

SITE PAVING AREAS

LOCATION	AREA
ALFRESCO	36.09
DRIVEWAY	30.00
PORCH	25.22
VERANDAH	24.47
PATH	5.93
	121.71 m²

STORMWATER CALCULATIONS

REQUIRED STORMWATER CAPACITY.
 $= 1.0\text{m}^3 \text{ OF STORAGE PER } 65\text{m}^2 \text{ OF ROOF AREA}$

REQUIRED MINIMUM TOTAL CAPACITY
 $= \text{ROOF AREA OF } (356.01\text{m}^2 / 65\text{m}^2) \times 1.0\text{m}^3 = 5.48\text{m}^3$

SELECTED SOAKWELLS
 $2 \times 1500\text{Ø} \times 1200\text{D} (2.12\text{m}^3) = 4.24\text{m}^3$
 $1 \times 1500\text{Ø} \times 900\text{D} (1.59\text{m}^3) = 1.59\text{m}^3$

TOTAL SOAKWELL CAPACITY = 5.83m³

DEAD TREE HT 10m
 9.16

DEAD TREE HT 12m
 9.31

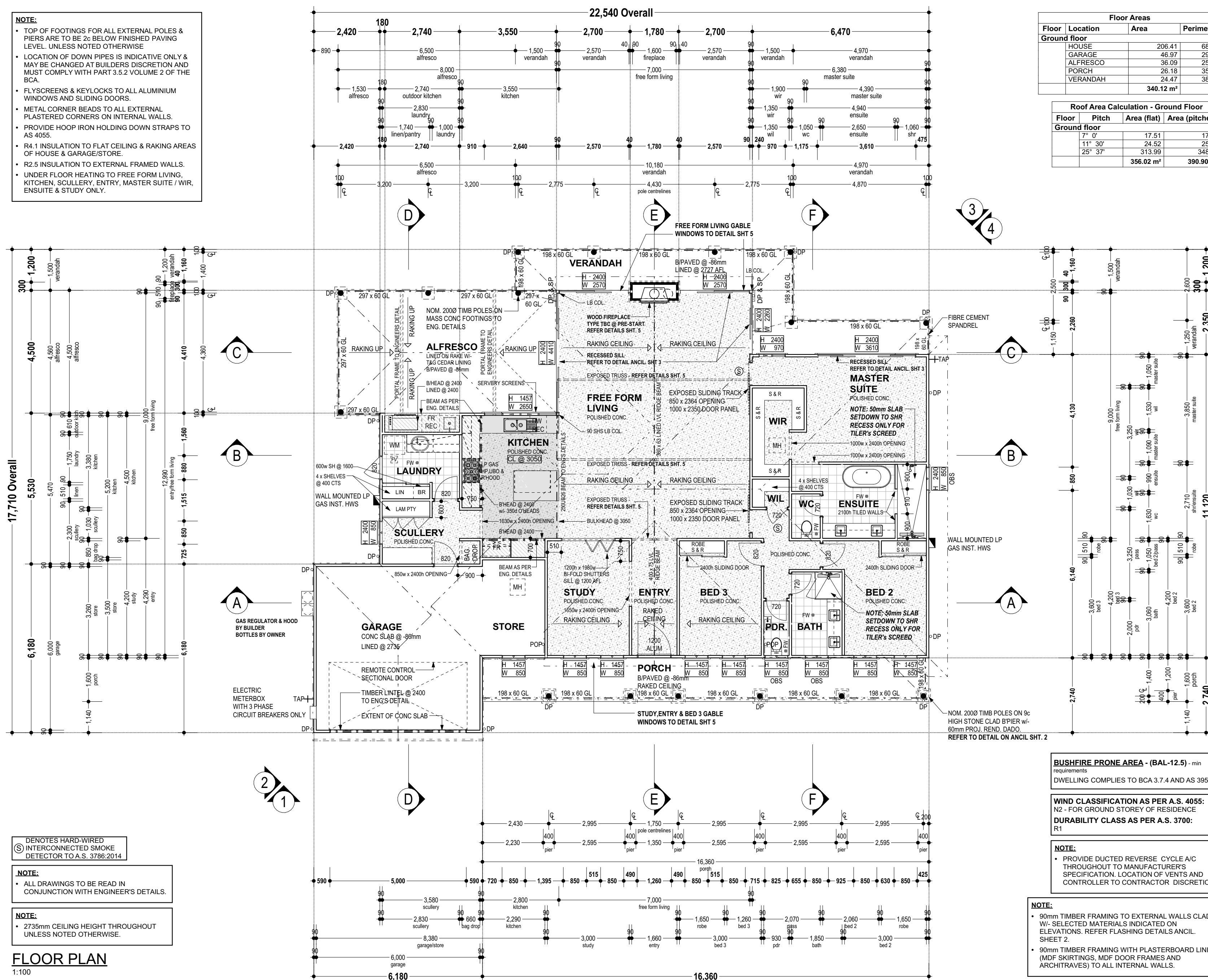
DEAD TREE
 9.75

05° 6'

Ordinary Council Meeting - 20 February 2023

Floor Areas			
Floor	Location	Area	Perimeter
Ground floor			
	HOUSE	206.41	68.2.
	GARAGE	46.97	29.9.
	ALFRESCO	36.09	25.1.
	PORCH	26.18	35.9.
	VERANDAH	24.47	38.6.
		340.12 m ²	

Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (flat)	Area (pitched)
Ground floor			
	7° 0'	17.51	17.6
	11° 30'	24.52	25.0
	25° 37'	313.99	348.2
		356.02 m ²	390.9 m ²



(S) DENOTES HARD-WIRED
 INTERCONNECTED SMOKE
 DETECTOR TO A.S. 3786:2014

NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS.

NOTE:

- 2735mm CEILING HEIGHT THROUGHOUT UNLESS NOTED OTHERWISE.

FLOOR PLAN

1:100

FERGUSON RETREAT
ORIGINAL

F & OF

ADVANTAGE SPECIFICATION	MODEL N
-------------------------	---------

EL N

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3886



Pty 11

Reg. Builder N°: 11421. A Division of JWH GROUP Pty Ltd
36 Hasler Road, Osborne Park, W.A. 6017.
Telephone: (08) 6241 7000. Facsimile: (08) 6241 7001.
P.O. Box 55, Westfield Shopping Centre,
Innaloo, W.A. 6918.

[illegible]

Sub-contractors to verify all dimensions on site.

THIS IS ONE OF THE DRAWINGS
REFERRED TO IN THE CONTRACT.

DATED:...../...../.....

OWNER _____ WITNESS _____

OWNER _____ WITNESS _____

 BUILDER WITNESS

CLIENT:

T. D. CUKROV

ADDRESS:

LOT 2 (#582)
ORTON ROAD
OLDBURY

SHEET N° **1** OF 10

10
± 5 ANG

JOB N°

N° 303418

REVISION	DATE
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SION	DATE
-	26/07/22





Part 1: Bushfire Attack Level Report

Prepared for Lot 2, 582 Orton Road, Oldbury 6121 WA

AS 3959 Bushfire Attack Level (BAL) Assessment Report

Site Details			
Address:	Lot 2, 582 Orton Road		
Suburb:	Oldbury	Postcode:	6121
Local Government Area:	Shire of Serpentine-Jarrahdale		
Description of Building Works:	New Residential Building		

Report Details			
Report Number:	4973	Report Revision:	0
Assessment Date:	8/08/2022	Report Date:	9/08/2022

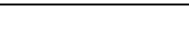











BPAD Accredited Practitioner Details			
Prepared by:	Paul Smith	<div>I hereby declare that I am a BPAD accredited bushfire practitioner.</div> <div></div>	
Reviewed by:	Gavin Fancote		
Company Details:	Entire Fire Management		
I hereby certify that I have undertaken the assessment of the above-mentioned site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959 -2018 (Method 1)		Accreditation No.	BPAD37922
		Signature:	
<i>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 Assessment date. If the assessment was completed 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 report issued.</i>			

Site Assessment & Site Plans

(Attached as page 2 of this report)

The assessment of this site / development was undertaken on the above-mentioned date by a Bushfire Consultant for determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1).

Which has been reviewed by an Accredited BPAD Practitioner, as above mentioned.

	Project Lot 2, 582 Orton Road, Oldbury			Legend <div> <div>  Subject Property  150m Exclusion Zone  100m Exclusion Zone  Photo Location  Vegetation Plot Boundary </div> <div>  Class B - Woodland  Class G - Grassland  Excluded c2.2.3.2(e,f)  New Building </div> </div>	Notes <div>  <p>0 48 96 Meters</p> <p>Ordinary Council Meeting - 20 February 2023</p> </div>
	Title Vegetation Classification				
Entire Empire Pty Ltd ABN: 63 468 728 651 Office: (08) 9498 0056 Address: 6 Potts Road Forrestdale Business Park Forrestdale WA 6112	Size A3	Scale 1:1200	Sheet 4973	Rev 0	
Name Paul Smith		Date 09/08/2022			

Vegetation Classification

All vegetation within 100m 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 no:	1	
Vegetation Classification or Exclusion Clause				
Excluded - Low Threat Vegetation				
Description				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops. (f) Low threat vegetation: managed grasslands in a minimum fuel condition. Including public reserves, parklands, cultivated gardens.				



Photo ID:	2	Plot no:	1	
Vegetation Classification or Exclusion Clause				
Excluded - Low Threat Vegetation				
Description				
2.2.3.2 (f) Regarded as Low threat vegetation: Managed grasslands in a minimum fuel condition. Including Public reserves, parklands, sporting fields, vineyards, orchards, cultivated gardens and nature strips and windbreaks				

Photo ID:	3	Plot no:	11	
Vegetation Classification or Exclusion Clause				
Excluded - Low Threat Vegetation				
Description				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.				

Vegetation Classification (continued)

All vegetation within 100m 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:	4	Plot no:	1	
Vegetation Classification or Exclusion Clause				
Excluded - Low Threat Vegetation				
Description				
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.				


Photo ID:	5	Plot no:	2	
Vegetation Classification or Exclusion Clause				
Class G - Grassland				
Description				
Unmanaged grassland. With isolated single trees.				


Photo ID:	6	Plot no:	2	
Vegetation Classification or Exclusion Clause				
Class G - Grassland				
Description				

Photo ID:	7	Plot no:	3
Vegetation Classification or Exclusion Clause			
Class B - Woodland			
Description			
Trees 10m-30m. 10%-30% foliage cover. Dominated by eucalypts with a prominent grassy understorey. May contain shrubs.			



Photo ID:	8	Plot no:	4
Vegetation Classification or Exclusion Clause			
Class G - Grassland			
Description			
Unmanaged grassland. With isolated single trees.			



Photo ID:	9	Plot no:	4
Vegetation Classification or Exclusion Clause			
Class G - Grassland			
Description			
Unmanaged grassland. With isolated single trees.			



Photo ID:	10	Plot no:	4
Vegetation Classification or Exclusion Clause			
Class G - Grassland			
Description			
Unmanaged grassland. With isolated single trees.			



Photo ID:	11	Plot no:	4
Vegetation Classification or Exclusion Clause			
Class G - Grassland			
Description			
Unmanaged grassland. With isolated single trees.			



Photo ID:	12	Plot no:	5
Vegetation Classification or Exclusion Clause			
Excluded - Low Threat Vegetation			
Description			
2.2.3.2 (e) Non vegetated areas that are permanently cleared of vegetation, roads, buildings and rocky outcrops.			



Potential Bushfire Impacts

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

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 80 Table 2.4.3

Table 1: BAL Analysis

Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Excluded - Low Threat Vegetation	N/A	51m	LOW
2	Class G - Grassland	Flat	51m	LOW
3	Class B – Woodland	Flat	50m	12.5
4	Class G - Grassland	Flat	0m	FZ
5	Excluded - Low Threat Vegetation	N/A	38m	LOW
Determined Bushfire Attack Level				FZ

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.

Notes:

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

SERVICE LEGEND

POWER

- CONSUMER POLE ○ CP
POWER POLE ○ PP
LIGHT POLE ○ LP
STAY POLE ○ SP
S. WIRE ANCHOR ○ SWA
UNI PILLAR ⌵
EXPOSED CABLES ○ EC

SEWERAGE

- MANHOLE ○ SMH
INSPECT. SHAFT ○ IS
INSPECT. OPENING ○ IO
HOUSE CONNECTION ○ HC
HOUSE CONN. INDICATOR ○ HCI
INSPECT. SHAFT CONNECTION ○ ISC
SURVEY ✦
DATUM NAIL
PEG FOUND ○ PF
PEG DISTURBED ○ PD
PEG GONE PG
STAKE PUT ○ ST

DRAINAGE

- MANHOLE ○ DMH
GULLY PIT □
LOT PIT ○ LDP
HOUSE CONN. ○ DHC
STRUCTURE
GATE
TELE. □ TEL
PRE-LAID CONN. ○ TPL

WATER

- STOP VALVE ○ WSV
HYDRANT ○ HY
FLUSH POINT ○ FP
WATER TAP ⚙ WTP
WATER METER ⚙ M
PRE-LAID CONN. ○ WPL
GAS
PRE-LAID CONN. ○ GPL
METER □ GM

LOT RECORDS

AREA: ESTAB 05/1975
COASTAL DISTANCE >10km
LOT: 2
AREA: 10.5478 Ha
APPROX. AHD N / A
SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

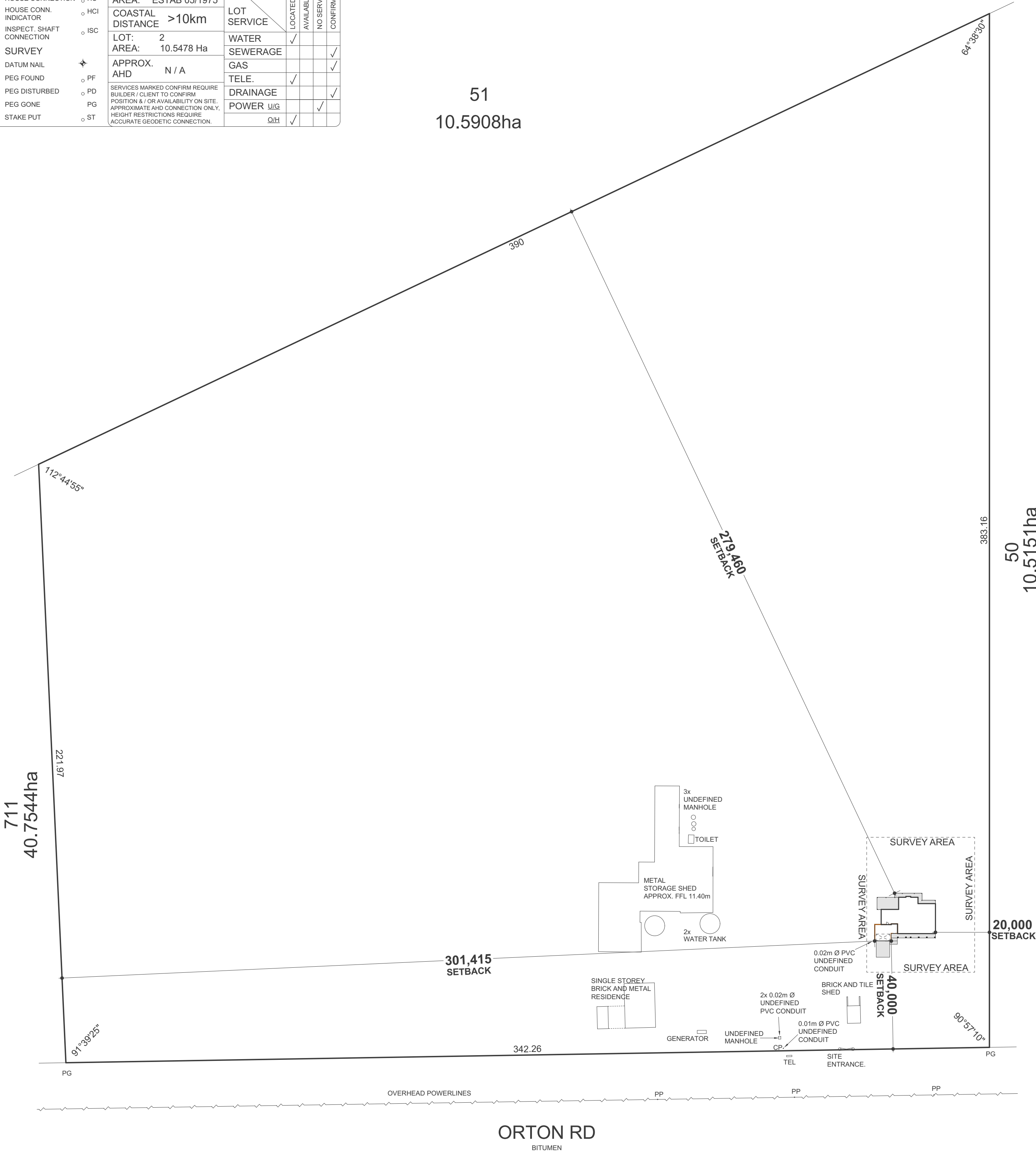
STATUS

LOT SERVICE

- WATER
SEWERAGE
GAS
TELE.
DRAINAGE
POWER W/G

LOCATED	AVAILABLE	NO SERVICE	CONFIRM
✓			
			✓
			✓
✓			
			✓
Q/H	✓		

51
10.5908ha



LOCALITY PLAN

1:1,000

SEWER CONNECTION POSITION
APPROXIMATE ONLY
SEWER INVERT LEVEL N/A
SEWER BROUGHT UP N/A
DEPTH TO CONNECTION N/A

GROUND COVER

SANDY / GRASS / WEED /
BUILDINGS / SMALL TREES

TITLE : FEATURE SURVEY

CLIENT : TROY CUKROV

BUILDER : RURAL BUILDING COMPANY PTY LTD



P: (08) 9354 8511
W: www.linkssurveying.com.au
E: info@linkssurveying.com.au

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LOT : 2 No. 582 ORTON RD

SUBURB : OLDBURY

AUTHORITY : SERPENTINE-JARRAHDALE

UBD REF : 429 Q 11 GPS : S 32.23852° E 115.90885°



SHEET	BUILDER'S REF	SURVEYED	SCALE @ A2	DWG No	REV
303418	28/06/22	1:1000	45143-01-100	A	