

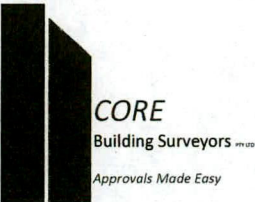
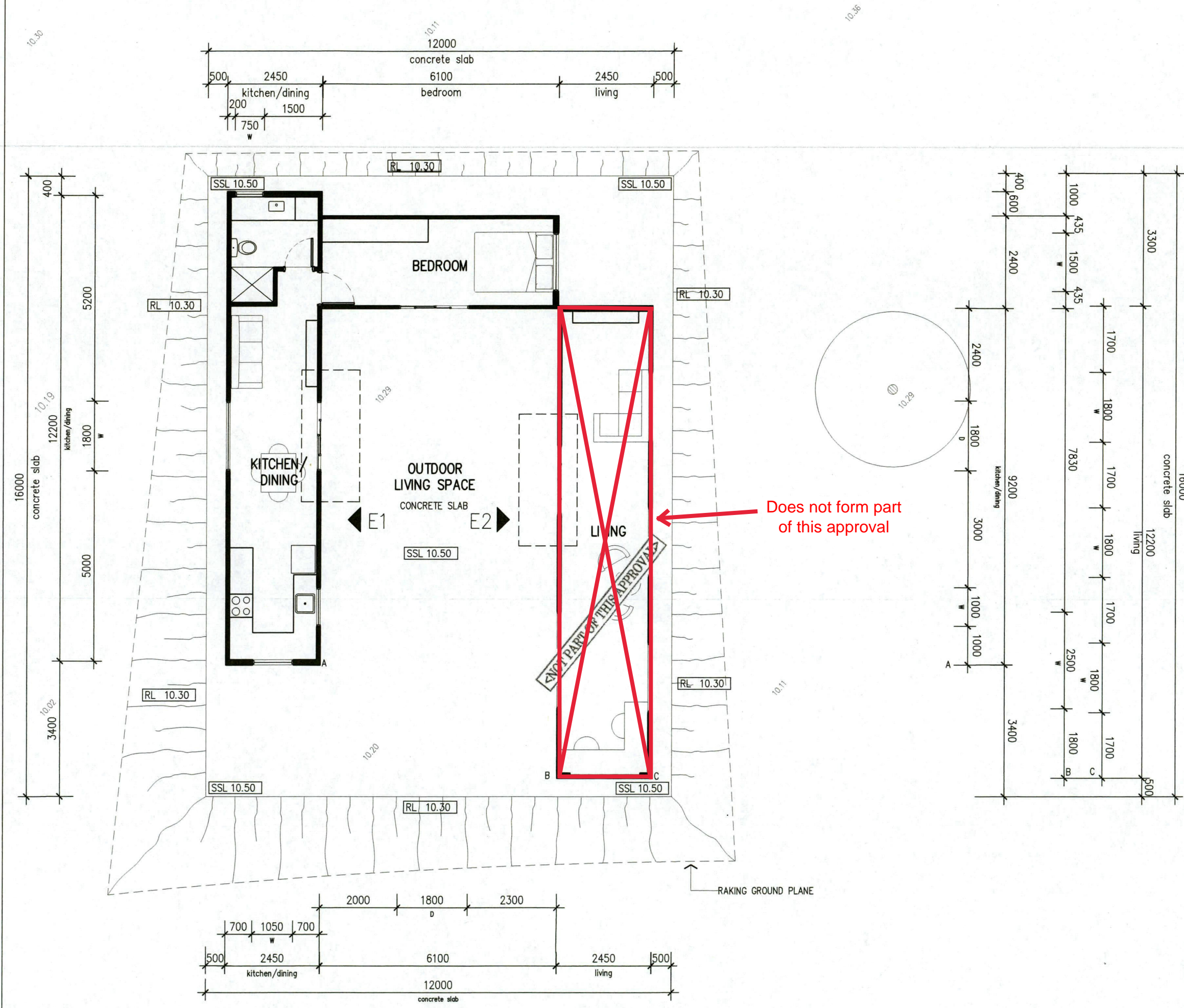
0 5m 10m 15m 20m



SITE PLAN
SCALE 1:500

DATE	REV	DESCRIPTION	
	REV	DATE	14.11.19
		SCALE	1:500
			SITE PLAN
<p align="center">67 DALRAY COURT LOT 811(77), 67 DALRAY COURT, DARLING DOWN</p>			

Stamm Buch



DATE	REV	DESCRIPTION	TITLE
1821 A 1.01	01.07.19	1:100	

67 DALRAY COURT
LOT 811(77), 67 DALRAY COURT, DARLING DOWN



SAMTECH ARCHITECT

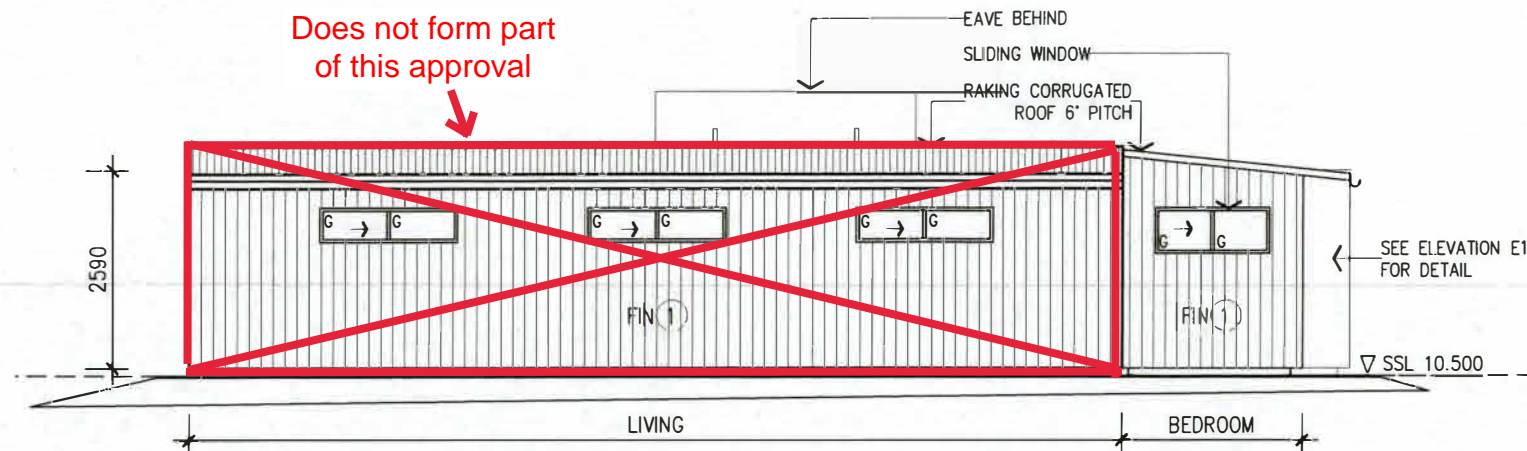
Ordinary Council Meeting 16 December 2019
9/219 Onslow Rd Shenton Park WA 6008 Tel 9388 8338 Fax 938

PLAN
SCALE 1:100

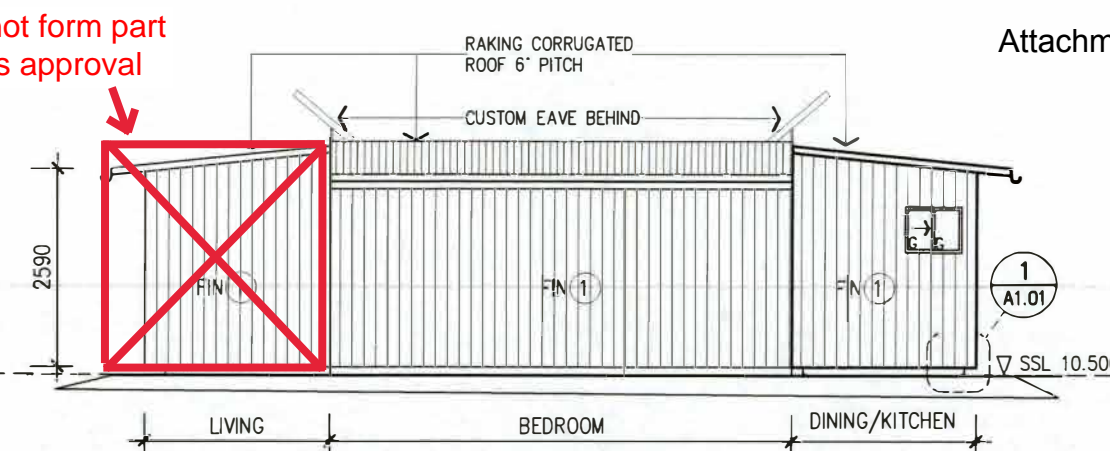


SOSJ - Registered in HPRM

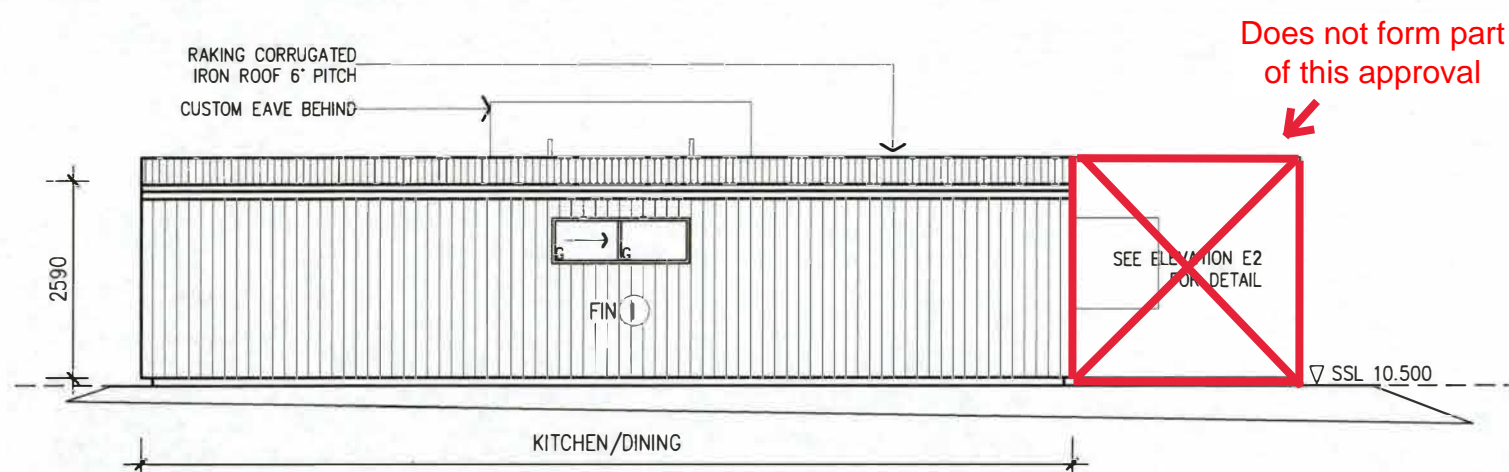
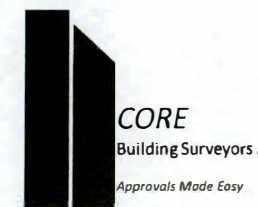
- FIN(1)
 DURAGROOVE FIE CEMENT SHEETIN VERTICAL FORMA
 ROOFING - CORRUGATED IRC ROOF. SELECTED COLORBOND FINI



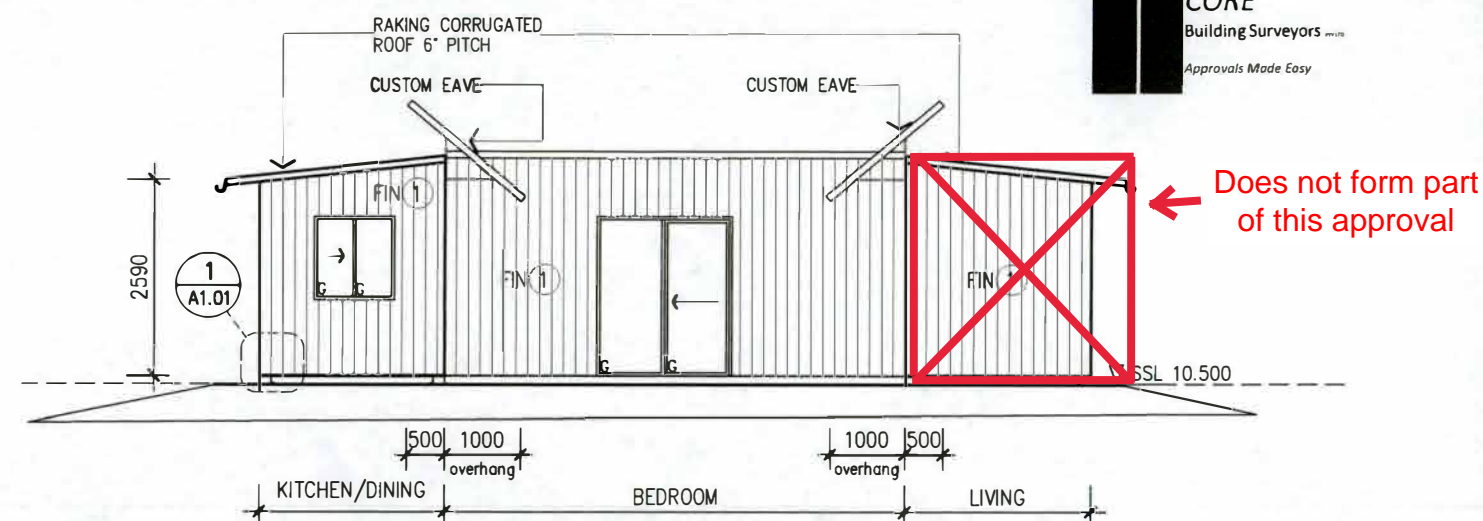
SOUTH-EAST ELEVATION
SCALE 1:100



NORTH-EAST ELEVATION
SCALE 1:100



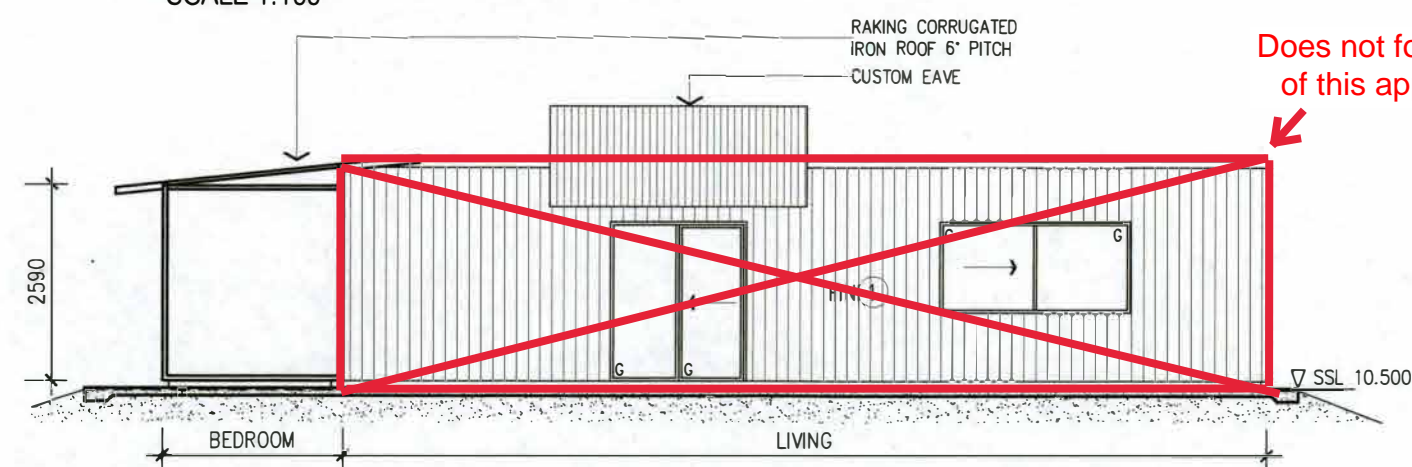
NORTH-WEST ELEVATION
SCALE 1:100



SOUTH-WEST ELEVATION
SCALE 1:100

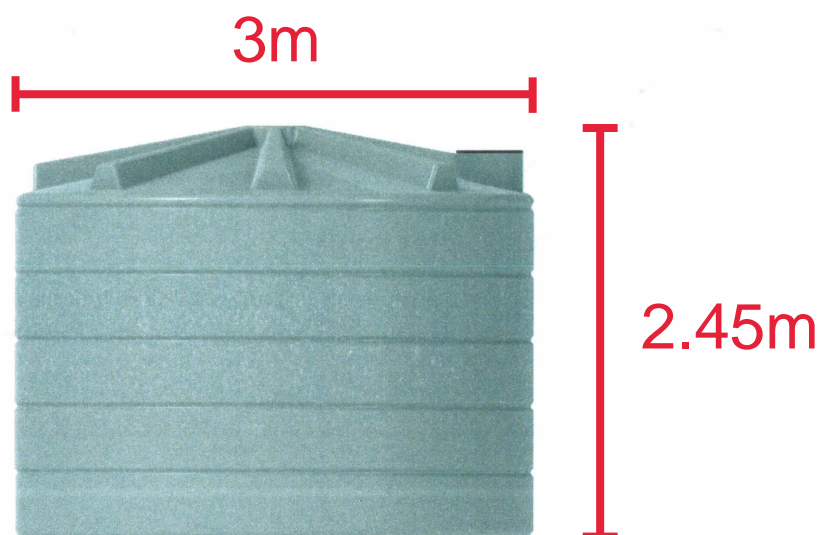


ELEVATION - E1
SCALE 1:100



ELEVATION - E2
SCALE 1:100

DATE	REV	DESCRIPTION	
1821	REV	01.07.19	ELEVATIONS
A 2.01	SCALE	1:100	
67 DALRAY COURT			
LOT 811(77), 67 DALRAY COURT, DARLING DOWN			
SAMTECH ARCHITECT			
Ordinary Council Meeting 16 December 2019			
9/219 Onslow Rd Shenton Park WA 6008 Tel 9388 8338 Fax 938			

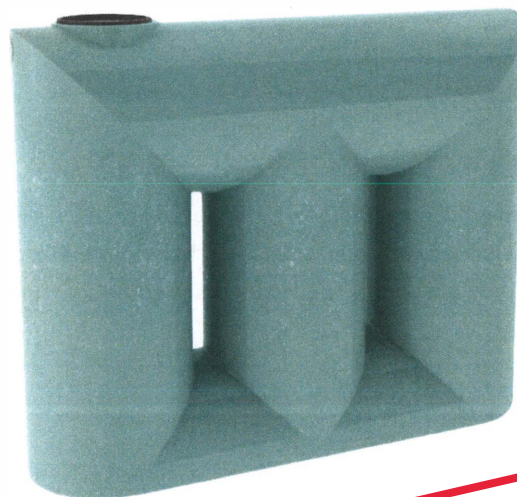


Poly Tank Round 14,000L

SKU: PTNKMLRND14000RG

Colour

Rivergum



0.79m

2.02m

2.57m

Poly Tank Urban 3,000L

SKU: PTNKURB3000RG

Colour

Rivergum



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	
		67		DALRAY COURT	
Local government area	Suburb			State	Postcode
	DARLING DOWNS			WA	6122
Main BCA class of the building	SHIRE OF SERPENTINE/JARRAHDALE			Date	
				18/07/2019	
Description of the building or works	1A	Use(s) of the building	RESIDENTIAL		
	PROPOSED NEW DWELLING				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
METHOD 1	CLASS G GRASSLAND	FLAT	13M	19

BPAD Accredited Practitioner Details

Name Nathan Peart	Nathan Peart Level 1 BPAD Accredited Assessor Accreditation No: BPAD38808
Company Details Bushfire Smart	
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).	



BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 1

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.



AS3959 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT

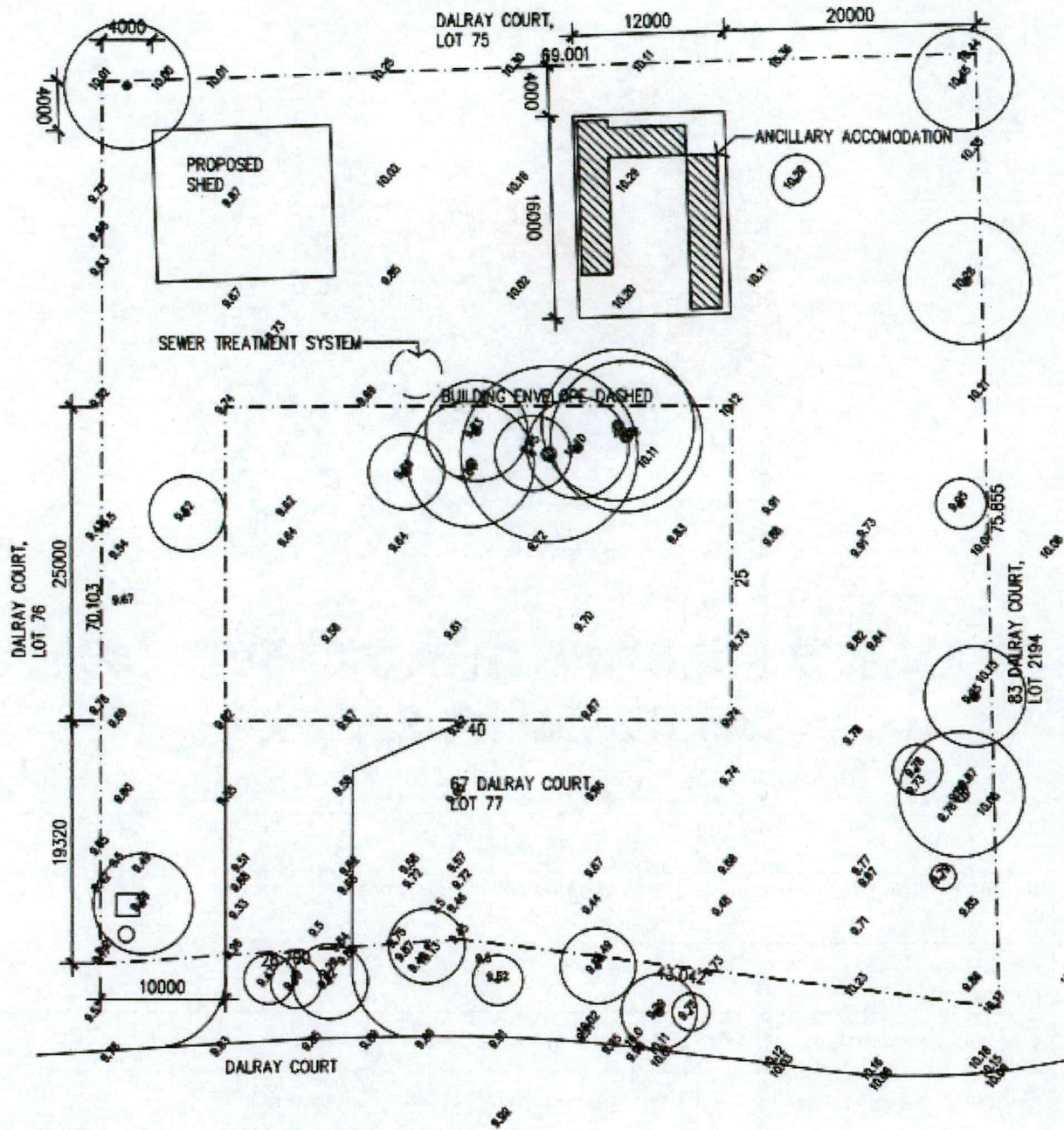
Site Details			
Unit no -	Street no 67	Lot no 77	Street name / Plan Reference Dalray Court
Suburb Darling Downs			State WA
Local Government Area			Postcode 6122
Shire of Serpentine/Jarrahdale			
Main BCA class	Class 1a	Use(s) of the building	Ancillary Dwelling
Description of the building or works		New Building	

Report Details			
Report Number: 16866	Report Version: 2	Assessment Date: 26 September 2018	Report Date 8 October 2018
Revision Date: 18 July 2019		Reason for Revision	New site plan

08 9555 9444

BAL@bushfiresmart.com.auAddress: 71 Allnutt Street, Mandurah, 6210
Postal: PO Box 4160, Mandurah North, WA, 6210

Site Plan



0 5m 10m 15m 20m



SITE PLAN
SCALE 1:500

08 9555 9444

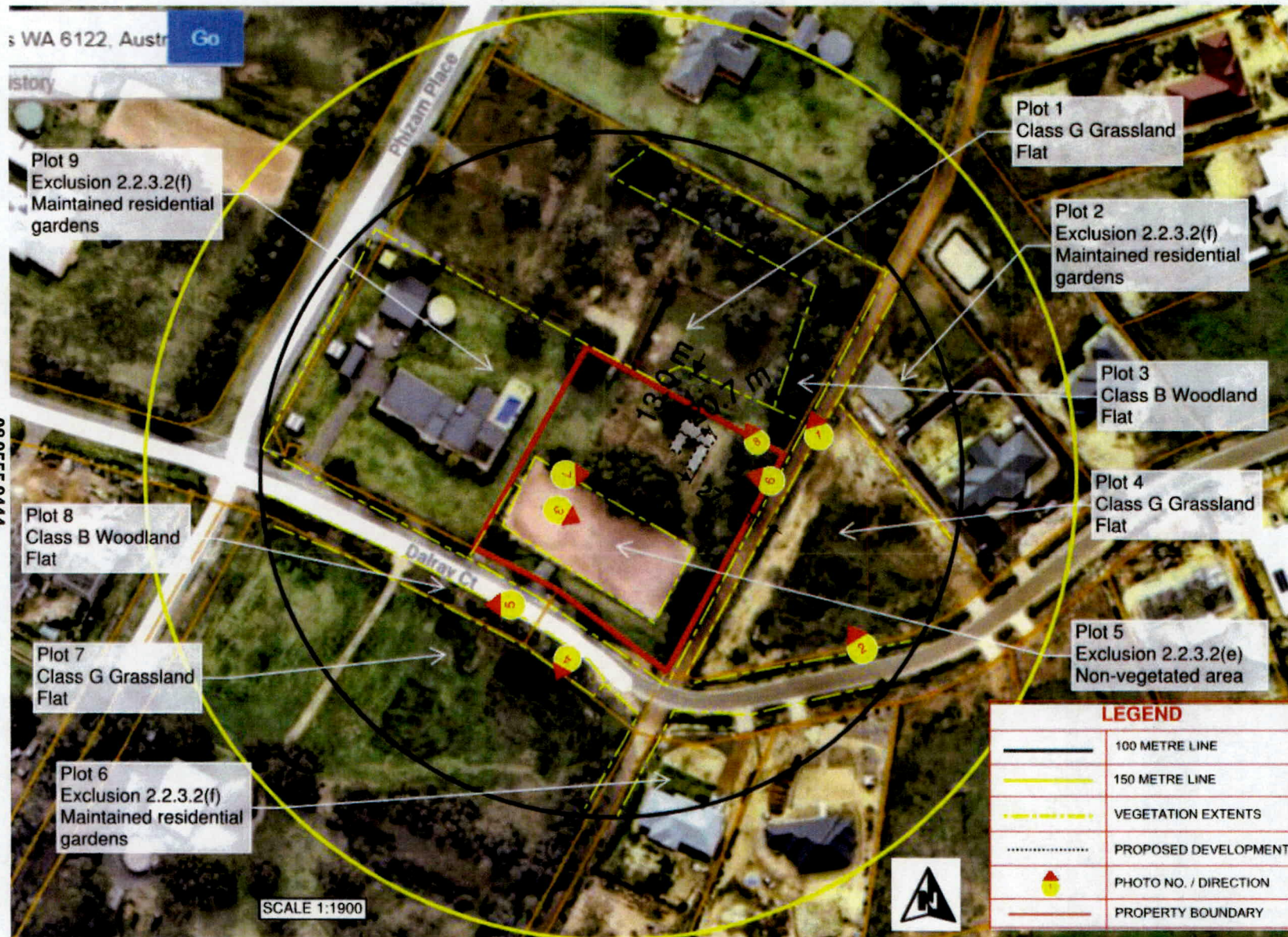
BAL@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

Site Assessment

The assessment of this site/development was undertaken on 17 July 2019 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2009 Simplified Procedure(Method 1).





BA@bushfiresmart.com.au
Address: 71 Allnutt Street, Mandurah, 6210
Postal: PO Box 4160, Mandurah North, WA, 6210
08 9555 9444



Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

Photo ID: 1 Plot: 3	
Vegetation Classification or Exclusion Clause	
Class B Woodland - Low woodland B-07	
Description / Justification for Classification	
Low trees and shrubs 2-10 m high. Grassy understorey	
Photo ID: 2 Plot: 4	
Vegetation Classification or Exclusion Clause	
Class G Grassland – Open tussock G-23	
Description / Justification for Classification	
All forms, including situations with shrubs and trees, if the overstorey foliage cover is less than 10%.	




08 9555 9444

BAI@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

Ordinary Council Meeting 16 December 2019




Photo ID: 3 Plot: 5 Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(e) Non Vegetated Areas Description / Justification for Classification Future house pad	
Photo ID: 4 Plot: 7 Vegetation Classification or Exclusion Clause Class G Grassland – Dense sown pasture G-25 Description / Justification for Classification All forms, including situations with shrubs and trees, if the overstorey foliage cover is less than 10%.	
Photo ID: 5 Plot: 8 Vegetation Classification or Exclusion Clause Class B Woodland - Low woodland B-07 Description / Justification for Classification Low trees and shrubs 2-10 m high. Grassy understorey	

08 9555 9444

BAL@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 416, Mandurah, WA 6210

Photo ID: 6 Plot: 9 Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(f) Low Threat Vegetation Description / Justification for Classification Managed vegetation	
Photo ID: 7 Plot: 9 Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(f) Low Threat Vegetation Description / Justification for Classification Managed vegetation	
Photo ID: 8 Plot: 9 Vegetation Classification or Exclusion Clause Excludable - 2.2.3.2(f) Low Threat Vegetation Description / Justification for Classification Short cropped grass	

08 9555 9444

BAL@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

All vegetation within 100 metres of the site was classified in accordance with clause 2.2.3 of AS3959-2009.

Fire Danger Index (FDI) – 80-table 2.4.3

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below.

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Class G Grassland	Flat/Upslope	13m	BAL – 19
2	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
3	Class B Woodland	Flat/Upslope	20.7m	BAL – 19
4	Class G Grassland	Flat/Upslope	27.7m	BAL – 12.5
5	Excludable – Clause 2.2.3.2(e)	N/A	N/A	BAL – LOW
6	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
7	Class G Grassland	Flat/Upslope	65m	BAL – LOW
8	Class B Woodland	Flat/Upslope	57m	BAL – 12.5
9	Excludable – Clause 2.2.3.2(f)	N/A	N/A	BAL – LOW

Table 1: BAL Analysis

Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2009 using the above analysis.

Determined Bushfire Attack Level

BAL – 19

Nathan Peart



Level 1 BPAD Accredited Assessor
Accreditation No: BPAD38808



08 9555 9444

BPAL@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210

Postal: PO Box 4160, Mandurah North, WA, 6210

BUSHFIRE ATTACK LEVEL ASSESSMENT EXPLAINED

A Bushfire Attack Level (BAL) Assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

The methodology used for the determination of the BAL rating, and the subsequent building construction standards, are directly referenced from Australian Standard AS3959:2009 Construction of buildings in bushfire prone areas.

The BAL rating is determined through identification and assessment of the following parameters:

- Fire Danger Index (FDI) rating; assumed to be FDI-80 for WA;
- All classified vegetation *within 100m* of the subject building;
- Separation distance between the building and the classified vegetation source/s; and
- Slope of the land under the classified vegetation.

AS3959:2009 has (6) six levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction, as detailed below;

Bushfire Attack Level (BAL)	Classified Vegetation within 100m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Section (within AS3959)
BAL - LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements.	4
BAL - 12.5	< 12.5 kW/m ²	Ember Attack	3 & 5
BAL - 19	>12.5 kW/ m ² to <19 kW/m ²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 6
BAL - 29	>19kW/ m ² to <29kW/m ²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux	3 & 7
BAL - 40	<29kW/ m ² to <40kW/m ²	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames	3 & 8
BAL - FZ	>40kW/m ²	Direct exposure to flames from the fire front in addition to heat flux and ember attack	3 & 9

BUSHFIRE SMART
08 9555 9444

BAL@bushfiresmart.com.au

Address: 71 Allnutt Street, Mandurah, 6210
Postal: PO Box 4160, Mandurah North, WA, 6210

Disclaimer

This Bushfire Attack Level Assessment is valid for 12 months from the date of issue. It is not a Bushfire Management Plan, neither does this report ensure that a property will not be damaged or destroyed by bushfire. This report is a means of determining the appropriate construction standards to apply to a structure in a bushfire prone area in accordance with AS3959-2009. Planting or removal of vegetation or failure to maintain hazard separation areas will alter the bushfire threat to the assessed site. Bushfire Smart accept no responsibility for loss, injury or damage to property or person caused by bushfire.

This report does not negate the need to follow Local government authority requirements for Firebreak and Fuel Hazard Reduction.

The client agrees that in submitting this report they approve of and will comply with all requirements detailed.