

To: Megan Buckland

Date: 20 April 2017

Company: LWP Property Group Pty Ltd

Project No: RDP17040.01

Fax/email: MBuckland@lwpproperty.com.au

Inquiries: Zac Cockerill

## Bushfire Attack Level Compliance Report Stage 15 Annie's Landing, Ellenbrook

### Site Details

**Address:** Portion of Lot 9308 Banrock Drive

<b>Suburb:</b>	Annie's Landing, Ellenbrook	<b>State:</b>	Western Australia
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<b>Local Government Area:</b>	City of Swan
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<b>Description of building works:</b>	Proposed residential development within Stage 15 Annie's Landing
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### Report details

<b>Report/Job number:</b>	RDP17040.01	<b>Report version:</b>	M001 Rev C
<b>Assessment date:</b>	16/10/2016, 7/2/2017, 3/4/2017 and 7/4/2017	<b>Report date:</b>	20/04/2017
<b>Report Review Endorsement</b>	Z Cockerill 20/04/2017	BPAD37803	Level 2 Accredited

### Introduction

This Bushfire Attack Level (BAL) compliance report has been prepared for Stage 15 Annie's Landing, located at Ellenbrook in the City of Swan (the project area).

Lots within Stage 15 are subject to WAPC approval 153108 and 154685, with the eight lots within WAPC 154685 being subject to a separate approved Bushfire Management Plan (Strategen 2016) that included a BAL assessment.

The assessment contained in this report provides a post-subdivisional works update of the BAL contours over Stage 15 to provide the developer, future lot purchasers and decision-makers with assessed BALs and certificates for use at future development or building permit application stages. The BAL assessment outlined in this report is the most up to date assessment relating to the project area and therefore supersedes any previous BAL assessments undertaken within the project area.

This approach is consistent with Section 4.2 of *Guidelines for Planning in Bushfire Prone Areas* (WAPC 2017).

The BAL contour assessment has been completed by a Level 2 accredited bushfire planning and design practitioner (Zac Cockerill, BPAD 37803) in accordance with Method 1 of *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (AS 3959; SA 2009) and results are consistent with on-ground conditions observed at time of inspection on 16 November 2016 and 7 February 2017 and revalidated on 3 April 2017 and 7 April 2017.

Should subdivision design or the classified vegetation extent be further modified prior to building construction, then an updated BAL assessment (or BAL contour assessment) for the affected areas may need to be undertaken to account for these changes.

### ***BAL contour assessment***

Results of the BAL contour assessment are provided in Figure 1 and a summary of assessment parameters are provided in the following subsections.

#### **Fire Danger Index**

A blanket rating of FDI 80 is adopted for Western Australian environments, as outlined in AS 3959 and endorsed by Australasian Fire and Emergency Service Authorities Council.

#### **Vegetation class**

The project area and surrounding land to the north, east and west is currently in a cleared or developed state as part of current and proposed high density urban residential development within the broader Annie's Landing subdivision. A cleared balance portion of Lot 9308 also adjoins the project area to the south, which will be developed as managed Public Open Space (POS) prior to individual lot development within the project area. Land to the south of the project area consists of remnant vegetation contained within Sawpit Gully reserve (R 46875).

The most up to date aerial imagery does not reflect recent vegetation clearing that has occurred within POS south of the project area in accordance with approved subdivision works. This POS will be subject to ongoing management as part of Annie's Landing residential estate to achieve a minimal low fuel outcome and is therefore subject to exclusion under Clause 2.2.3.2 (f) of AS 3959. The site photos provided in Appendix 1 and classified vegetation extent depicted in Figure 1 reflect the extent of recent vegetation clearing that is not yet shown on available aerial imagery.

The following provides a summary of the site investigation, as depicted in Figure 1:

- the project area is completely cleared and consists of
  - \* non-vegetated areas (e.g. cleared areas that will include future roads and developed lots) (Photo 1, Photo 2 and Photo 3)
- adjacent land is a combination of:
  - \* Class A forest within Sawpit Gully reserve to the south and southwest (Photo 4 and Photo 5)
  - \* Class B woodland within Sawpit Gully reserve to the southeast (Photo 6)
  - \* Class G grassland within Sawpit Gully reserve to the southeast and north (Photo 7)
  - \* cleared or non-vegetated areas (e.g. roads and buildings) relating to existing and future residential development to the east, west and north (Photo 8, Photo 9, Photo 10 and Photo 11)
  - \* cleared areas within POS between the project area and Sawpit Gully reserve (Photo 12, Photo 13, Photo 14, Photo 15 and Photo 16)
  - \* small pockets of vegetation retained within POS to the south (Photo 17 and Photo 18).

The following areas have been identified to be excluded from classification under Clause 2.2.3.2 of AS 3959:

- Clause 2.2.3.2 (e) non-vegetated areas such as cleared bare earth, roads, paths and buildings, including:
  - \* future residential lots and roads within the project area
  - \* existing and future residential areas to the east, west and north of the project area
- Clause 2.2.3.2 (f) vegetation managed in a low threat, minimal fuel condition such as road verges and managed POS, including:
  - \* cleared balance portion of Lot 9308 situated between the project area and Sawpit Gully reserve proposed to be developed as managed POS to achieve a minimal low fuel condition.
- Clause 2.2.3.2 (c) vegetation consisting of small pockets of vegetation retained within POS to the south that are less than 0.25 ha in size and more than 20 m from proposed development or other classified vegetation.

The spatial extent of the assessed vegetation classes is depicted in Figure 1, along with site photo points to demonstrate the location and direction of the vegetation/exclusions observed. The photo points depicted in Figure 1 relate to the georeferenced site photographs outlined in Appendix 1.

#### Effective slope

Strategen assessed effective slope to be >0–5 degrees down-slope for the identified Class A forest, Class B woodland and Class G grassland vegetation situated within Sawpit Gully reserve to the south. Effective slope within Class G grassland situated to the north has been assessed as being flat land (0 degrees).

#### BAL contours

The BAL impact to the project area has been assessed in the form of BAL contours, utilising assessment results outlined above. Results of the BAL contour assessment are outlined in Table 1 and depicted in the BAL contour map (Figure 1). All areas of the site situated greater than 100 m from classified vegetation have been assessed to be BAL–Low, where, based on the current post development conditions of the site, the bushfire risk is not high enough to warrant an increase in the building construction standard for these areas.

Table 1: BAL contour assessment

Classified vegetation	Effective slope	Separation distance (BAL contour width)	BAL rating	Comment
Class A forest to the south	Down-slope >0–5 degrees	<20 m	BAL–FZ	No residential lots are located in this area
		20–<27 m	BAL–40	Proposed residential development will be avoided in areas of BAL–40 through minor front setbacks for two lots to achieve BAL–29
		27–<37 m	BAL–29	Proposed development is likely to occur in this area
		37–<50 m	BAL–19	Proposed development is likely to occur in this area
		50–<100 m	BAL–12.5	Proposed development is likely to occur in this area
Class G grassland to the north	All up-slope and flat land (0 degrees)	<6 m	BAL–FZ	No residential lots are located in this area
		6–<8 m	BAL–40	No residential lots are located in this area
		8–<12 m	BAL–29	No residential lots are located in this area
		12–<17 m	BAL–19	No residential lots are located in this area
		17–<50 m	BAL–12.5	No residential lots are located in this area

#### BAL certificates

BAL certificates are provided in Appendix 2 for those lots located in a designated bushfire prone area (as per the WA Map of Bush Fire Prone Areas; DFES 2017) and/or confirmed to be affected by a rating of BAL–12.5 or higher as per the BAL contour assessment outlined in Figure 1 and Table 1. Where more than one BAL rating applies to a single lot, the highest (worst case) BAL has been applied. Should a lower BAL rating be identified through determination of final building location, then an updated BAL assessment may be undertaken to demonstrate this.

#### Conclusion and recommendations

This BAL compliance report has been prepared for Stage 15 Annie's Landing to provide a BAL assessment for use at future subdivision or building permit application stages. Assessment results are consistent with on-ground conditions observed at time of inspection on 16 November 2016 and 7 February 2017 and revalidated on 3 April 2017 and 7 April 2017 (i.e. post-subdivision conditions).

Results indicate that 23 residential lots currently require increased building construction standards to comply with the assessed BAL ratings.

In the absence of any change in development design or post development classified vegetation extent, Strategen considers the BAL assessment and BAL certificates outlined in this report accurate to inform future subdivision and individual lot building permit applications.

Should the extent of classified vegetation change or new vegetation be introduced within 100 m of proposed development, then the BAL should be reassessed at the building permit stage to ensure accuracy with on-ground conditions.

Similarly, should it be determined for a proposed lot that is currently affected by a BAL rating that the proposed building within that lot can be sited to achieve a lower BAL, then the lower BAL rating should apply. This should be demonstrated to the decision maker through reassessment of the BAL at the building permit stage.

The BAL assessment outlined in this report is the most up to date assessment relating to the project area and therefore supersedes any previous BAL assessments undertaken within the project area.

Ongoing management such as grassland slashing and weed control will need to be undertaken within POS immediately south of the project area to ensure this land is maintained in a low threat, minimal fuel condition and remains excluded from classification under AS 3959.

All vacant land within the project area and adjacent 100 m to the east, west and north will need to be managed (i.e. weeds and grass slashed to within 100 mm in height) on a regular and ongoing basis until such time that development progresses into these areas to ensure this land is maintained in a low threat minimal fuel condition and remains excluded from classification under AS 3959.

## **References**

Department of Fire and Emergency Services (DFES) 2017, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from:  
<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>, [21/02/2017].

Standards Australia (SA) 2009, *Australian Standard AS 3959–2009 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.

Strategen 2016, *Bushfire Management Plan: Portion Lot 9303 Bandrock Drive, Ellenbrook*, report prepared for Roberts Day, December 2016.

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







## **Appendix 1**

### **Site photographs**



Photo 1: On-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f)



Photo 2: On-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f)



Photo 3: On-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f)



Photo 4: Off-site Class A forest southwest of project area



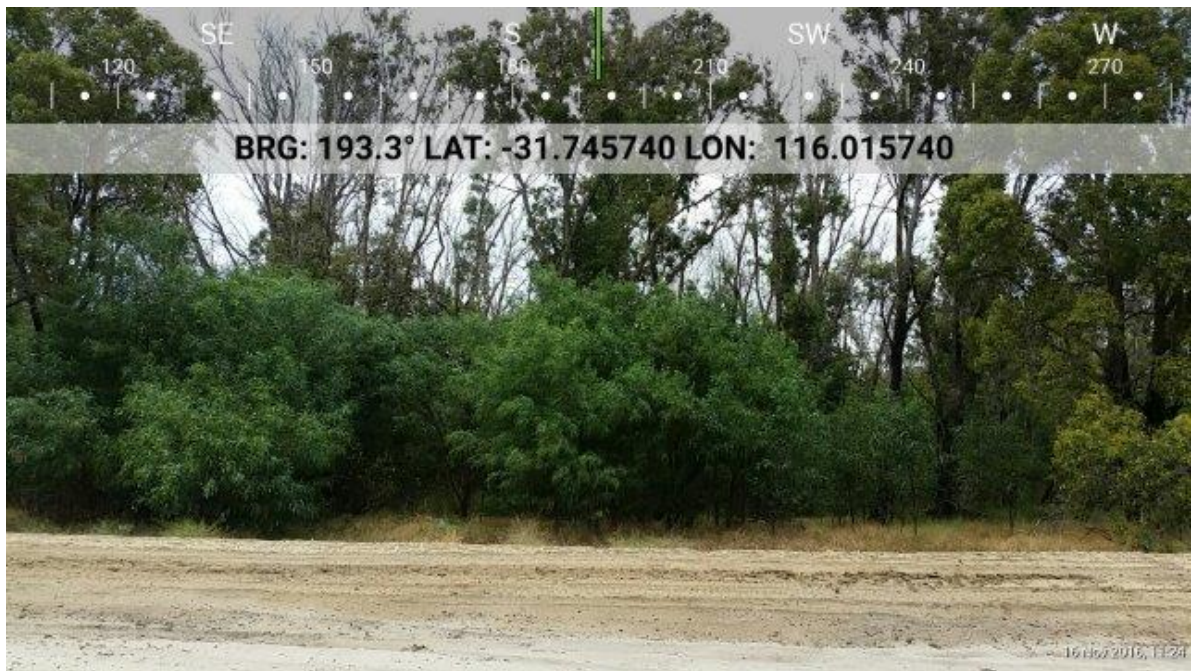


Photo 5: Off-site Class A forest south of project area



Photo 6: Off-site Class B woodland (behind cleared areas) and Class A forest (in background behind Class B woodland) southeast of project area





Photo 7: Off-site Class G grassland north of project area



Photo 8: Off-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f) east of project area





Photo 9: Off-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f) west of project area



Photo 10: Off-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f) north of project area





Photo 11: Off-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f) north of project area



Photo 12: Off-site cleared areas excluded from classification under Clause 2.2.3.2 (e) and (f) within POS south of project area





Photo 13: Off-site cleared areas excluded from classification under Clause 2.2.3.2 (e) and (f) within POS south of project area



Photo 14: Off-site cleared areas excluded from classification under Clause 2.2.3.2 (e) and (f) within POS south of project area





Photo 15: Off-site cleared areas excluded from classification under Clause 2.2.3.2 (e) and (f) within POS southeast of project area



Photo 16: Off-site cleared and managed land excluded from classification under Clause 2.2.3.2 (e) and (f) within POS south of project area





Photo 17: Off-site pockets of vegetation excluded from classification under Clause 2.2.3.2 (c) within POS southeast of project area



Photo 18: Off-site pockets of vegetation excluded from classification under Clause 2.2.3.2 (c) within POS southeast of project area



## **Appendix 2**

### **BAL certificates**

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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		
	N/A	N/A	10626	Colony Way		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	>100m	BAL - LOW

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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 3959-2009

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 N/A	Street no N/A	Lot no 10352	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	22m (subject to building location BAL-29 may be achieved)	BAL - 40

### BPAD Accredited Practitioner Details

Name Aminya Ennis	<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>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p> </div>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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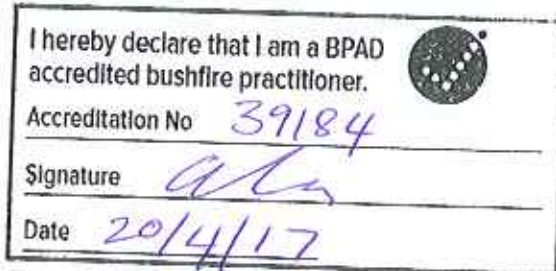
### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10351	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	24m (subject to building location BAL-29 may be achieved)	BAL - 40

### BPAD Accredited Practitioner Details

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Company Details Strategen Environmental	
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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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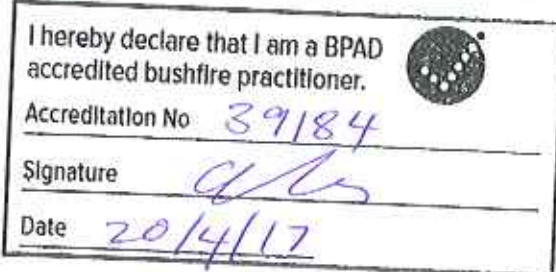
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10350	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	30m	BAL - 29

## BPAD Accredited Practitioner Details

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Company Details Strategen Environmental	
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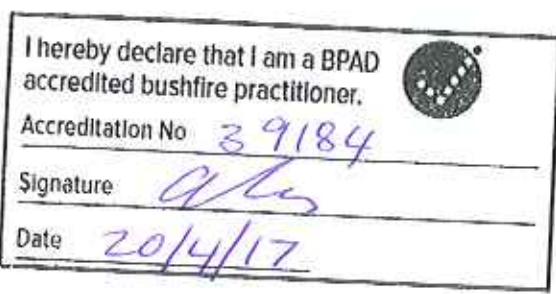
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10349	Everingham Drive		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	37m	BAL - 19

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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Authorised Practitioner Stamp

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## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10348	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	48m (subject to building location BAL 12.5 may be achieved)	BAL - 19

## BPAD Accredited Practitioner Details

<b>Name</b> Aminya Ennis	<div><div>I hereby declare that I am a BPAD accredited bushfire practitioner.</div><div>Accreditation No 39184</div><div>Signature </div><div>Date 20/4/17</div></div>
<b>Company Details</b> Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10347	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	64m	BAL - 12.5

### BPAD Accredited Practitioner Details

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Company Details Strategen Environmental	
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Authorised Practitioner Stamp

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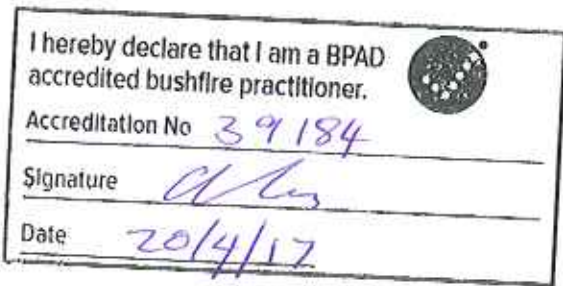
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10346	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	76m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
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### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10345	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	89m	BAL - 12.5

### BPAD Accredited Practitioner Details

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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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 N/A	Street no N/A	Lot no 10344	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	98m (subject to building location BAL Low may be achieved)	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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 3959-2009

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.

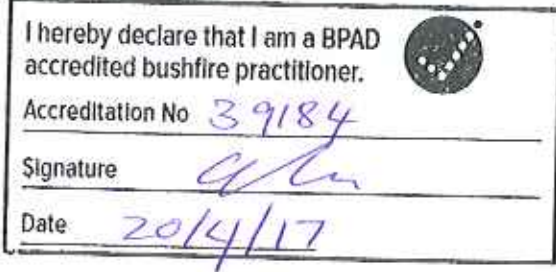
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10315	Street name / Plan Reference Colony Way		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	>100m	BAL - LOW

## BPAD Accredited Practitioner Details

<b>Name</b> Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
<b>Company Details</b> Stratgen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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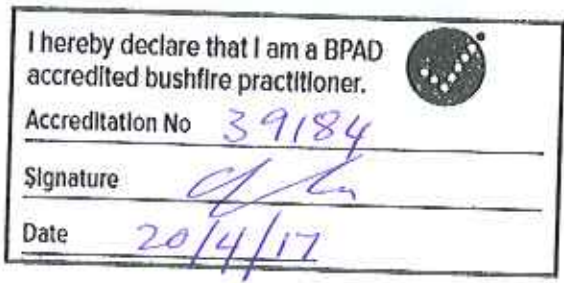
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10314	Colony Way		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	>100m	BAL - LOW

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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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Determined in accordance with AS 3959-2009

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		
	N/A	N/A	10313	Colony Way		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	>100m	BAL - LOW

### BPAD Accredited Practitioner Details

Name Aminya Ennis	<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>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p> </div>
Company Details Strategen Environmental	
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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 3959-2009

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 N/A	Street no N/A	Lot no 10312	Street name / Plan Reference Colony Way		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	86 m	BAL - 12.5

### BPAD Accredited Practitioner Details

Name Aminya Ennis	<div data-bbox="766 1534 1324 1803"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p> </div>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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.

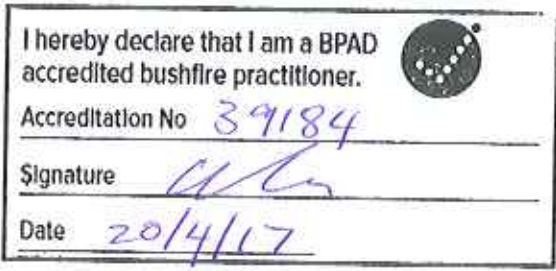
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10311	Colony Way		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	74 m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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## Bushfire Attack Level (BAL) Certificate

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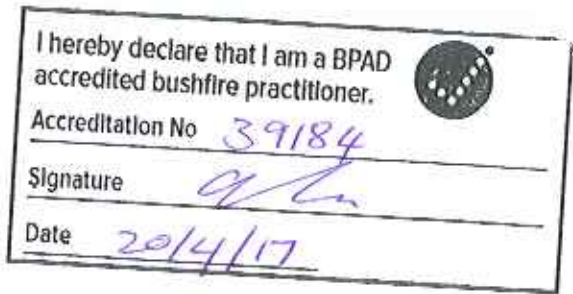
### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10310	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	42 m	BAL - 12.5

### BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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Authorised Practitioner Stamp

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# Bushfire Attack Level (BAL) Certificate

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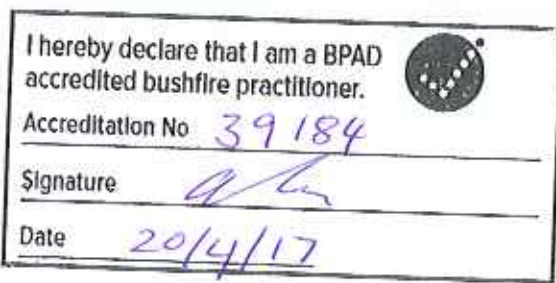
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10309	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	56 m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2009

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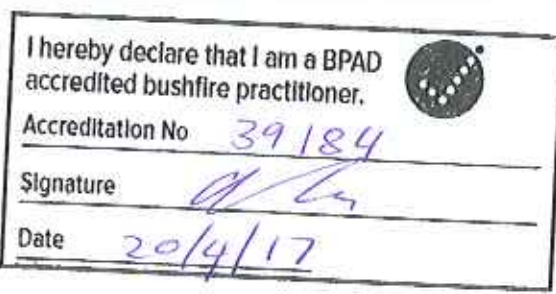
## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10308	Everingham Drive		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	60 m	BAL - 12.5

## BPAD Accredited Practitioner Details

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Company Details Strategen Environmental	
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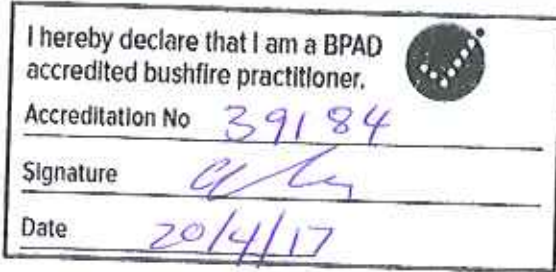
### Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10307	Everingham Drive		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	64 m	BAL - 12.5

### BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
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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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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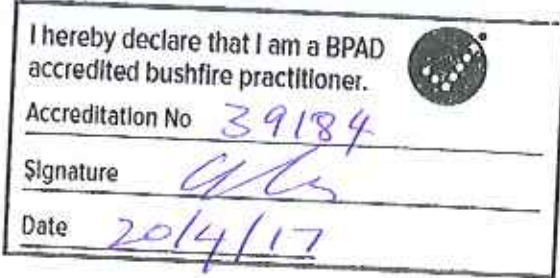
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10630	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	94m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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Determined in accordance with AS 3959-2009

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 N/A	Street no N/A	Lot no 10629	Street name / Plan Reference Poet Street		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	80m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No: 39184</p> <p>Signature: [Signature]</p> <p>Date: 20/4/17</p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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## Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
	N/A	N/A	10628	Poet Street		
Local government area	Suburb					State
	Ellenbrook					WA
Main BCA class of the building	City of Swan					Postcode
	Class 1a					6069
Description of the building or works	Use(s) of the building		Residence			
	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	66m	BAL - 12.5

## BPAD Accredited Practitioner Details

Name Aminya Ennis	<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>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p> </div>
Company Details Strategen Environmental	
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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 N/A	Street no N/A	Lot no 10329	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	46m (subject to building setback a BAL-12.5 may be achieved)	BAL - 19

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No 39184 Signature [Signature] Date 20/4/17</p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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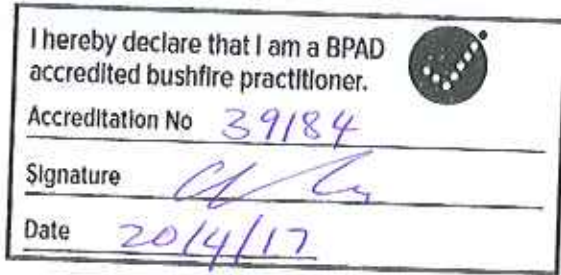
## Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10330	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	43m	BAL - 19

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No <u>39184</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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 3959-2009

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 N/A	Street no N/A	Lot no 10331	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	42m	BAL - 19

## BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No <u>39184</u> Signature <u>[Signature]</u> Date <u>20/4/17</u></p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

Authorised Practitioner Stamp

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## Bushfire Attack Level (BAL) Certificate

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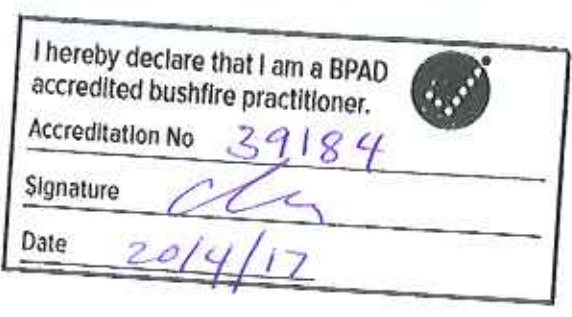
### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10332	Street name / Plan Reference Everingham Drive		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 1a	Use(s) of the building	Residence			
Description of the building or works	Single new Class 1a building with 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 A - Forest	Downslope >0-5 degrees	40m	BAL - 19

### BPAD Accredited Practitioner Details

Name Aminya Ennis	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No 39184 Signature <i>[Signature]</i> Date 20/4/17</p>
Company Details Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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 3959-2009

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.

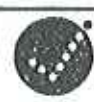

### Property Details and Description of Works

Address Details	Unit no N/A	Street no N/A	Lot no 10627- GH	Street name / Plan Reference Colony Way		
	Suburb Ellenbrook			State WA	Postcode 6069	
Local government area	City of Swan					
Main BCA class of the building	Class 2	Use(s) of the building		Residence (grouped housing)		
Description of the building or works	Grouped housing					

### Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Downslope >0-5 degrees	68m	BAL - 12.5

### BPAD Accredited Practitioner Details

<b>Name</b> Aminya Ennis	<div>I hereby declare that I am a BPAD accredited bushfire practitioner. </div> <div>Accreditation No <u>39184</u></div> <div>Signature <u></u></div> <div>Date <u>20/4/17</u></div> <div>Authorised Practitioner Stamp</div>
<b>Company Details</b> Strategen Environmental	
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 3959-2009 (Incorporating Amendments 1, 2 and 3).	

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