

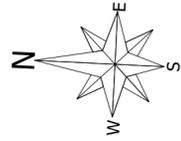
2127 THOMAS ROAD,
DARLING DOWNS

| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE | SCALE: | DATE: 6/10/2021 | PAGE: 1 of 6 |
| CLIENT LLOYD | PROJECT ADDRESS 2127 THOMAS ROAD, DARLING DOWNS | DRAWN BY: CORAL BUXEY | | |

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PLANNING APPROVAL ONLY

| AREAS TABLE | |
|--------------|----------------------|
| LIVING AREA: | 212.09m ² |
| GARAGE: | 37.33m ² |
| ALFRESCO: | 21.12m ² |
| VERANDAHS: | 20.57m ² |
| TOTAL: | 291.11m ² |



NOTES

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 SIGNED WITNESS _____ DATE _____

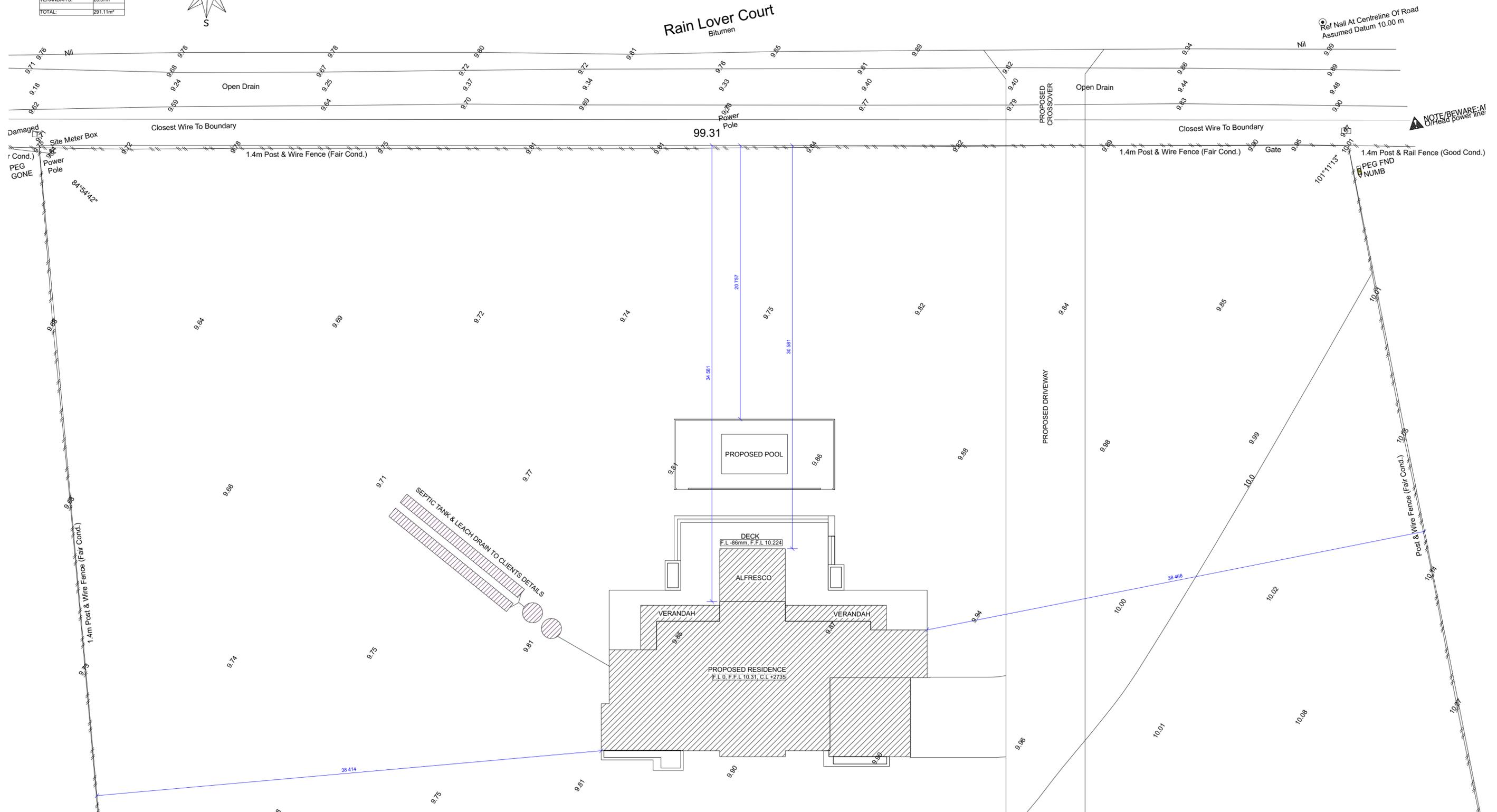
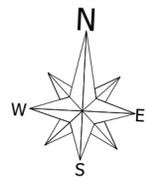


| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE LOCATION PLAN | SCALE: 1:500 | DATE: 6/10/2021 | PAGE: 2 of 6 |
| CLIENT LLOYD | PROJECT ADDRESS 2127 THOMAS ROAD, DARLING DOWNS | DRAWN BY: CORAL BUXEY | | |

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|--------------|----------------------|
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| ALFRESCO: | 21.12m ² |
| VERANDAHS: | 20.57m ² |
| TOTAL: | 291.11m ² |



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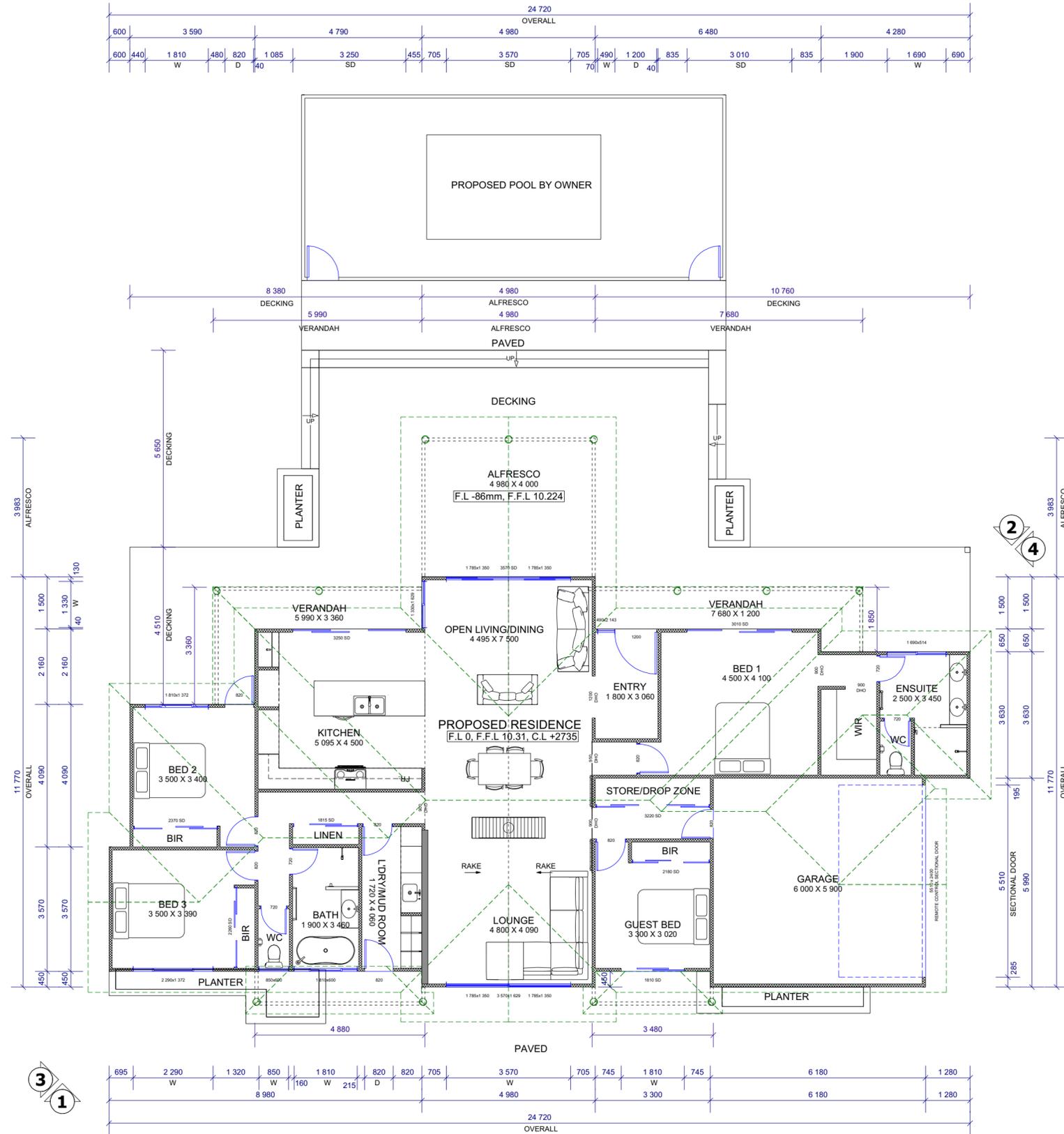
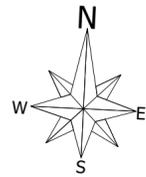
Ordinary Council Meeting - 13 December 2021



| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE SITE PLAN | SCALE: 1:200 | DATE: 6/10/2021 | PAGE: 3 of 6 |
| CLIENT LLOYD | PROJECT ADDRESS 2127 THOMAS ROAD, DARLING DOWNS | DRAWN BY: CORAL BUXEY | | |

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| AREAS TABLE | |
|--------------|----------------------|
| LIVING AREA: | 197.34m ² |
| GARAGE: | 36.5m ² |
| ALFRESCO: | 19.78m ² |
| VERANDAHS: | 20.33m ² |
| TOTAL: | 273.95m ² |



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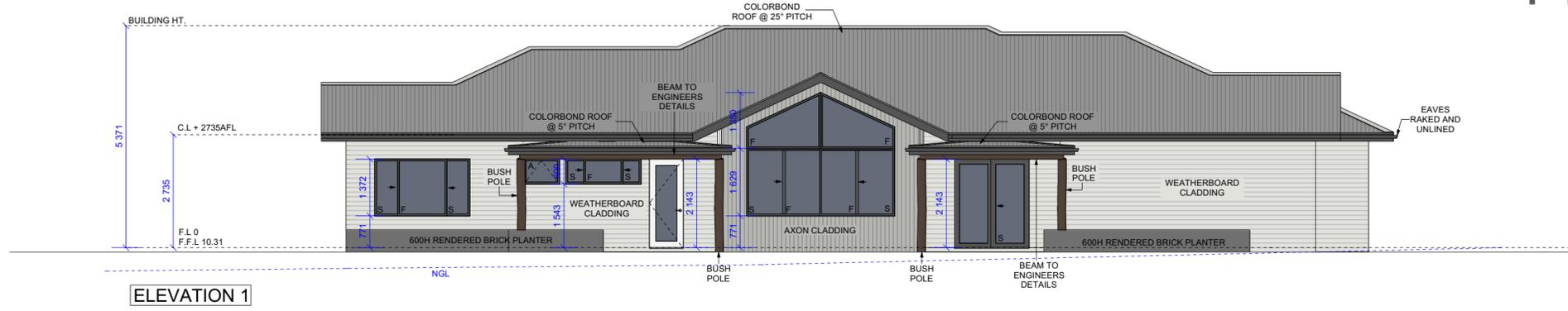
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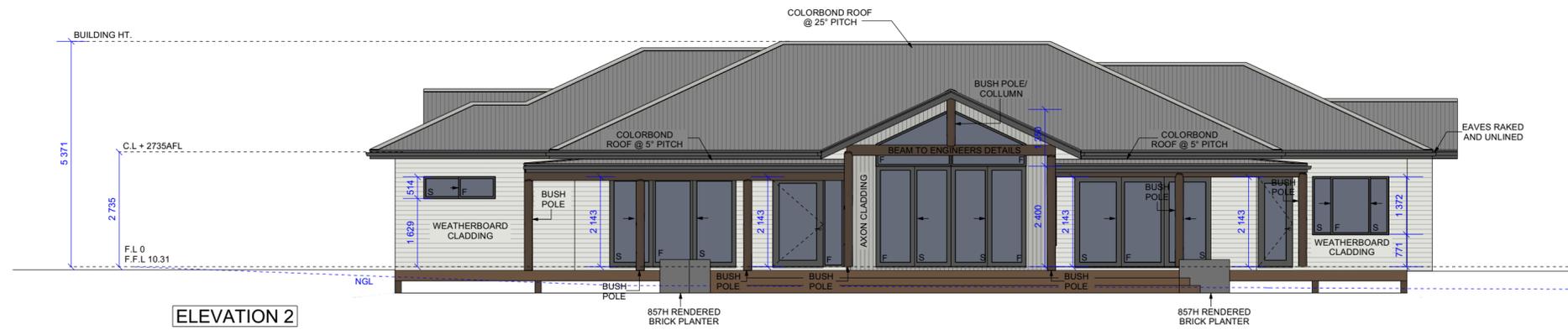
| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE PROPOSED PRELIMINARY PLAN | SCALE: 1:100 | DATE: 6/10/2021 | PAGE: 4 of 6 |
| CLIENT LLOYD | PROJECT ADDRESS 2127 THOMAS ROAD, DARLING DOWNS | DRAWN BY: CORAL BUXEY | | |

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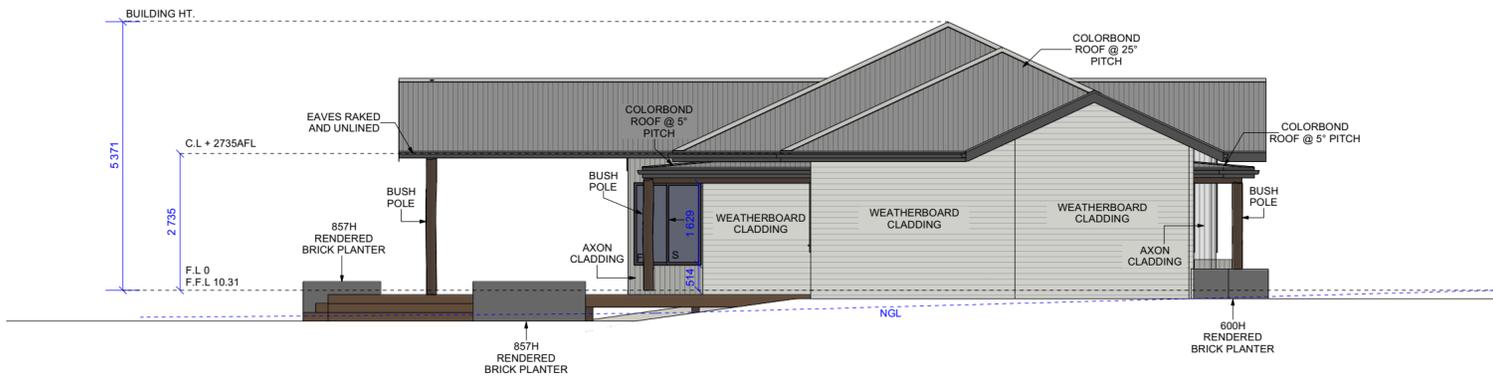
PLANNING APPROVAL ONLY



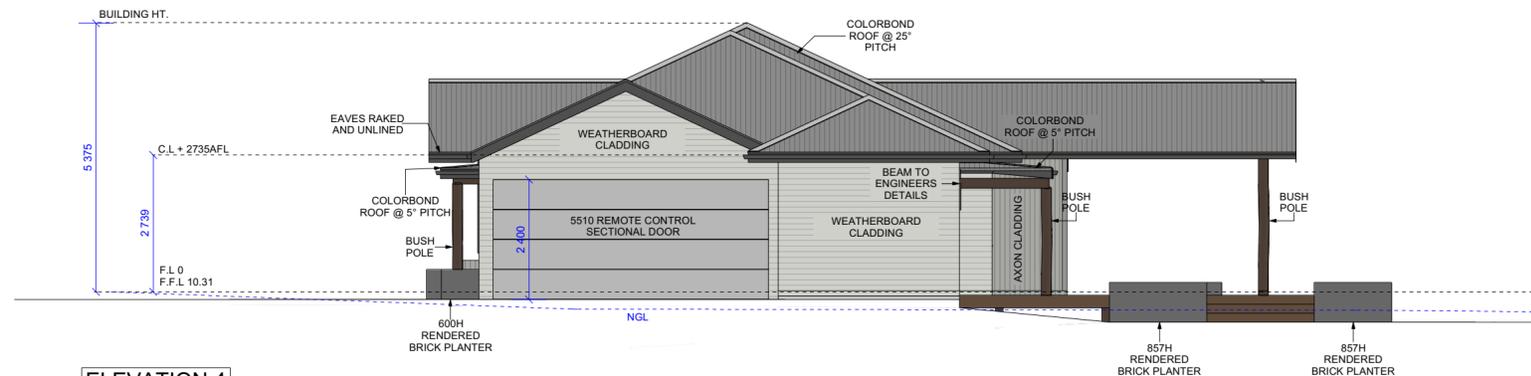
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

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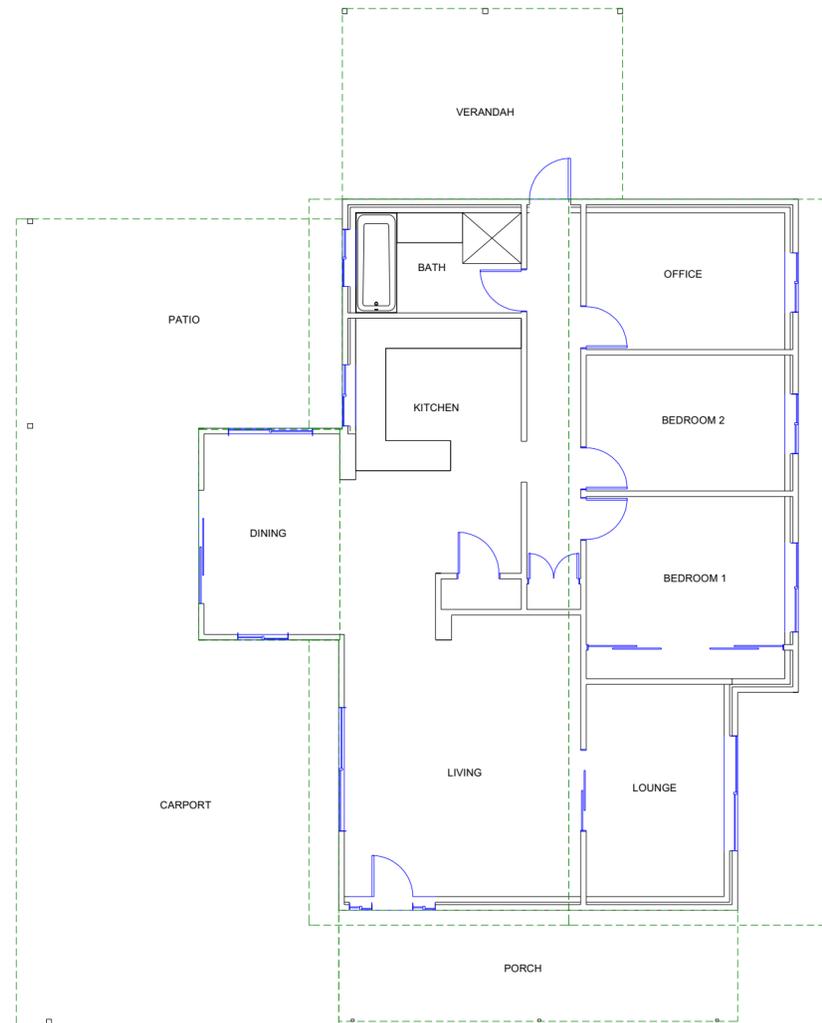
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| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE ELEVATIONS | SCALE: 1:100 | DATE: 6/10/2021 | PAGE: 5 of 6 |
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EXISTING DWELLING

| | |
|-------------------|-------------------|
| AREAS TABLE | |
| TOTAL BUILT AREA: | 137m ² |

NOTE: EXISTING RESIDENCE TO BE MODIFIED TO SUIT ANCILLARY DWELLING REQUIREMENTS



PROPOSED ANCILLARY DWELLING

| | |
|-----------------------|-------------------|
| AREAS TABLE | |
| TOTAL HABITABLE AREA: | 109m ² |

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 SIGNED BUILDER _____ DATE _____
 SIGNED WITNESS _____ DATE _____

Ordinary Council Meeting - 13 December 2021



| | | | | |
|-------------------|--|--------------------------|--------------------|-----------------|
| JOB No. 21-023 | DWG TITLE | SCALE: | DATE: 6/10/2021 | PAGE: 6 of 6 |
| CLIENT LLOYD | PROJECT ADDRESS 2127 THOMAS ROAD, DARLING DOWNS | DRAWN BY: CORAL BUXEY | | |

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This certificate has been issued by a representative from Green Start Consulting. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared Green Start Consulting.

Property Details and Description of Works

| | | | | | |
|---|--------------------------------|-------------------------------|---------------|-------------------------------------|-----------------|
| Address Details | Unit no | Street no | Lot no | Street name / Plan Reference | |
| | | | 2127 | Thomas Road | |
| Local government area | Suburb | | | State | Postcode |
| | Darling Downs | | | WA | 6122 |
| Main BCA class of the building | Shire of Serpentine-Jarrahdale | | | | |
| Description of the building or works | Class 1a | Use(s) of the building | Residential | | |
| | Proposed Residence | | | | |

Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL |
|------------------------------|---------------------------|-----------------|---------------------|------------|
| Method 1 | Class G Grassland | Flat Land | 19 | BAL – 12.5 |

Practitioner Details

| | |
|---|---|
| Name James Terenciuk |  GREEN START CONSULTING fast building approvals |
| Green Start Consulting admin@greenstartconsulting.com.au Phone: (08) 6114 9356 Signature:  Date: 23 September 2021 | |
| 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 Green Start Consulting and where required an updated certificate issued.

AS 3959 BAL Assessment Report

This report has been prepared by a representative from Green Start Consulting using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018. All enquiries related to the information and conclusions presented in this report must be forwarded to the representative whose details appear below.

Property Details and Description of Works

| | | | | | |
|---|--------------------------------|-------------------------------|-----------------------|--|-------------------------|
| Address Details | Unit no | Street no | Lot no 2127 | Street name / Plan Reference Thomas Road | |
| | Suburb Darling Downs | | | State WA | Postcode 6122 |
| Local government area | Shire of Serpentine-Jarrahdale | | | | |
| Main BCA class of the building | Class 1a | Use(s) of the building | Residential | | |
| Description of the building or works | Proposed Residence | | | | |

Report Details

| | | | |
|-------------------------------------|----------------------------|---|-------------------------------------|
| Report / Job Number 17772 | Report Version 1 | Assessment Date 17 September 2021 | Report Date 23 April 2016 |
|-------------------------------------|----------------------------|---|-------------------------------------|

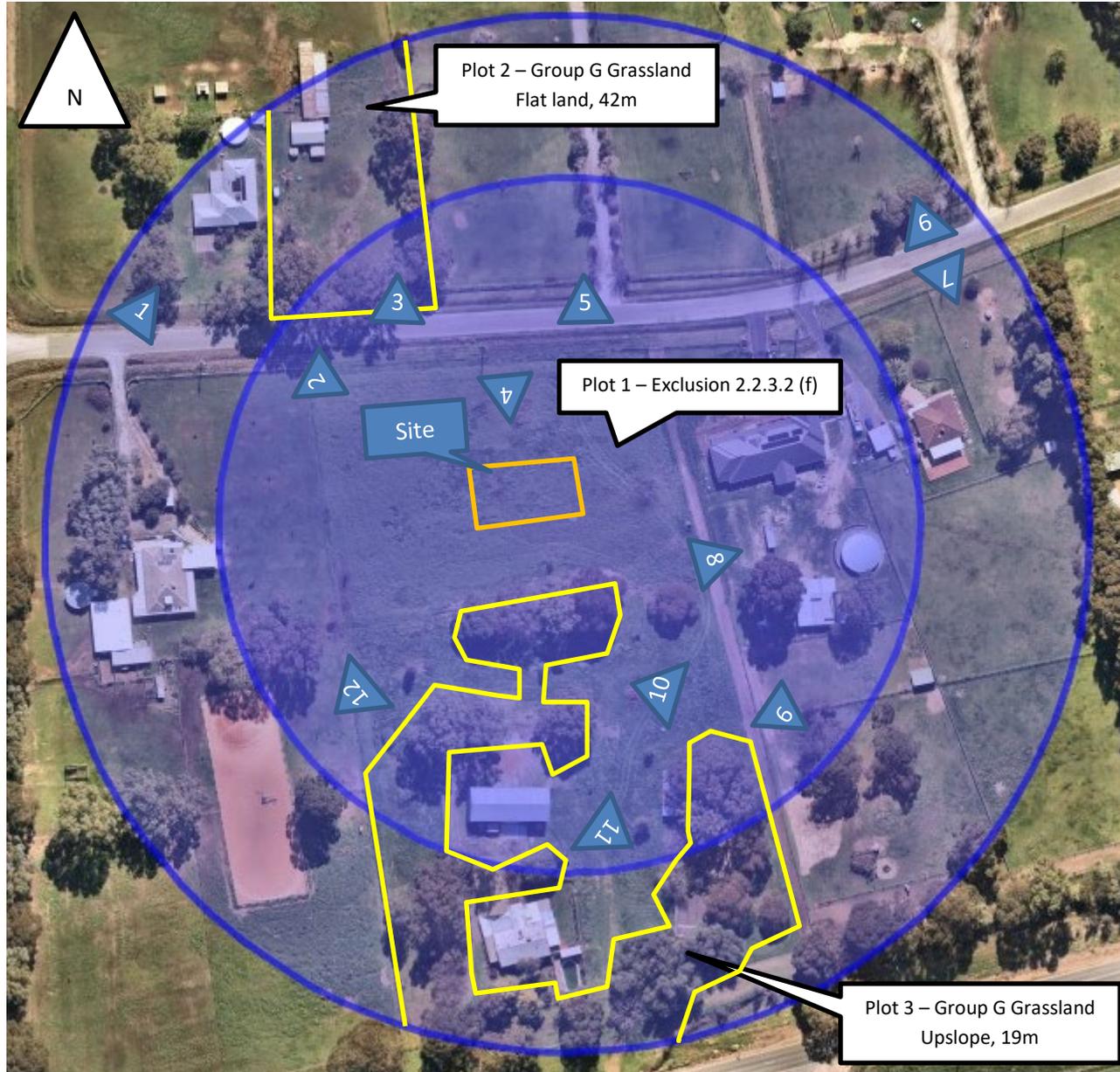
Practitioner Details

| | |
|---|---|
| Name James Terenciuk |  <p>GREEN START CONSULTING fast building approvals</p> |
| Company Details Green Start Consulting admin@greenstartconsulting.com.au Phone: (08) 6114 9356 | |
| Signature:  | |
| Date: 23 September 2021 | |

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

Site Assessment & Site Plans

The assessment of this site / development was undertaken on 17 September 2021 for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).



Legend

-  = Photo location
-  = 100m and 150m wide buffers
-  = Vegetation plots
-  = Site

Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.

| | | | | |
|---|---|--------------|---|--|
| Photo ID: | 1 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |
| Photo ID: | 2 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |

| | | | | |
|---|---|--------------|---|--|
| Photo ID: | 3 | Plot: | 2 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Class G Grassland – Tussock grassland G-22 | | | | |
| Description / Justification for Classification | | | | |
| Tussock Grassland up to 1m high, including trees 10 high with foliage cover less than 10% | | | | |
| Photo ID: | 4 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |
| Photo ID: | 5 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |

| | | | | |
|---|---|--------------|---|--|
| Photo ID: | 6 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |
| Photo ID: | 7 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland in a minimal fuel conditions, windbreaks. | | | | |
| Photo ID: | 8 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |

| | | | | |
|---|----|--------------|---|--|
| Photo ID: | 9 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |
| Photo ID: | 10 | Plot: | 3 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Class G Grassland - Low open woodland G-08 | | | | |
| Description / Justification for Classification | | | | |
| Low open Grassland up to 1m high including trees 10 high with foliage cover less than 10%. | | | | |
| Photo ID: | 11 | Plot: | 3 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Class G Grassland - Low Open Woodland G-08 | | | | |
| Description / Justification for Classification | | | | |
| Low open Grassland up to 1m high including trees 10 high with foliage cover less than 10%. | | | | |

| | | | | |
|---|----|--------------|---|--|
| Photo ID: | 12 | Plot: | 1 |  |
| Vegetation Classification or Exclusion Clause | | | | |
| Excludable - 2.2.3.2(f) Low Threat Vegetation | | | | |
| Description / Justification for Classification | | | | |
| Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. Maintained lawn / grass area. | | | | |

Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with a jurisdictional variation applicable to the site.

Fire Danger Index

FDI 40

Table 2.7

FDI 50

Table 2.6

FDI 80

Table 2.5

FDI 100

Table 2.4

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 | Excludable – Clause 2.2.3.2(f) | - | - | BAL – LOW |
| 2 | Class G Grassland | Flat Land | 42.5 | BAL – 12.5 |
| 3 | Class G Grassland | Upslope | 19 | BAL – 12.5 |

Table 1: BAL Analysis

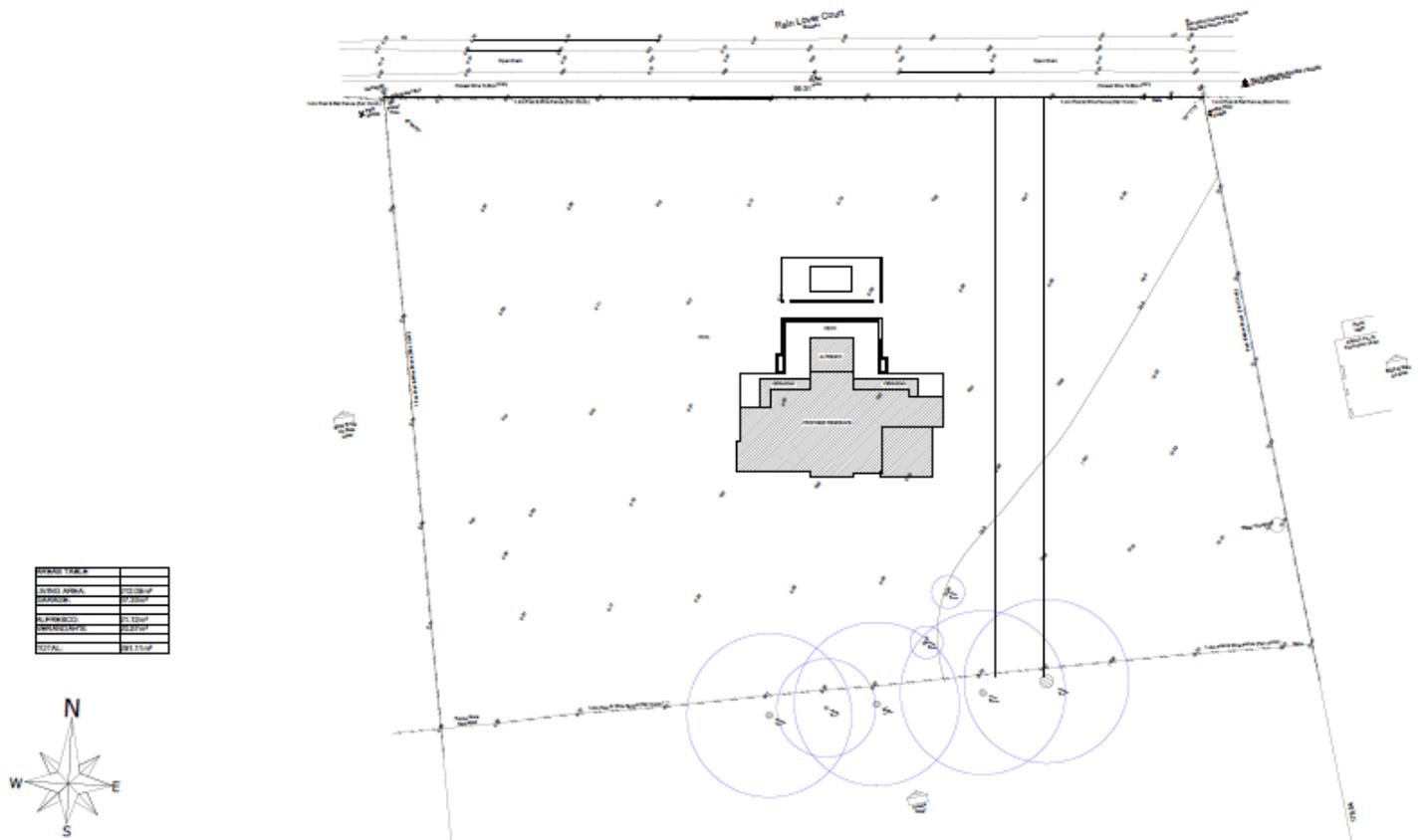
Determined Bushfire Attack Level (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

| | |
|---|-------------------|
| Determined Bushfire Attack Level | BAL – 12.5 |
|---|-------------------|

Appendix 1: Plans and Drawings

| | | |
|---|-------------------|------------------------------------|
| Plans and drawings relied on to determine the bushfire attack level | | |
| Drawing / Plan Description Site Plan | | |
| Job Number 21023 | Revision 1 | Date of Revision 01/09/2021 |



Where shielding in accordance with Clause 3.5 of AS 3959 is proposed to be used:

- Current detailed site plan showing building's design in relation to bushfire threat must be provided; and
- identify the elevation shielded, if any, for the application of Clause 3.5 of AS 3959.

Appendix 2: Additional Information / Advisory Notes

Include in this section any additional comments or notes that support the BAL Assessment made in this report including unique circumstances related to the site.

Where advice in relation to the application of the construction provisions detailed in AS 3959-2018 are included in this Appendix, they must only be of an advisory nature. A clear statement must also be included identifying that the advice is advisory only.

The BAL Ratings are divided into the following 6 categories:

| 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 sections (within AS 3959-2018) |
|------------------------------------|--|---|--|
| BAL - Low | See clause 2.2.3.2 | There is insufficient risk to warrant specific construction requirements | 4 |
| BAL - 12.5 | $\leq 12.5\text{kW/m}^2$ | Ember attack | 3 & 5 |
| BAL - 19 | $\geq 12.5\text{kW/m}^2$ to $\leq 19\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 6 |
| BAL - 29 | $\geq 19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 7 |
| BAL - 40 | $\geq 29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$ | 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 – Flame Zone | $> 40\text{kW/m}^2$ | Direct exposure to flames from fire front in addition to heat flux and ember attack | 3 & 9 |