



Stage 4 Malvern Springs Hillside, Ellenbrook

LWP Property Group

Bushfire Management Plan Compliance & Condition Clearance Report

151,121 | 64758

29 March 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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Appendices

- Appendix A BAL Certificates**
- Appendix B Vegetation plot photos and descriptions**
- Appendix C Civil Roadworks Plan**
- Appendix D Civil Water Reticulation Plan**
- Appendix E Stage 4 Landscape Concept**

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	23 proposed residential lots within Stage 4 Malvern Springs Hillside, Ellenbrook WA 6069
Local government area	City of Swan
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 23 proposed residential lots within Stage 4 Malvern Springs Hillside (the project area). Lots within the project area are subject to WAPC subdivision approval (Ref. 158386), issued on 26 November 2019.

This report has been prepared to address Condition 14 of WAPC subdivision approval (refer to Table 2) to facilitate subdivision clearances and creation of title for Stage 4 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 proposed lots except for Lot 8668 are situated within a designated bushfire prone area as per the Map of Bush Fire Prone Areas (DFES 2021, see Plate 1). BAL certificates have been prepared for all proposed lots situated within a designated bushfire prone area based on the final site compliance check and are appended to this report to facilitate future lot sales and building approvals (refer to Appendix A).

The BAL 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 2019, Ref: RDP16083_01 R001 Rev 5).

The approach for preparation of this BMP compliance and condition clearance report is consistent with Section 4.2 and Appendix 3 of *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2021).

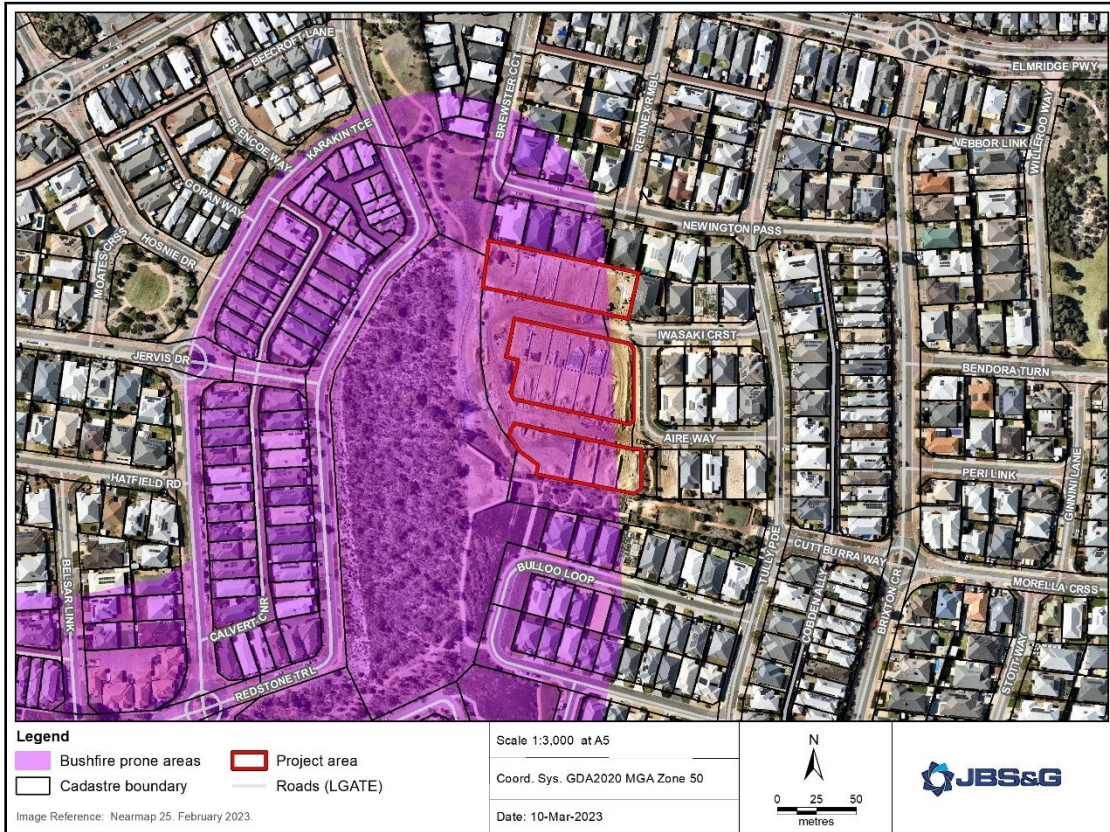


Plate 1: Designated bushfire prone status of the project area (DFES 2021)

1.3 Subdivision conditions

The bushfire related subdivision condition documented the WAPC subdivision approval (Ref. 158386) relevant to the project area is documented in Table 2.


Table 2: Relevant subdivision conditions




Condition	Condition description	Clearance comments
14	Information is to be provided to demonstrate that the measures contained in the bushfire management plan prepared by Straten Environmental 21 August 2019 have been completed during subdivision works. This information should include a notice of 'Certification by Bushfire Consultant'.	This BMP compliance and condition clearance 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 14 of subdivision approval.




2. Bushfire Management Plan compliance audit


The BMP prepared to support the subdivision application (Strategen 2019) lists the bushfire management measures required to be implemented by the developer prior to issue of titles. A site audit was undertaken on 15 March 2023 to confirm that all relevant works from the subdivision stage BMP have been implemented in relation to the project area. The relevant BMP requirements and associated evidence of compliance are documented in Table 3, along with the required certification by bushfire consultant.

Table 3: Bushfire compliance audit table

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (Item 1)	Creation and ongoing maintenance of 22 m wide APZ	The 22 m wide APZ documented in the subdivision stage BMP has been refined based on detailed site inspection on 15 March 2023, which confirmed that the vegetation retained within the adjacent west Reserve 53610 (Lot 8744) is consistent with a Class D scrub classification with effective downslopes ranging from >0–5 degrees to >5–10 degrees (refer to Site Photos 1A–1C and 2A–2B in Appendix B). The minimum separation distance to achieve BAL-29 compliance has subsequently been adjusted from 22 m down to 15–17 m (depending on effective slope) to reflect the latest detailed assessment. The reduced distances are adequately catered for through the low threat POS interface between the project area and the adjacent bushland. This is validated in the latest vegetation and BAL contour mapping outputs for the project area, as contained in Figure 1 and Figure 2 and summarised in Table 5.	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (Item 2)	Enforce 1.5 m APZ building setback for the north-western-most lot	The requirement for a 1.5 m APZ building setback for the north-western-most lot (Lot 11578), as documented in the subdivision stage BMP, has been reassessed following subdivisional works. It has been determined based on detailed site inspection on 15 March 2023 that the impacting vegetation retained within the adjacent west Reserve 53610 (Lot 8744) is consistent with a Class D scrub classification with an effective downslope of >0–5 degrees (refer to Site Photos 2A and 2B in Appendix B). On this basis, a 17 m wide separation distance is required to deliver a compliant BAL-29 rating for Lot 11578, which is adequately provided for through the low threat POS interface between Lot 11578 and the adjacent bushland such that no APZ setbacks are required. This is validated in the latest vegetation and BAL contour mapping outputs for the project area, as contained in Figure 1 and Figure 2 and summarised in Table 5.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (Item 3)	Maintenance to a low threat state within POS/vacant lots	Existing POS and vacant lots have been established to a low threat state and site inspection on 15 March 2023 confirmed that a low threat state had been maintained throughout these areas. This includes the east-west POS spine (refer to Photo Point 3D in Appendix B), southern POS cell (refer to Photo Points 3B, 3C and 3E in Appendix B) and northern POS cell (refer to Photo Point 3I in Appendix B), all of which comprise a combination of managed gardens, low threat landscape planting, turf areas and footpaths. The three remaining vacant lots adjacent to the project area are in a cleared and earthworked state and comply with a non-vegetated/low threat condition (refer to aerial imagery in Figure 1).	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (Item 4)	Ensure all relevant landscape plans for low threat POS are consistent with the requirements and standards of this BMP	The western POS cell (immediately abutting the project area to the west), has been cleared/earthworked and established to a low threat state in advance of formal POS construction (refer to Photo Point 3F and 3G in Appendix B). A consistent low threat landscaping theme will be applied to the western POS cell, similar to the other low threat POS cells already constructed and discussed above. The Stage 4 Landscape Concept provided in Appendix E is consistent with the low threat requirements of the BMP.	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (Item 5)	Implementation of increased building construction standards where required	N/A To be undertaken at the building stage.	N/A
Table 4 (Item 6)	Construction of public roads to the standards stated in this BMP	<p>Construction of Stage 4 public roads is bonded to the City in accordance with the civil Roadworks Plan (Appendix C), which complies with the technical requirements of the BMP and the Guidelines.</p> <p>Stage 4 lots will be serviced by a through road (Iwasaki Crest) with two access routes for all proposed lots. Connections are provided to Tully Parade and broader access to the northeast; and Aire Way/Tully Parade and broader access to the southeast. No permanent or temporary no-through roads are proposed/required and JBS&G confirms the proposed vehicular access network complies with all necessary bushfire compliance requirements stated in the BMP.</p>	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (Item 7)	Provision of reticulated water supply and network of hydrants to the standards stated in this BMP	Construction of Stage 4 reticulated water supply is bonded to the City in accordance with the civil Water Reticulation Plan (Appendix D), which demonstrates that firefighting hydrants will be installed in accordance with requirements of Water Corporation Design Standard 63, as required under the BMP.	Zac Cockerill (Level 2 BPAD37803) 
Table 4 (Item 8)	Notification on Title	N/A To be completed by others at creation of Title, as per the Deposited Plan.	N/A
Table 4 (Item 9)	Provision of BAL compliance assessment	Section 3 of this report provides the required BAL compliance assessment, supported by the BAL certificates contained in Appendix A.	Zac Cockerill (Level 2 BPAD37803) 

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 4 (Item 10)	Compliance with current City of Swan annual firebreak notice (refer to Section 3.6)	The project area is in a completely cleared and earthworked state and complies with the requirements of the approved BMP, which meets the City's firebreak notice requirements for the proposed residential lots (refer to aerial imagery in Figure 1 and Photo Points 3F, 3G, 3H and 3J in Appendix B).	Zac Cockerill (Level 2 BPAD37803) 

3. Bushfire assessment results

3.1 Assessment inputs

A Bushfire Attack Level (BAL) contour assessment has been undertaken for the project area in accordance with Method 1 of AS 3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018). 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) through on-ground verification on 15 March 2023 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 B and depicted in Figure 1. A summary of the vegetation classification/exclusion outputs is contained in Table 4.

3.1.2 Effective slope

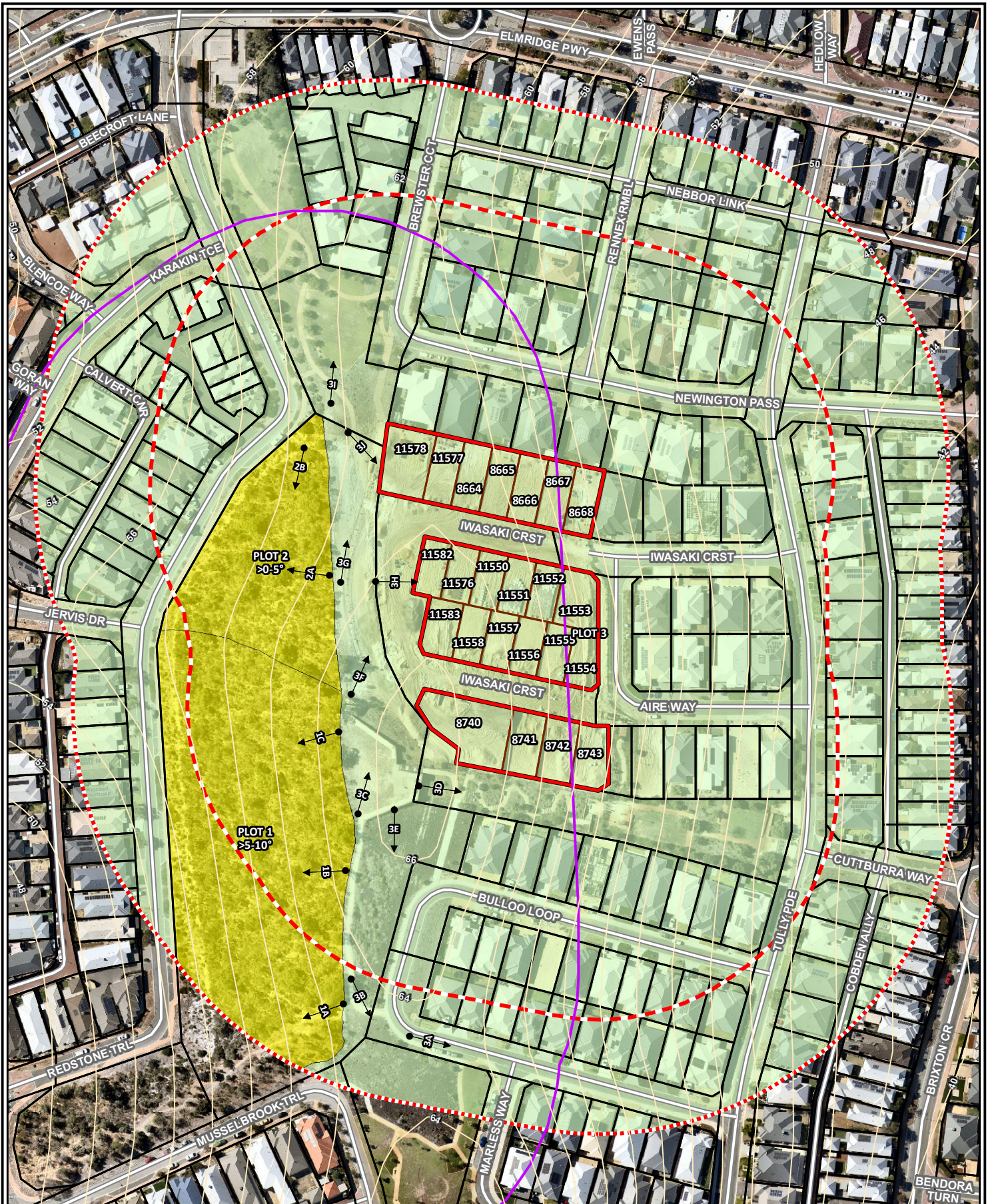
Effective slope under classified vegetation was assessed within the assessment area through on-ground verification on 15 March 2023 in accordance with AS 3959. Results were cross-referenced with DPIRD 2m contours and are depicted in Figure 1.

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	Downslope >5–10°	Scrub vegetation to the west within Reserve 53610 (Lot 8744). Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity
2	Class D Scrub	Downslope >0–5°	Scrub vegetation to the west within Reserve 53610 (Lot 8744). Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity
3	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Existing non-vegetated areas (i.e. buildings, roads, footpaths, earthworked land) and low threat managed areas (i.e. managed turf and gardens, landscaped POS, road verges, etc).



Legend Project area 100m assessment area 150m assessment area Cadastre boundary Bushfire prone areas Proposed lots Topographic contours (mAH)	Vegetation classification Class D Scrub Clause 2.2.3.2 (e) & (f) Photo point directions Roads	Scale 1:2,200 at A4 	Malvern Springs Hillside Stage 4, Ellenbrook, WA
		Coord. Sys. GDA2020 MGA Zone 50 	VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE
Job No: 64758 Client: LWP Property Group		FIGURE 1	
Version: A Drawn By: jcrute		Date: 17-Mar-2023 Checked By: ZC	

3.2 Assessment outputs

3.2.1 BAL contour assessment results

As previously stated, 22 of the 23 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.

3.2.2 BAL certificates

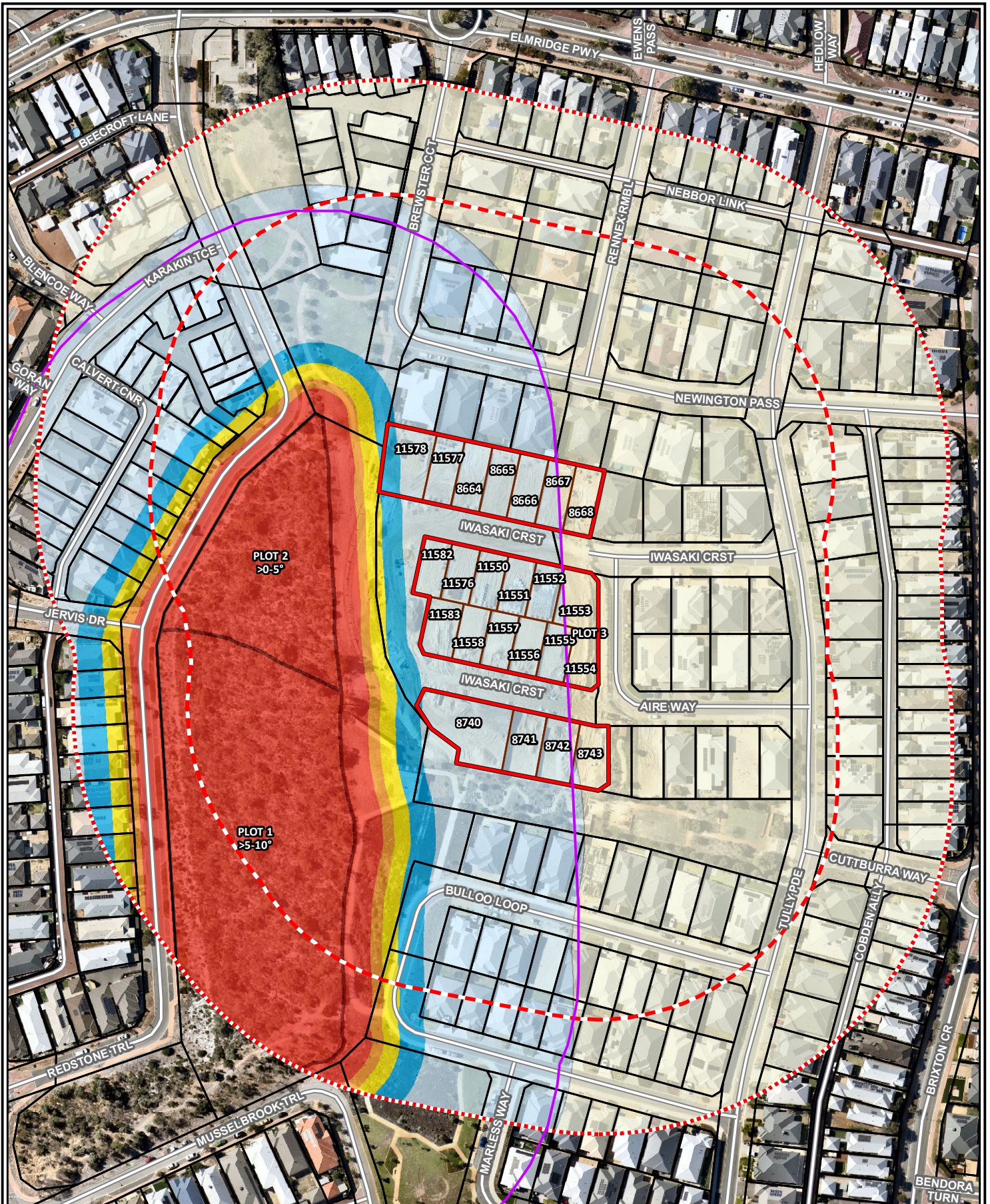
BAL certificates for the 22 proposed lots situated within a designated bushfire prone area are provided in Appendix A in accordance with the BAL contour assessment results detailed in Table 5. Should a lower BAL rating be realistically achievable through an appropriate building setback, then the landowner 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.

Table 5: BAL contour assessment results

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation to lot boundary (m)	Highest BAL to lot boundary	Setback required to achieve lower BAL	Potential new BAL with setback*
8664	Yes	2	Class D Scrub	Downslope >0–5°	52m	BAL–12.5	N/A	N/A
8665		2	Class D Scrub	Downslope >0–5°	64m	BAL–12.5	N/A	N/A
8666		2	Class D Scrub	Downslope >0–5°	76m	BAL–12.5	N/A	N/A
8667		2	Class D Scrub	Downslope >0–5°	89m	BAL–12.5	N/A	N/A
8668	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8740	Yes	1	Class D Scrub	Downslope >5–10°	32.5m	BAL–19	2.5m truncated side setback (western boundary)	BAL–12.5
8741		1	Class D Scrub	Downslope >5–10°	68m	BAL–12.5	N/A	N/A
8742		1	Class D Scrub	Downslope >5–10°	81m	BAL–12.5	N/A	N/A
8743		1	Class D Scrub	Downslope >5–10°	95m	BAL–12.5	5m truncated side setback (western boundary)	BAL–Low
11550		2	Class D Scrub	Downslope >0–5°	58m	BAL–12.5	N/A	N/A
11551		2	Class D Scrub	Downslope >0–5°	70m	BAL–12.5	N/A	N/A
11552		2	Class D Scrub	Downslope >0–5°	83m	BAL–12.5	N/A	N/A
11553		2	Class D Scrub	Downslope >0–5°	95m	BAL–12.5	5m truncated side setback (western boundary)	BAL–Low

Lot	Designated bushfire prone area	Plot	Vegetation classification	Effective slope	Separation to lot boundary (m)	Highest BAL to lot boundary	Setback required to achieve lower BAL	Potential new BAL with setback*
11554	Yes	1	Class D Scrub	Downslope >5–10°	97m	BAL–12.5	3m truncated side setback (western boundary)	BAL–Low
11555		1	Class D Scrub	Downslope >5–10°	85m	BAL–12.5	N/A	N/A
11556		1	Class D Scrub	Downslope >5–10°	73m	BAL–12.5	N/A	N/A
11557		1	Class D Scrub	Downslope >5–10°	61m	BAL–12.5	N/A	N/A
11558		2	Class D Scrub	Downslope >0–5°	49m	BAL–12.5	N/A	N/A
11576		2	Class D Scrub	Downslope >0–5°	46m	BAL–12.5	N/A	N/A
11577		2	Class D Scrub	Downslope >0–5°	40m	BAL–12.5	N/A	N/A
11578		2	Class D Scrub	Downslope >0–5°	22m	BAL–19	N/A	N/A
11582		2	Class D Scrub	Downslope >0–5°	34m	BAL–12.5	N/A	N/A
11583		2	Class D Scrub	Downslope >0–5°	36m	BAL–12.5	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.



Legend Project area 100m assessment area 150m assessment area Cadastre boundary Bushfire prone areas Classified vegetation Proposed lots BAL FZ BAL 40 BAL 29 BAL 19 BAL 12.5 BAL Low Roads		Scale 1:2,200 at A4 Coord. Sys. GDA2020 MGA Zone 50 Job No: 64758 Client: LWP Property Group Version: A Date: 17-Mar-2023 Drawn By: jcrute Checked By: ZC	0 25 50 metres Malvern Springs Hillside Stage 4, Ellenbrook, WA BAL CONTOUR MAP FIGURE 2
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4. Conclusion and recommendations

This BMP compliance and condition clearance report has been prepared for 23 proposed residential lots within Stage 4 Malvern Springs Hillside, Ellenbrook.

Assessment results are consistent with current on-ground conditions assessed on 15 March 2023. JBS&G can confirm that the existing BMP over the site has been implemented throughout the duration of subdivisional works for the relevant Stage 4 area and adjacent land to achieve the intended BAL outcomes and compliance with the BMP and associated bushfire protection criteria of the Guidelines. This sufficiently addresses the requirements of Condition 14 of WAPC subdivision approval (Ref. 158386).

This report provides a final BAL check for individual lots for use at the building permit stage. Of the 23 proposed lots, 22 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.

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/>, [10/03/2023].

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 2019, *Bushfire Management Plan Lot 9327 The Broadway, Ellenbrook (Malvern Springs Hillside)*, report prepared for Roberts Day, August 2019.

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.

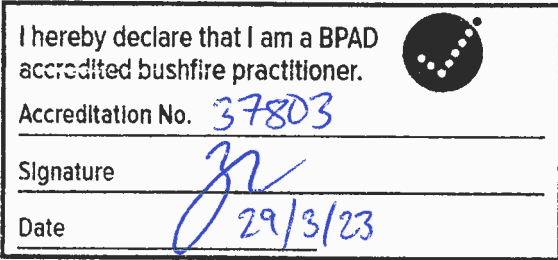
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8664	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	52m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>37803</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>29/3/23</u></p>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

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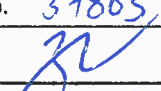
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8665	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	64m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
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Property Details and Description of Works

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			8666	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	76m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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Property Details and Description of Works

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			8667	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	89m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
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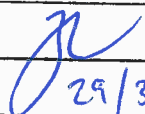
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8740	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	32.5m (lower BAL achievable with setback)	BAL - 19

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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



Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8741	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	68m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8742	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	81m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>ZC</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


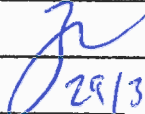
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			8743	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	95m (lower BAL achievable with setback)	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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



Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11550	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	58m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11551	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	70m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>ZC</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11552	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	83m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>ZC</i></u></p> <p>Date <u>29/3/23</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11553	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	95m (lower BAL achievable with setback)	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>ZC</i></u></p> <p>Date <u>29/9/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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



Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11554	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	97m (lower BAL achievable with setback)	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11555	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	85m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>Zac Cockerill</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11556	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	73m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>ZC</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11557	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >5-10 degrees	61m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>Zac Cockerill</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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



Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11558	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	49m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 11576	Street name / Plan Reference Iwasaki Crest	
	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	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	46m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u>ZC</u></p> <p>Date <u>22/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11577	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	40m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>37803</u></p> <p>Signature <u><i>Zac Cockerill</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11578	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	22m	BAL - 19

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>Zac Cockerill</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11582	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	34m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u><i>Zac Cockerill</i></u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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


Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			11583	Iwasaki Crest	
Local government area	Suburb			State	Postcode
	Ellenbrook			WA	6069
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a Class 1a building and associated Class 10a buildings.				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class D Scrub	Downslope >0-5 degrees	36m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Zac Cockerill	<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>37803</u></p> <p>Signature <u>[Signature]</u></p> <p>Date <u>29/3/23</u></p> </div>
Company Details JBS&G	
I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.	

Authorised Practitioner Stamp

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

Appendix B Vegetation plot photos and descriptions

Plot 1

Vegetation classification	Class D Scrub (Downslope >5–10 degrees)
Description / justification	Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



Photo ID: 1a



Photo ID: 1b

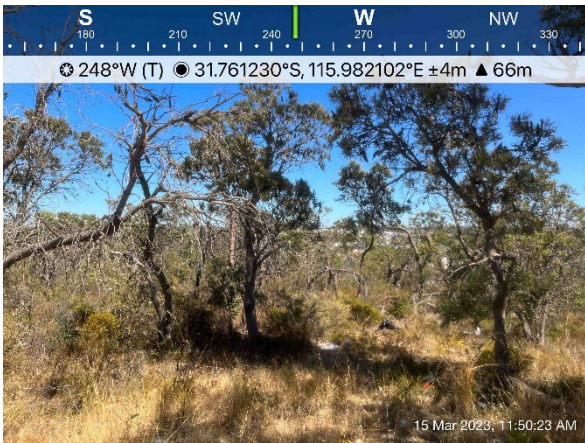


Photo ID: 1c

Plot 2

Vegetation classification	Class D Scrub (Downslope >0–5 degrees)
Description / justification	Vegetation with a continuous horizontal and vertical structure, greater than 2 m high at maturity



Photo ID: 2a



Photo ID: 2b

Plot 3

<p>Vegetation classification</p>	<p>Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])</p>
<p>Description / justification</p>	<p>Low threat cultivated gardens and maintained lawns within surrounding properties and non-vegetated areas including roads, footpaths, driveways and building footprints</p>



Photo ID: 3a



Photo ID: 3b



Photo ID: 3c



Photo ID: 3d



Photo ID: 3e



Photo ID: 3f

Plot 3



Photo ID: 3g



Photo ID: 3h



Photo ID: 3i



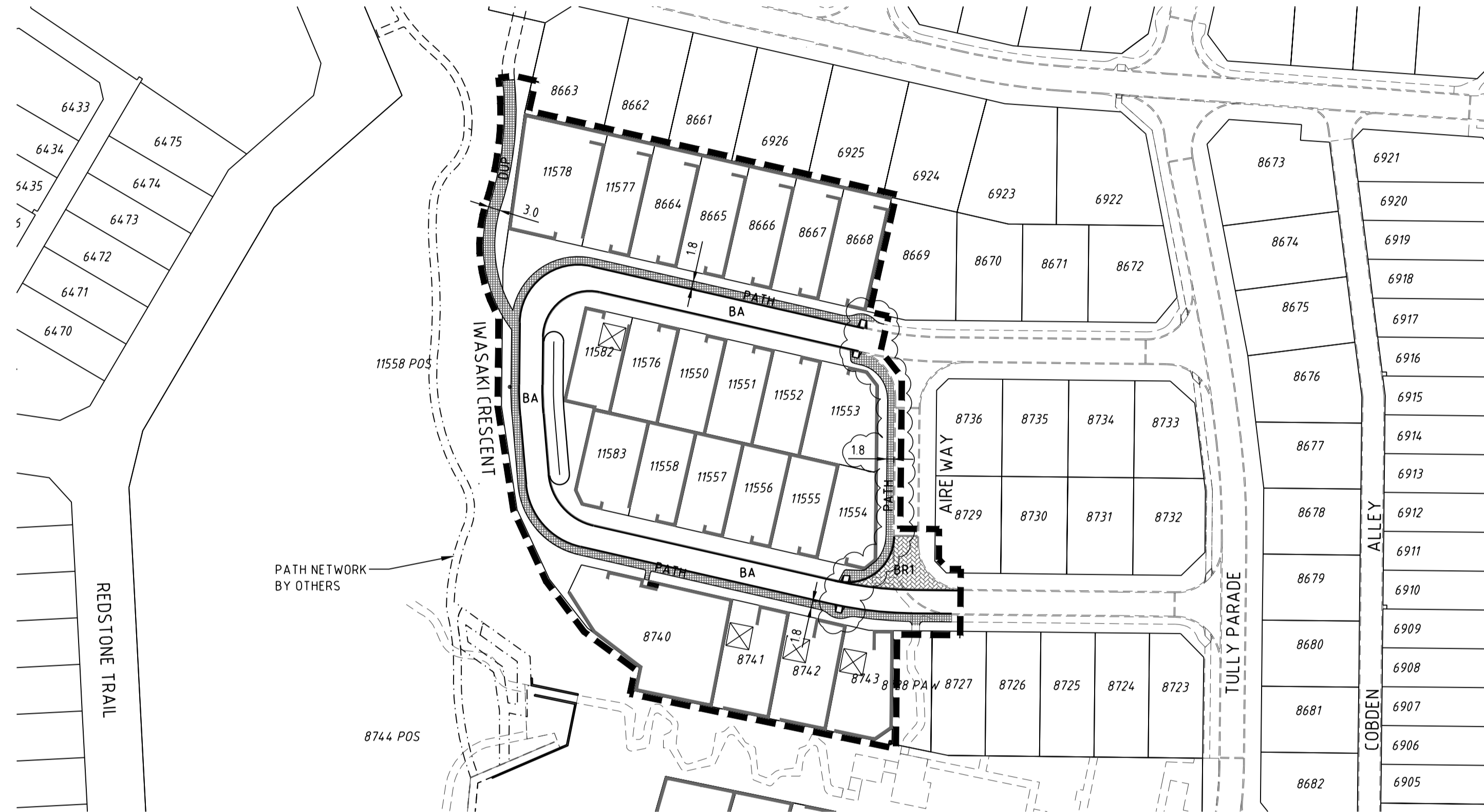
Photo ID: 3j

Appendix C Civil Roadworks Plan

ROADWORKS AND DRAINAGE - REFER DRG 5843-HS4-610

NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE CITY OF SWAN
- 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 VERIS SURVEYORS
- ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE
- TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m
- THE CONTRACTOR SHALL LIAISE WITH TELSTRA, ATCO GAS, WESTERN POWER, NBN AND THE WATER CORPORATION TO PERMIT INSTALLATION OF ROAD CROSSINGS PRIOR TO PLACEMENT OF SUB-BASE
- STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 2) R.R.J. UNLESS NOTED OTHERWISE
- DRAINAGE ACCESS CHAMBERS WITHIN ROAD RESERVES TO BE ON A 3.5m ALIGNMENT UNLESS OTHERWISE SHOWN MINIMUM COVER TO ALL DRAINAGE PIPES TO BE 600mm, UNLESS NOTED OTHERWISE
- ACCESS CHAMBERS AND DRAINAGE PITS SHALL BE LOCATED IN POSITIONS SHOWN IRRESPECTIVE OF THE INDICATED PIPE LENGTHS AND WHERE APPLICABLE TO PITS SHALL BE LOCATED AT THE ACTUAL LOW POINT
- WHERE A SEWER LINE INTERSECTS WITH 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 CONTRACTOR SHALL PLACE EXCESS SPOIL FROM EARTHWORKS ON SITES AS DIRECTED BY THE SUPERINTENDENT
- UNLESS INSTRUCTED OTHERWISE THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING TREES OR VEGETATION CLEARING OUTSIDE OF ROAD RESERVES SHALL NOT BE DONE WITHOUT THE APPROVAL OF THE SUPERINTENDENT
- ALL ROAD VERGES SHALL BE SURFACED WITH 75mm OF TOPSOIL, EXCEPT IN HARD PAVED AREAS. THE CONTRACTOR TO HYDRO MULCH WITH SEED ALL VERGES AND LOT AREAS. NO HYDRO MULCH TO P.O.S.
- STORMWATER ACCESS CHAMBER LIDS IN VERGES ARE TO BE SET ON +2.0% STANDARD VERGE GRADE
- SHORT CONNECTIONS BETWEEN DRAINAGE PITS TO BE 300 DIA AT 1:50 UNLESS NOTED OTHERWISE
- ALL KERBING TO BE MOUNTABLE KERB TYPE UNLESS NOTED OTHERWISE
- CONTRACTOR SHALL PROVIDE AS-CONSTRUCTED CO-ORDINATES OF IRRIGATION CONDUITS
- EXISTING ROADS AND VERGES AFFECTED BY THE CONSTRUCTION WORKS SHALL BE FULLY REINSTATED TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY
- a) DUP'S ADJACENT TO RETAINING WALLS TO BE 2.3m WIDE
b) FOOTPATHS ADJACENT TO RETAINING WALLS TO BE 1.8m WIDE
- ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES
- CHAINAGES SPECIFIED ON DOUBLE SIDE ENTRY PITS ARE AT DOWN STREAM PIT CENTRE
- ALL TRAFFIC ISLANDS TO HAVE SEMI-MOUNTABLE KERB UNLESS NOTED OTHERWISE
- WHERE APPLICABLE, STREET NAMEPLATE SIGNS TO BE AFFIXED TO STREETLIGHT POLES



LEGEND

DESCRIPTION	SYMBOL
LIMIT OF WORKS BOUNDARY	
PROPOSED ROAD	
EXISTING ROAD	
FUTURE ROAD	
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 (GPR)	
DRAINAGE PIT LABEL	
DRAINAGE PIT LID NOTATION	
UPSTREAM INVERT LEVEL	
PIPE DIAMETER / GRADE	
DISTANCE BETWEEN PITS	
DOWNSTREAM INVERT LEVEL	
TABLE DRAIN	
PROPOSED SUBSOIL DRAINAGE PIPE	
EXISTING SUBSOIL DRAINAGE PIPE	
FUTURE SUBSOIL DRAINAGE PIPE	
PROPOSED CONCRETE PATH AND PRAM RAMP	
BRICK PAVING (REFER BRICK PAVING TABLE)	
BLACK ASPHALT WEARING COURSE	
RED ASPHALT WEARING COURSE	
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 CHEVRON BOARDS	
PROPOSED 2.0m KERB TRANSITION	
POST WITH STREET NAME PLATES	
CHEVRON BOARD	
SEWER INVERT LEVEL	
DRAINAGE INVERT LEVEL	

LEGEND

DESCRIPTION	SYMBOL
CONCRETE PATH - STANDARD GREY COLOUR	
DUAL USE PATH 2.0m WIDE (2.3m ADJACENT TO RETAINING WALLS)	
PATH 1.5m WIDE (1.8m ADJACENT TO RETAINING WALLS, LOT BOUNDARY & BEHIND KERB)	
3.0m WIDE ASPHALT BIKE PATH WITH BROKEN CENTRELINE AND LINEMARKING (CONFIRM SPEC) (3.3m ADJACENT TO RETAINING WALLS & KERB)	
FIXED GARAGE LOCATIONS	

DESCRIPTION	SYMBOL
MOUNTABLE KERB	MK
SPECIAL MOUNTABLE KERB	MK(S)
SEMI MOUNTABLE KERB	SMK
REINFORCED SEMI-MOUNTABLE KERB	SMK(R)
BARRIER KERB	BK
SPECIAL BARRIER KERB	BK(S)
FLUSH KERB	FK
REINFORCED FLUSH KERB	RFK
600mm CONCRETE RAMP	CR
1200mm CONCRETE RAMP	12CR

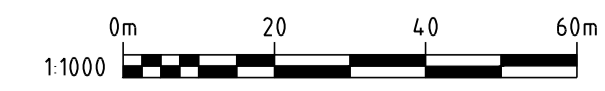
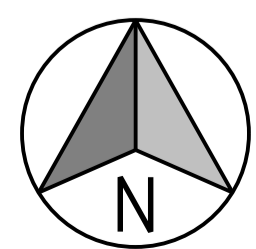
BRICK PAVING TABLE

No.	TYPE	COLOUR	PATTERN
1	BGC DEKOPAVE 80 (225x135x80)	CHARCOAL	HERRINGBONE
	BGC EASIPAVE 80 (220x110x80)	CHARCOAL	HEADER COURSE

BRICK PAVING IN INTERSECTIONS TO BE CONSTRUCTED OVER 250mm THICK COMPACTED LIMESTONE

P:\5843-Ellebrook Village\5843-HS4-CAD\5843-HS4-600.dwg, 22/12/2022, 6:57:57 AM, hamr, Digital Signing PDF, pgs. 1,1 - CW Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
2	22.12.22	HVD	MH	M.Wallis	FUTURE PATH NETWORK SHOWN IWASAKI CRESCENT
1	16.12.22	HVD	MH	M.Wallis	ADDITIONAL PATH SPECIFIED AIRE WAY
0	30.09.22	HVD	MH	M.Wallis	ISSUED FOR CONSTRUCTION
A	29.06.22	HVD	MH	M.Wallis	ISSUED FOR TENDER



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CLIENT
ELLENBROOK MANAGEMENT PTY. LTD.
APPROVED
M.Wallis
DESIGNED
HVD
SCALE
1:1000

PROJECT
MALVERN SPRINGS - HILLSIDE - STAGE 4
TITLE
ROADWORKS GENERAL ARRANGEMENT
WAPC No.
158386
DRAWING No.
5843-HS4-600
REVISION
2

ORIGINAL SIZE A1

Appendix D Civil Water Reticulation Plan

CONTRACTOR'S RESPONSIBILITY

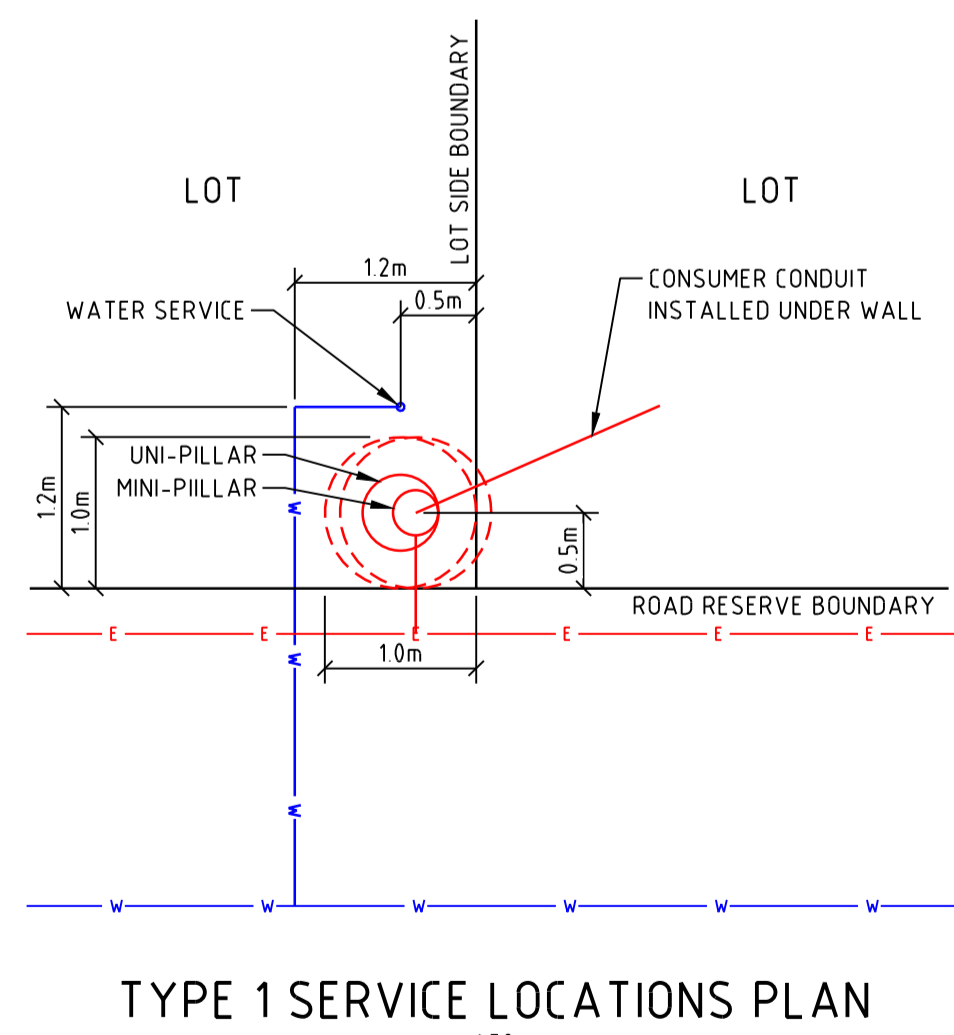
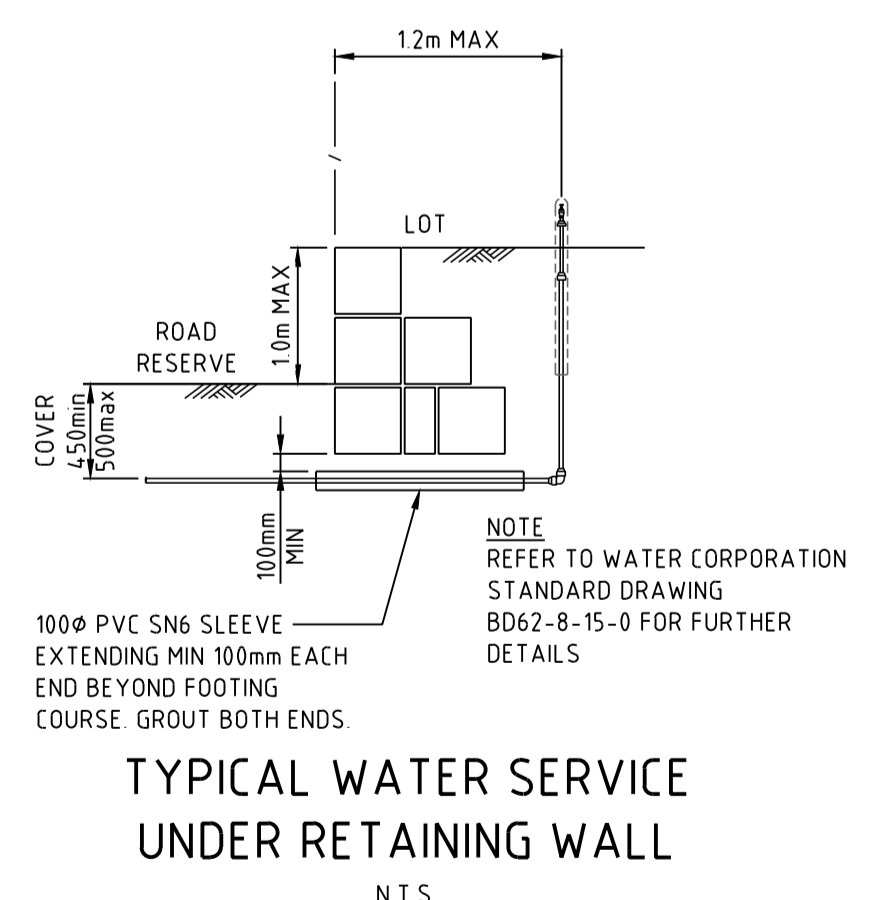
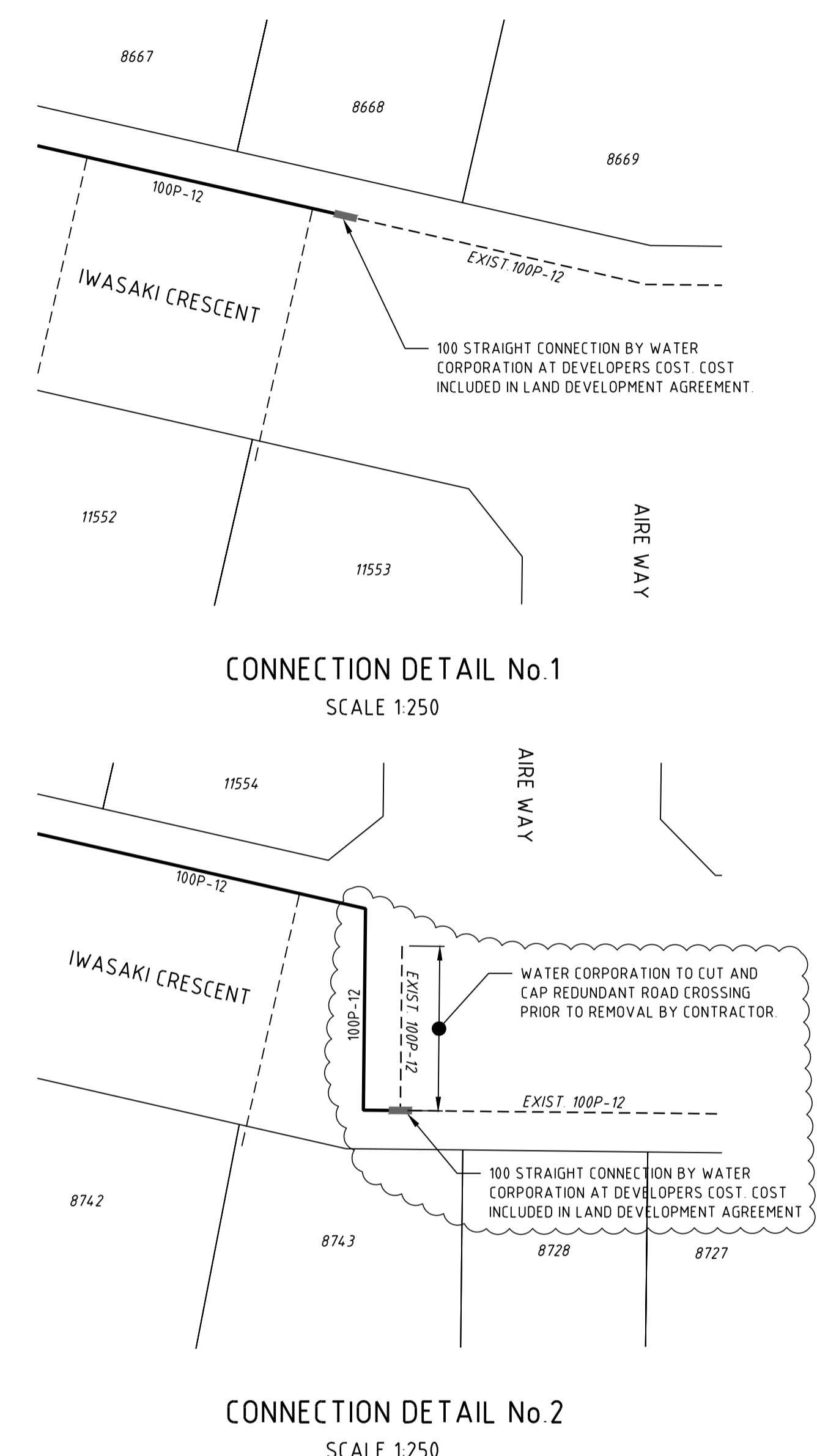
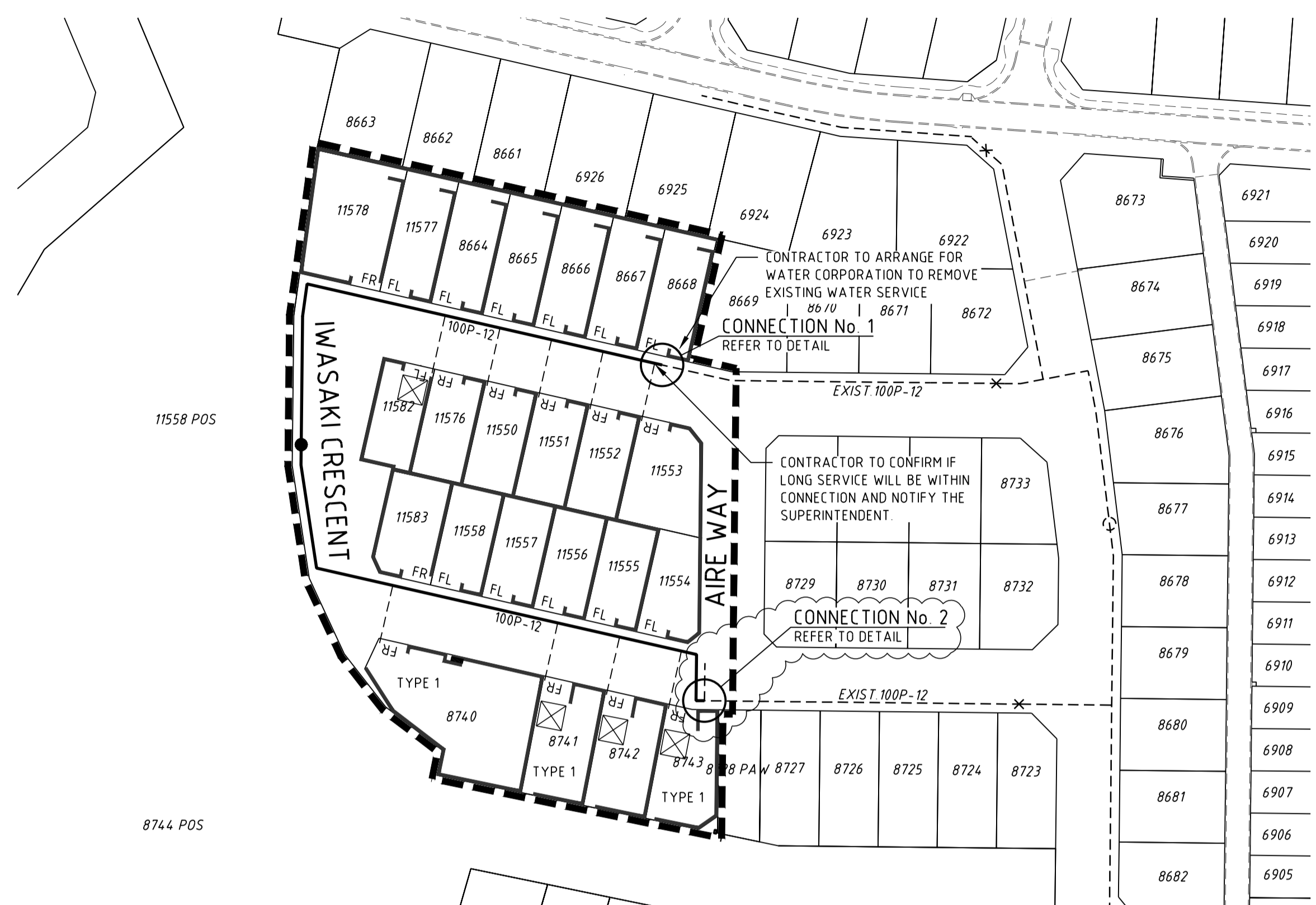
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE THE INSTALLATION OF ALL SERVICES WITHIN THE SUBDIVISION. THE CONSULTANT SHOULD ENSURE THAT THERE IS NO CONFLICT BETWEEN THE POSITIONING OF FULLY PRE-LAID WATER SERVICES WITHIN THE LOT AND AN UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT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

SERVICES

- ALL WATER MAINS SHALL BE INSTALLED ON 2m ALIGNMENT EXCEPT AS OTHERWISE AGREED
- FULLY PRE-LAID WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 63 VERSION 3 REVISION 15, DECEMBER 2021 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG No.'s BD 62-8-15 AND BD62-8-24
- WATER SERVICE LOCATIONS SHALL BE IN ACCORDANCE WITH THE GUIDELINES FOR POSITIONING CONTAINED IN DRG No. BD62-8-14.
- WHERE POSSIBLE LOTS ARE ARRANGED IN PAIRS WITH A DUAL SERVICE PIPE ENTERING THE RIGHT HAND SIDE OF THE PAIR OF LOTS AND SPLITTING LEFT AND RIGHT TO SUPPLY EACH PAIR OF METERS
- WHERE SHORT AND LONG SINGLE SERVICES ARE INDICATED THE SERVICE PIPE AND METER SHOULD, IF POSSIBLE, BE LOCATED AT THE LEFT HAND SIDE BOUNDARY OF LOTS
- FOR A STRAIGHT ROAD RESERVE, SERVICE PIPES SHALL BE ALIGNED AT RIGHT ANGLES TO FRONT BOUNDARIES, RATHER THAN TO THE SUPPLY WATER MAINS
- WHERE THERE IS A BEND IN THE ROAD RESERVE AT THE SIDE BOUNDARY, THE SERVICE PIPE SHALL BE POSITIONED PARALLEL TO THE LINE BISECTING THE ANGLE
- FL AND FR (FULLY PRELAID LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION
- FULLY PRE-LAID WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. BD62-2-9

SERVICES	Q.TY (No.)
PRELAI SHORT DUAL	2
PRELAI LONG DUAL	1
PRELAI SHORT SINGLE	9
PRELAI LONG SINGLE	8
TOTAL	20
TOTAL NUMBER OF LOTS SERVED	23
NUMBER OF DEFERRED SERVICES	0
EXTENSION	Q.TY (m)
63mm MDPE	0.0
100 P-16	258.7
150 P-16	0.0
200 P-16	0.0
250 P-16	0.0

DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	--- --
PROPOSED MAINS	—
PROPOSED VALVE (No = .)	— X —
PROPOSED HYDRANT (No = 1)	— ● —
PROPOSED PRELAI LONG SERVICE	--- --
CHANGE IN PIPE SIZE	— / —
FLUSHING POINT (No = .)	— FP —
TEMPORARY BLANK END AND FLUSHING POINT (No = .)	— TBE —
CONNECTION BY WATER CORPORATION (No = .)	— + —
EXISTING MAIN, HYDRANT AND VALVE	--- X ---
FUTURE MAIN, HYDRANT AND VALVE	--- X ---
FUTURE DISTRIBUTION MAINS	— w —
PROPOSED RETAINING WALL	— w —
EXISTING RETAINING WALL	--- w ---
FUTURE RETAINING WALL	--- w ---
DEFERRED SERVICE	'D'
SERVICE LAID IN THIS STAGE FOR RELEASE IN FUTURE STAGE	*
SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE	⊗
SERVICE UNDER RETAINING WALL	#1
SERVICE IN PIT AT BASE OF STAIRS	#2



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

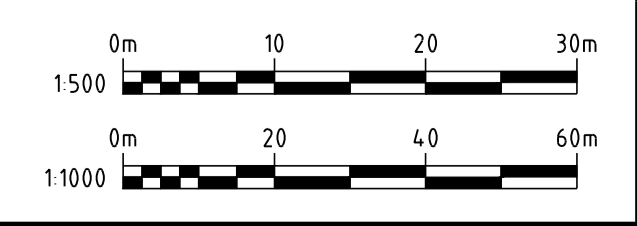
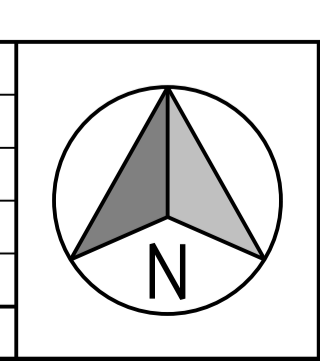
This plan is accepted as complying with overall scheme planning. Compliance with the relevant design standards and manuals remains the responsibility of the Design Engineer.
No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

0A11-103-001-01A

FILE: 138413606 RETICULATION AREA:

P:\643_Ellenbrook_Village\65843_HSA4CAD\543-HS4-500.dwg, 22/11/2022, 3:04:31 PM, hamr, Digital Signing PDF, pgs. 1, 1 - CW Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
3	22/11/22	HVD	MH	M. WALLIS	CONNECTION 2 AMENDED AS SHOWN
2	30/09/22	HVD	MH	M. WALLIS	WATER HYDRANT SHOWN IWASAKI CRESCENT
1	27/07/22	HVD	MH	M. WALLIS	LOT 11576/11582 SERVICE ARRANGEMENT AMENDED
0	19/07/22	HVD	MH	M. WALLIS	ISSUED FOR WATER CORPORATION APPROVAL AND CONSTRUCTION
A	29/06/22	HVD	MH	M. WALLIS	ISSUED FOR TENDER



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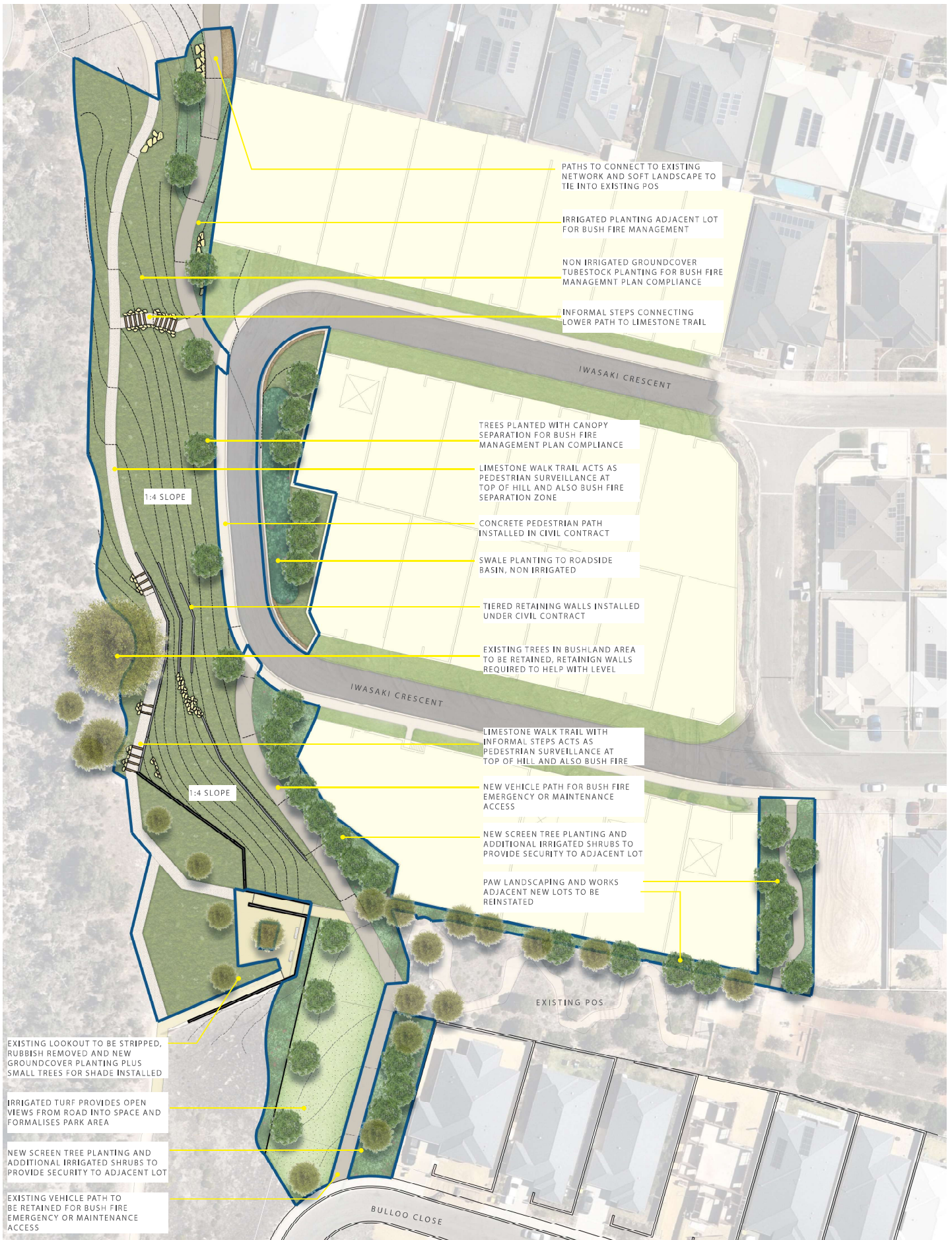
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T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

CLIENT
ELLENBROOK MANAGEMENT PTY. LTD.
APPROVED
myWall

PROJECT
MALVERN SPRINGS - HILLSIDE - STAGE 4
TITLE
WATER RETICULATION PLAN
DESIGNED
HVD
SCALE
1:500 1:1000
WAPC No.
158386
DRAWING No.
5843-HS4-500
REVISION
3

ORIGINAL SIZE A1

Appendix E Stage 4 Landscape Concept



MALVERN SPRINGS HILLSIDE STAGE 4


LANDSCAPE CONCEPT PLAN
JANUARY 2023

JOB NO. 1210112
1:300 @ A1

C1.101
0 3 6 12 18 36m
REV A

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Document Status

Rev No.	Purpose	Author	Reviewed and approved for Issue	
			Name	Date
Rev 0	Issued for use: to facilitate subdivision clearances and future lot sales/building approvals	Zac Cockerill (BPAD 37803, Level 2)	Zac Cockerill (BPAD 37803, Level 2)	29 March 2023



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