



Spindrift Stages 1A & 1B, Margaret River

Goldfields Margaret River Pty Ltd

Bushfire Management Plan Compliance Report & BAL Certificates

152,663 | 64774

20 June 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.



Table of Contents

1. Introduction	3
1.1 Site/development summary	3
1.2 Purpose of report	3
1.3 Timing of staging.....	3
1.4 Subdivision conditions	4
2. Bushfire Management Plan compliance audit.....	5
3. Bushfire assessment results	8
3.1 Assessment inputs	8
3.1.1 Vegetation classification.....	8
3.1.2 Effective slope.....	8
3.1.3 Summary of inputs.....	9
3.2 Assessment outputs.....	11
3.2.1 BAL contour assessment results	11
3.2.2 BAL certificates	15
4. Conclusion and recommendations.....	17
5. Limitations	18
6. References	19

List of Tables

Table 1: Site/development summary.....	3
Table 2: Relevant subdivision conditions.....	4
Table 3: Management measures from the subdivision stage BMP	5
Table 4: Summary of vegetation classifications, exclusions and effective slope.....	9
Table 5: BAL contour assessment results	11

List of Figures

Figure 1: Vegetation classification and effective slope	10
Figure 2: BAL contour map.....	16

Appendices

Appendix A	BAL Certificates
Appendix B	Deposited plan
Appendix C	Stage 1 Roads Plan
Appendix D	Water Reticulation Plans (Stage 1A & Stage 1B)
Appendix E	Landscape Plan
Appendix F	Photos of vegetation plots

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	75 proposed residential lots within Stage 1A and Stage 1B Spindrift Estate, Margaret River 6065 WA
Local government area	Shire of Augusta Margaret River
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 75 proposed residential lots within Stage 1A and Stage 1B Spindrift Estate (the project area). Lots within Stage 1A and Stage 1B are subject to WAPC subdivision approval (WAPC Ref. 162042), issued on 18 May 2022.

This report has been prepared to address Condition 18 of the WAPC subdivision approval (refer to Table 2) to facilitate subdivision clearances and creation of title for Stage 1A and Stage 1B lots, and 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.

BAL certificates have been prepared for all 75 proposed lots as all lots are situated within a designated bushfire prone area. The BAL certificates are based on the final site compliance check and are appended to this report for use by individual landowners at the building permit stage (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 (JBS&G 2022, Ref: 62381 Rev 0).

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

1.3 Timing of staging

Stage 1A civil construction works have been completed on site and Stage 1B works are due for completion at the end of July 2023.

Stage 1B works have progressed to the point that roads are sealed and trafficable and are therefore suitable for use by emergency service vehicles and the public in the event of an emergency. Abelia Avenue (Stage 1B) provides the second access/egress route for Stage 1A and has access easements applied for the benefit of the Shire and the general public (see pages 1 and 2 of the Deposited Plan [Appendix B]). This guarantees access for occupants of Stage 1A in the highly unlikely event that Stage 1B is not completed. It is to be noted however, that Stage 1B civil works will be completed well in advance of any homes being constructed within Stage 1A.

Given the close timing of construction of Stage 1A and Stage 1B, JBS&G considers it appropriate to assess compliance of the two stages within this single report.

1.4 Subdivision conditions

The bushfire related subdivision condition documented in the WAPC subdivision approval (WAPC Ref. 462042) relevant to Stage 1A and Stage 1B is documented in Table 2.

Table 2: Relevant subdivision conditions

Condition	Condition description	Clearance comments
18	Information is to be provided to demonstrate that the measures contained in Section 6; Table 5 of the Bushfire Management Plan (Version R01, Dated 10 February 2022) have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan. (Local Government)	This BMP compliance 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 18 of the subdivision approval.

2. Bushfire Management Plan compliance audit

The BMP prepared to support the subdivision application lists the bushfire management measures required to be implemented by the developer prior to issue of titles. An audit was undertaken on 7 June 2023 to confirm that all relevant works from the subdivision stage BMP have been implemented in relation to Stage 1A and Stage 1B. The relevant BMP requirements and associated evidence of compliance are documented in Table 3.

Table 3: Management measures from the subdivision stage BMP

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5, No. 1	Construct (or have works bonded) the public roads and reticulated water supply to the standards stated in this BMP.	<p>Roads</p> <p>Construction of Stage 1A public roads has been completed. Stage 1B works are scheduled for completion at the end of July 2023 and a trafficable surface was created at the time of the inspection. The road works plan (Appendix C) demonstrates compliance with all technical provisions for public roads outlined in the BMP and provides two access routes to the stages as follows:</p> <ul style="list-style-type: none"> • connection to Brookfield Estate and out to Bussell Highway to the west, via Brookfield Avenue. • connection to Abelia Avenue in the west, providing access south to Andrews Way, or north to join Brookfield Avenue. <p>Connections of Olearia Crescent and Nemcia Lane also provide alternative access routes to the public access routes mentioned above.</p> <p>As mentioned in Section 1.3, public access is guaranteed via easement over the Stage 1B roads, to ensure that two access routes are provided for Stage 1A, until Stage 1B works have been completed.</p> <p>Water</p> <p>JBS&G understands that reticulated water supply provisions are in place for both Stage 1A and Stage 1B as per the Water Reticulation Plans (Appendix D) and works have been accepted by the Water Corporation.</p>	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>LM Robertson</i></p>

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5, No. 2	Construct (or have works bonded) the temporary no-through road and associated turnaround areas to the standards stated in this BMP.	<p>As demonstrated on the Stage 1 Roads Plan (Appendix B) two temporary no-through roads will be created for Stage 1A and Stage 1B. The temporary no-through roads are compliant with the BMP requirements, as outlined below:</p> <ol style="list-style-type: none"> 1. Road 23 (Apsley Drive) <ol style="list-style-type: none"> a. Distance between furthest lots (34 and 49) and Brookfield Avenue, which provides two access routes, is less than 200 m. b. Provided with 20 m diameter temporary turning circle. 2. Abelia Avenue <ol style="list-style-type: none"> a. Minor no-through road serving a single lot (73). Approximately 25 m length. b. Provided with 20 m diameter temporary turning circle. <p>Construction of the temporary no-through roads and turnaround areas has been completed on site for Stage 1A and any remaining works for Stage 1B will be completed by the end of July 2023.</p>	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>
Table 5, No. 3	Establish all required low threat areas (e.g. proposed lots, APZs, on-site POS [including drainage basins], visual landscape buffer, 50 m external low threat staging buffer) to the standards stated in this BMP to achieve the intended BAL outcomes.	<p>The Stage 1A and Stage 1B areas have been fully cleared and earth worked as part of subdivisional works. Minimum 50 m wide low threat staging buffers have also been established to remove temporary BAL impacts from adjoining grassland. The clearing and vegetation management observed on site is sufficient to achieve the ultimate BAL outcomes intended under the BMP.</p>	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>

BMP Reference	Action	Evidence of completion/clearance comments	Certification by bushfire consultant
Table 5, No. 4	Prepare a detailed Landscape Plan to ensure the proposed POS, 5 m visual landscape buffer and other areas of the development achieve the vegetation exclusions specified within this BMP.	<p>A Landscape Plan has been prepared for the drainage basin within adjacent POS A and is included in Appendix E. Landscaping design includes revegetation with species representative of Class C Shrubland structure such as grasses, sedges, low shrubs and scattered trees. Landscaping design has not yet been prepared for the remainder of POS A to the north, and a precautionary Class A Forest classification over this area.</p> <p>The 5 m visual landscape buffer does not fall within the assessment area and will be addressed for future release stages.</p>	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>
Table 5, No. 5	Enforce APZ setbacks via R-codes, restrictive covenants on title and/or LDPs (method of enforcement to be determined by relevant decision maker) for lots affected by BAL-40/FZ.	BAL-29 APZ setbacks for Lots 142 – 145 are being enforced through application of a restrictive covenant on title. The Deposited Plan showing the covenant has been lodged by the proponent and is included in Appendix B.	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>
Table 5, No. 6	Comply with the Shire’s annual firebreak notice, as amended.	The site investigation was carried out in June 2023, which is outside of the season of compliance for the Shire of Augusta Margaret River firebreak notice (30 November to 12 May). Boundary firebreaks for all balance land will need to be established prior to the 2023-24 bushfire season and ongoing slashing of grassland to less than 100 mm is required to be carried out.	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>
Table 5, No. 7	Undertake a BMP compliance assessment.	This report provides the necessary BMP compliance evidence for Stage 1A and Stage 1B.	<p>Louisa Robertson (Level 3 BPAD36748)</p> <p><i>UMRobertson</i></p>

3. Bushfire assessment results

3.1 Assessment inputs

A Bushfire Attack Level (BAL) contour assessment has been undertaken in accordance with Method 1 of AS 3959—2018 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2018) for the project area. 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 7 June 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 F and depicted in Figure 1. A summary of the vegetation classification/exclusion outputs is contained in Table 4.

Site observations indicate that the vegetation classifications align with the post-development vegetation classifications determined by the endorsed subdivision stage BMP (JBS&G 2022).

3.1.2 Effective slope

Effective slope under classified vegetation was assessed within the assessment area through on-ground verification on 7 June 2023 in accordance with AS 3959. Results were cross-referenced with DPIRD 2m and are depicted in Figure 1.

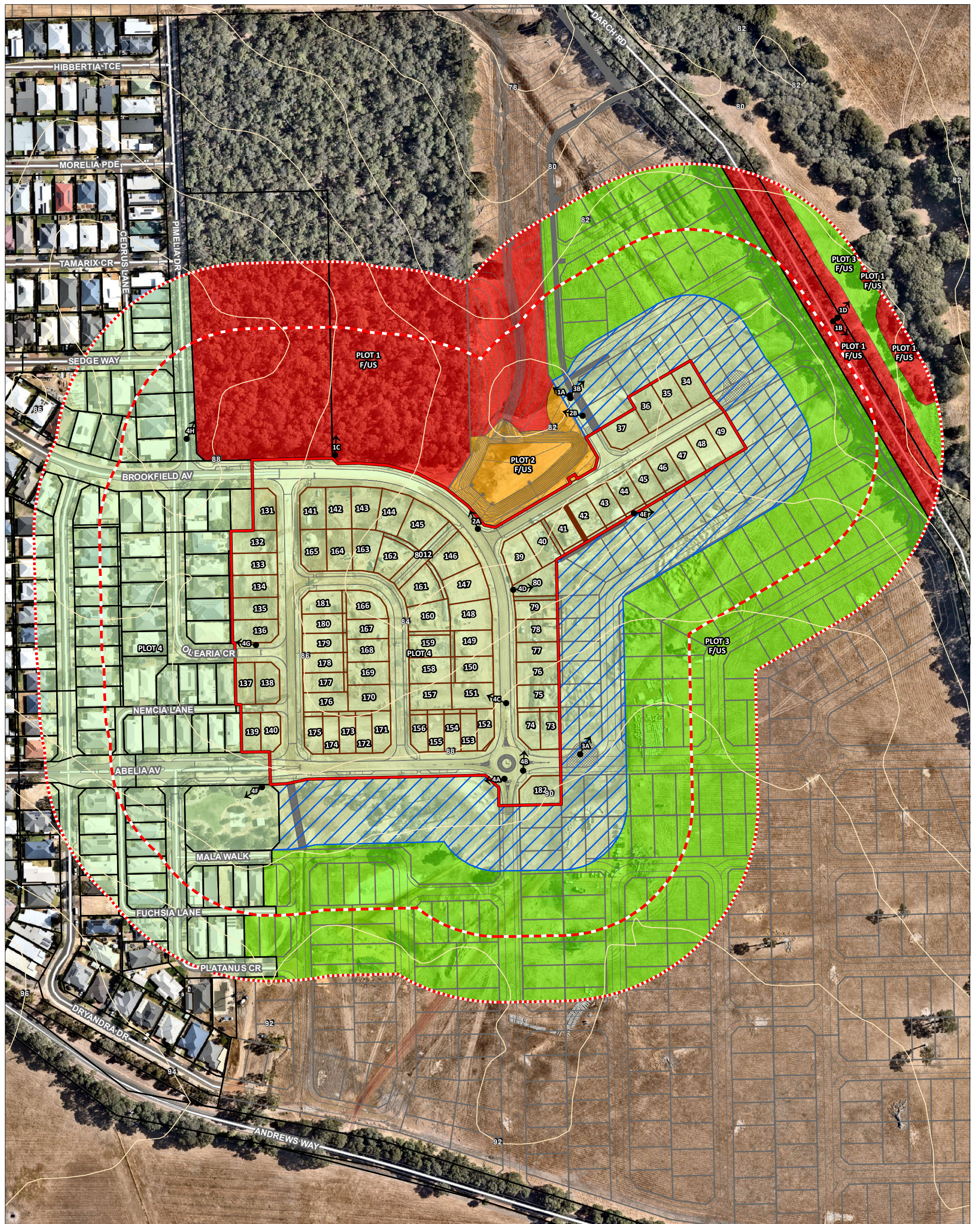
Site observations indicate that effective slope under classified vegetation aligns with the effective slopes identified within the endorsed BMP (JBS&G 2022). A summary of effective slope under classified vegetation is contained in Table 4.

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 A Forest	Flat/upslope (0°)	Forest vegetation to the north and northeast. The northern portion of POS A has been classified as Class A Forest in the absence of detailed landscaping design over this area.
2	Class C Shrubland	Flat/upslope (0°)	Future shrubland vegetation within POS A to the north, which will be less than 2m in height at maturity. The landscape plan which supports the Class C Shrubland classification is contained within (Appendix E)
3	Class G Grassland	Flat/upslope (0°)	Grassland vegetation to the north, east and south of the project area.
4	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])	N/A	Low threat and non-vegetated areas include roads, existing residential areas, the earth worked subdivision footprint and associated 50 m wide low threat staging buffers.

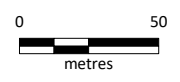


Legend		
	Project area	
	100m assessment area	
	150m assessment area	
	Cadastral boundary	
	50m wide low threat staging buffer	
	Proposed lots	
	Indicative future subdivisions on adjacent stages	
	Topographic contours (mAHD)	
	Photo point directions	
	Roads	
Vegetation classification		
	Class A Forest	
	Class C Shrubland	
	Class G Grassland	
	Clause 2.2.3.2 (e) & (f)	



Job No: 64774
 Client: Goldfields Group
 Drawn By: jcrute

Checked By: LR



Scale 1:2,700 at A3
 Coord. Sys. GDA2020 MGA Zone 50
 Version: A
 Date: 16-Jun-2023

Stages 1A and 1B,
 Darch Road,
 Margaret River, WA

VEGETATION CLASSIFICATION AND EFFECTIVE SLOPE

FIGURE 1

3.2 Assessment outputs

3.2.1 BAL contour assessment results

All 75 proposed lots 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.

Table 5: BAL contour assessment results

Lot	Plot	Vegetation classification	Effective slope	Separation (m)	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
34	1	Class A Forest	Flat/upslope (0°)	90 m	BAL-12.5	N/A	N/A
35	1	Class A Forest	Flat/upslope (0°)	74 m	BAL-12.5	N/A	N/A
36	1	Class A Forest	Flat/upslope (0°)	57 m	BAL-12.5	N/A	N/A
37	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
39	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
40	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
41	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
42	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
43	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front setback	BAL-12.5
44	2	Class C Shrubland	Flat/upslope (0°)	13 m	BAL-19	6 m front truncated setback	BAL-12.5
45	2	Class C Shrubland	Flat/upslope (0°)	22 m	BAL-12.5	N/A	N/A
46	2	Class C Shrubland	Flat/upslope (0°)	36 m	BAL-12.5	N/A	N/A
47	2	Class C Shrubland	Flat/upslope (0°)	52 m	BAL-12.5	N/A	N/A
48	2	Class C Shrubland	Flat/upslope (0°)	68 m	BAL-12.5	N/A	N/A
49	2	Class C Shrubland	Flat/upslope (0°)	85 m	BAL-12.5	N/A	N/A
73	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
74	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A

Lot	Plot	Vegetation classification	Effective slope	Separation (m)	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
75	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
76	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
77	2	Class C Shrubland	Flat/upslope (0°)	89 m	BAL-12.5	N/A	N/A
78	2	Class C Shrubland	Flat/upslope (0°)	71m	BAL-12.5	N/A	N/A
79	2	Class C Shrubland	Flat/upslope (0°)	57m	BAL-12.5	N/A	N/A
80	2	Class C Shrubland	Flat/upslope (0°)	44 m	BAL-12.5	N/A	N/A
131	1	Class A Forest	Flat/upslope (0°)	21 m	BAL-29	10 m front setback	BAL-19
132	1	Class A Forest	Flat/upslope (0°)	54 m	BAL-12.5	N/A	N/A
133	1	Class A Forest	Flat/upslope (0°)	71 m	BAL-12.5	N/A	N/A
134	1	Class A Forest	Flat/upslope (0°)	88 m	BAL-12.5	N/A	N/A
135	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
136	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
137	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
138	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
139	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
140	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
141	1	Class A Forest	Flat/upslope (0°)	21 m	BAL-29	10 m front setback	BAL-19
142	1	Class A Forest	Flat/upslope (0°)	21 m ^	BAL-29	13 m front setback	BAL-19
143	1	Class A Forest	Flat/upslope (0°)	21 m ^	BAL-29	13 m front setback	BAL-19
144	1	Class A Forest	Flat/upslope (0°)	21 m ^	BAL-29	13 m front setback	BAL-19
145	1	Class A Forest	Flat/upslope (0°)	21 m ^	BAL-29	13 m front setback	BAL-19

Lot	Plot	Vegetation classification	Effective slope	Separation (m)	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
146	1	Class A Forest	Flat/upslope (0°)	33 m	BAL-19	9 m front east side truncated setback	BAL-12.5
147	2	Class C Shrubland	Flat/upslope (0°)	30 m	BAL-12.5	N/A	N/A
148	2	Class C Shrubland	Flat/upslope (0°)	54 m	BAL-12.5	N/A	N/A
149	2	Class C Shrubland	Flat/upslope (0°)	78 m	BAL-12.5	N/A	N/A
150	2	Class C Shrubland	Flat/upslope (0°)	98 m	BAL-12.5	2 m front east side truncated setback	BAL-Low
151	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
152	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
153	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
154	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
155	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
156	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
157	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
158	1	Class A Forest	Flat/upslope (0°)	>100	BAL-Low	N/A	N/A
159	1	Class C Shrubland	Flat/upslope (0°)	84 m	BAL-12.5	N/A	N/A
160	1	Class A Forest	Flat/upslope (0°)	82 m	BAL-12.5	N/A	N/A
161	1	Class A Forest	Flat/upslope (0°)	58 m	BAL-12.5	N/A	N/A
162	1	Class A Forest	Flat/upslope (0°)	53 m	BAL-12.5	N/A	N/A
163	1	Class A Forest	Flat/upslope (0°)	50 m	BAL-12.5	N/A	N/A
164	1	Class A Forest	Flat/upslope (0°)	50 m	BAL-12.5	N/A	N/A
165	1	Class A Forest	Flat/upslope (0°)	53 m	BAL-12.5	N/A	N/A

Lot	Plot	Vegetation classification	Effective slope	Separation (m)	Highest BAL	Setback required to achieve lower BAL	Potential new BAL with setback*
166	1	Class A Forest	Flat/upslope (0°)	97 m	BAL-12.5	3 m east side & front truncated setback	BAL-Low
167	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
168	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
169	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
170	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
171	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
172	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
173	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
174	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
175	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
176	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A
177	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
178	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
179	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
180	1	Class A Forest	Flat/upslope (0°)	>100 m	BAL-Low	N/A	N/A
181	1	Class A Forest	Flat/upslope (0°)	97 m	BAL-12.5	3 m west side truncated setback	BAL-Low
182	3	Class G Grassland	Flat/upslope (0°)	>50 m	BAL-Low	N/A	N/A

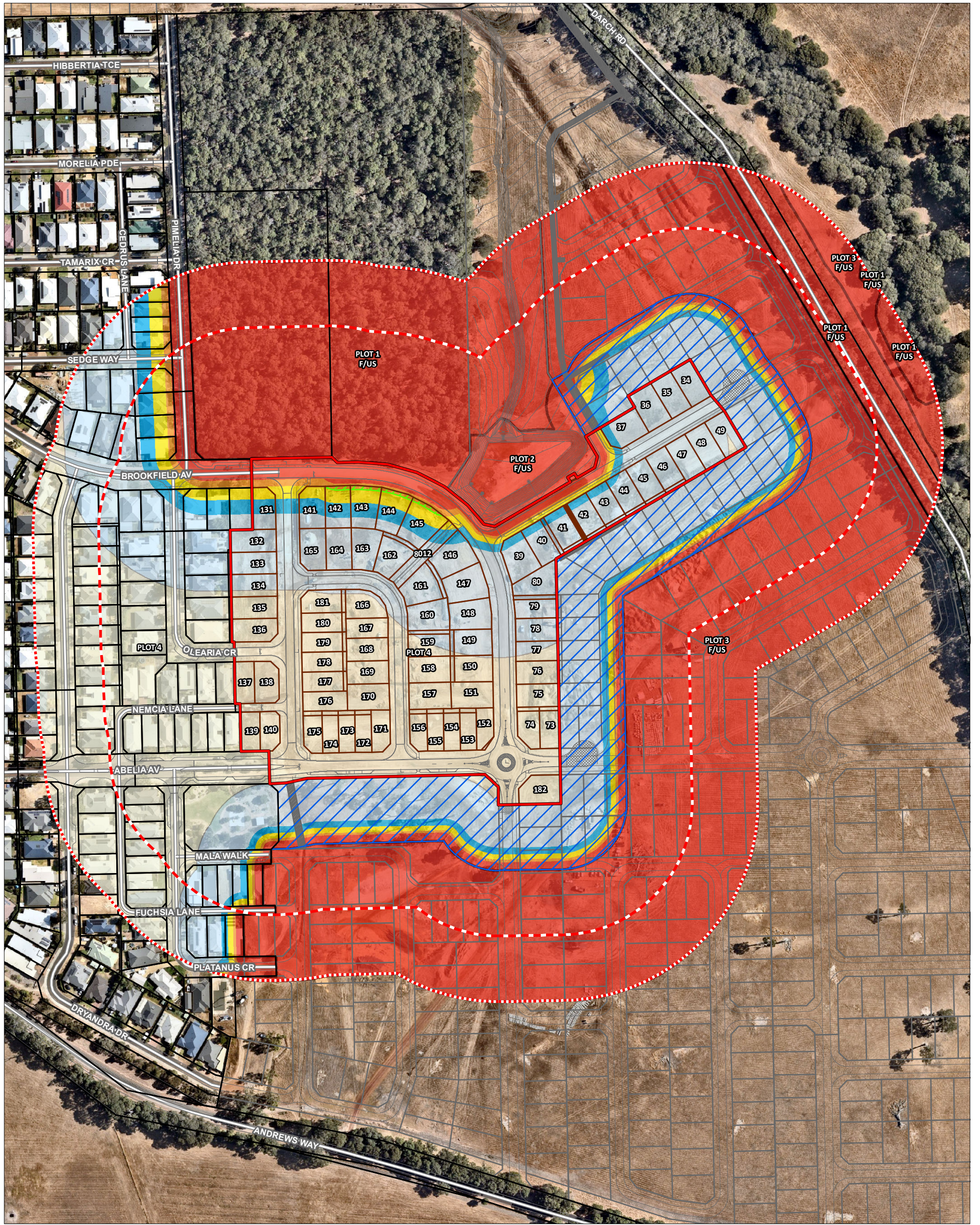
NOTES:

*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.

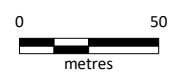
^The separation distance of 21 m and resultant BAL-29 rating takes into consideration mandatory APZ setbacks, enforced via restrictive covenant on title (refer to the Deposited Plan, Appendix B), for setback distances.

3.2.2 BAL certificates

BAL certificates for the 75 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.



Legend			
	Project area		BAL-29 APZ setback
	100m assessment area		Proposed lots
	150m assessment area		Indicative future subdivisions on adjacent stages
	Cadastral boundary		Roads
	50m wide low threat staging buffer		BAL FZ
	Classified vegetation		BAL 40
			BAL 29
			BAL 19
			BAL 12.5
			BAL Low



Stages 1A and 1B,
Darch Road,
Margaret River, WA

Job No: 64774

Scale 1:2,700 at A3



Client: Goldfields Group

Coord. Sys. GDA2020 MGA Zone 50

Drawn By: jcrute

Checked By: LR

Version: A

Date: 16-Jun-2023

BAL CONTOUR MAP

FIGURE: 2

4. Conclusion and recommendations

This BMP compliance report has been prepared for 75 proposed residential lots within Stage 1A and Stage 1B Spindrift Estate.

Assessment results are consistent with current on-ground conditions. JBS&G can confirm that the existing BMP over the site has been implemented throughout the duration of subdivisional works for the relevant Stage 1A and Stage 1B area and adjacent land to achieve the intended BAL outcomes and compliance with the BMP and associated bushfire protection criteria of the Guidelines.

This report provides a final BAL check for individual lots for use at the building permit stage. All 75 proposed lots 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 included 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.

Ongoing requirements of the current Shire of Augusta Margaret River annual firebreak notice as amended should continue to be implemented as required, particularly with regards to ongoing fuel management of vacant land where applicable.

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/>, [15/06/2023].

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.

JBS&G 2022, *Bushfire Management Plan (Subdivision Application) – Lot 9007 (No. 211) Darch Road, Margaret River WA*, report prepared for Goldfields Margaret River Pty Ltd, February 2022.

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.

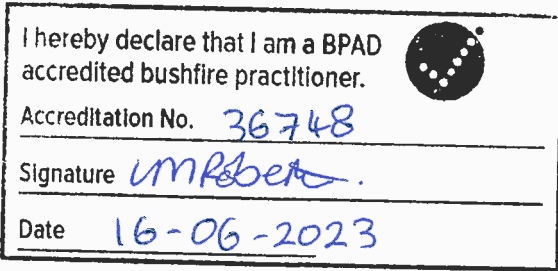
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			34	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	90 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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.

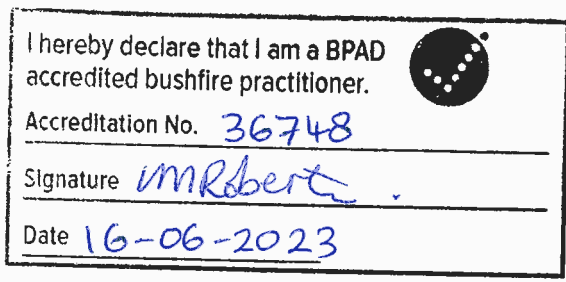
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			35	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	74 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			36	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	57 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			37	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL – 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			39	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL – 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			40	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL - 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</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	
			41	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building				
Class 1a	Residential dwelling				
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL - 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</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	
			42	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building				
Class 1a	Residential dwelling				
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL – 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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.	

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			43	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL – 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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	
			44	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	13 m (lower BAL achievable with setback)	BAL – 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 45	Street name / Plan Reference Apsley Drive	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	22 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			46	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	36 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

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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.

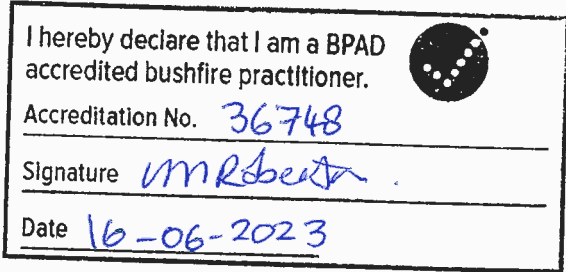
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			47	Apsley Drive	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	52 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 48	Street name / Plan Reference Apsley Drive	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	68 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
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Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

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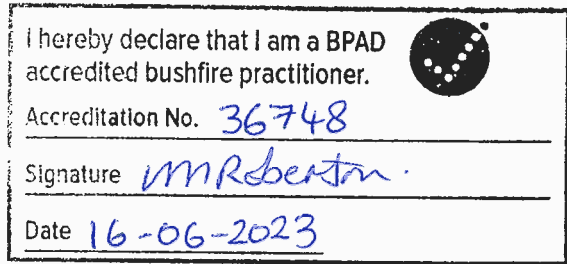
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 49	Street name / Plan Reference Apsley Drive	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	85 m	BAL – 12.5

BPAD Accredited Practitioner Details

<p>Name Louisa Robertson</p>	
<p>Company Details JBS&G Australia Pty Ltd</p>	
<p>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.</p>	

Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			73	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p> </div>
Company Details JBS&G Australia Pty Ltd	
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	
			74	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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 75	Street name / Plan Reference Brookfield Avenue	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u><i>m Robertson</i></u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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	
			76	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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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	
			77	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building				
Description of the building or works	Class 1a		Residential dwelling		
Construction of a single Class 1a building and associated Class 10a building/s					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	89 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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	
			78	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	71 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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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	
			79	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	57 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u><i>MR Robertson</i></u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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 80	Street name / Plan Reference Brookfield Avenue	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	44 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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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	
			131	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

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	
			132	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	54 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p> </div>
Company Details JBS&G Australia Pty Ltd	
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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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	
			133	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	71 m	BAL - 12.5

BPAD Accredited Practitioner Details

<p>Name Louisa Robertson</p> <p>Company Details JBS&G Australia Pty Ltd</p> <p>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.</p>	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>Louisa Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
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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 134	Street name / Plan Reference Nepean Street	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	88 m	BAL - 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>M Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
Company Details JBS&G Australia Pty Ltd	
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

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			135	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>Louisa Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			136	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>M Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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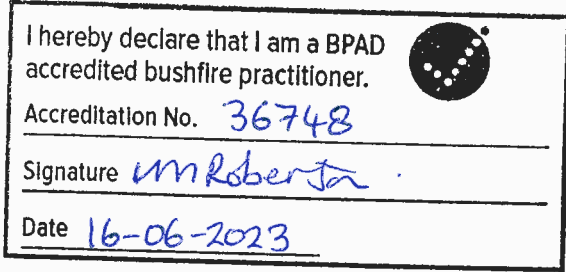
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			137	Olearia Crescent	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. <u>36748</u> Signature <u>LM Robertson</u> Date <u>16-06-2023</u></p>
Company Details JBS&G Australia Pty Ltd	
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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Bushfire Attack Level (BAL) Certificate

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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	
			138	Olearia Crescent	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
Company Details JBS&G Australia Pty Ltd	
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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	
			139	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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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	
			140	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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	
			141	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>MR Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

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	
			142	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a		Use(s) of the building	Residential dwelling	
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			143	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			144	Brookfield Avenue	
	Suburb			State	Postcode
	Margaret River			WA	6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>Louisa Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			145	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	21 m (lower BAL achievable with setback)	BAL - 29

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>Louisa Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

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	
			146	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	33 m (lower BAL achievable with setback)	BAL - 19

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>Mr Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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

Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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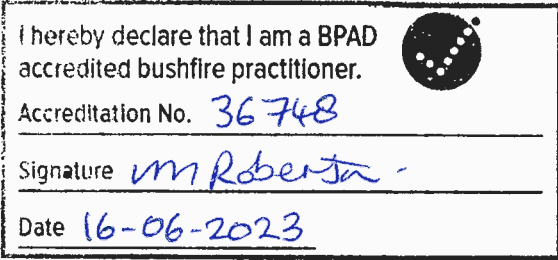
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			147	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	30 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p>
Company Details JBS&G Australia Pty Ltd	
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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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	
			148	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	54 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			149	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Class 1a				
Construction of a single Class 1a building and associated Class 10a building/s					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	78 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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Bushfire Attack Level (BAL) Certificate

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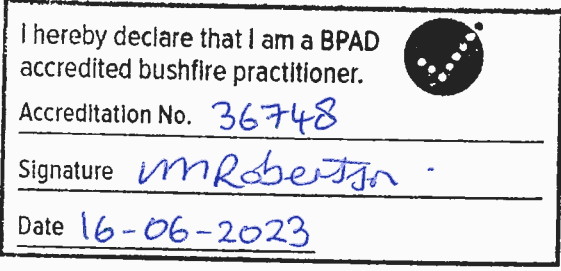
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			150	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	98 m (lower BAL achievable with setback)	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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

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	
			151	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36748</p> <p>Signature <i>mRobertson</i></p> <p>Date 16-06-2023</p> </div>
Company Details JBS&G Australia Pty Ltd	
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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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	
			152	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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Bushfire Attack Level (BAL) Certificate

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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	
			153	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a		Use(s) of the building	Residential dwelling	
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</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	
			154	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			155	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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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	
			156	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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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	
			157	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p> </div>
Company Details JBS&G Australia Pty Ltd	
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

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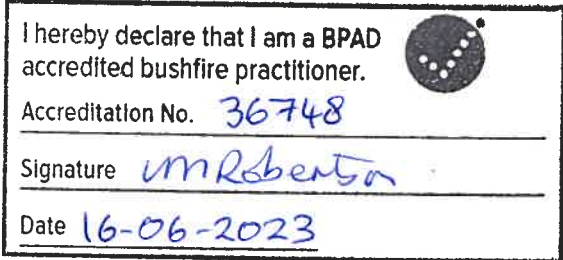
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			158	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL - LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			159	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class C Shrubland	Flat/Upslope	84 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			160	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	82 m	BAL - 12.5

BPAD Accredited Practitioner Details

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			161	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	58 m	BAL – 12.5

BPAD Accredited Practitioner Details

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Company Details JBS&G Australia Pty Ltd	
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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			162	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building		Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	53 m	BAL – 12.5

BPAD Accredited Practitioner Details

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Bushfire Attack Level (BAL) Certificate

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			163	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	50 m	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</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		
			164	Coldstream Grove		
Local government area	Suburb			State	Postcode	
	Margaret River			WA	6285	
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling			
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	50 m	BAL – 12.5

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			165	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	53 m	BAL - 12.5

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			166	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	97 m (lower BAL achievable with setback)	BAL – 12.5

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			167	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Use(s) of the building				
Class 1a	Residential dwelling				
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Company Details JBS&G Australia Pty Ltd	
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			168	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			169	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			170	Coldstream Grove	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div> <p><i>Authorised Practitioner Stamp</i></p>
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			171	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Shire of Augusta-Margaret River				
Description of the building or works	Class 1a	Use(s) of the building	Residential dwelling		
	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 5px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p> </div>
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference		
			172	Abelia Avenue		
	Suburb			State	Postcode	
	Margaret River			WA	6285	
Local government area	Shire of Augusta-Margaret River					
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling			
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s					

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<div style="border: 1px solid black; padding: 10px;"> <p>I hereby declare that I am a BPAD accredited bushfire practitioner. </p> <p>Accreditation No. <u>36748</u></p> <p>Signature <u>MR Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			173	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>MR Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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	
			174	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a		Use(s) of the building	Residential dwelling	
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			175	Abelia Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			176	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			177	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL - LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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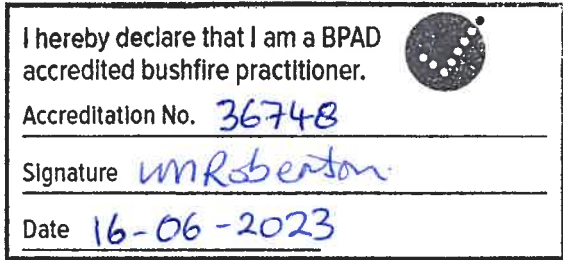
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no 178	Street name / Plan Reference Nepean Street	
	Suburb Margaret River			State WA	Postcode 6285
Local government area	Shire of Augusta-Margaret River				
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner. Accreditation No. 36748 Signature <i>LM Robertson</i> Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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.	

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			179	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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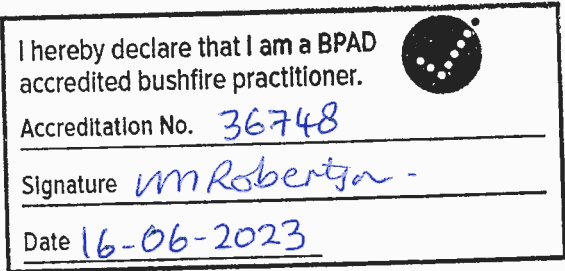
Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			180	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	>100 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36748</p> <p>Signature <i>LM Robertson</i></p> <p>Date 16-06-2023</p>
Company Details JBS&G Australia Pty Ltd	
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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			181	Nepean Street	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class A - Forest	Flat/Upslope	97 m (lower BAL achievable with setback)	BAL – 12.5

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Authorised Practitioner Stamp

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Property Details and Description of Works

Address Details	Unit no	Street no	Lot no	Street name / Plan Reference	
			182	Brookfield Avenue	
Local government area	Suburb			State	Postcode
	Margaret River			WA	6285
Main BCA class of the building	Class 1a	Use(s) of the building	Residential dwelling		
Description of the building or works	Construction of a single Class 1a building and associated Class 10a building/s				

Determination of Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class G Grassland	Flat/Upslope	>50 m	BAL – LOW

BPAD Accredited Practitioner Details

Name Louisa Robertson	<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>36748</u></p> <p>Signature <u>LM Robertson</u></p> <p>Date <u>16-06-2023</u></p> </div>
Company Details JBS&G Australia Pty Ltd	
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Appendix B Deposited plan

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 39-42, 76-80, 131-136, 141-150, 158-169, 178-181, 8012, 9008, Roads, Easements and Restrictive Covenant

Locality & Local Government

Locality	Margaret River
Local Government	Shire of Augusta Margaret River

Department of Planning, Lands and Heritage

File Number	
-------------	--

Examination

Examined	Date
----------	------

Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	162042

Delegated under S. 16 P&D Act 2005	Date
------------------------------------	------

In Order For Dealings

Subject To	
------------	--

For Inspector of Plans and Surveys	Date
------------------------------------	------

Plan Approved Reg. 26A (4)

Inspector of Plans and Surveys / Authorised Land Officer	Date
--	------

Survey Details

Field Records	159122
Declared as Special Survey Area	Yes

Survey Method Regulatory Statement

Survey carried out under Reg. 26A Special Survey Area Guidelines. See survey sheet(s) to determine the true final position and type of all survey marks placed for this plan.

Survey Method and Plan Content Variations

Approved Variation Type	Reference
-------------------------	-----------

Survey Certificate - Regulation 54

I, Matthew B. WEBB
 hereby certify that this plan is accurate and is a correct representation of the -
 (a) survey; and
 (b) calculations from measurements recorded in the field records,
 undertaken for the purposes of this plan and that it complies with the relevant
 written law(s) in relation to which it is lodged.

FINAL

Licensed Surveyor	Date
-------------------	------

Survey Organisation

Name	MNG MCMULLEN NOLAN GROUP
Address	PO Box 3526, SUCCESS W.A. 6964
Phone	6436 1599
Fax	6436 1500
Email	info@mngsurvey.com.au
Reference	104903dp-011h

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date
---------	----------------	-----------------------	---------------	------

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
39-42, 76-80, 131-136, 141-150, 158-169, 178-181, 8012, 9008	DP 57387	PT LOT 9007	2691/465	

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
33a	EASEMENT (Drainage)	SEC 167 OF THE P&D ACT 2005 REG 33 (a)	THIS PLAN	LOTS 40-42, 79, 149, 150, 159, 161, 162, 178-181, 9008	SHIRE OF AUGUSTA MARGARET RIVER	
33a 1, 33a 4, 33a 6, 33a 7	EASEMENT (Drainage)	SEC 167 OF THE P&D ACT 2005 REG 33 (a)	THIS PLAN	LOT 9008	SHIRE OF AUGUSTA MARGARET RIVER	
33b	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOTS 8012 & 9008	WATER CORPORATION	
33b 1	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOTS 40, 41, 42 & 9008	WATER CORPORATION	
33b 2	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOT 9008	WATER CORPORATION	
E	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN AND DOC	ALL LOTS EXCEPT 8012, 9008	ALL LOTS EXCEPT 8012, 9008	
G	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC	LOT 9008	ELECTRICITY NETWORKS CORPORATION	FIRE SEPARATION
G	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC	LOTS 142-145	SHIRE OF AUGUSTA MARGARET RIVER	NO HABITABLE BUILDINGS TO BE BUILT
F, F1	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC	LOT 9008	SHIRE OF AUGUSTA MARGARET RIVER & PUBLIC AT LARGE	TEMPORARY TURN AROUND

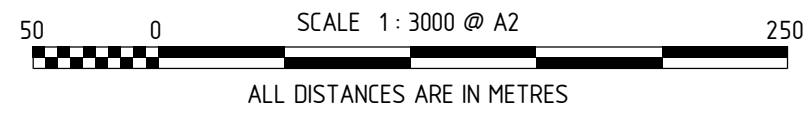
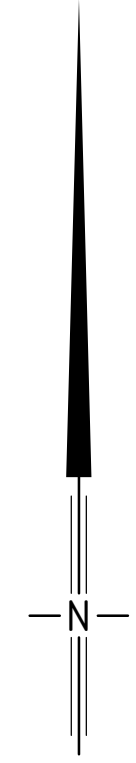
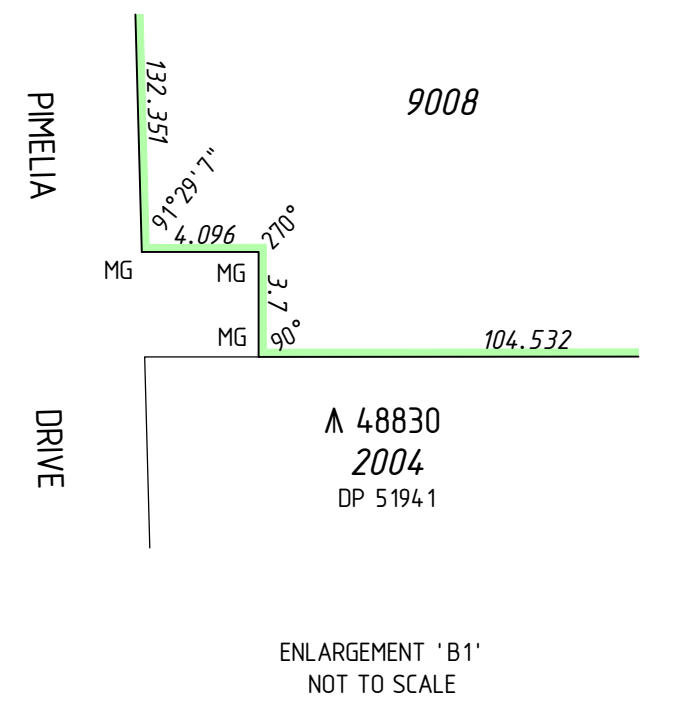
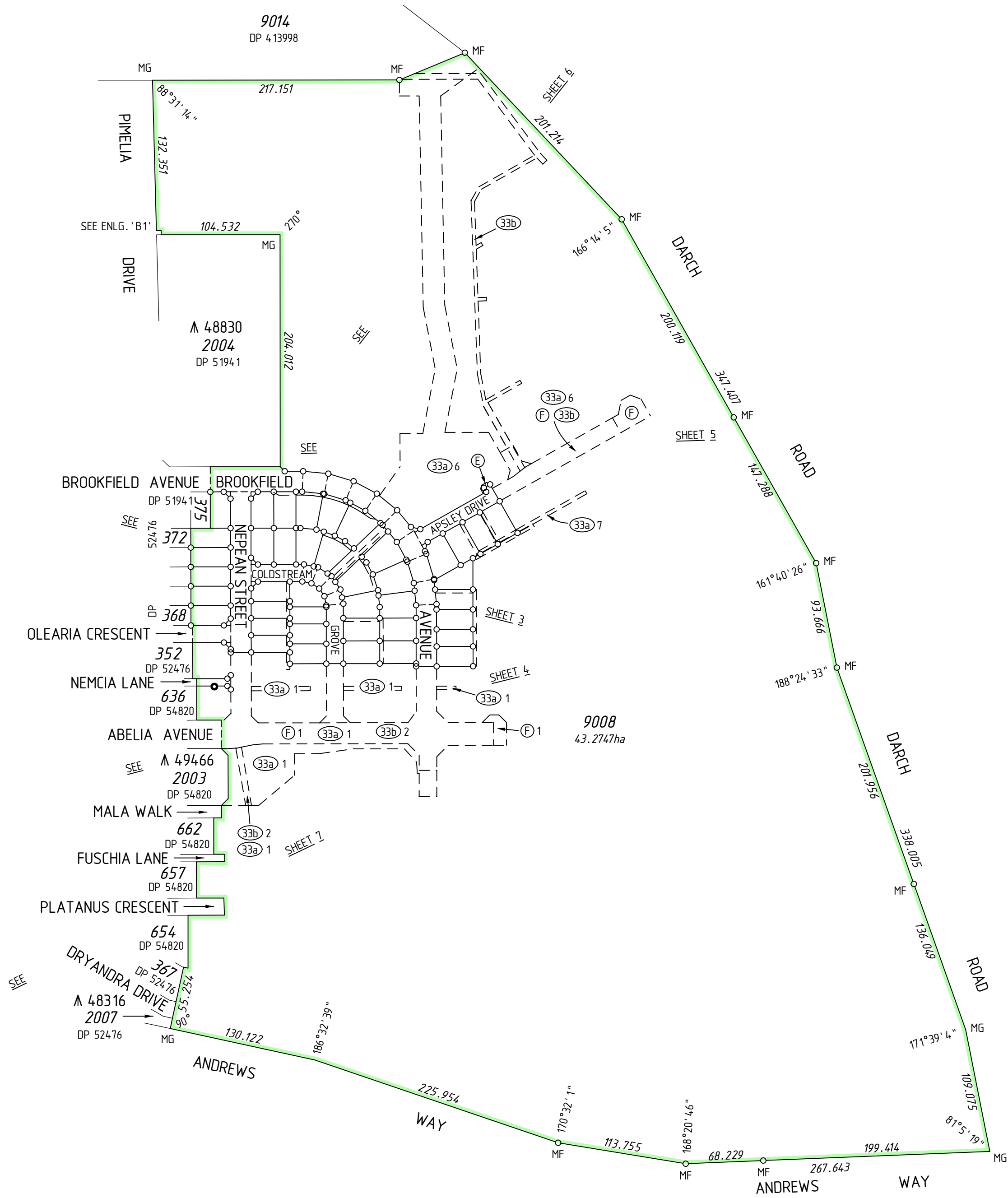
New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATIONS (Hazards or other Factors)	SEC 165 OF THE P & D ACT 2005	DOC	LOTS 39-42, 77-80, 131-134, 141-150, 159-166, 181		BUSHFIRE MANAGEMENT PLAN

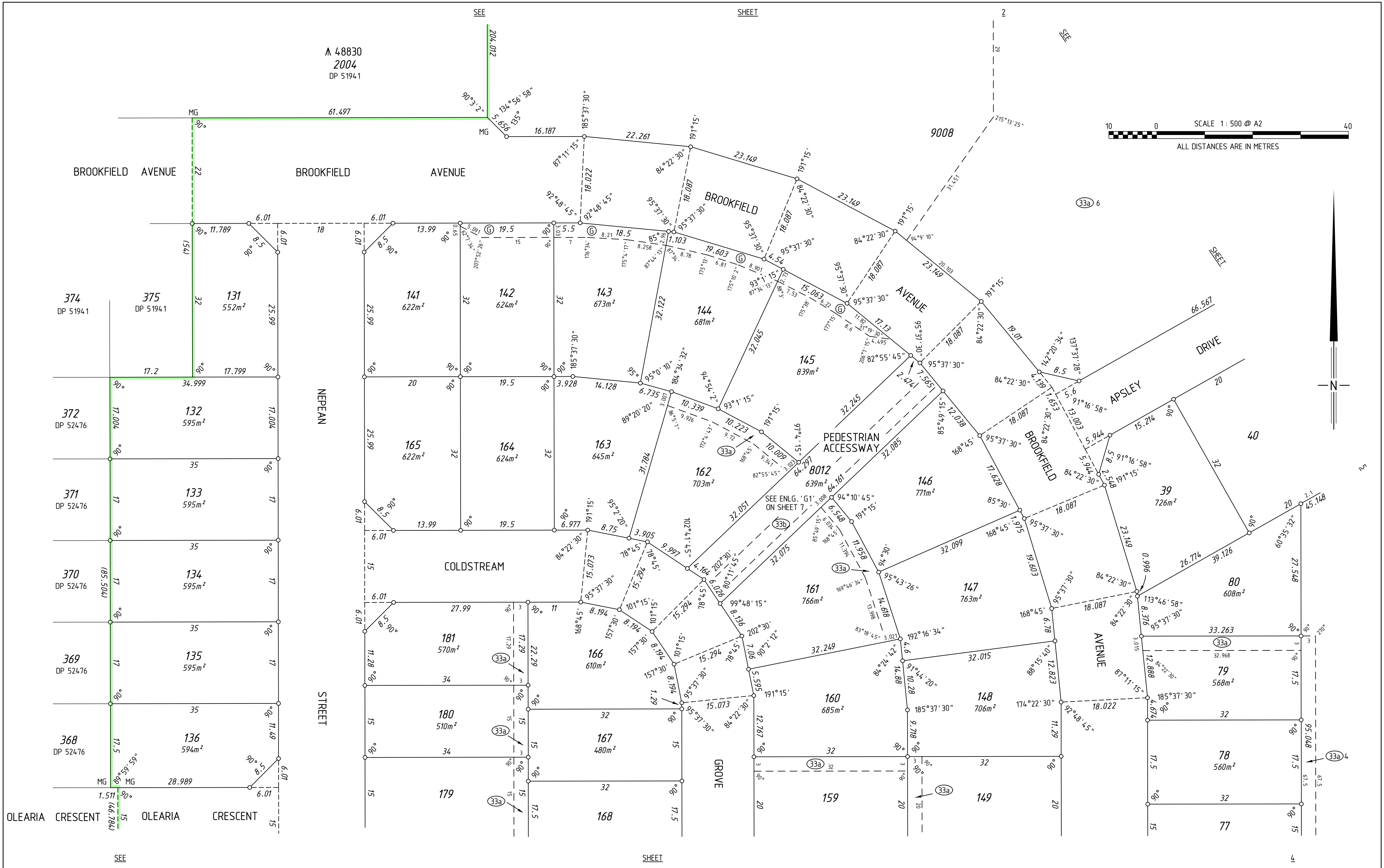
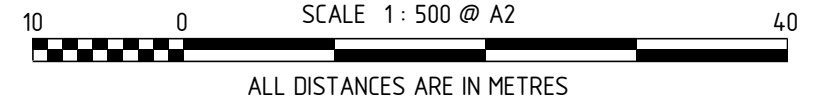
Vesting Lots

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
LOT 8012	PEDESTRIAN ACCESSWAY	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	THIS PLAN			

LIMITED IN DEPTH TO 60.96 METRES



Λ 48830
2004
DP 51941



Appendix C Stage 1 Roads Plan

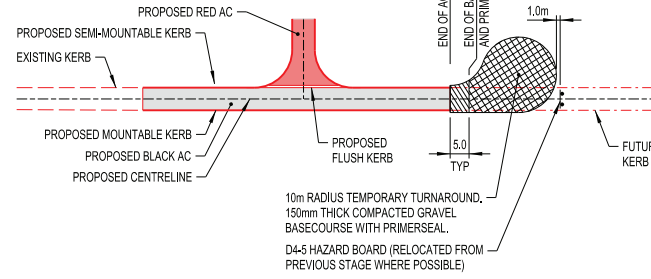


HORIZONTAL CURVE INFORMATION

CURVE	RADIUS	TANGENT	ARC	DEFLECTION
1	500	11.823	23.642	2° 43' 0"
2	110	104.636	167.291	87° 8' 0"
3	29.5	29.500	46.338	89° 60' 0"

NOTATION

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NOTES

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- GENERAL
 - LEVELS ARE REDUCED FROM A.H.D.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS IN THIS SET AND THE SPECIFICATION.
 - THE CONTRACTOR SHALL LIMIT THE MOVEMENT OF EQUIPMENT AND MANPOWER TO THE MINIMUM AREA NECESSARY AND PROTECT ALL REQUIRED VEGETATION ON SITE.
- ROADWORKS
 - ALL CORNER SWEEPS SHALL BE 12m RADIUS UNLESS OTHERWISE SHOWN.
 - ALL KERBS SHALL BE MOUNTABLE UNLESS OTHERWISE SHOWN.
 - FINAL AC SEAL WIDTH SHALL BE AS SHOWN ON THE DRAWING AND SHALL BE MEASURED BETWEEN KERB FACES.
 - CONTRACTOR TO SAW CUT EXISTING PAVEMENT PRIOR TO CONSTRUCTION OF PROPOSED WORKS AND NEATLY MATCH TO EXISTING.
 - CONTRACTOR TO ALLOW ALL COSTS ASSOCIATED WITH REMOVING EXISTING KERBING AND REINSTATEMENTS WHERE INDICATED TO BE REMOVED.
- SERVICE INSTALLATION
 - THE CONTRACTOR IS TO PROVIDE ROAD CROSSINGS FOR POWER, COMMUNICATIONS, GAS, LANDSCAPE DUCTING AS APPLICABLE.
 - THE CONTRACTOR IS TO PROVIDE LANDSCAPE RETICULATION DUCT ROAD CROSSINGS AT LOCATIONS INDICATED ON THE FOOTPATH PLAN FOR IRRIGATION PURPOSES.



Stantec Australia Pty. Ltd.
 Suite 10, 44-48 Queen Street
 Busseton, WA 6280
 Tel: +61 8 9754 4244

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Colour Disclaimer

This drawing has been documented in colour. This drawing is required to be printed in colour. Failure to do so may result in loss of information. Black and white printing may be used if specific black and white documents have been obtained from Stantec.

LEGEND

.....

- STAGE BOUNDARY
- HORIZONTAL CURVE NUMBER (REFER TO TABLE FOR SET OUT DETAILS)
- STREET SIGNS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR
- EXISTING D4-5 HAZARD BOARDS
- PROPOSED D4-5 HAZARD BOARDS
- IP INTERSECTION POINT ALONG CENTRELINE
- TP TANGENT POINT ALONG CENTRELINE
- LP LOW POINT ALONG CENTRELINE
- HP HIGH POINT ALONG CENTRELINE
- SP SETOUT POINT FOR PARKING BAYS
- BLACK ASPHALTIC CONCRETE
- RED ASPHALTIC CONCRETE - DALYELLUP MIX
- PROPOSED BRICK PAVING, 'ANTIQUE BLEND' PAVESTONE 80 PAVERS IN HERRING BONE PATTERN WITH RECTANGULAR HEADERS IN 'CHARCOAL'.
- CONTRACTOR TO LEAVE EARTHWORKS 100mm BELOW DESIGN LEVEL (NO TOPSOIL), LANDSCAPING BY OTHERS.
- P- EXISTING UNDERGROUND POWER
- NBN- EXISTING NBN
- T- EXISTING TELECOMMUNICATIONS
- G- EXISTING GAS
- W- EXISTING WATER
- S- EXISTING SEWER
- D- EXISTING DRAINAGE
- S- EXISTING SUBSOIL

Rev	Description	By	Appd	Date
1	CONSTRUCTION ISSUE	MCK	RAM	2022.10.20
2	AMHSIC TURNAROUND EASEMENTS ADDED	PRL	RAM	2022.10.06
3	TENDER ISSUE	PRL	RAM	2022.08.24
4	PRELIMINARY ISSUE	M_B	RAM	2022.08.05

Issued/Revision By Appd YYYY.MM.DD

File Name: CH400-RD-P1.dgn M_B PRL RAM 2022.08.05
 Dwn. Dsgn. Chkd. YYYY.MM.DD

Issue Status

CONSTRUCTION ISSUE

FOR CONSTRUCTION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.

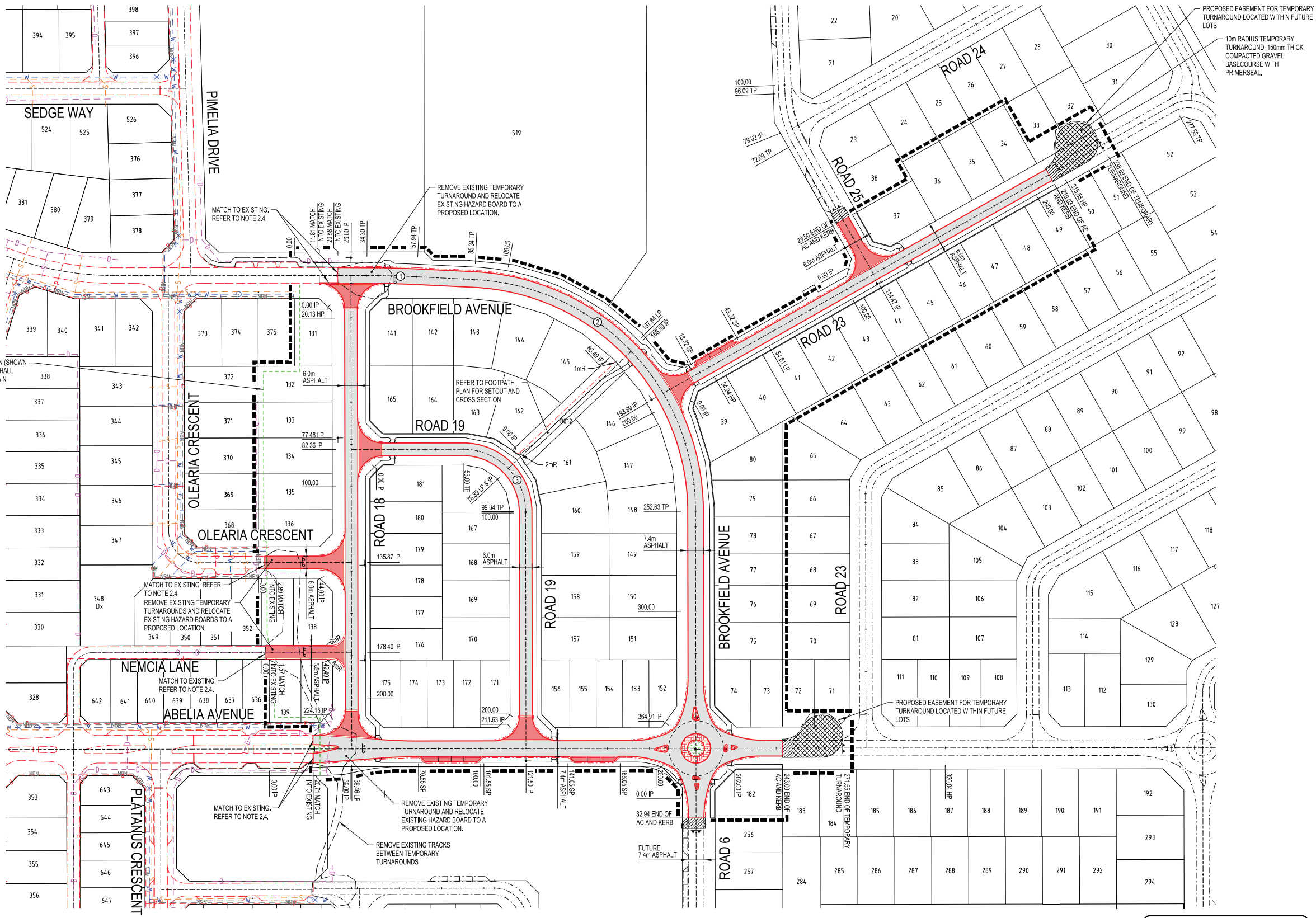


Client/Project
 GOLDFIELDS MARGARET RIVER PTY LTD

SPINDRIFT - STAGE 1
 MARGARET RIVER, WESTERN AUSTRALIA

Title
 ROADS PLAN

Project No. 301270440	WAPC No. 162042	Scale 1:1000
Revision	Drawing No. CI-400-RD-P1	



PLAN
 SCALE 1:1000



Appendix D Water Reticulation Plans (Stage 1A & Stage 1B)

Appendix E Landscape Plan

Appendix F Photos of vegetation plots

Plot 1

Vegetation classification	Class A Forest
Description / justification	Trees 10-30 m high at maturity, dominated by Eucalypts, multi-tiered structure comprising tall canopy layer, shrubby middle layer and grass/herb/sedge understorey

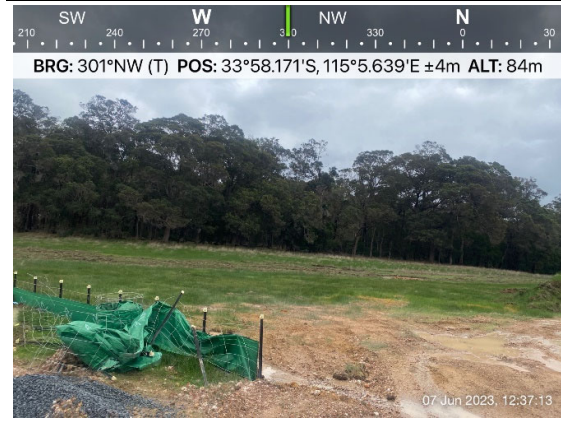


Photo ID: 1a

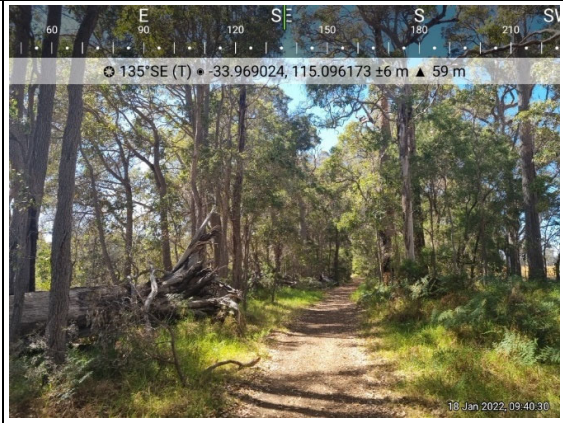


Photo ID: 1b

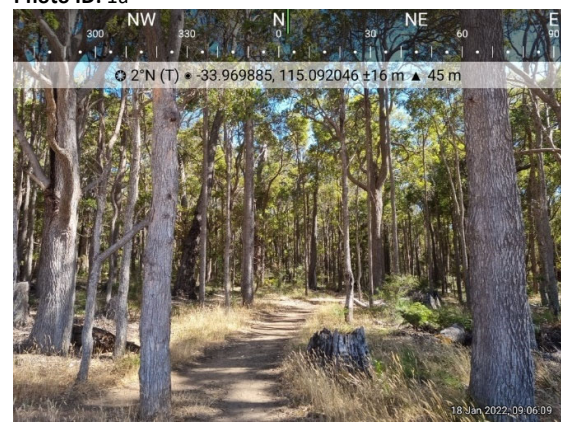


Photo ID: 1c



Photo ID: 1d

Plot 2

Vegetation classification	Class C Shrubland
Description / justification	Future shrubland vegetation within POS A to the north that will be less than 2m in height at maturity comprised of species specified in the landscape plan (Appendix E)



BRG: 337°NW (T) POS: 33°58.224'S, 115°5.593'E ±18m ALT: 85m



07 Jun 2023, 12:29:36

Photo ID: 2a



BRG: 283°W (T) POS: 33°58.179'S, 115°5.645'E ±4m ALT: 83m



07 Jun 2023, 12:36:58

Photo ID: 2b

Plot 3

Vegetation classification	Class G Grassland
Description / justification	Grassland vegetation to the north, east and south of the project area. Grassland at maturity, greater than 100 mm in height



BRG: 31°NE (T) POS: 33°58.318'S, 115°5.641'E ±4m ALT: 91m



07 Jun 2023, 12:26:50

Photo ID: 3a



BRG: 46°NE (T) POS: 33°58.170'S, 115°5.639'E ±4m ALT: 84m



07 Jun 2023, 12:37:16

Photo ID: 3b

Plot 4

Vegetation classification	Excluded – Non-vegetated and Low threat (Clause 2.2.3.2 [e] and [f])
Description / justification	Low threat and non-vegetated areas include roads, existing residential areas, the earth worked subdivision footprint and associated 50 m wide low threat staging buffers.



Photo ID: 4a



Photo ID: 4c



Photo ID: 4e



Photo ID: 4b



Photo ID: 4d



Photo ID: 4f

Plot 4



Photo ID: 4g



Photo ID: 4h

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			Name	Date
Rev 0	For submission	Louisa Robertson (BPAD 36748, Level 3)	Louisa Robertson (BPAD 36748, Level 3)	16 June 2023
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Adelaide

Kaurna Country | 100 Hutt St,
Adelaide, SA 5000
T: 08 8431 7113

Brisbane

Turrbal/Yuggera Country | Level 37, 123
Eagle Street, Brisbane, QLD 4000
T: 07 3211 5350

Bunbury

Wardandi Noongar Country | 177
Spencer Street Bunbury, WA 6230
T: 08 9792 4797

Canberra

Ngunnawal Country | Level 1, The Realm
18 National Circuit Barton, ACT 2600
T: 02 6198 3278

Darwin

Larrakia Country | Suite G1, Level 1
48-50 Smith Street, Darwin NT 0800
T: 08 8943 0600

Hobart

Muwununa/Nuenon Country | Level 6,
111 Macquarie Street Hobart, TAS 7000
T: 03 6108 9054

Melbourne

Kulin Country | Level 5, 10 Queen
Street, Melbourne, VIC 3000
T: 03 9642 0599

Newcastle

Awabakal/Worimi Country | 61 / 63
Parry Street Newcastle West, NSW 2302
T: 02 8245 0300

Perth

Whadjuk Nyoongar Country | Allendale Square,
Level 9, 77 St Georges Terrace, WA 6000
T: 08 9380 3100

Sydney

Gadigal Country | Level 1, 50
Margaret Street, Sydney, NSW 2000
T: 02 8245 0300

Wollongong

Dharawal Country | Suite 1A, 280 - 286
Keira Street, Wollongong, NSW 2500
T: 02 4225 2647