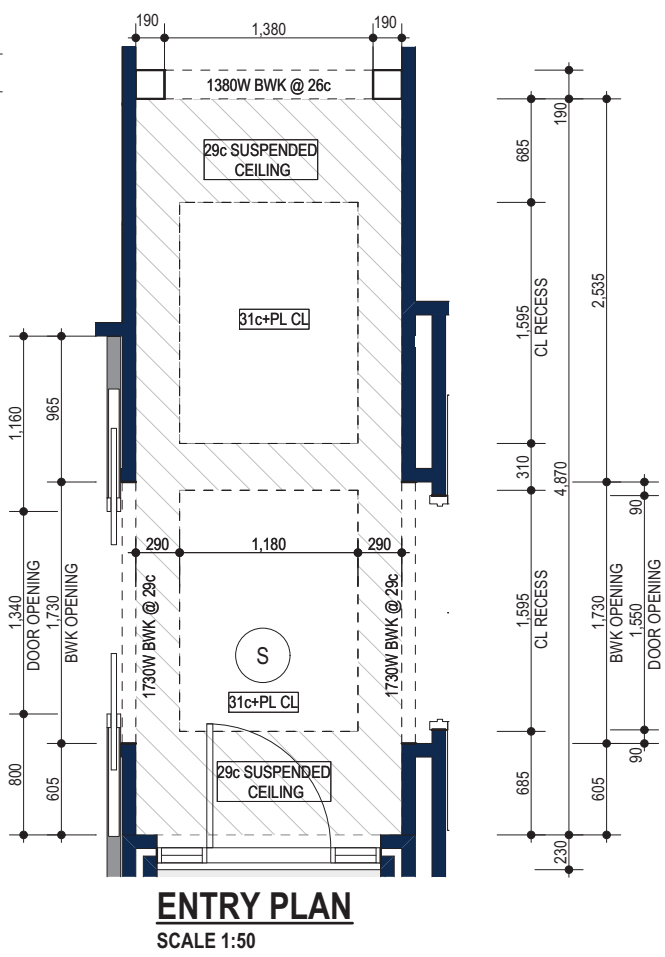
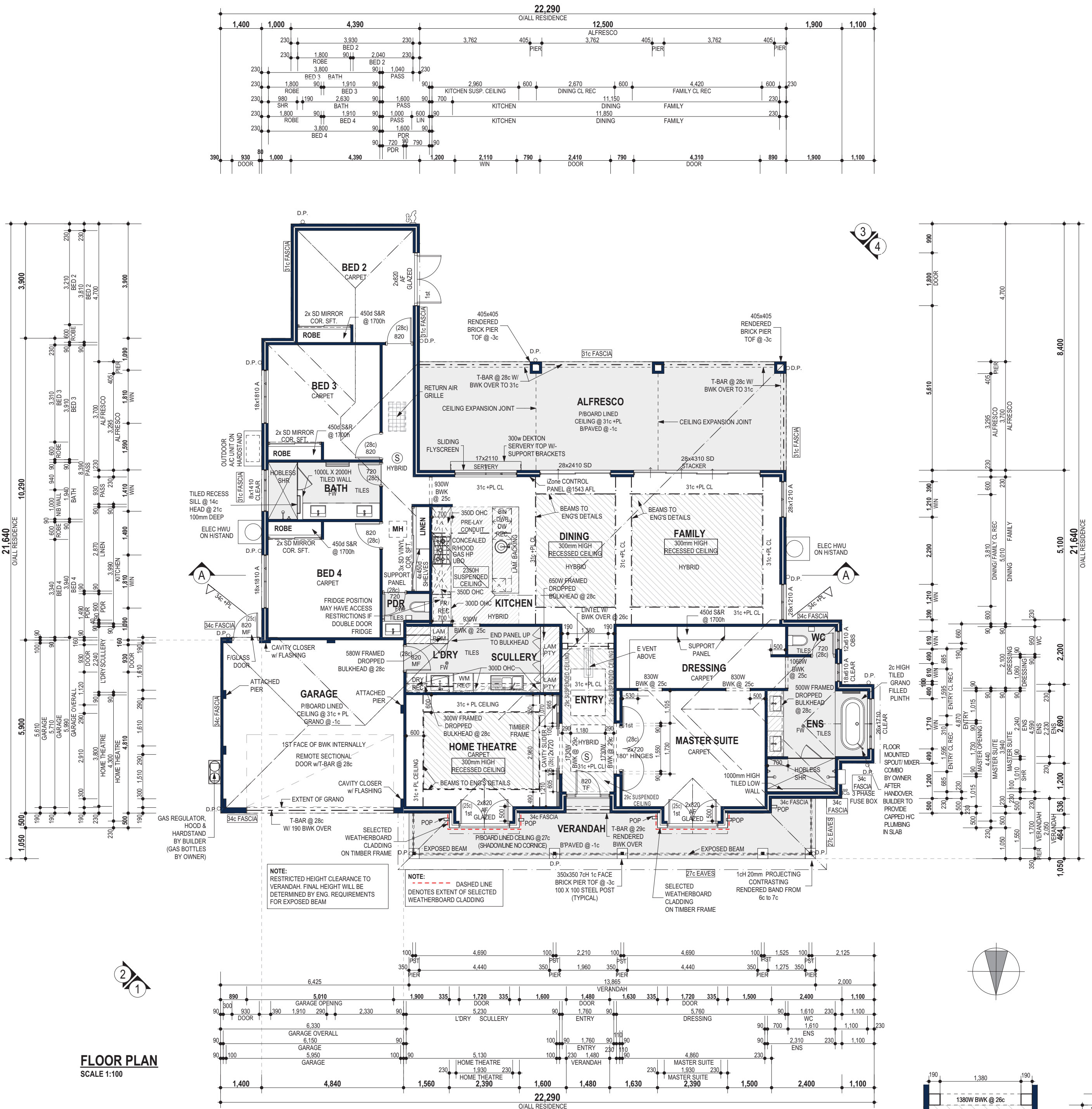



**GENERAL NOTES:**  
COLORBOND ROOF @ 25°38' PITCH  
155mm CONCRETE SLAB  
31c+PL CEILINGS THROUGHOUT UNLESS OTHERWISE  
NOTED  
RENDERED BRICKWORK THROUGHOUT, EXCLUDING  
GARAGE INTERNALLY.  
WEATHERBOARD CLADDING TO FRONT ELEVATION  
ONLY. REFER ELEVATIONS  
PLASTERBOARD LINED WALLS THROUGHOUT HOME  
HEADS OF ALL EXTERNAL WINDOWS AND DOORS TO  
28c: EXCEPT FRONT ELEVATION  
ROUND 90mm PVC DOWNPIPES THROUGHOUT

SUBJECT TO BAL ASSESSMENT

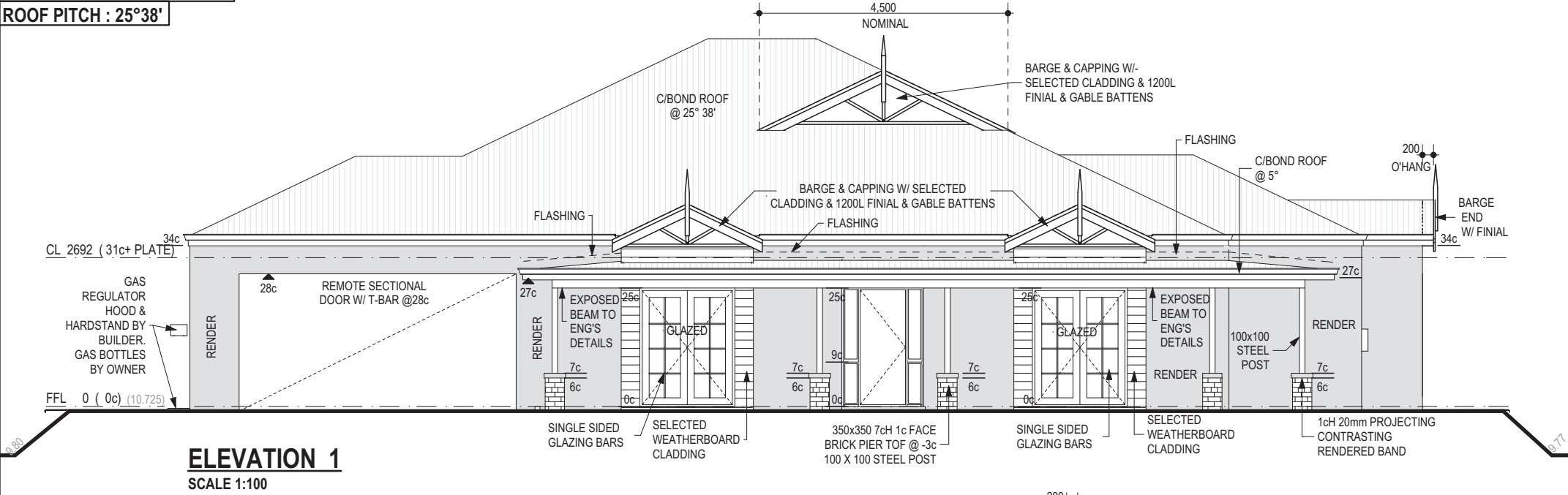
EXTERNAL AND INTERNAL PAINTING AS PER ADDENDA

## FLOOR COVERING AS PER ADDENDA &amp; FLOOR PLAN

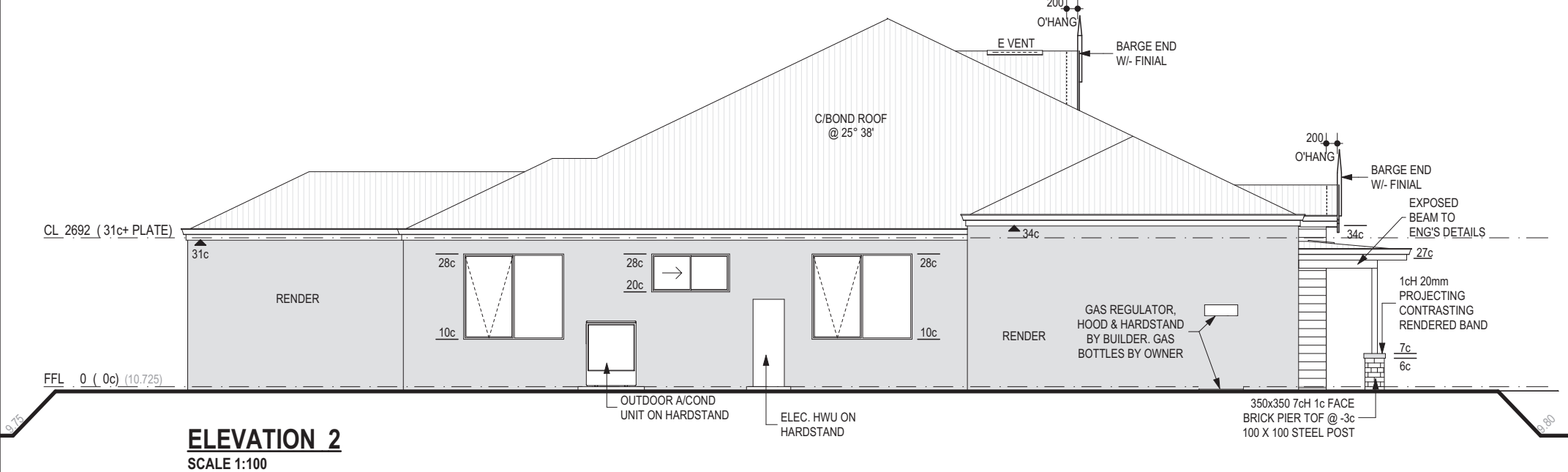


 <p>22 HASLER ROAD OSBORNE PARK WA 6017</p> <p>P: 9263 4444 F: 9263 4466</p> <p>© Endeavour Homes 2022</p>	<table border="1"> <thead> <tr> <th>AREA'S</th> <th>Area m<sup>2</sup></th> <th>Perim</th> </tr> </thead> <tbody> <tr> <td>1. FLOOR PLAN</td> <td>237.07</td> <td>84.37</td> </tr> <tr> <td>2. GARAGE</td> <td>36.94</td> <td>24.46</td> </tr> <tr> <td>3. VERANDAH</td> <td>20.67</td> <td>34.92</td> </tr> <tr> <td>4. ALFRESCO</td> <td>46.25</td> <td>32.40</td> </tr> <tr> <td>5. TOTAL AREA</td> <td>340.86</td> <td>87.26</td> </tr> <tr> <td>6. ROOF</td> <td>348.31</td> <td>88.41</td> </tr> </tbody> </table>			AREA'S	Area m <sup>2</sup>	Perim	1. FLOOR PLAN	237.07	84.37	2. GARAGE	36.94	24.46	3. VERANDAH	20.67	34.92	4. ALFRESCO	46.25	32.40	5. TOTAL AREA	340.86	87.26	6. ROOF	348.31	88.41	<p><b>VARIATIONS</b></p> <p>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:</p>		<p>CLIENT: <b>BELL</b></p> <p>SITE ADDRESS: <b>LOT 14 #5 KELLET DRIVE DARLING DOWNS SHIRE OF SERPENTINE JARRAHDALE</b></p>		<p>MODEL NAME: <b>BRIDGEHAMPTON</b></p> <p>SPEC: <b>SIGNATURE SERIES SPECIFICATION</b></p>	
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	<p>LAST SAVED BY eh</p>			<p>OWNER.....</p>		<p>CHECKED</p>		<p>WIND CLASSIFICATION</p>																						
<p>DATE SAVED: 14/02/2023</p>			<p>OWNER.....</p>		<p>AB</p>		<p>N2</p>																							
<p>DATE FILED: 14/02/2023</p>			<p>BUILDER.....</p>		<p>CORROSION CLASSIFICATION</p>		<p>FOOTING DETAIL</p>																							
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<p>DATE SAVED: 14/02/2023</p>			<p>DATE FILED: 14/02/2023</p>		<p>1 OF 13</p>		<p>106199</p>																							

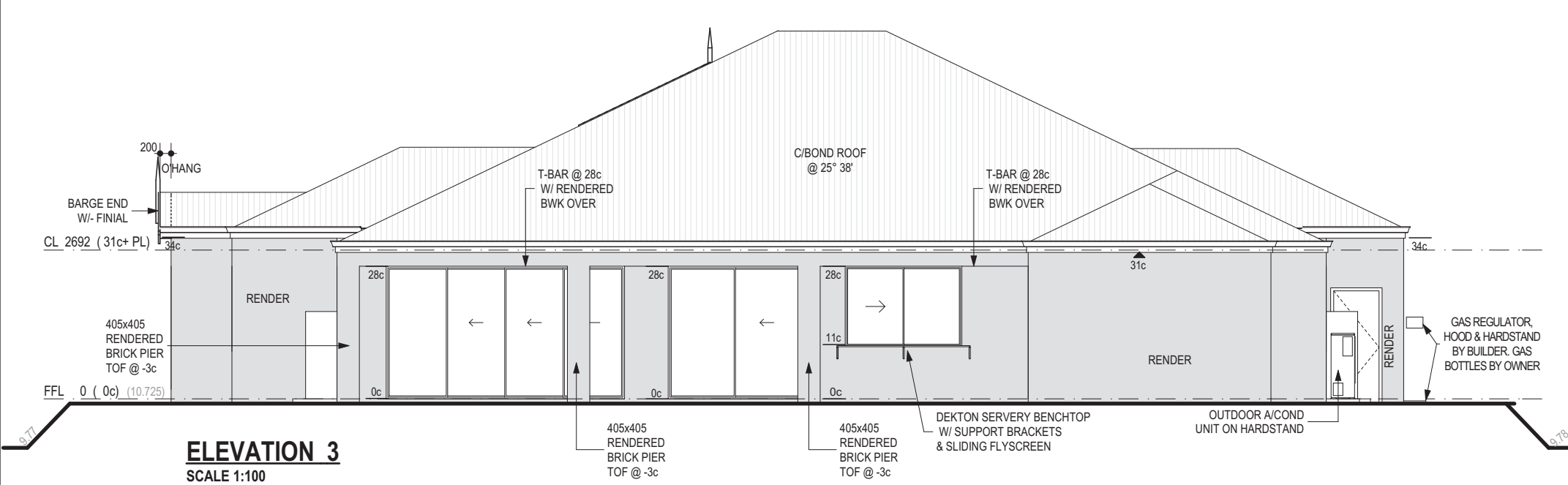
ROOF COVER : COLORBOND  
ROOF PITCH : 25°38'



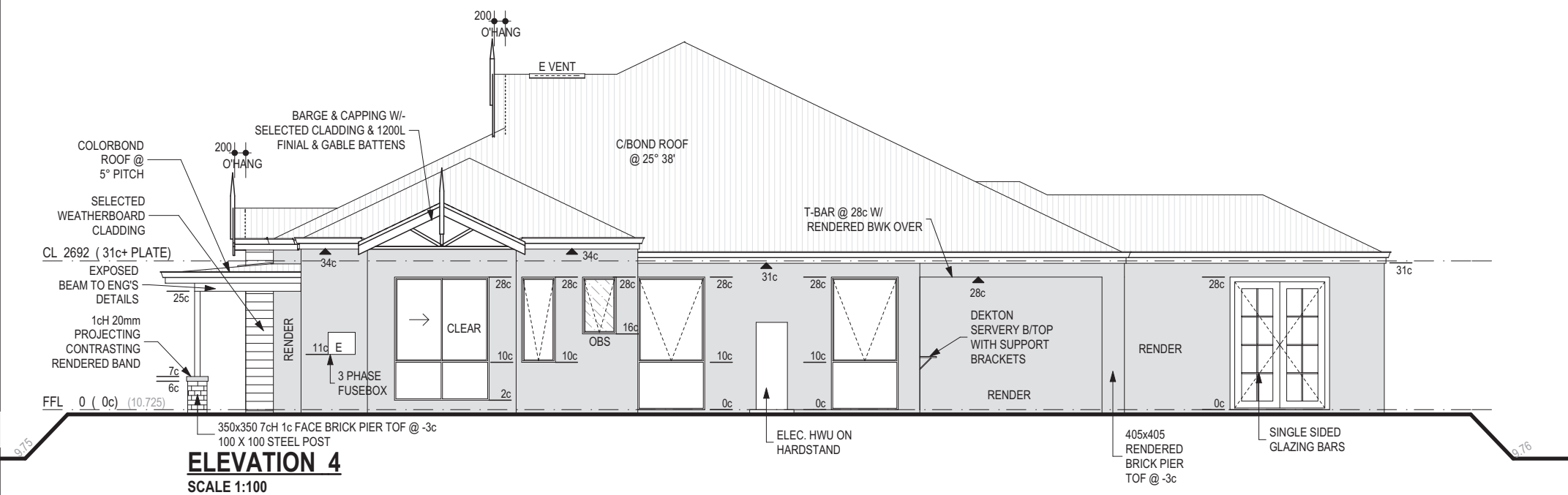
ELEVATION 1  
SCALE 1:100




ELEVATION 2  
SCALE 1:100



ELEVATION 3  
SCALE 1:100

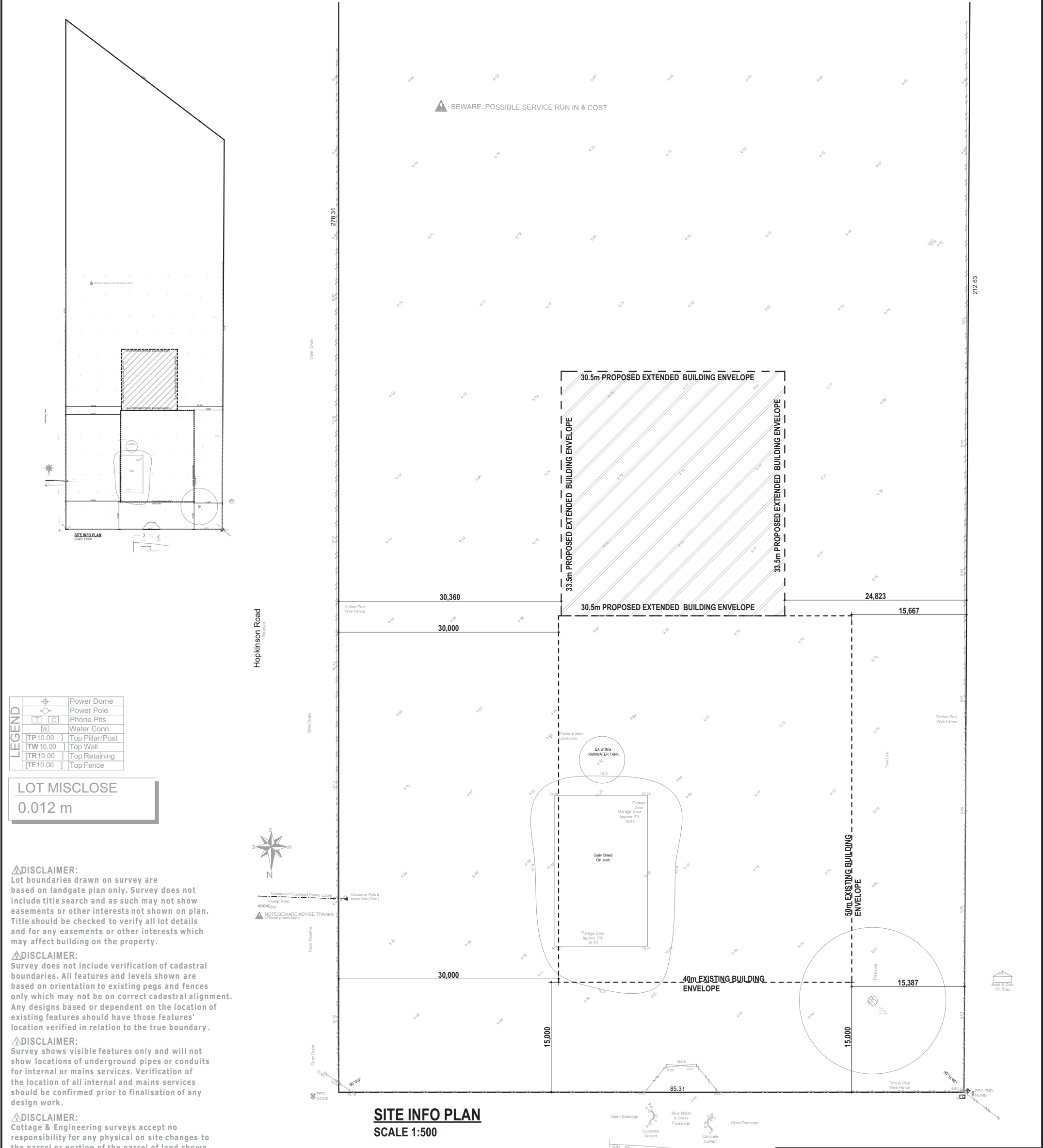


ELEVATION 4  
SCALE 1:100

<div></div> <div>22 HASLER ROAD OSBORNE PARK WA6017</div> <div>P: 9263 4444 F: 9263 4466</div>	<div>NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE ADDENDA &amp; ENGINEERS' DRAWINGS</div>		VARIATIONS		<div>THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:</div> <div>DATE.....</div> <div>OWNER.....</div> <div>OWNER.....</div> <div>BUILDER.....</div>	<div>CLIENT: <b>BELL</b></div> <div>SITE ADDRESS: <b>LOT 14 #5 KELLET DRIVE DARLING DOWNS SHIRE OF SERPENTINE JARRAHDALE</b></div> <div>NOTE: ALL DIMENSIONS ON PLAN ARE TO RAW BRICK SIZES AND DO NOT INCLUDE ANY ALLOWANCES FOR WALL LININGS. ALL DIMENSIONS STRICTLY TO TAKE PREFERENCE OVER SCALING</div>	<div>MODEL NAME: <b>BRIDGEHAMPTON</b></div> <div>SPEC: <b>SIGNATURE SERIES SPECIFICATION</b></div>	
							DRAWN	DATE
							EH	4/11/22
							CHECKED	WIND CLASSIFICATION
							AB	N2
							CORROSION CLASSIFICATION	FOOTING DETAIL
							R1	SJ10
							SHT No	JOB
							2 OF 13	106199
			© Endeavour Homes 2022	LAST SAVED BY eh			DATE SAVED 14/02/2023	
	J1106199903_Drafting106199_WD.pln	DATE PUBLISHED 14/02/2023						








<b>WORKS BY OWNER:</b> <ul style="list-style-type: none"><li>» PROVIDE CLEAR SANDY SITE FREE OF ALL TREES AND VEGETATION TO THE PROPOSED BUILDING AREA</li><li>» NO ADDITIONAL OWNER SUPPLIED ITEMS PERMITTED</li></ul>	
---	--

 LICENSED SURVEYORS	87-89 Guthrie Street Osborne Park, WA 6017 PO Box 1611 Osborne Park Business Centre WA 6917 P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au	JOB # 533470	GPS Lat: -32.205003 Long: 115.972109	ROADS Bitumen	ELEC. U/Ground / O/Head
		CLIENT Bell	ORDER # 106199	KERBS Nil	COMMS. Yes
		ADDRESS #5 Kellet Drive	LOT Lot 14 (Diag. 94614)	FOOTPATH Nil	WATER Yes
		SUBURB Darling Downs		SOIL Sand, Clay(Poss)	GAS Nil
		LGA SHIRE OF SERPENTINE-JARRAHDALE	AREA 2.1103ha VOL. 2130 FOL.761	DRAINAGE Poor	SEWER Nil
		DRAWN J. Jee	DATE 19 Sep 22 SSA No	VEGETATION Refer to Survey	COASTAL No (Approximate Only Confirm With Shire)

<div></div> <div>22 HASLER ROAD OSBORNE PARK WA 6017</div> <div>P: 9263 4444 F: 9263 4466</div>		VARIATIONS		THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE BUILDING CONTRACT:	CLIENT: <b>BELL</b>	MODEL NAME: <b>BRIDGEHAMPTON</b>	
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				OWNER.....		CORROSION CLASSIFICATION <b>R1</b>	FOOTING DETAIL <b>SJ10</b>
						SHT No <b>13 OF 13</b>	JOB <b>106199</b>
				BUILDER.....			
NOTE: THESE PLANS MUST BE READ IN CONJUNCTION WITH THE ADDENDA & ENGINEERS' DRAWINGS							
© Endeavour Homes 2022		LAST SAVED BY eh	DATE SAVED 14/02/2023				
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# Bushfire Attack Level (BAL) Assessment Report

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Version: 004.2021



25 Resource Way, Malaga 6090 • PO Box 1756 Malaga 6944  
P: (08) 9443 9880 • F: (08) 9443 9881 • [admin@termico.com.au](mailto:admin@termico.com.au) • [www.termico.com.au](http://www.termico.com.au)



# AS 3959 Bushfire Attack Level (BAL)


## Assessment Report

This report has been prepared by a BPAD accredited assessor using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018.

Client Details	
Client:	Endeavour Homes
Job Number/Order Number:	106199

Site Details			
Address:	L14 Kellet Drive		
Suburb:	DARLING DOWNS	State	WA
Local Government:	Shire of Serpentine-Jarrahdale		
Description of building works:	New single dwelling (Class 1)		

Report Details	
Builders Job Number:	106199
Termico Job Number:	1210694
Assessment Date:	06/12/2022
Report Date:	06/12/2022

Assessor	
Name:	Richard Slee
Accreditation Number:	BPAD37620 Level 1 Assessor
Signature:	







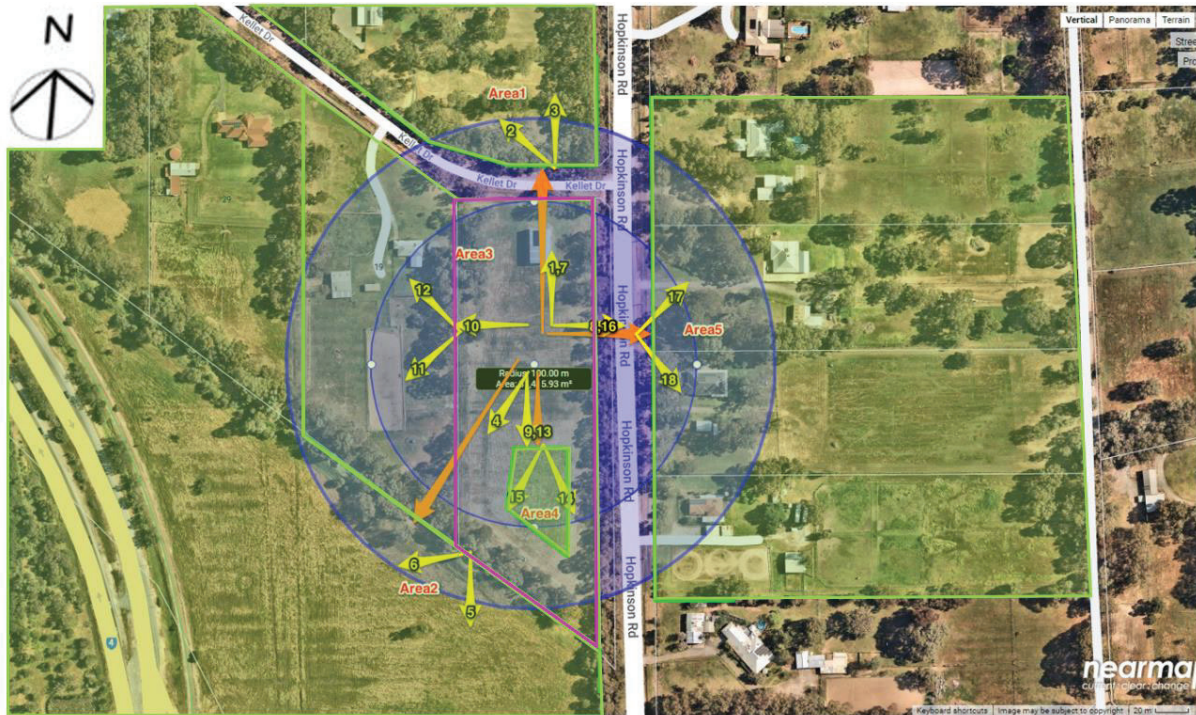
## Table of Contents








1.0 Site Assessment and Nearmap image.....	4
2.0 Vegetation Classification & Effective Slope Assessment.....	5
3.0 Relevant Fire Danger Index .....	6
4.0 BAL assessment for each area of vegetation.....	7
5.0 Determined Bushfire Attack Level (BAL) .....	7
6.0 Determination of the appropriate construction requirements.....	8
7.0 Site Plan showing shielding.....	9
8.0 Notes and conditions .....	10
9.0 Bushfire Attack Level (BAL) Certificate .....	11



## 1.0 Site Assessment and Nearmap Image

The below image is uploaded from [www.nearmaps.com](http://www.nearmaps.com). The date that the image was taken **30/09/2022**. It is possible that since this date slight changes have occurred to the site. The photos taken from our site assessment will show the current conditions of the site as at the time of our visit.



BAL Assessment & Site Plan Legend	
 100m wide buffer	 Distance to vegetation
 Boundary	 Photo location & direction
 Vegetation plot	 Excluded Vegetation and/or Grassland
	 Vegetation over 50m from the proposed property

Measurements are taken from the edge of the proposed dwelling (where known), or from the supporting posts or columns of parts of the building that do not have external walls (including carports, verandas, decks, landings, steps and ramps), to the edge of the vegetation.



## 2.0 Vegetation Classification & Effective Slope Assessment

A vegetation survey and mapping together with an effective slope assessment of the site has been undertaken on all vegetation within 100m of the proposed development. The vegetation type has been identified (as per section 2.2.3 of AS 3959-2018) together with the effective slope under that vegetation (as per section 2.2.5 of AS 3959-2018). Photos of the vegetation areas are shown below together with their identified type and slope





Photo 1 Area 1 - Excluded as per clause 2.2.3.2(a)	Photo 2 Area 1- Excluded as per clause 2.2.3.2(a)
	
Photo 3 Area 1- Excluded as per clause 2.2.3.2(a)	Photo 4 Area 2- Excluded as per clause 2.2.3.2(a)
	



Photo 5 Area 2- Excluded as per clause 2.2.3.2(a)



Photo 6 Area 2- Excluded as per clause 2.2.3.2(a)



Photo 7 Area 3- Excluded as per clause 2.2.3.2(f)



Photo 8 Area 3- Excluded as per clause 2.2.3.2(f)



Photo 9 Area 3- Excluded as per clause 2.2.3.2(f)



Photo 10 Area 3- Excluded as per clause 2.2.3.2(f)





Photo 11 Area 3- Excluded as per clause 2.2.3.2(f)



Photo 12 Area 3- Excluded as per clause 2.2.3.2(f)



Photo 13 Area 4- Excluded as per clause 2.2.3.2(c)



Photo 14 Area 4- Excluded as per clause 2.2.3.2(c)



Photo 15 Area 4- Excluded as per clause 2.2.3.2(c)

Photo 16 Area 5- Excluded as per clause 2.2.3.2(f)



Photo 17 Area 4- Excluded as per clause  
2.2.3.2(f)

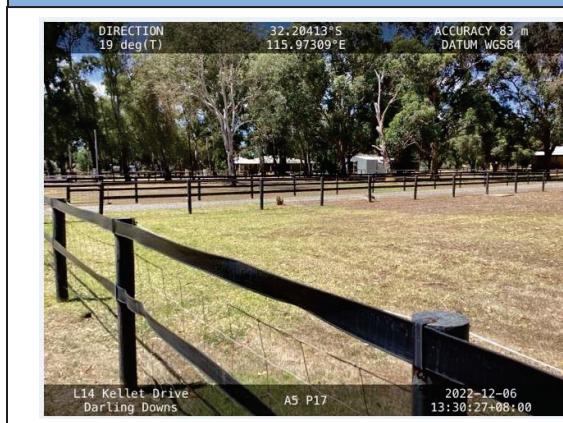


Photo 18 Area 5- Excluded as per clause  
2.2.3.2(f)







### 3.0 Relevant Fire Danger Index

The fire danger index for this site has been determined in accordance with Table 2.1 of AS 3959-2018

Applicable fire danger index for the assessed site is – FDI 80

### 4.0 Bushfire attack level assessment for each area of vegetation

Assessment of the bushfire attack level of each area of noted vegetation is outlined below.

Calculations were applied as per clause 2.2.6 of AS 3959-2018.

Plot Area	Vegetation Classification	Effective Slope	Separation	BAL
Area 1	Excluded as per clause 2.2.3.2(a)	N/A	N/A	BAL – LOW
Area 2	Excluded as per clause 2.2.3.2(a)	N/A	N/A	BAL – LOW
Area 3	Excluded as per clause 2.2.3.2(f)	N/A	N/A	BAL – LOW
Area 4	Excluded as per clause 2.2.3.2(c)	N/A	N/A	BAL – LOW
Area 5	Excluded as per clause 2.2.3.2(f)	N/A	N/A	BAL – LOW

Section 2.2.3.2 of AS 3959-2018 classifies Low Threat Vegetation where the vegetation is one or a combination of the following:

- Vegetation of any type that is more than 100 m from the site;
- Single areas of vegetation less than 1 ha in area and not within 100m of other areas of vegetation being classified vegetation;
- Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other or other areas of vegetation being classified vegetation;
- Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified vegetation;
- Non-vegetated areas, that is areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings, and rocky outcrops;
- Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, capture strips and windbreaks.

NOTES:

- Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognisable as short-cropped grass for example, to a nominal height of 100mm).
- A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.







## 5.0 Determined Bushfire Attack Level (BAL)

The highest level BAL (as per clause 4 above) is used to determine the overall BAL for the site.

Determined Bushfire Attack Level	BAL - LOW
----------------------------------	-----------

## 6.0 Determination of the appropriate construction requirements

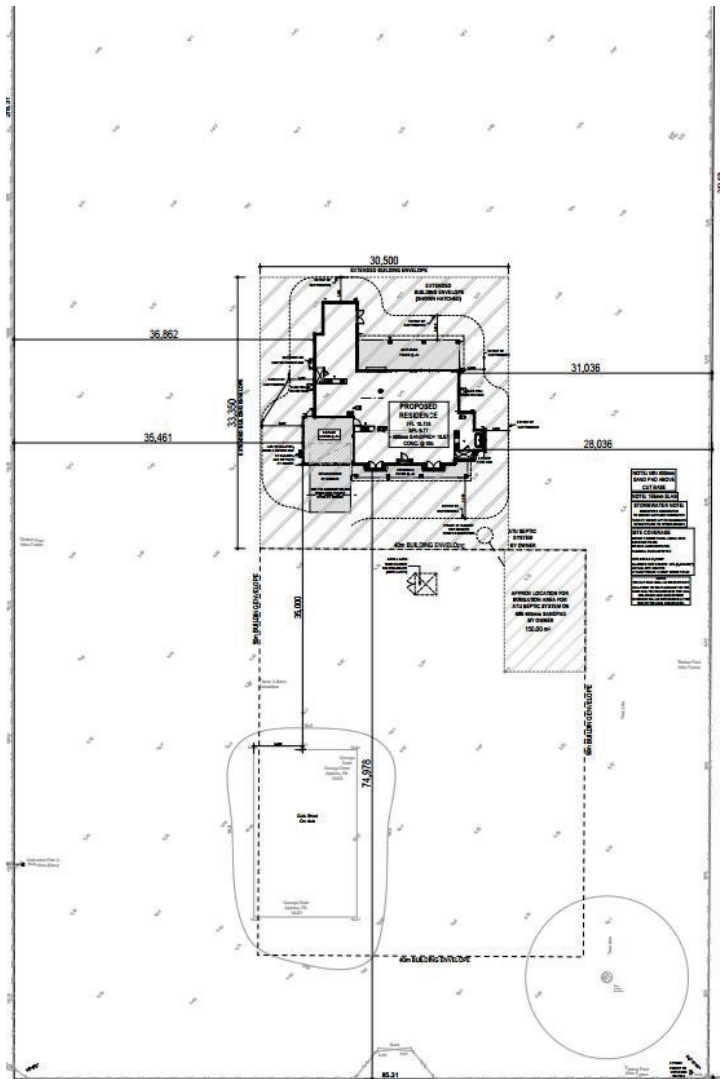
A bushfire attack level (BAL) Assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.






AS3959-2018 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and identifies the relevant sections for building construction. The highlighted sections below indicate the appropriate construction sections within AS 3959-2018 that are applicable to this site.

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 construction requirements.	4
BAL-12.5	< 12.5kW/m <sup>2</sup>	Ember attack.	3 & 5
BAL-19	≥ 12.5kW m <sup>2</sup> to ≤ 19kW m <sup>2</sup>	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux.	3 & 6
BAL-29	≥ 12.5kW m <sup>2</sup> to ≤ 29kW m <sup>2</sup>	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux.	3 & 7
BAL-40	≥ 29kW m <sup>2</sup> to ≤ 40kW m <sup>2</sup>	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 <sup>2</sup>	Direct exposure to flames from fire front in addition to heat flux and ember attack.	3 & 9

The construction requirements for the next lower BAL than that determined for the site may be applied to an elevation of the building where the elevation is not exposed to the source of bushfire attack. An elevation is deemed to be not exposed to the source of bushfire attack if all of the straight lines between that elevation and the source of bushfire attack are obstructed by another part of the building. The construction requirements for a shielded elevation shall be not less than that required for BAL—12.5, except where the exposed elevations have been determined as BAL—LOW. The proposed site plan below shows the areas of the house that are subject to shielding from a bushfire attack and indicates the BAL for these areas.





Bushfire Attack Level (BAL)	
BAL-LOW	
BAL-12.5	
BAL-19	
BAL-29	
BAL-40	
BAL-FZ	





## 8.0 Notes and Conditions

- The reader should bear in mind that the measures contained in this report cannot guarantee that the building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, extreme weather conditions, landscaping and maintenance.
- The growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to the property detailed in the report.
- All measurements from site have been taken using site boundary markers as found at the time of assessment. Termico cannot be responsible for changes in site boundary markers that happen after the date of our assessment.
- The BAL depicted within this report and mappings have been determined by an assessment of the site and the surrounding 100 metres. It should be noted that conditions may change in the future and over time; and this may result in a different BAL rating.
- This BAL is **not** a Bushfire Management Plan. Should a Bushfire Management Plan be required a separate report is required. This BAL assessment in no way certifies that the dwelling has been constructed in accordance with the required BAL rating.
- This report is valid for 12 months from the date of issue on the assumption that the vegetation within 100 meters of the site does not materially change during this period.





## 9.0 Bushfire Attack Level (BAL) Certificate

# 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

<b>Address Details</b>	L14 Kellet Drive		
<b>Suburb</b>	DARLING DOWNS	<b>State:</b>	WA
<b>Local government area</b>	Shire of Serpentine-Jarrahdale		
<b>Main BCA class of the building</b>	Class 1a	<b>Use(s) of the building</b>	Residential Property
<b>Description of the building or works</b>	New single dwelling (Class 1)		

### Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Excluded as per clause 2.2.3.2(a)	N/A	N/A	BAL - LOW

### BPAD Accredited Practitioner Details

<b>Name</b> Richard Slee	  Accreditation Number: BPAD37620
<b>Company Details</b> Termico Bushfire Services	
I hereby certify that Termico Bushfire Services has 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.





Shire of Serpentine Jarrahdale  
 Att: Planning Approvals  
 6 Paterson Street  
 MUNDIJONG WA 6213

Dear Sir/Madam

**APPLICATION FOR DEVELOPMENT APPROVAL – LOT 14 KELLET DRIVE, DARLING DOWNS**  
**NEW SINGLE RESIDENTIAL DWELLING BUILDING ENVELOPE MODIFICATION**

Please find attached our application or development approval for a new single residential dwelling and request to modify the size of the building envelope located at Lot 14 Kellet Drive, Darling Downs.



Aerial View of the subject site

**Background:**

The subject site is zone “Rural Living B” under the Shire of Serpentine Jarrahdale Town Planning Scheme No 2. Currently we understand the property may be rezoned to “Rural Residential under the Town Planning Scheme No 3 where the building envelope restriction would no longer apply. On this basis, we request the Shire take this into consideration on assessment of our application.

**Objectives of Rural Residential:**

- To provide opportunities for a range of limited and rural related ancillary pursuits on rural residential lots where those activities will be consistent with the amenity of the locality and conservation and landscape attributes of the land.
- 
- To set aside areas for the retention of vegetation and landforms of other features which distinguish the land.