE.
- REFER INTERSECTION DETAIL DRAWINGS FOR CORNER RADII AT INTERSECTIONS AND CUL-DE-SACS.
- ALL KERBING TO BE MOUNTABLE TYPE UNLESS NOTED OTHERWISE.
- TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m.
- WHERE POSSIBLE, STREET SIGNS TO BE STRAPPED TO STREET LIGHT POLES.
- ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES.
- STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 2) R.R.J. UNLESS NOTED OTHERWISE.
- DRAINAGE PIPES TO BE INSTALLED IN ACCORDANCE WITH AS3725. CONTRACTOR TO CONSIDER GROUND CONDITIONS, HAUNCHING, TRENCH CONDITIONS, LOAD PARAMETERS AND COMPACTION METHODS TO ENSURE INTEGRITY OF PIPE.
- MANHOLES AND SIDE ENTRY PITS SHALL BE LOCATED IN POSITIONS SHOWN IRRESPECTIVE OF THE INDICATED PIPE LENGTHS AND WHERE APPLICABLE THE PITS SHALL BE LOCATED AT THE ACTUAL LOW POINT.
- MINIMUM COVER TO DRAINAGE PIPES TO BE 600mm UNLESS NOTED OTHERWISE. CLEARANCE WITH ALL OTHER SERVICES TO BE 150mm. CONTRACTOR TO ADVISE OF ANY DISCREPANCIES.
- WHERE A SEWER LINE INTERSECTS WITH A STORMWATER DRAINAGE LINE AND THE SEWER PASSES OVER THE DRAIN THEN THE SEWER SHALL HAVE A TIMBER PILE AND KEEL PROVIDED FOR THE FULL EXTENT NECESSARY TO SUPPORT THE SEWER DURING EXCAVATION FOR THE DRAIN.
- THE ROADWORKS AND DRAINAGE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SEWERAGE RETICULATION PLAN(S) AND THE STANDARD DRAWING(S).
- STORMWATER ACCESS CHAMBER LIDS IN VERGES ARE TO BE SET TO MATCH VERGE CROSSFALLS AND LEVELS.

**REFERENCE NOTES**

- LOCAL AUTHORITY - CITY OF WANNEROO
- PROJECT SURVEYOR - MNG
- LANDSCAPE ARCHITECT - PLANE
- REFERENCE DRAWINGS:  
 SEWERAGE RETICULATION PLAN 5826-09-400  
 INTERSECTION DETAILS 5826-09-620  
 WATER RETICULATION PLAN 5826-09-500
- DRAINAGE PIPES TO BE LAID ON 3.0m ALIGNMENT IN ROAD RESERVES UNLESS NOTED OTHERWISE.

**NOTICE TO CONTRACTOR**

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

**WARNING TO CONTRACTOR UXO**

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

**BRICK PAVING TABLE**

No	TYPE	COLOUR	PATTERN
①	EASIOCK 80 (220x110x80)	STONEWASH SILVER	HERRINGBONE

**CITY OF WANNEROO PLAN APPROVAL**

Aaron Baxter  
 SENIOR LAND DEVELOPMENT ENGINEER

**LEGEND**

DESCRIPTION	SYMBOL															
LIMIT OF WORKS BOUNDARY	--- --- --- ---															
PROPOSED ROAD	=====															
EXISTING ROAD	-----															
FUTURE ROAD	-----															
PROPOSED NOISE WALL	=====															
FUTURE NOISE WALL	-----															
PROPOSED DRAINAGE PIPE	-----															
EXISTING DRAINAGE PIPE	-----															
FUTURE DRAINAGE PIPE	-----															
PROPOSED DRAINAGE PIPE WITH JUNCTION PIT (JP), SIDE ENTRY PIT (SEP), GRATED PIT (GP) AND CIRCULAR GRATED PIT (GPI)	-----															
DRAINAGE PIT LABEL																
DRAINAGE PIT LID NOTATION																
UPSTREAM INVERT LEVEL	<table border="1"> <thead> <tr> <th>PROPOSED</th> <th>EXISTING</th> <th>FUTURE</th> </tr> </thead> <tbody> <tr> <td>U/S 20 50</td> <td>U/S 20 50</td> <td>U/S 20 50</td> </tr> <tr> <td>300/100 0</td> <td>300/100 0</td> <td>300/100 0</td> </tr> <tr> <td>50 0</td> <td>50 0</td> <td>50 0</td> </tr> <tr> <td>D/S 20 00</td> <td>D/S 20 00</td> <td>D/S 20 00</td> </tr> </tbody> </table>	PROPOSED	EXISTING	FUTURE	U/S 20 50	U/S 20 50	U/S 20 50	300/100 0	300/100 0	300/100 0	50 0	50 0	50 0	D/S 20 00	D/S 20 00	D/S 20 00
PROPOSED	EXISTING	FUTURE														
U/S 20 50	U/S 20 50	U/S 20 50														
300/100 0	300/100 0	300/100 0														
50 0	50 0	50 0														
D/S 20 00	D/S 20 00	D/S 20 00														
PIPE DIAMETER / GRADE	---															
DISTANCE BETWEEN PITS	---															
DOWNSTREAM INVERT LEVEL	---															
PROPOSED SEWER MAIN	---															
EXISTING SEWER MAIN	---															
FUTURE SEWER MAIN	---															
PROPOSED WATER MAIN	---															
EXISTING WATER MAIN	---															
FUTURE WATER MAIN	---															
PROPOSED CONCRETE PATH AND PRAM RAMP	---															
BRICK PAVING (REFER BRICK PAVING TABLE)	---															
BLACK ASPHALT WEARING COURSE	---															
RED ASPHALT WEARING COURSE	---															
DESIGNATED GARAGE LOCATION	---															
PROPOSED TREE PIT - TYPE '2'	---															
PROPOSED TREE PIT - TYPE '3'	---															
PROPOSED TREE WELL	---															
VERGE SWALE - LENGTH VARIES	---															
EXTEND ROAD PAVEMENT 3.0m PAST LIMIT OF ASPHALT AND INSTALL D4-5 CHEVRON BOARD	---															
EXTEND ROAD PAVEMENT 3.0m PAST LIMIT OF ASPHALT, CONSTRUCT TEMPORARY #18 TURNAROUND AND INSTALL 2 No. D4-5 HAZARD MARKERS	---															
PROPOSED KERB TRANSITION	---															
POST WITH STREET NAME PLATES	---															
CHEVRON BOARD	---															
PROPOSED RETAINING WALL	---															
EXISTING RETAINING WALL	---															
FUTURE RETAINING WALL	---															
EXISTING TREES TO BE RETAINED	---															

**KERB TYPES**

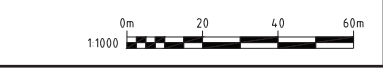
DESCRIPTION	SYMBOL
MOUNTABLE KERB	MK
SEMI MOUNTABLE KERB	SMK
FLUSH KERB	FK
REINFORCED FLUSH KERB	RFK
600mm CONCRETE RAMP	CR
1200mm CONCRETE RAMP	12CR

**PAVEMENT DETAILS**

SYMBOL	TYPE	ELEMENT	THICKNESS (mm)
---	EXISTING	N/A	N/A
---	EXISTING BRICK PAVING	N/A	N/A
---	BLACK ASPHALT	LIMESTONE SUB-BASE	200
---		HIGH FATIGUE RESISTANT BASE COURSE ASPHALT	40
---		FINAL COURSE ASPHALT	25

P:\5826 Lot 6 Scheme\5826-09\Acad\5826-09-600.dwg, 12/09/2022, 10:03:34 AM, c:\wms\user\digital\signing\PDF\pdf\_111\_CW\Reference

A	12.09.22	RR	am J 2m	ISSUED FOR APPROVAL	
REV	DATE	DRN	CKD	APP	AMENDMENT



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**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

**CITY OF WANNEROO PLAN APPROVAL**

Aaron Baxter  
 SENIOR LAND DEVELOPMENT ENGINEER

CLIENT	PRIME EGLINTON PTY LTD	PROJECT	EAST OF THE BEACH - STAGE 09
TITLE	ROADWORKS GENERAL ARRANGEMENT	WAPC No.	155700
APPROVED	12.09.22	DESIGNED	RR
SCALE	1:1000	DRAWING No.	5826-09-600
REVISION	A	REVISION	A

ORIGINAL SIZE A1



## Appendix C Civil water reticulation plan



## Appendix D Photos of vegetation plots

**Plot 1**

<b>Vegetation classification</b>	Class D Scrub
<b>Description / justification</b>	Banksia scrub vegetation to the east of the rail reserve. Vegetation with a continuous horizontal and vertical structure, between 2–6m high at maturity. Imagery is from an August 2021 site inspection.



**Photo ID: 1a**



**Plot 2**

<b>Vegetation classification</b>	Excluded – Clause 2.2.3.2 [b]
<b>Description / justification</b>	A single area of vegetation less than 1 ha in area and not within 100 m of other areas of classified vegetation.



**Photo ID: 2a**



**Photo ID: 2b**



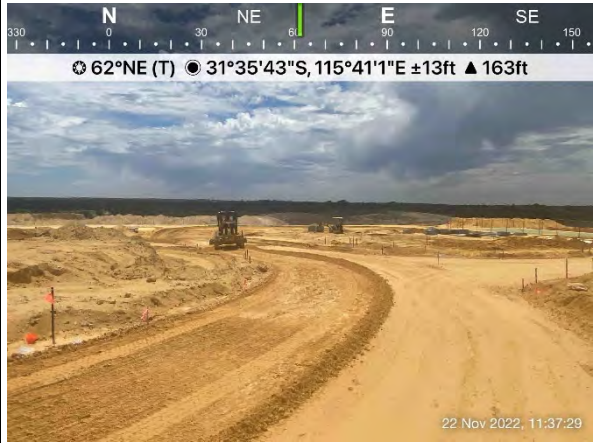
**Photo ID: 2c**

**Plot 3**

<b>Vegetation classification</b>	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
<b>Description / justification</b>	Existing low threat and non-vegetated areas, including the earthworked footprint and associated 100 m wide low threat staging buffer, low threat POS and low threat road reserves.



**Photo ID: 3a**



**Photo ID: 3b**



**Photo ID: 3c**



**Photo ID: 3d**

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#### Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue Name	Date
0	To facilitate subdivision clearances	Michelle Gellender	Louisa Robertson (BPAD 36748, Level 3)	15 June 2023





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