

MEMORANDUM

TO City of Kwinana

FROM Daniel Panickar (Eco Logical Australia) on behalf of Michael Mignacca (QUBE Property Group)



DATE 29/03/2023

PURPOSE For Information

SUBJECT Bushfire Management Plan Compliance Certification: Stage 8 Apsley Estate, Mandogalup

Document purpose

Eco Logical Australia (ELA) has prepared this Bushfire Management Plan (BMP) compliance report for 39 lots within Stage 8 of Apsley Estate, Mandogalup (the subject site; Figure 1). Lots within Stage 8 are subject to Western Australian Planning Commission (WAPC) subdivision approval WAPC Ref. 155567.

This report provides a post-subdivisional works compliance assessment of bushfire management measures required to clear Condition 30 of subdivision approval as follows:

30. Information is to be provided to demonstrate that the developer responsibilities contained in the approved Bushfire Management Plan have been implemented during subdivision works.

Advice: The landowner/applicant is advised that the current plans referred to are: Bushfire Management Plan – Lot 682 Rowley Road, Mandogalup prepared by Strategen Environmental dated November 2017.

The approach for preparation of this BMP compliance report is consistent with Section 4.2 of the *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC 2021).

Compliance assessment

Strategen (2017) includes 17 bushfire management measures that are required to ensure the proposed development will comply with the bushfire protection criteria in the Guidelines.

ELA has undertaken a bushfire risk assessment and compliance assessment to determine if the relevant bushfire management measures documented in the endorsed BMP have been undertaken (Table 1).

Some of the management measures in Strategen (2017) are difficult to assess compliance against due to the way they are written. In these cases, ELA has tried to assess compliance based on works completed to date and probability of compliance in the future.

Based on our assessment, ELA can confirm that the relevant bushfire management measures detailed in the endorsed BMP have been implemented as intended, or have been progressed to a point that they are likely to be compliant, once completed.

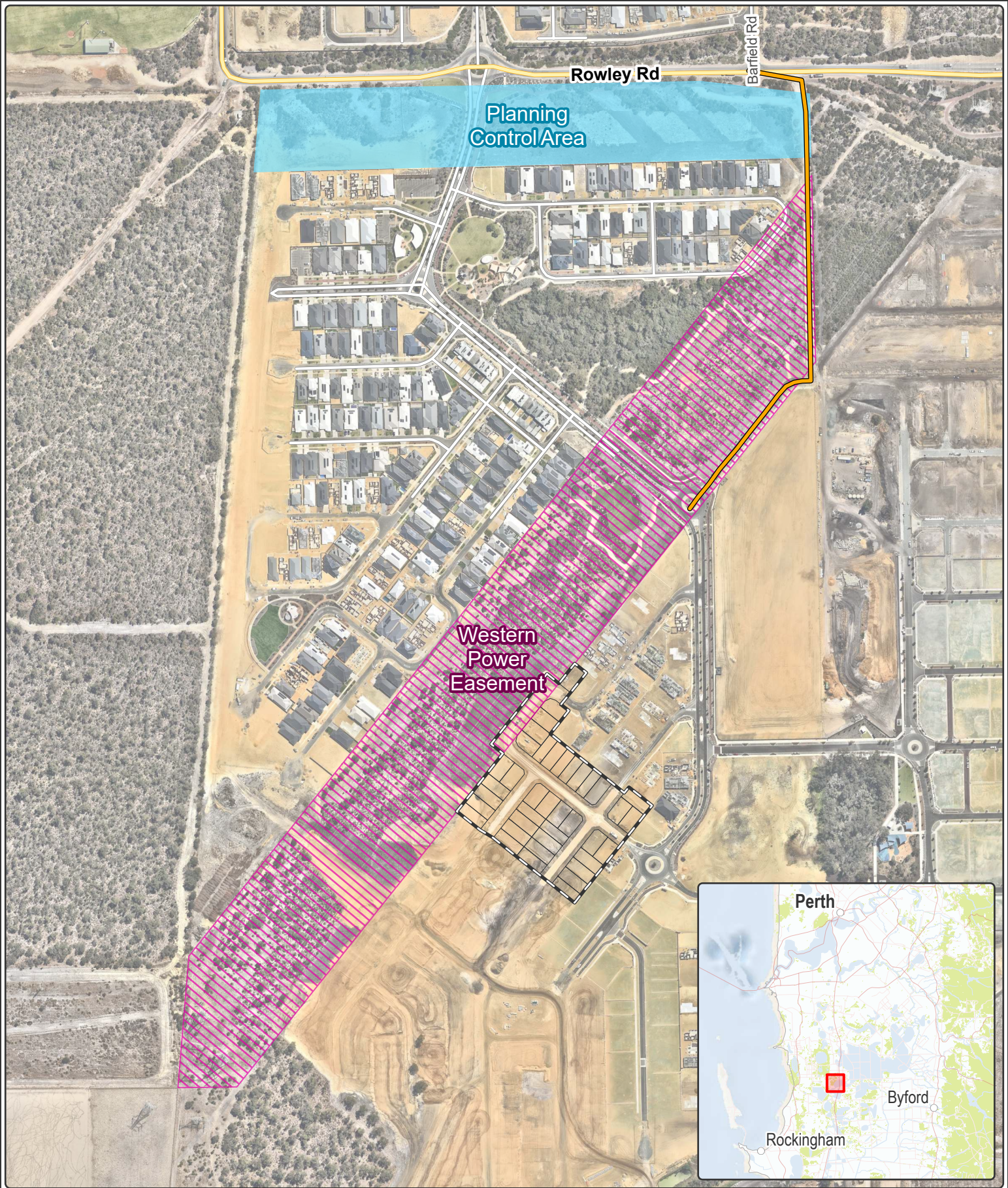
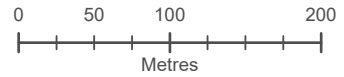


Figure 1: Site Overview

-  Subject site
-  Emergency Access Way
-  Lot boundary
-  Planning Control Area
-  Western Power Easement



Datum/Projection:
GDA 1994 MGA Zone 50
20PER16783-SM Date: 23/03/2023



Table 1: Bushfire compliance assessment

BMP reference	Action	Implementation status	Compliance assessment
Bushfire Management Plan: Strategen (2017)			
1a	Establish and maintain bushfire fuels within all residential lots to achieve exclusion Clause 2.2.3.2 (f) of AS 3959 ¹ .	Earthworks have ensured that bushfire fuels have been cleared within the subject site. The developer is responsible for ongoing management until sale/transfer of land.	Compliant Refer to Plate 1-Plate 3 in Appendix A.
1b	Establish and maintain portions of POS ² to be cleared/excluded as depicted on Figure 4 ³ in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	N/A. No POS areas are located within Stage 8	N/A
1c	Maintain new road verges in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	Road verges have been cleared and will be landscaped to achieve the desired exclusion clauses as per the Roadworks layout plan. These will be maintained by the developer until transfer to the City.	Expected to be compliant when completed Verges will be landscaped as part of front landscaping rebate applicable to all lots in a low threat state. Refer to Plate 3 (roads under construction in Stage 8) and Plate 4 and Plate 5 (completed roads and verges in surrounding stages) in Appendix A which show representations of road verges likely to be replicated throughout Stage 8.
1d	Establish and maintain Western Power easement in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	The Western Power easement is subject to an approved landscaping plan that was developed post-approval of the BMP (Strategen 2017). This incorporates: areas to be maintained as Asset Protection Zones; low threat vegetation and non-vegetated areas; and retained banksia woodland. Retention of vegetation was not contemplated in Strategen (2017), however ELA are comfortable that with the considered design of the landscaping plan, the intent of BMP action 1d (i.e. no lots in BAL-FZ or BAL-40 areas) will be met.	Compliant Refer to Plate 2 and Plate 6 in Appendix A which show landscaping within the Western Power easement. Text in the preceding column discusses the change in landscaping within the Western Power easement and how this relates to the intent of BMP action 1d.
1e	Establish and maintain Planning Control Area in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	N/A. The Planning Control Area is located outside of the assessment area for Stage 8.	N/A

BMP reference	Action	Implementation status	Compliance assessment
1f	Establish and maintain onsite low fuel buffers for development stages to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	Complete. All land within 100 m of Stage 8 (with the exception of the Western power easement) has been cleared or developed to ensure no temporary BAL ratings apply.	Compliant Refer to Plate 1-Plate 3 in Appendix A.
1g	Implement staged building exclusion for lots adjoining the western, eastern and south-western boundaries of the project area impacted by BAL-40 or BAL-FZ, as depicted on Figure 4 ³ , based on progress of clearing within Lot 2 to the west, Lot 9033 to the east and balance Lot 682 to the southwest.	N/A. Development of lots at the direct bushland interfaces have been delayed through staging and do not form part of Stage 8.	N/A
2a	Undertake updated BAL ⁴ assessment via BAL compliance checks.	Updated BAL assessment included within this document.	Compliant Refer to Appendix B.
2b	Construct buildings in accordance with AS 3959, either in accordance with this BMP or future reassessment of the BAL to support the building permit stage.	N/A. This applies to construction of dwellings and not subdivision clearance.	N/A
3a	Provide and maintain temporary emergency access way as right of way or public access easements in gross with sign posting and any gates unlocked.	The compliant temporary Emergency Access Way (EAW) has been constructed.	Compliant Refer to Figure 1.
3b	Construct public roads, cul-de-sacs, battle-axes and emergency access way in accordance with subdivision approval and relevant technical requirements of the Guidelines.	All public roads will be constructed in accordance with the approved Roadworks layout plan, which meets technical requirements of the current Guidelines and <i>IPWEA subdivisional guidelines</i> 2016 v2.3. All proposed roads are through roads. The EAW has been constructed.	Expected to be compliant when completed Roads not fully constructed yet, however if constructed in accordance with Roadworks layout plan in Appendix C, these will be compliant.
3c	Construct firebreaks around boundaries of relevant lots in accordance with requirements of the City of Kwinana annual firebreak order.	N/A. Lots within Stage 8 do not require firebreaks as per City of Kwinana Firebreak notice.	N/A.

BMP reference	Action	Implementation status	Compliance assessment
4a	Construct reticulated water supply and network of hydrants in accordance with DA approval and water authority, DFES and City technical requirements.	Water supply for Stage 8 not fully constructed at the time of assessment. Reticulated water supply and network of hydrants will be constructed in accordance with the approved Water reticulation plan. Fire hydrant installation is required under Building Code of Australia and <i>Australian Standard 2419 – Fire hydrant installations, - System design, installation and commissioning.</i>	Expected to be compliant when completed Water supply not fully constructed yet, however if constructed in accordance with Water Reticulation Plan in Appendix D, this will be compliant. Refer to Plate 7 in Appendix A showing water reticulation being installed within Stage 8.
5a	Reassess BALs for individual lots.	N/A. This applies to construction of dwellings and not subdivision clearance.	N/A
5b	Place notification on the Certificates of Title of all proposed lots with a BAL rating of 12.5 or above.	N/A. No lots within Stage 8 are subject to a BAL rating of 12.5 or above.	Compliant Refer to Appendix E.
5c	Comply with the City of Kwinana annual firebreak order.	Compliant. Lots within Stage 8 are less than 1,499m ² . Stage 8 is devoid of vegetation.	Compliant Refer to Plate 1-Plate 3 in Appendix A.
5d	Prepare Bushfire Emergency Evacuation Plans for any vulnerable land uses.	N/A. No vulnerable land uses are contained within Stage 8.	N/A

1. AUSTRALIAN STANDARD AS 3959: 2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS (AS 3959: 2018; SA 2018)
2. PUBLIC OPEN SPACE
3. FIGURE 4 OF THE BUSHFIRE MANAGEMENT PLAN
4. BUSHFIRE ATTACK LEVEL

References

City of Kwinana, 2021, Fire-break/hazard Compliance Notice, [Fire-break/hazard compliance Notice \(kwinana.wa.gov.au\)](https://www.kwinana.wa.gov.au)

Department of Planning (DoP), 2016, *Visual guide for bushfire risk assessment in Western Australia*. DoP, Perth.

Standards Australia, 2018, *Construction of buildings in bushfire-prone areas, AS 3959: 2018*. SAI Global, Sydney.

Strategen, 2017, *Bushfire Management Plan: Lot 682 Rowley Road, Mandogalup*, prepared for QUBE Property Group Pty Ltd.

Western Australian Planning Commission, 2015, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. WAPC, Perth.

Western Australian Planning Commission, 2021, *Guidelines for Planning in Bushfire Prone Areas Version 1.4 (including appendices)*, WAPC, Perth.

Appendix A Photographic evidence of compliance

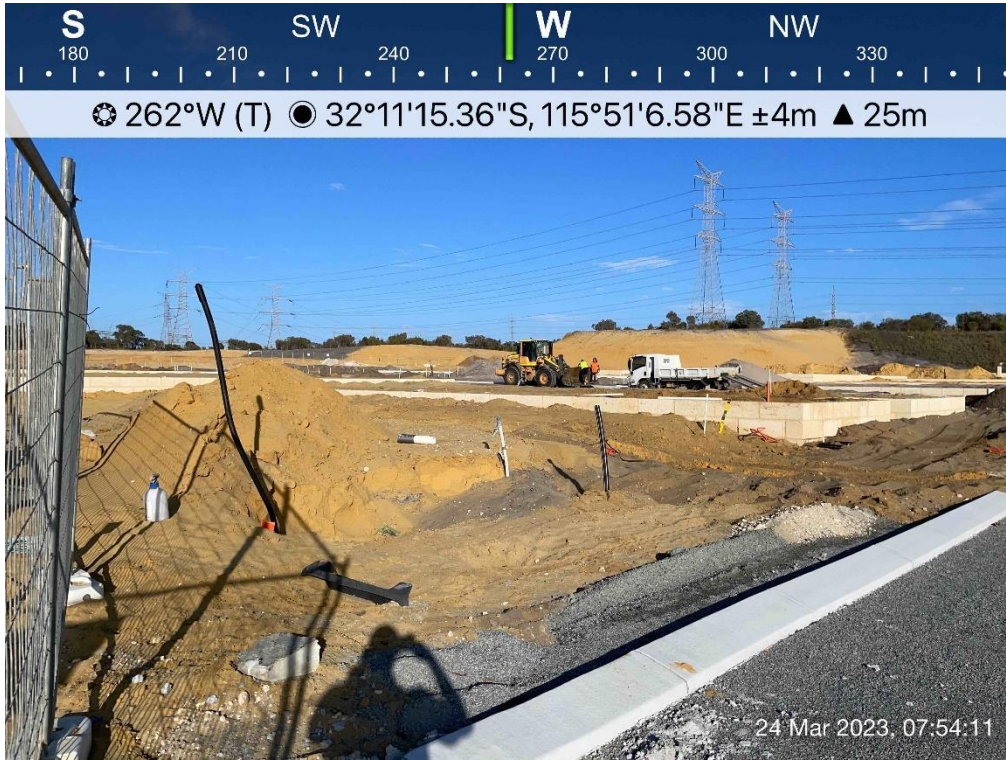


Plate 1: Clearing and maintenance of residential lots within Stage 8.



Plate 2: Residential lots within Stage 8 and APZ vegetation planting within Western Power easement.



Plate 3: Current state of road and road verge construction within Stage 8.



Plate 4: Standard of road and road verge in completed stage nearby.



Plate 5: Standard of road and road verge in completed stage nearby.



Plate 6: Landscaping within Western Power easement



Plate 7: Installation of water reticulation within Stage 8

Appendix B Updated Bushfire Attack Level assessment

An updated Bushfire Attack Level (BAL) assessment for Stage 8 Apsley Estate has been undertaken for the subject site to assist assessing compliance with the endorsed BMP. The assessment has been undertaken in accordance with *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (AS 3959: 2018; SA 2018) Simplified Procedure (Method 1).

This assessment has been prepared by Principal Bushfire Consultant Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802-L3).

Vegetation classification assessment

Vegetation within the subject area and surrounding 150 m (the assessment area) was assessed in accordance with the *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC 2021) and AS 3959: 2018 with regard given to the *Visual guide for bushfire risk assessment in Western Australia* (DoP 2016). Site assessment has been undertaken multiple times since 2020 to inform staged development. The most recent assessment was undertaken on 24 March 2023.

The following vegetation classes and exclusions were identified within the assessment area as depicted in Table 2 and Figure 2. Photographs relating to each vegetation type are included in Table 3.

Table 2: Classified vegetation as per AS 3959: 2018

Plot	Vegetation Classification	Effective Slope
1	Class D Scrub	All upslopes and flat land (0 degrees)
2	Excluded AS 3959: 2018 2.2.3.2 (e) & (f)	-

Slope under vegetation

Effective slope under vegetation was assessed for a distance of 150 m from the subject site in accordance with the Guidelines and AS 3959: 2018 and is depicted in Table 3 and **Error! Reference source not found..**

Table 3: Vegetation classifications

Plot	Classification or Exclusion Clause	Class D Scrub
<p>Plot 1</p> <p>Photo Point 1</p> <p>This plot is comprised of banksia scrub with an average height of 3-4 m. Vegetation height is limited as a result of overhead powerlines.</p> <p>Slope under vegetation was assessed as upslope / flat land.</p>	 	
<p>Plot 1</p> <p>Photo Point 2 (background)</p> <p>This plot is comprised of banksia scrub (background) with an average height of 3-4 m. Vegetation height is limited as a result of overhead powerlines.</p> <p>Slope under vegetation was assessed as upslope / flat land.</p>	 	
<p>Plot 2</p> <p>Photo Point 3</p> <p>This area is comprised of managed landscaping within an overhead powerline easement.</p>	<p>Excluded – clause 2.2.3.2 (e) & (f) of AS 3959: 2018</p>  	

Plot 2 Classification or Exclusion Clause Excluded – clause 2.2.3.2 (e) & (f) of AS 3959: 2018

Photo Point 4

This area is comprised of managed landscaping within an overhead powerline easement.
Project landscaping plans show this area as planted/managed to Asset Protection Zone standards.



Plot 2 Classification or Exclusion Clause Excluded – clause 2.2.3.2 (e) & (f) of AS 3959: 2018

Photo Point 5

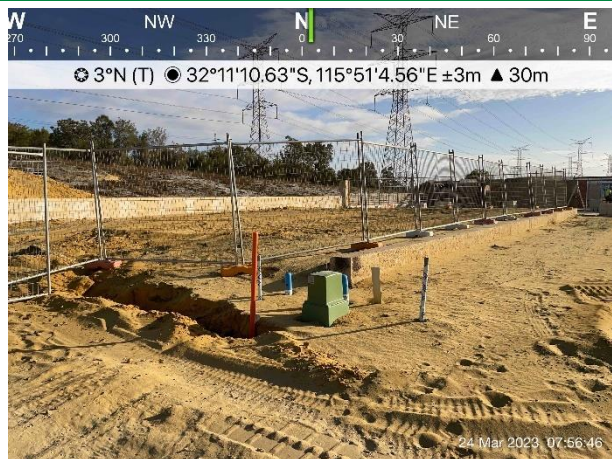
This area is comprised of land that has been cleared / developed for residential purposes.



Plot 2 Classification or Exclusion Clause Excluded – clause 2.2.3.2 (e) & (f) of AS 3959: 2018

Photo Point 6

This area is comprised of land that has been cleared / developed for residential purposes.



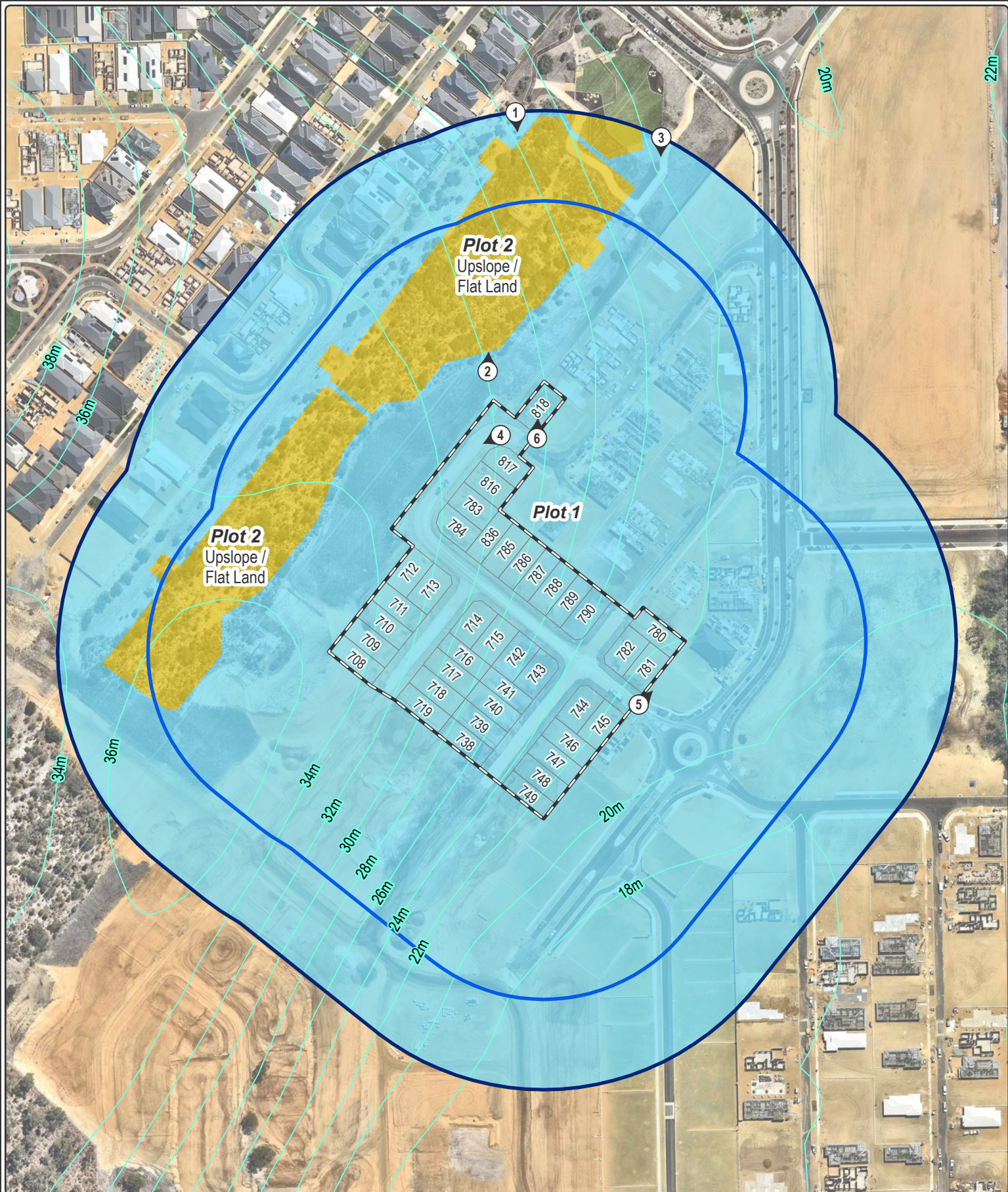


Figure 2: Vegetation Classification

Subject site	Photo location	<p>Vegetation classification</p> <p> Class D Scrub</p> <p> Excluded as per clause 2.2.3.2 (e) and (f)</p>	<p>0 25 50 100</p> <p>Metres</p>
100m site assessment	150m site assessment		
Lot boundary		<p>Datum/Projection: GDA 1994 MGA Zone 50</p> <p>20PER16783-SM Date: 28/03/2023</p>	
Contour (2m)		<p> N</p> <p>eco logical AUSTRALIA A TETRA TECH COMPANY</p>	

Bushfire Attack Level (BAL) assessment

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)*, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs above.

All land located within 100 m of the classified vegetation depicted in Figure 2 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- State adopted Fire Danger Index (FDI) rating;
- Vegetation class;
- Slope under classified vegetation; and
- Distance between proposed development area and the classified vegetation.

Based on the identified BAL, construction requirements for the proposed buildings can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

Table 4 and Figure 3 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed development in accordance with AS 3959: 2018 methodology.

Table 4: Method BAL calculation (BAL contours)

Plot	Vegetation Classification	Effective Slope	Separation distances required				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class D Scrub	All upslopes and flat land (0 degrees)	<10	10-<13	13-<19	19-<27	27-<100
2	Excluded AS 3959: 2018 clause 2.2.3.2 (e) & (f)	-	No separation distances required – BAL-LOW				

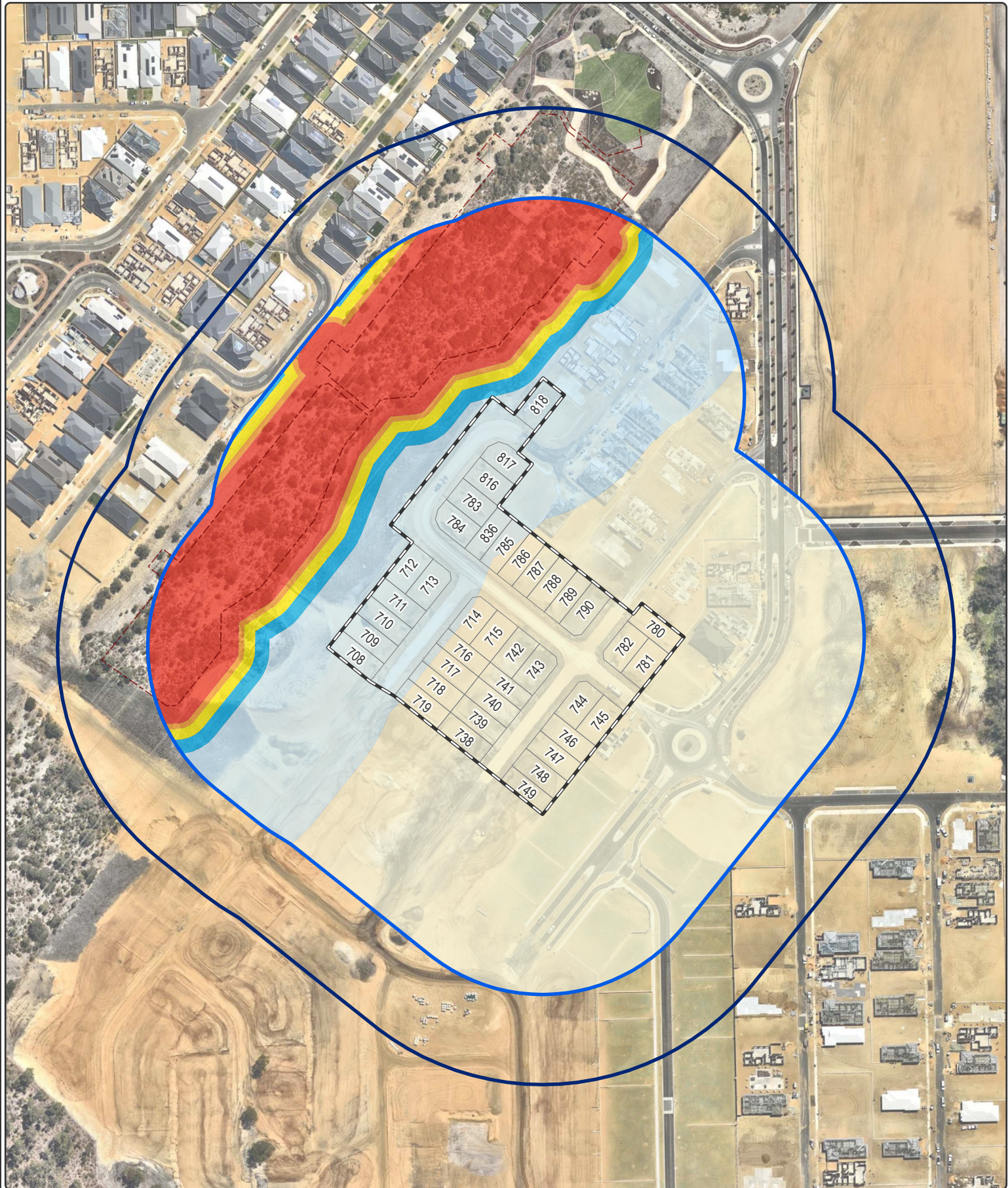











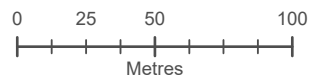


Figure 3: Bushfire Attack Level (BAL) Contours

-  Subject site
-  100m site assessment
-  150m site assessment
-  Lot boundary
-  Bushfire hazard interface

Bushfire Attack Level (BAL)

-  BAL - FZ
-  BAL - 40
-  BAL - 29
-  BAL - 19
-  BAL - 12.5
-  BAL - LOW



Datum/Projection:
GDA 1994 MGA Zone 50
20PER16783-SM Date: 23/03/2023



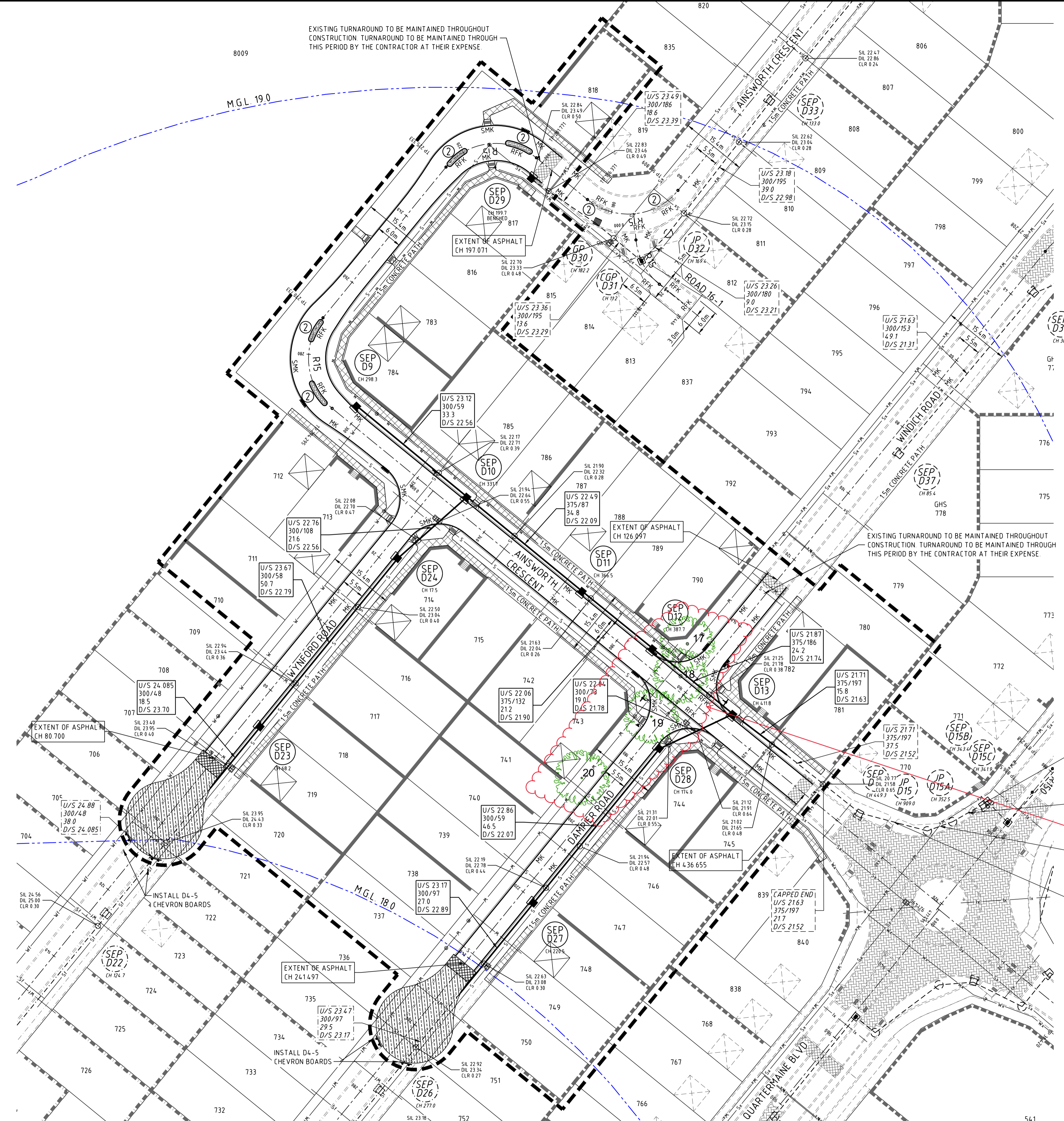
Appendix C Roadworks plan

LEGEND

- PROPOSED ROAD
 - EXISTING ROAD
 - FUTURE ROAD
 - PROPOSED DRAINAGE
 - EXISTING DRAINAGE
 - FUTURE DRAINAGE
 - PROPOSED SEWER
 - EXISTING SEWER
 - FUTURE SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - EXISTING POWER
 - EXISTING TELSTRA
 - EXISTING GAS
- DRAINAGE PIT LABEL**
- PIT TYPE: JP 01, JP 02, JP 03
- CHANGING OR CO-ORD
- PROVIDE TEMPORARY LID
CONVERT EXISTING LID
- | PROPOSED | EXISTING | FUTURE |
|---|---|---|
| U/S 22.40
300/158
26.8
D/S 22.23 | U/S 22.40
300/158
26.8
D/S 22.23 | U/S 22.40
1300/158
126.8
D/S 22.23 |
- UPSTREAM I.L.
PIPE DIA / GRADE
DISTANCE BETWEEN PITS
DOWNSTREAM I.L.
- PROPOSED KERB
& 2m TRANSITION
- PROPOSED DUAL USE PATH
WITH PRAM RAMP & TACTILE PAVERS
- BLACK ASPHALT PAVEMENT
25mm AC10
 - BRICK PAVING
 - RED ASPHALT PAVEMENT
25mm AC10
 - RED ASPHALT PAVEMENT
25mm AC10 (CYCLEPATH)
 - BLACK ASPHALT PAVEMENT
40mm AC10
 - BLACK ASPHALT PAVEMENT
50mm AC14 INTERSECTION MIX
 - ROAD BASE AND PRIME (3.0m
PAST LIMIT OF PAVEMENT)
 - CONSTRUCT FULL DESIGN TO
PRIMER SEAL STAGE ONLY
- POST WITH STREET NAME PLATES
- CHEVRON BOARD
- STAGE BOUNDARY
- WATER RRPM
- MOUNTABLE KERB
SEMI-MOUNTABLE KERB
REINFORCED FLUSH KERB
FLUSH KERB
BARRIER KERB
1.2m KERB RAMP
- REFER STANDARD DRAWINGS FOR DETAILS

STAGE NOTES

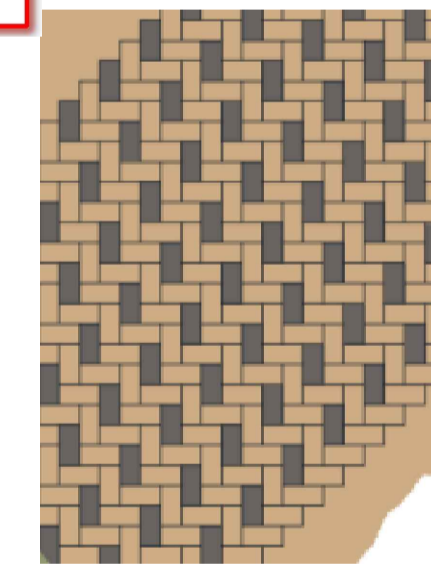
- LOCAL AUTHORITY - CITY OF KWINANA
- PROJECT SURVEYOR - MNG
- LANDSCAPE ARCHITECT - PLAN E
- REFERENCE DRAWINGS:
SEWERAGE RETICULATION PLAN 6027-08-400
WATER RETICULATION PLAN 6027-08-500
INTERSECTION DETAILS 6027-08-620
STREETSCAPE PLAN 6027-08-630
- DRAINAGE MANHOLES TO BE LAID ON 15m BEHIND THE FACE OF KERB UNLESS NOTED OTHERWISE
- THE CONTRACTOR TO HYDRO MULCH ALL VERGES AND LOT AREAS.
- KERB TRANSITIONS TO ALLOW A MINIMUM 7.0m CLEARANCE FOR DRIVEWAY LOCATIONS
- CONTRACTOR TO USE CONCRETE TACTILE PAVERS IN BRICK PAVED AREAS
- CONTRACTOR TO ENSURE VERGE IS GRADED AT 2% UP FROM TOP OF KERB TO PROPERTY BOUNDARY UNLESS OTHERWISE NOTED
- ALL PATHS TO BE CONSTRUCTED AS TYPE 3, AS SHOWN ON CITY OF KWINANA STD-R07
- TEMPORARY TURN AROUND CONSTRUCTED AS PART OF EARLIER STAGES TO REMAIN THROUGHOUT THE CONSTRUCTION OF CURRENT STAGE
- MINIMUM PAVEMENT:
SUBGRADE - 95% MDD
LIMESTONE - 150mm AT 95% MDD
BASECOURSE - 100mm AT 98% MDD
PRIMER SEAL - 7mm



STANDARD NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL LIAISE WITH ALL PUBLIC UTILITIES PRIOR TO COMMENCING WORK TO PHYSICALLY LOCATE ALL SERVICES WITHIN THE CONTRACT SITE
- ALL LEVELS SHALL BE LOCATED FROM ESTABLISHED BENCHMARKS AS ESTABLISHED BY THE PROJECT SURVEYOR
- ALL CONNECTIONS TO EXISTING WORK SHALL BE SMOOTH AND OF NEAT APPEARANCE
- REFER INTERSECTION DETAIL DRAWINGS FOR CORNER RADI AT INTERSECTIONS AND CUL-DE-SACS
- ALL KERBING TO BE MOUNTABLE TYPE UNLESS NOTED OTHERWISE
- TRANSITION BETWEEN DIFFERENT KERB TYPES SHALL BE MADE OVER A LENGTH OF 2m
- WHERE POSSIBLE, STREET SIGNS TO BE STRAPPED TO STREET LIGHT POLES
- ALL CUTS THROUGH LIMESTONE SHALL BE EXCAVATED TO A DEPTH OF 100mm BELOW SUB-GRADE LEVEL AND 200mm BELOW THE FINISHED LEVEL OF VERGES
- STORMWATER PIPES SHALL BE REINFORCED CONCRETE (CLASS 2) R.R.J UNLESS NOTED OTHERWISE
- DRAINAGE PIPES TO BE INSTALLED IN ACCORDANCE WITH AS3725 CONTRACTOR TO CONSIDER GROUND CONDITIONS, HAUNCHING, TRENCH CONDITIONS, LOAD PARAMETERS AND COMPACTION METHODS TO ENSURE INTEGRITY OF PIPE
- MANHOLES AND SIDE ENTRY PITS SHALL BE LOCATED IN POSITIONS SHOWN IRRESPECTIVE OF THE INDICATED PIPE LENGTHS AND WHERE APPLICABLE THE PITS SHALL BE LOCATED AT THE ACTUAL LOW POINT
- MINIMUM COVER TO DRAINAGE PIPES TO BE 600mm UNLESS NOTED OTHERWISE. CLEARANCE WITH ALL OTHER SERVICES TO BE 150mm. CONTRACTOR TO ADVISE OF ANY DISCREPANCIES
- WHERE A SEWER LINE INTERSECTS WITH A STORMWATER DRAINAGE LINE AND THE SEWER PASSES OVER THE DRAIN THEN THE SEWER SHALL HAVE A TIMBER PILE AND KEEL PROVIDED FOR THE FULL EXTENT NECESSARY TO SUPPORT THE SEWER DURING EXCAVATION FOR THE DRAIN
- THE ROADWORKS AND DRAINAGE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SEWERAGE RETICULATION PLAN(S) AND THE STANDARD DRAWING(S)
- STORMWATER ACCESS CHAMBER LIDS IN VERGES ARE TO BE SET TO MATCH VERGE CROSSFALLS AND LEVELS
- PRAM RAMP, ROAD CROSSINGS AND MEDIANS TO HAVE GLUE, STICK AND SCREW ON TACTILE PAVERS BY PERTH TACTILE PAVERS (OR SIMILAR APPROVED). WHEN ON BRICK PAVING TACTILES TO BE CONCRETE PAVER TYPE
- LINE MARKING TO BE PROVIDED TO ALL LANEWAYS
- CONTRACTOR TO ENSURE ALL ROOTS OF ALL RETAINED TREES ARE PROTECTED DURING CONSTRUCTION
- FOOTPATHS TO BE 1.5m WITH 0.3m OFFSET TO ROAD RESERVE BOUNDARY OR 2.5m WITH 0.5m OFFSET. FOOTPATHS TO BE INCREASED IN WIDTH BY OFFSET WIDTH AND OFFSET REMOVED ADJACENT RETAINING WALLS
- PATHS TO BE CONSTRUCTED AS TYPE 3 AS SHOWN ON CITY OF KWINANA STD-R07

**City of Kwinana
Engineering Services
Endorsed**



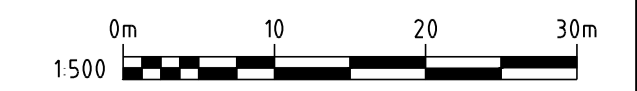
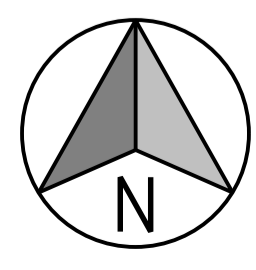
1. Trees to be removed

BRICK PAVING TABLE

No	TYPE	COLOUR	PATTERN
①	BRICKMAKERS EASIPAVE 80 (220x110x60mm)	CHARCOAL	HERRINGBONE
	BRICKMAKERS EASIPAVE 80 (220x110x60mm)	CHARCOAL	HEADER COURSE
②	BRICKMAKERS EASIPAVE 80 (220x110x60mm)	SILVER	HERRINGBONE
	BRICKMAKERS EASIPAVE 80 (220x110x60mm)	SILVER	HEADER COURSE
Ⓜ	BRICK PAVING BY OTHERS		

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0	31/10/22	ARH	SM		ISSUED FOR CONSTRUCTION
B	02/09/22	ARH	SM	A. THOMSON	AMENDED TO COUNCIL COMMENTS
A	10/12/21	ARH	SM	A. THOMSON	ISSUED FOR APPROVAL
REV	DATE	DRN	CKD	APP	AMENDMENT



COSWILL & WEBLEY
CONSULTING ENGINEERS

Mailing Address: PO Box 680, Subiaco WA 6904
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6908

T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

QUBE

PROPOSED: *Shawson*

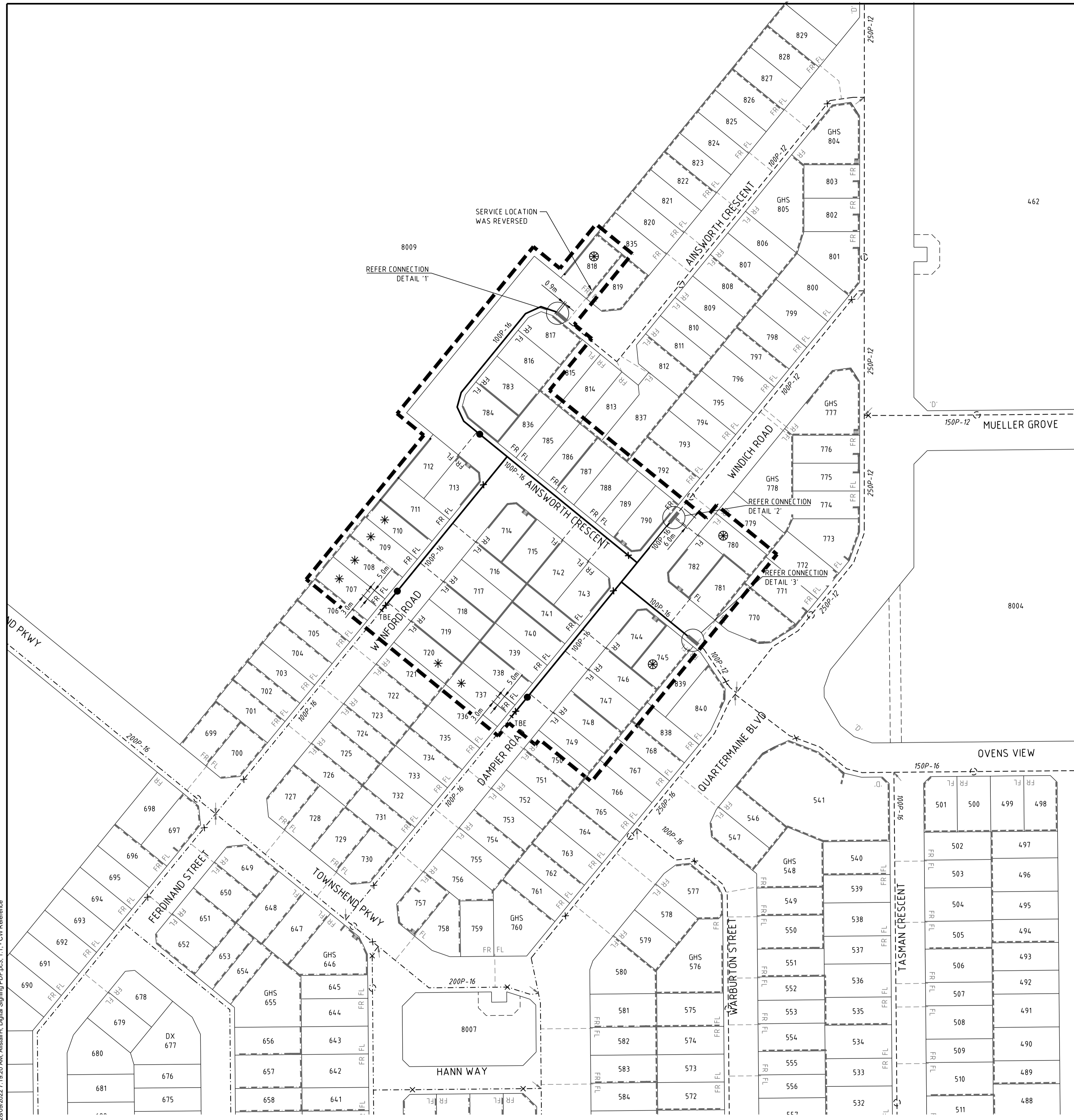
DESIGNED: ARH

SCALE: 1:500

PROJECT	APLSLEY - STAGE 08	
TITLE	ROADWORKS AND DRAINAGE	
WAPC No.	155567	DRAWING No. 6027-08-610
REVISION	0	

ORIGINAL SIZE A1

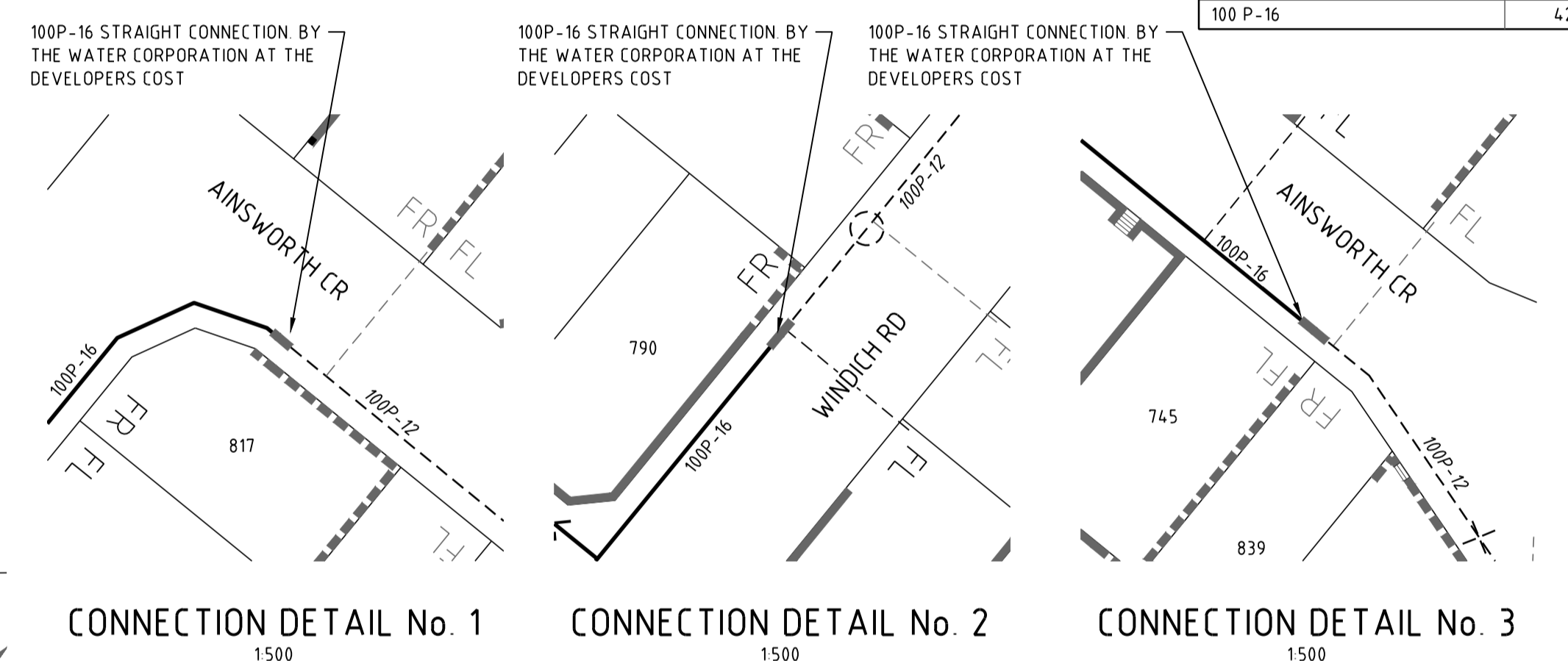
Appendix D Water reticulation plan



DESCRIPTION	SYMBOL
RETICULATION AREA BOUNDARY	---
PROPOSED MAINS	---
PROPOSED VALVE (No = 5)	⊗
PROPOSED HYDRANT (No = 3)	⊙
PROPOSED PRELAID LONG SERVICE	---
CHANGE IN PIPE SIZE	↘
FLUSHING POINT (No = 0)	FP
TEMPORARY BLANK END AND FLUSHING POINT (No = 2)	TBE
CONNECTION BY WATER CORPORATION (No = 3)	---
EXISTING MAIN, HYDRANT AND VALVE	---
FUTURE MAIN, HYDRANT AND VALVE	---
FUTURE DISTRIBUTION MAINS	---
PROPOSED RETAINING WALL	---
EXISTING RETAINING WALL	---
FUTURE RETAINING WALL	---
DEFERRED SERVICE	'D'
SERVICE LAID IN THIS STAGE FOR RELEASE IN FUTURE STAGE	*
SERVICE LAID IN PREVIOUS STAGE TO BE RELEASED IN THIS STAGE	⊗
SERVICE UNDER RETAINING WALL	#1
SERVICE IN BELOW GROUND PIT (REFER WC DWG B062-2-9)	#2

- ### CONTRACTOR'S RESPONSIBILITY
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE THE INSTALLATION OF ALL SERVICES WITHIN THE SUBDIVISION. THE CONSULTANT SHOULD ENSURE THAT THERE IS NO CONFLICT BETWEEN THE POSITIONING OF FULLY PRE-LAID WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAID SERVICES ARE REQUIRED.
- ### SERVICES
- ALL WATER MAINS SHALL BE INSTALLED ON 2m ALIGNMENT EXCEPT AS OTHERWISE AGREED.
 - FULLY PRE-LAID WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 63 VERSION 3 REVISION 15, DECEMBER 2021 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG No.'s BD 62-8-15 AND BD62-8-24.
 - WATER SERVICE LOCATIONS SHALL BE IN ACCORDANCE WITH THE GUIDELINES FOR POSITIONING CONTAINED IN DRG No. B062-8-14.
 - WHERE POSSIBLE LOTS ARE ARRANGED IN PAIRS WITH A DUAL SERVICE PIPE ENTERING THE RIGHT HAND SIDE OF THE PAIR OF LOTS AND SPLITTING LEFT AND RIGHT TO SUPPLY EACH PAIR OF METERS.
 - WHERE SHORT AND LONG SINGLE SERVICES ARE INDICATED THE SERVICE PIPE AND METER SHOULD, IF POSSIBLE, BE LOCATED AT THE LEFT HAND SIDE BOUNDARY OF LOTS.
 - FOR A STRAIGHT ROAD RESERVE, SERVICE PIPES SHALL BE ALIGNED AT RIGHT ANGLES TO FRONT BOUNDARIES, RATHER THAN TO THE SUPPLY WATER MAINS.
 - WHERE THERE IS A BEND IN THE ROAD RESERVE AT THE SIDE BOUNDARY, THE SERVICE PIPE SHALL BE POSITIONED PARALLEL TO THE LINE BISECTING THE ANGLE.
 - FL AND FR (FULLY PRELAID LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION.
 - FULLY PRE-LAID WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. B062-2-9.

SERVICES	QTY (No.)
PRELAID SHORT DUAL	11
PRELAID LONG DUAL	7
PRELAID SHORT SINGLE	1
PRELAID LONG SINGLE	3
TOTAL	22
TOTAL NUMBER OF LOTS SERVED	40
NUMBER OF DEFERRED SERVICES	0
EXTENSION	QTY (m)
100 P-16	422.1

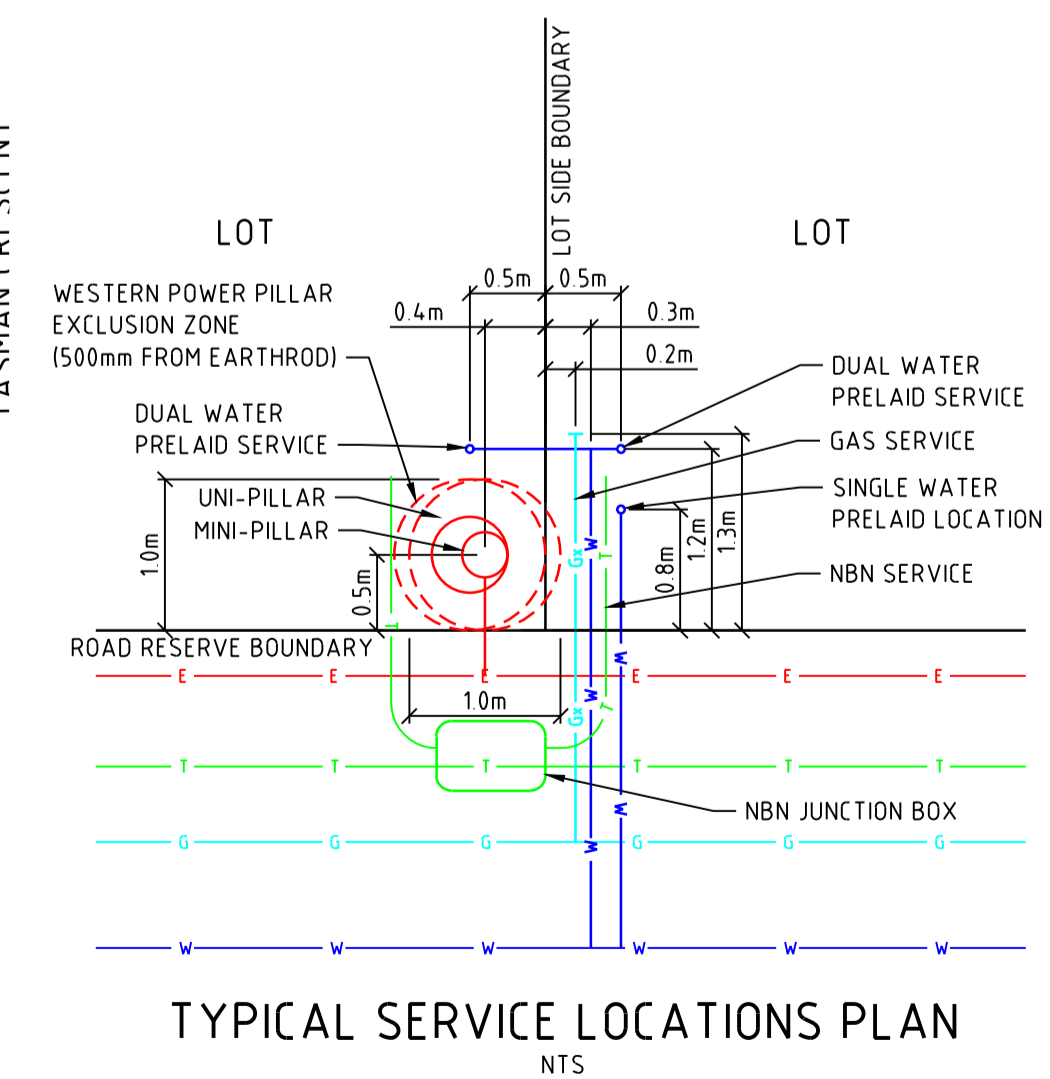


NOTICE TO CONTRACTOR

IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY FOR REPAIR OF ALL SERVICES DAMAGED BY HIM DURING CONSTRUCTION WORKS THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY FOR THE PROTECTION OF ALL EXISTING SERVICES.

MSWA RETICULATION SUBMISSION

This plan is accepted as being in accordance with the endorsed Concept Plan MW06-100-001-01A. Compliance with relevant design standards and manuals remains the responsibility of the Design Engineer. No works are to commence on site until start-up meeting requirements have been made with the relevant Asset Inspector. Refer to the Developers' Manual for contact details.

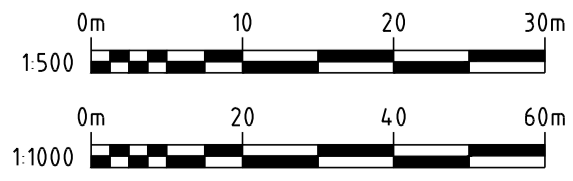
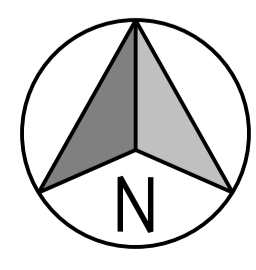


NV83-103-001-01A

FILE: 125878989

P:\6027\Map\6027\6027_08-500.dwg, 28/09/2022 7:19:20 AM, Alistair.H., Digital Signing PDF, p.3, 1.1 - CW Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
0	28 09 22	ARH	SM		ISSUED FOR CONSTRUCTION
C	21 09 22	ARH	SM	A. THOMSON	ISSUED FOR WATER CORPORATION APPROVAL
B	06 09 22	ARH	SM	A. THOMSON	UPDATED TO SUIT WALLING CHANGES
A	10 12 21	ARH	SM	A. THOMSON	ISSUED FOR APPROVAL



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CW Cossill & Webley CONSULTING ENGINEERS
Mailing Address: PO Box 680, Subiaco WA 6904
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008

CLIENT: QUBE
PROJECT: APSLEY - STAGE 08
TITLE: WATER RETICULATION PLAN

APPROVED: *Shawson*
DESIGNED: ARH
SCALE: 1:500 1:1000

T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

PROJECT	TITLE	WAPC No.	DRAWING No.	REVISION
APSLEY - STAGE 08	WATER RETICULATION PLAN	155567	6027-08-500	0

ORIGINAL SIZE A1

Appendix E Deposited plan

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 711-719, 738-749, 780-790, 816-818, 836, 9013, 9014, 9507, Roads, Easements and Restrictive Covenant

Locality & Local Government

Locality	Mandogalup
Local Government	City of Kwinana

Department of Planning, Lands and Heritage

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

Examination

Examined	Date
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Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	155567

In Order For Dealings

Subject To	
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Plan Approved

For Inspector of Plans and Surveys	Date
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Plan Approved

Inspector of Plans and Surveys	Date
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Plan Approved

For Inspector of Plans and Surveys	Date
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Plan Approved

Inspector of Plans and Surveys	Date
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Plan Approved

Inspector of Plans and Surveys	Date
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AMENDMENTS TABLE		
Revision	Description	Date
A	Initial Issue	28/02/2023
B	Amend after PM check	1/03/2023

DRAFT
ALL AREAS AND DIMENSIONS
ARE SUBJECT TO FINAL SURVEY
AND WAPC APPROVAL

Survey Details

Field Records	142336
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, Nigel J. SIMPSON 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.

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

Survey Organisation

Name	MNG MCMULLEN NOLAN GROUP
Address	SUCCESS 6964
Phone	6436 1599
Fax	6436 1500
Email	info@mngsurvey.com.au
Reference	96755dp-159b

NOTE Z - The dimensions and position of this Easement are based on accurate surveyed alignments

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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
711-719, 738-749, 780-790, 816-818, 836, 9014, 9507	DP 423862	PT LOT 9012		
9013	DP 416761	PT LOT 9011		

Former Tenure Interests and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(A), (A) 1	EASEMENT		DOC C 10720	LOT 9014	STATE ENERGY COMMISSION OF WESTERN AUSTRALIA	SEE 'Z' NOTE
(C)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC O1724.10	LOT 9014	CITY OF KWINANA AND THE PUBLIC AT LARGE	(Public Access)
(33b), (33b) 1	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 Reg 33(b)	DP 4.18375	LOT 9014	WATER CORPORATION	
(P)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC O807722	LOT 9014	CITY OF KWINANA AND THE PUBLIC AT LARGE	(Public Access)
(33b) 2	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 Reg 33(b)	DP 4.21705	LOT 9014	WATER CORPORATION	
(G) 1	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC P204.097	LOT 9014	ELECTRICITY NETWORKS CORPORATION	FIRE ZONE
(H)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC P204.102	LOT 9014	CITY OF KWINANA AND THE PUBLIC AT LARGE	(Public Access)
(33b) 3, (33b) 5	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 4.23862	LOT 9014	WATER CORPORATION	
(33b) 4	EASEMENT (Water Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 4.23862	LOT 9014	WATER CORPORATION	
(33c), (33c) 1	EASEMENT (Electricity Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (c)	DP 4.23862	LOT 9014	ELECTRICITY NETWORKS CORPORATION	
(L)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC	LOT 9014	ELECTRICITY NETWORKS CORPORATION	FIRE ZONE
(J), (K)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC	LOT 9014	CITY OF KWINANA & PUBLIC AT LARGE	VEHICLE TURNING

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN & DOC	ALL LOTS EXCEPT LOTS 9013, 9014 & 9507	ALL LOTS EXCEPT LOTS 9013 & 9014	
(33b) 6, (33b) 8	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOT 9014	WATER CORPORATION	
(33b) 7, (33b) 9	EASEMENT (Water Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	THIS PLAN	LOT 9014	WATER CORPORATION	
(M), (N)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC	LOT 9014	CITY OF KWINANA & PUBLIC AT LARGE	VEHICLE TURNING

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC 70A OF THE TLA 1893	DOC	ALL LOTS EXCEPT LOTS 9013, 9014 & 9507		RELATES TO ACCESS VIA THE ESTATE ENTRY AND ROWLEY ROAD
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC 70A OF THE TLA 1893	DOC	ALL LOTS EXCEPT LOTS 9013, 9014 & 9507		RELATES TO ACCESS VIA ANKETELL ROAD/HOFFMAN ROAD INTERSECTION
	NOTIFICATION	SEC 165 OF THE P&D ACT 2005	DOC	Lots 711-719, 783-785, 816-818, 836		BUSHFIRE MANAGEMENT PLAN

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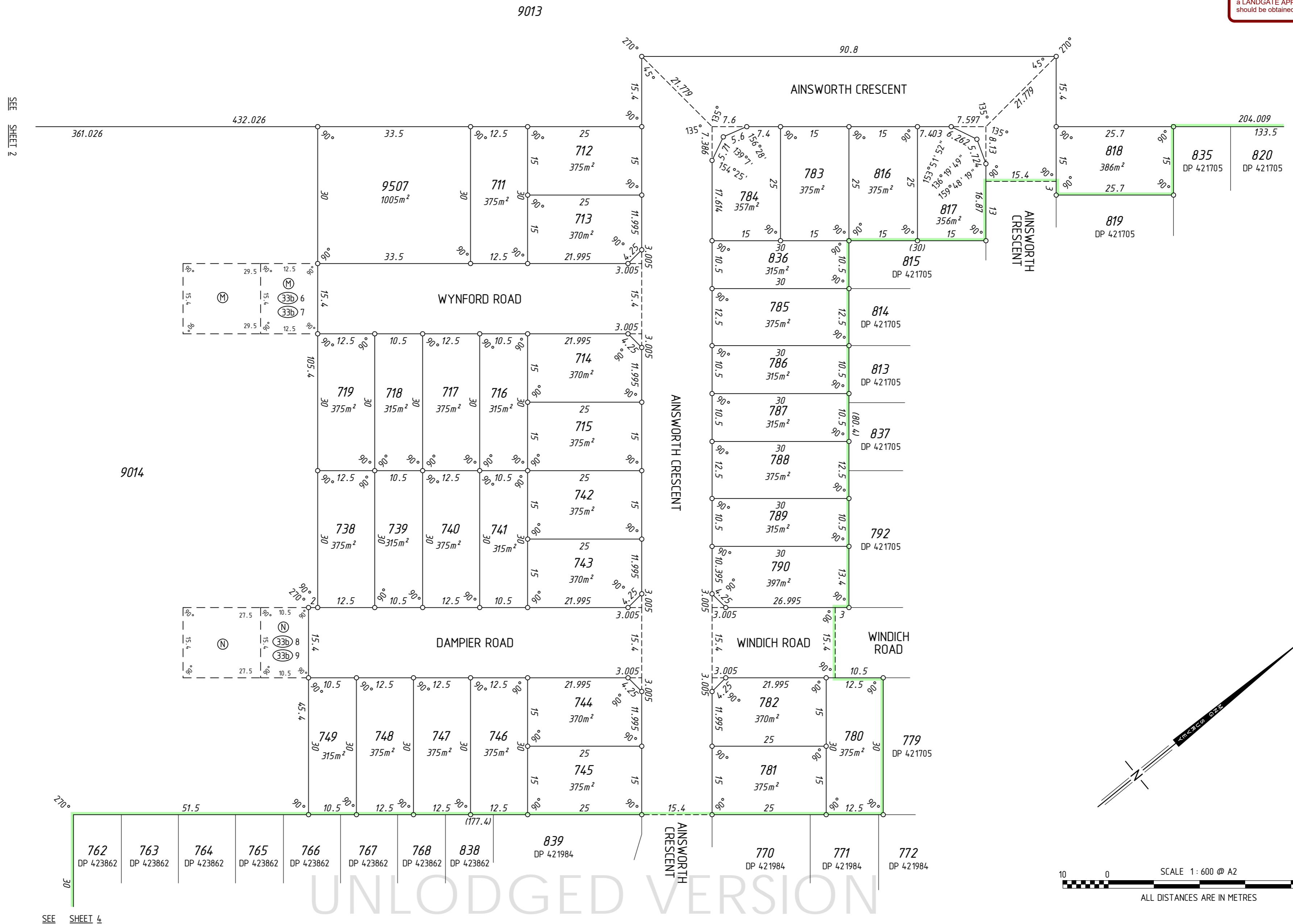
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SEE SHEET 2

SEE SHEET 2

SEE SHEET 4



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Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

MNG Ref : 96755dp-159b - Stage 8 - DP423206.CSD

ADDITIONAL SHEETS
SURVEY SHEET

SHEET 3 OF 11

VERSION NUMBER 1

DEPOSITED PLAN
423206

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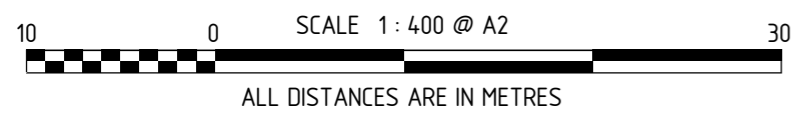
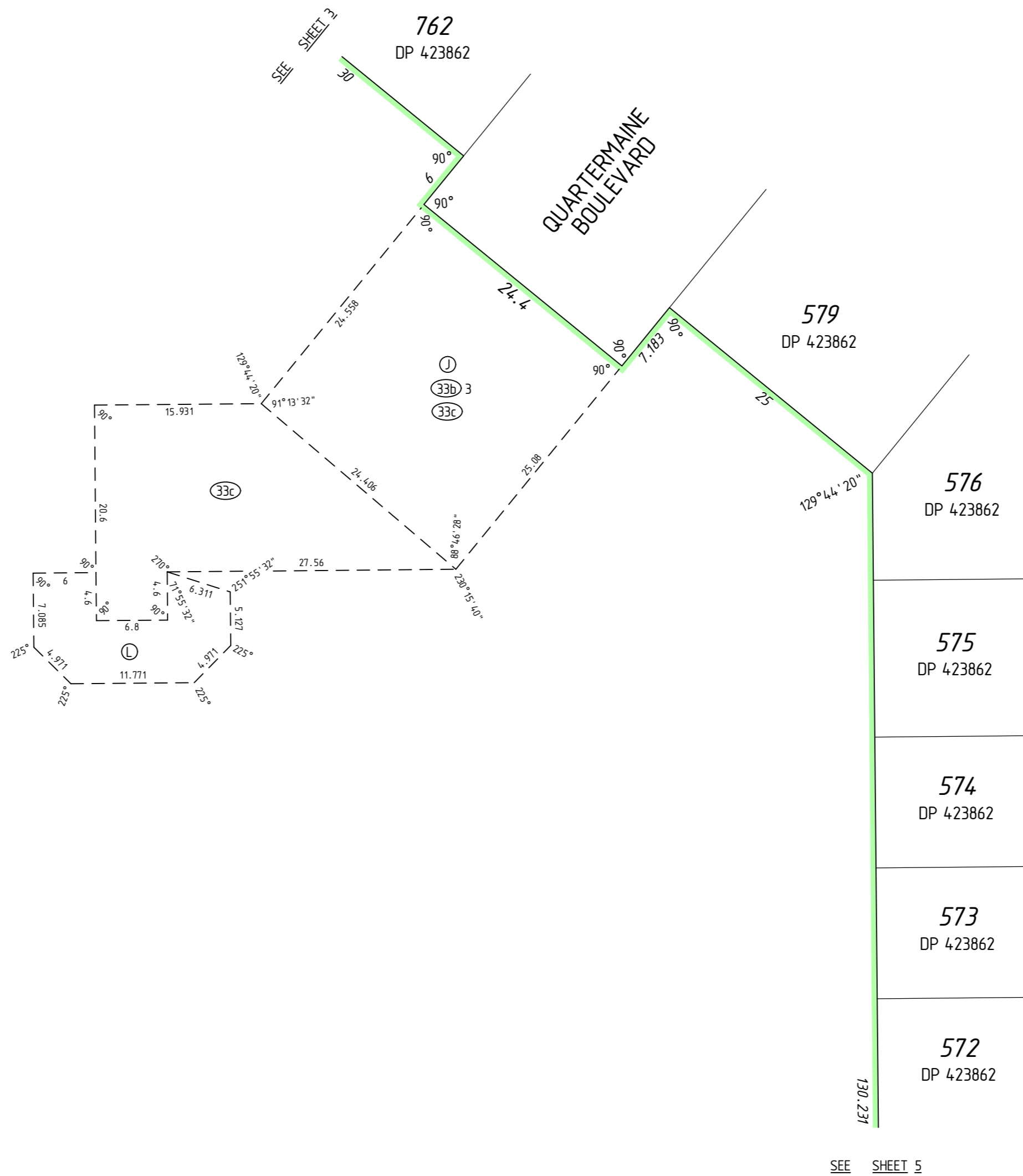
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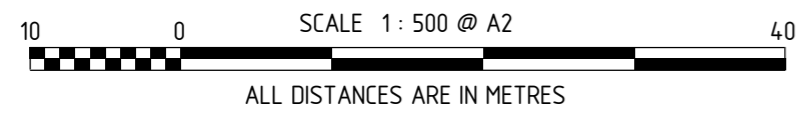
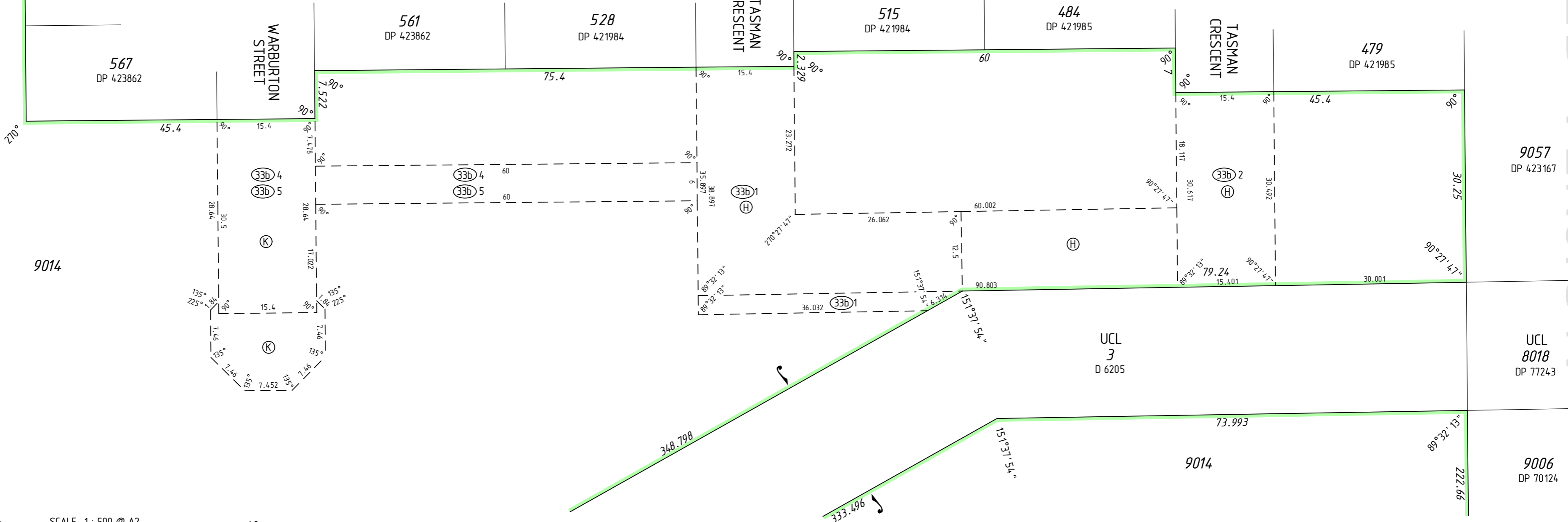
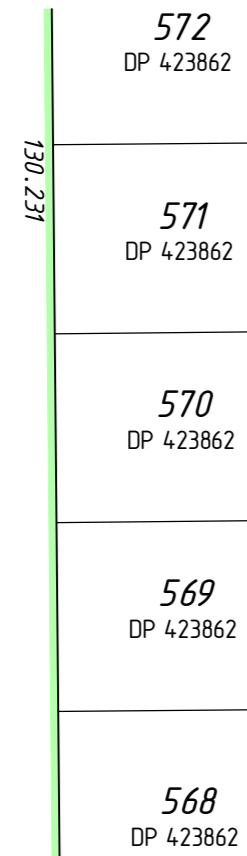
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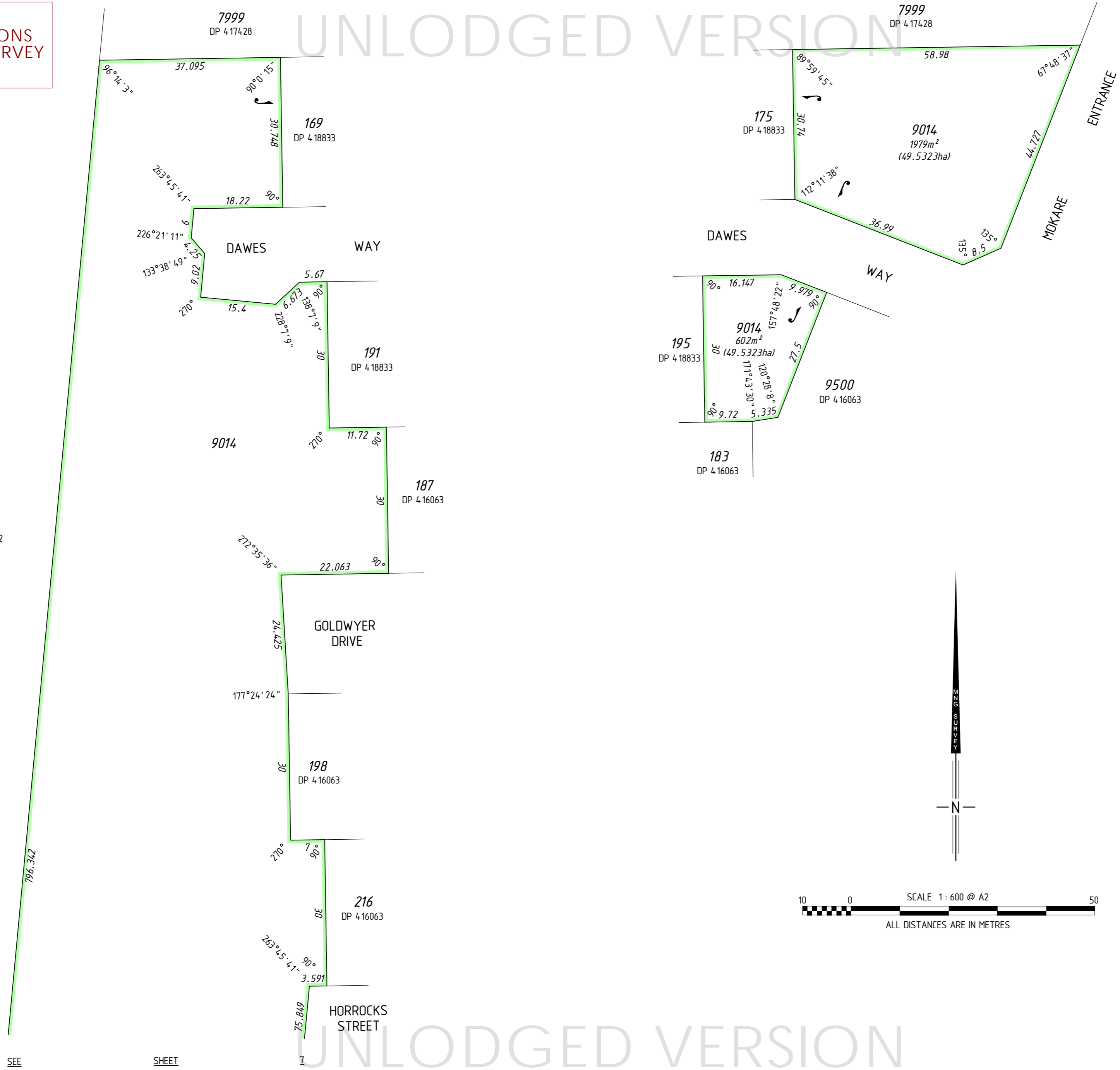
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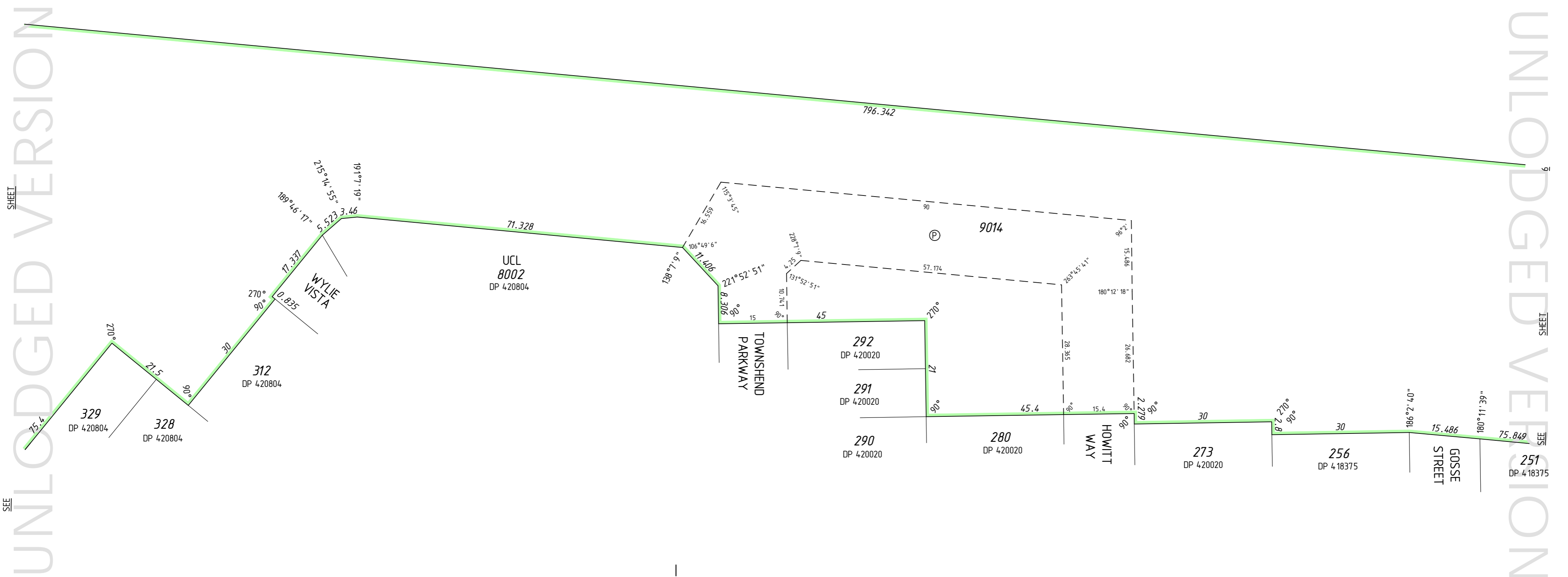
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 P 11392



SHEET

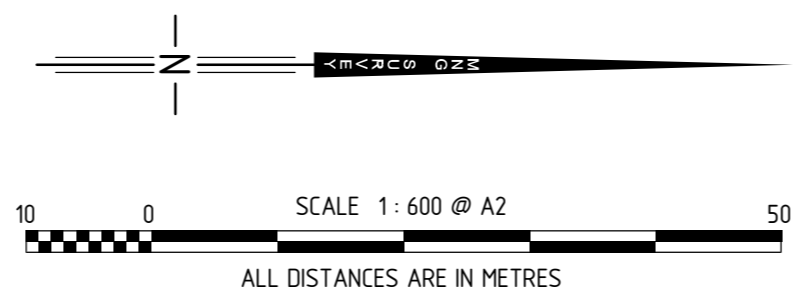
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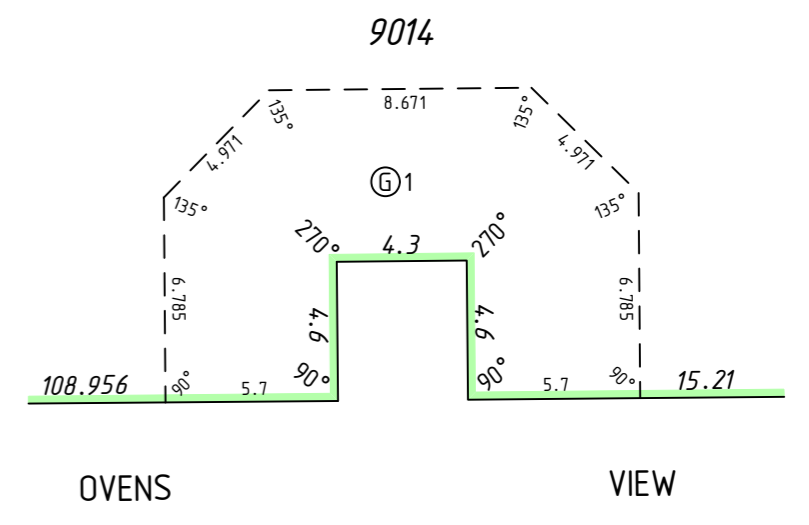
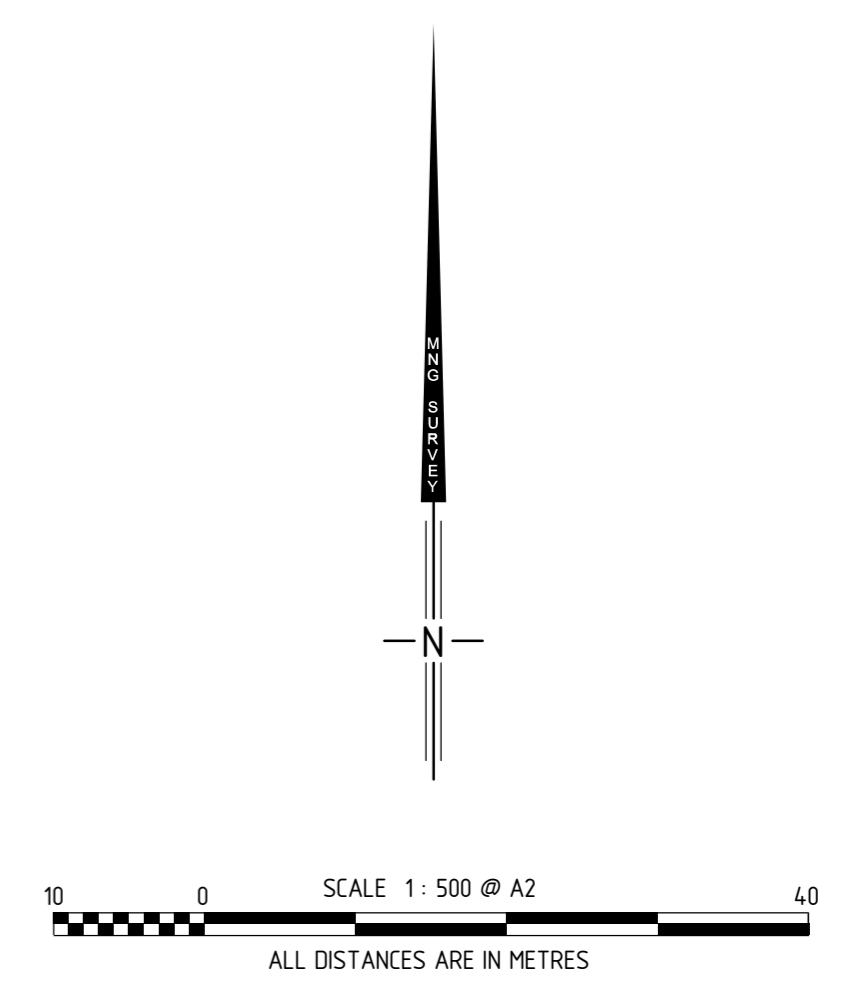
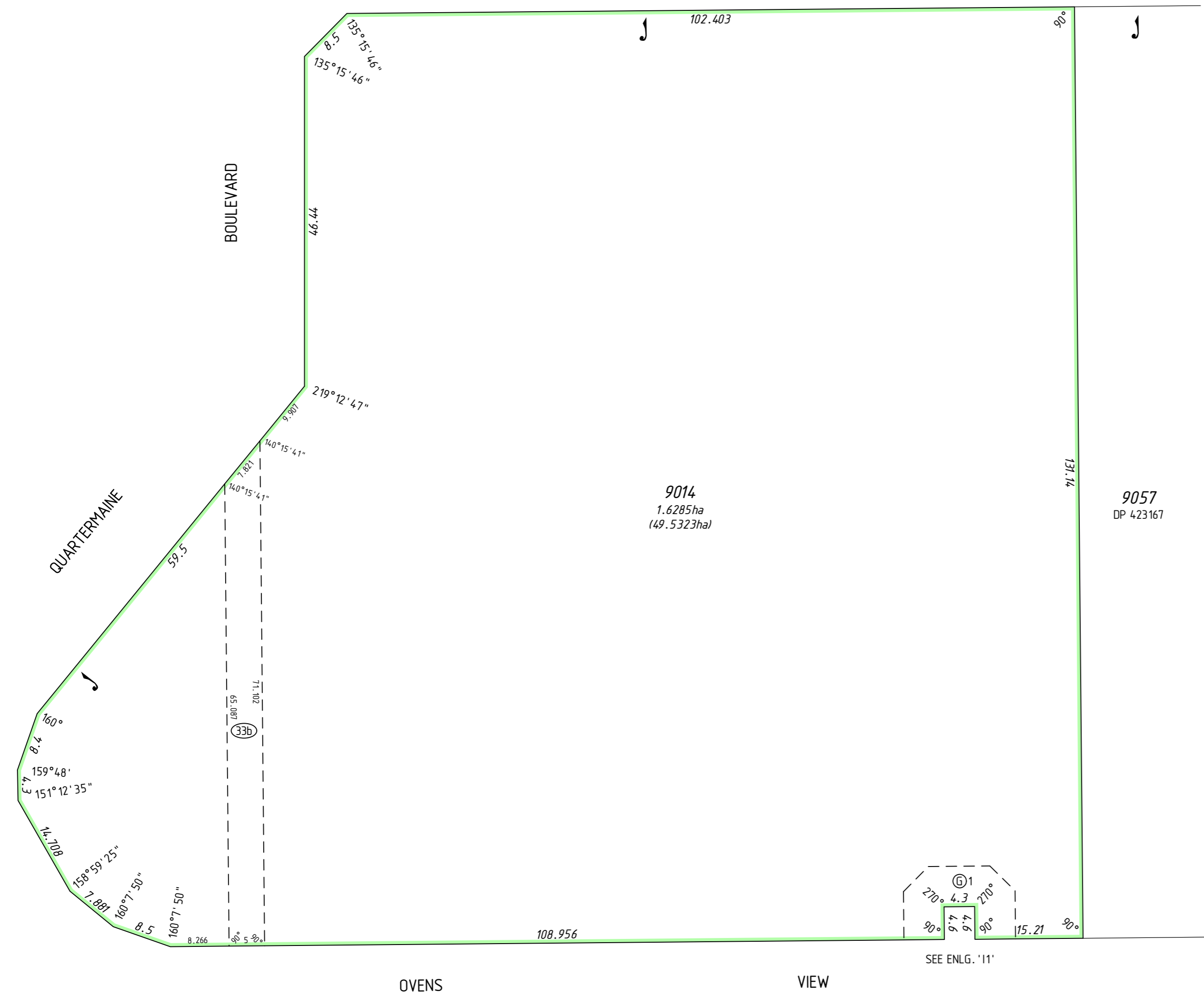
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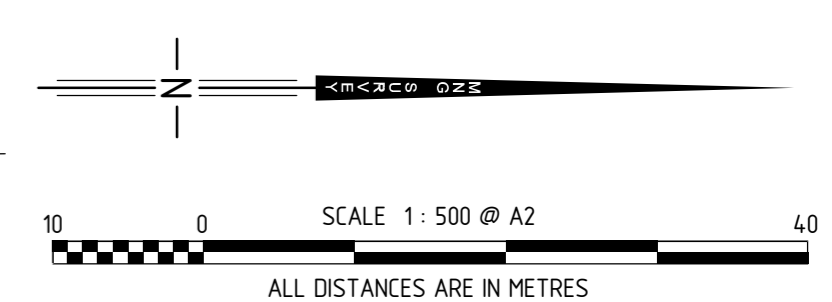
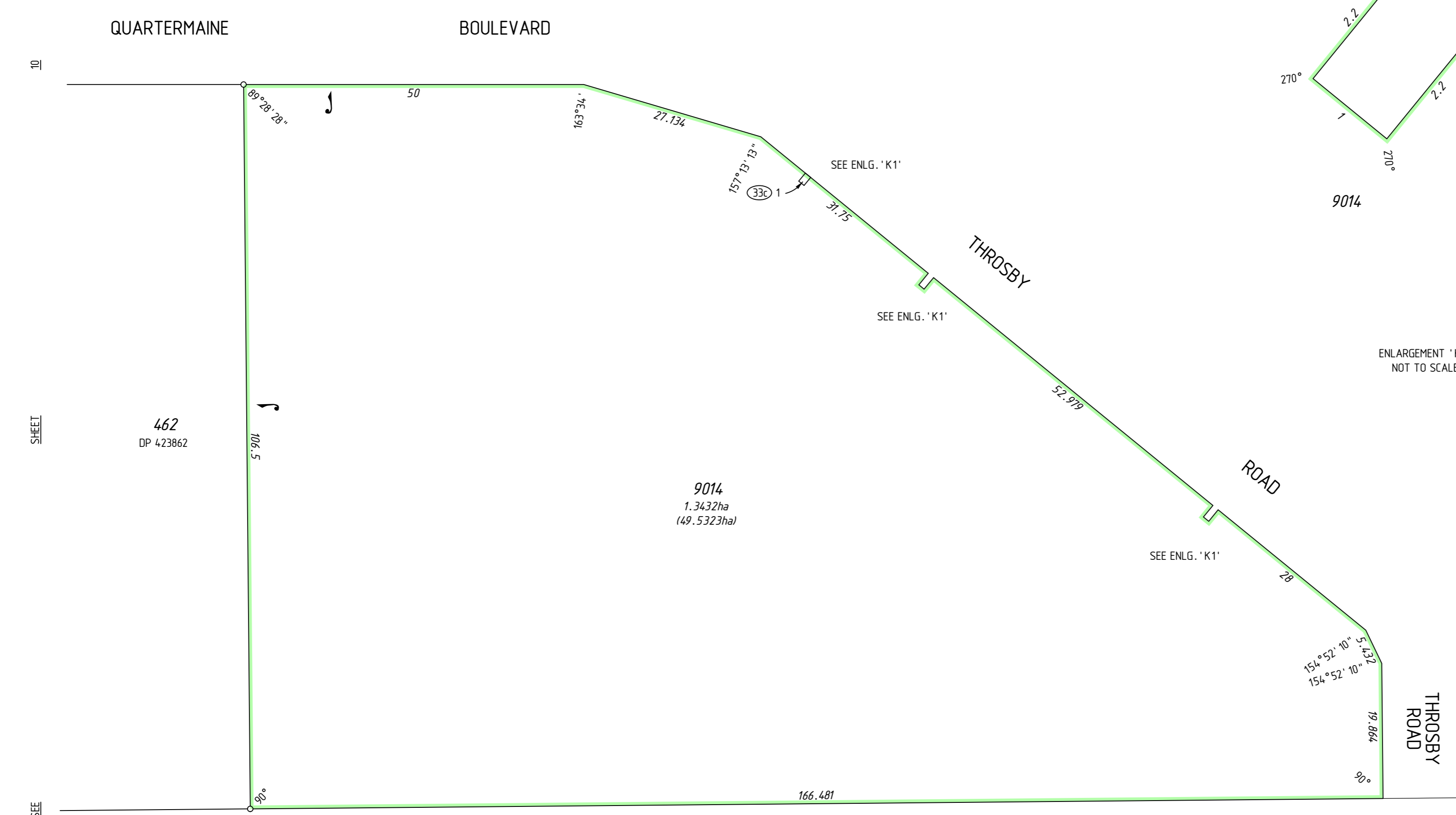
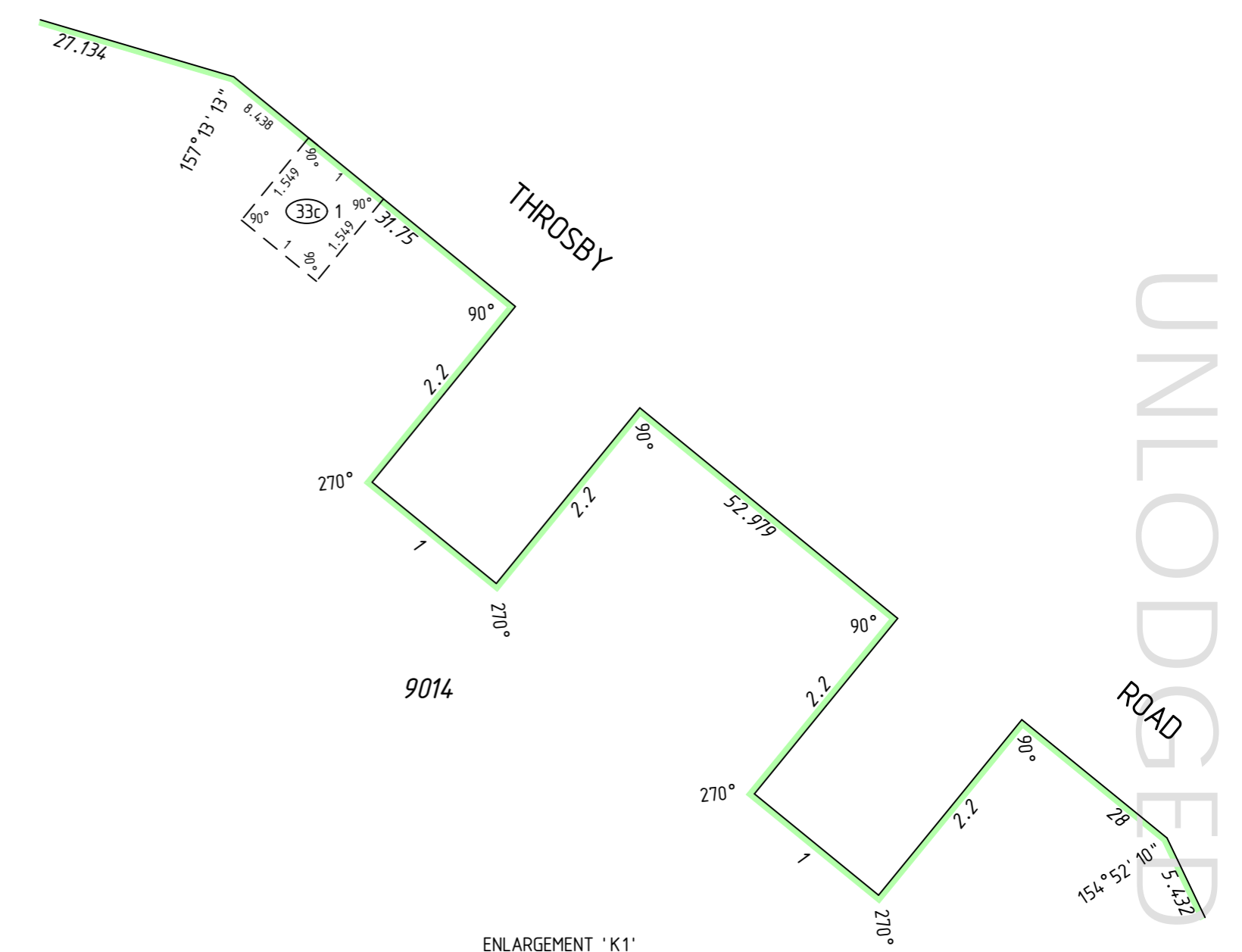
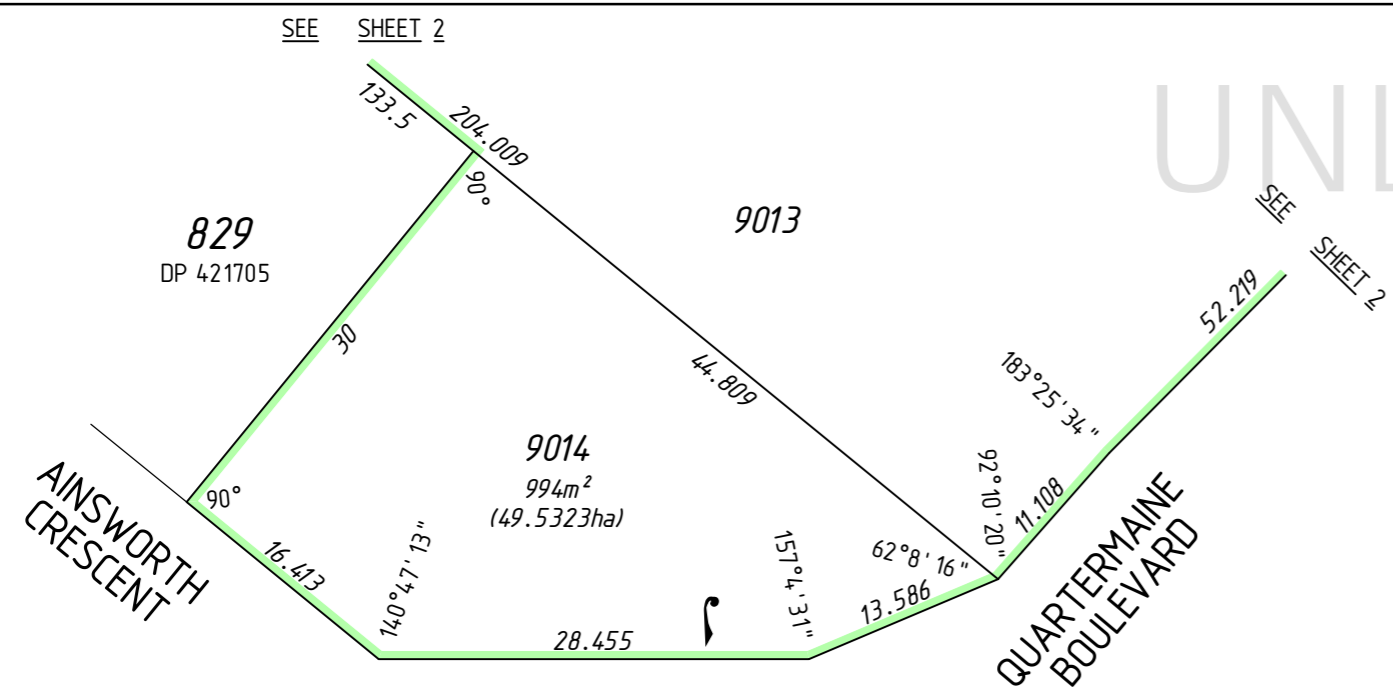
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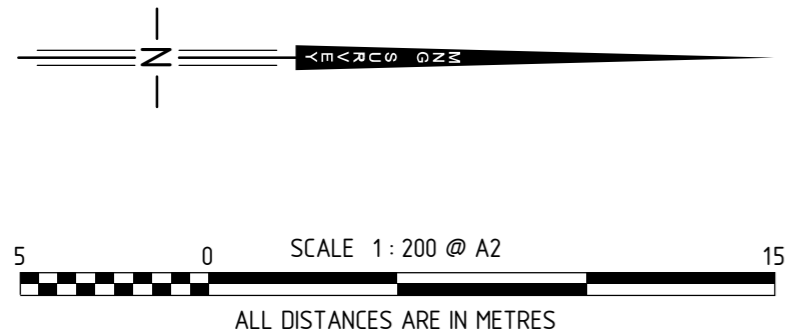
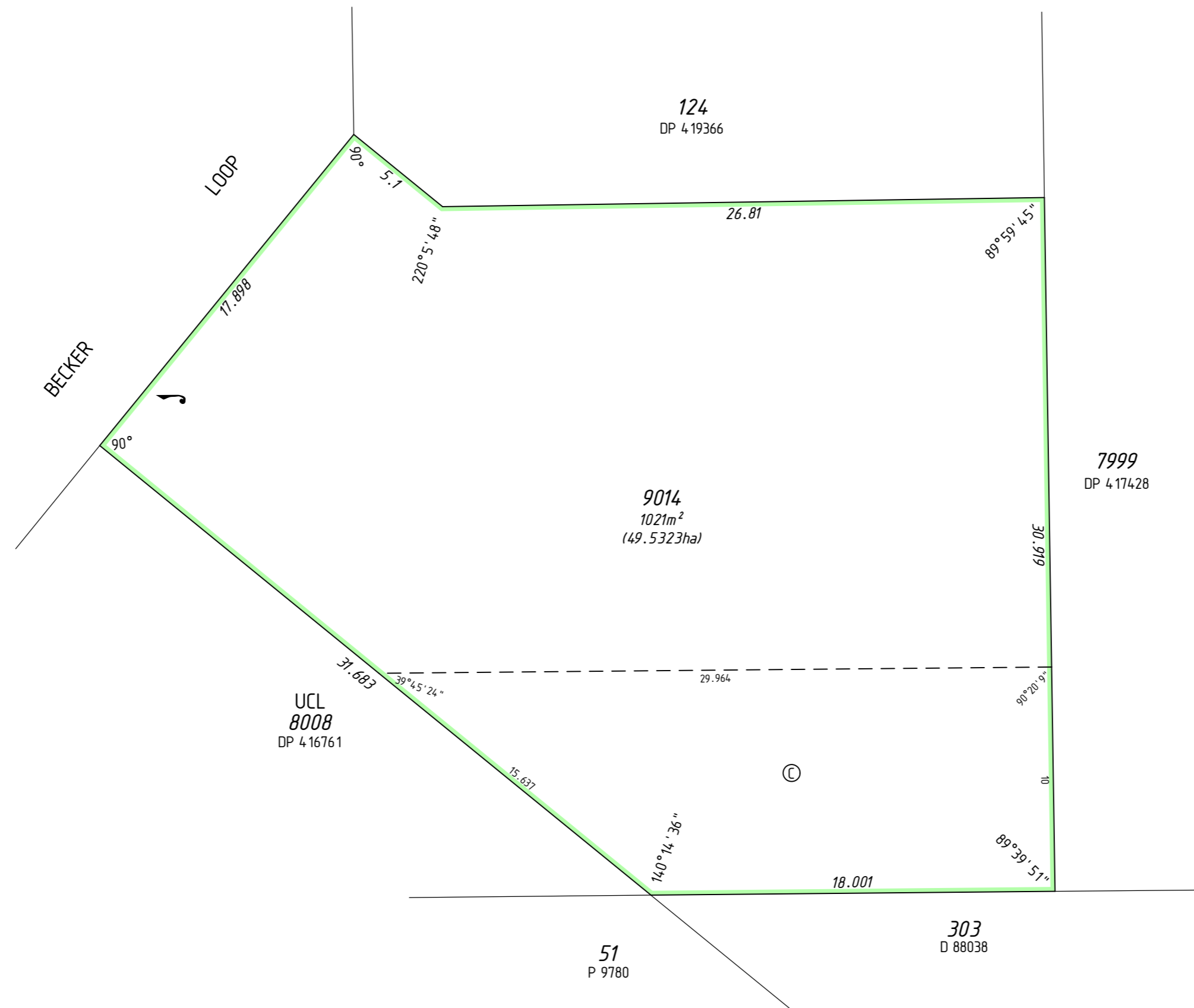
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MC MULLEN NOLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

MNG Ref : 96755dp-159b

VERSION NUMBER

1

DEPOSITED PLAN

423206

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 708-710 and Restrictive Covenant

Locality & Local Government

Locality	Mandogalup
Local Government	City of Kwinana

Department of Planning, Lands and Heritage

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

Examination

Examined	Date
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Planning Approval

Planning Authority	Western Australian Planning Commission
Reference	155567

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

In Order For Dealings

Subject To	
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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	142336
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, Nigel J. SIMPSON 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.

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	96755dp-206a

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date
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Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
708-710	DP 423206	LOT 9507		

New Interests

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN & DOC	ALL LOTS	ALL LOTS	

New Notifications and Memorials

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC 70A OF THE TLA 1893	DOC	ALL LOTS		RELATES TO ACCESS VIA THE ESTATE ENTRY AND ROWLEY ROAD
	NOTIFICATION (Factors Affecting Use or Enjoyment of Land)	SEC 70A OF THE TLA 1893	DOC	ALL LOTS		RELATES TO ACCESS VIA ANKETELL ROAD/HOFFMAN ROAD INTERSECTION
	NOTIFICATION	SEC 165 OF THE P&D ACT 2005	DOC	ALL LOTS		BUSHFIRE MANAGEMENT PLAN

AMENDMENTS TABLE		
Revision	Description	Date
A	Initial Issue	1/03/2023

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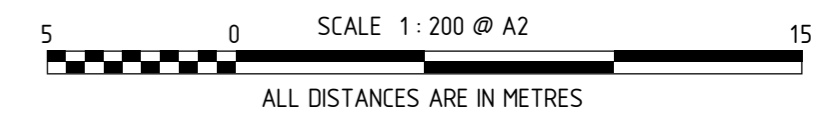
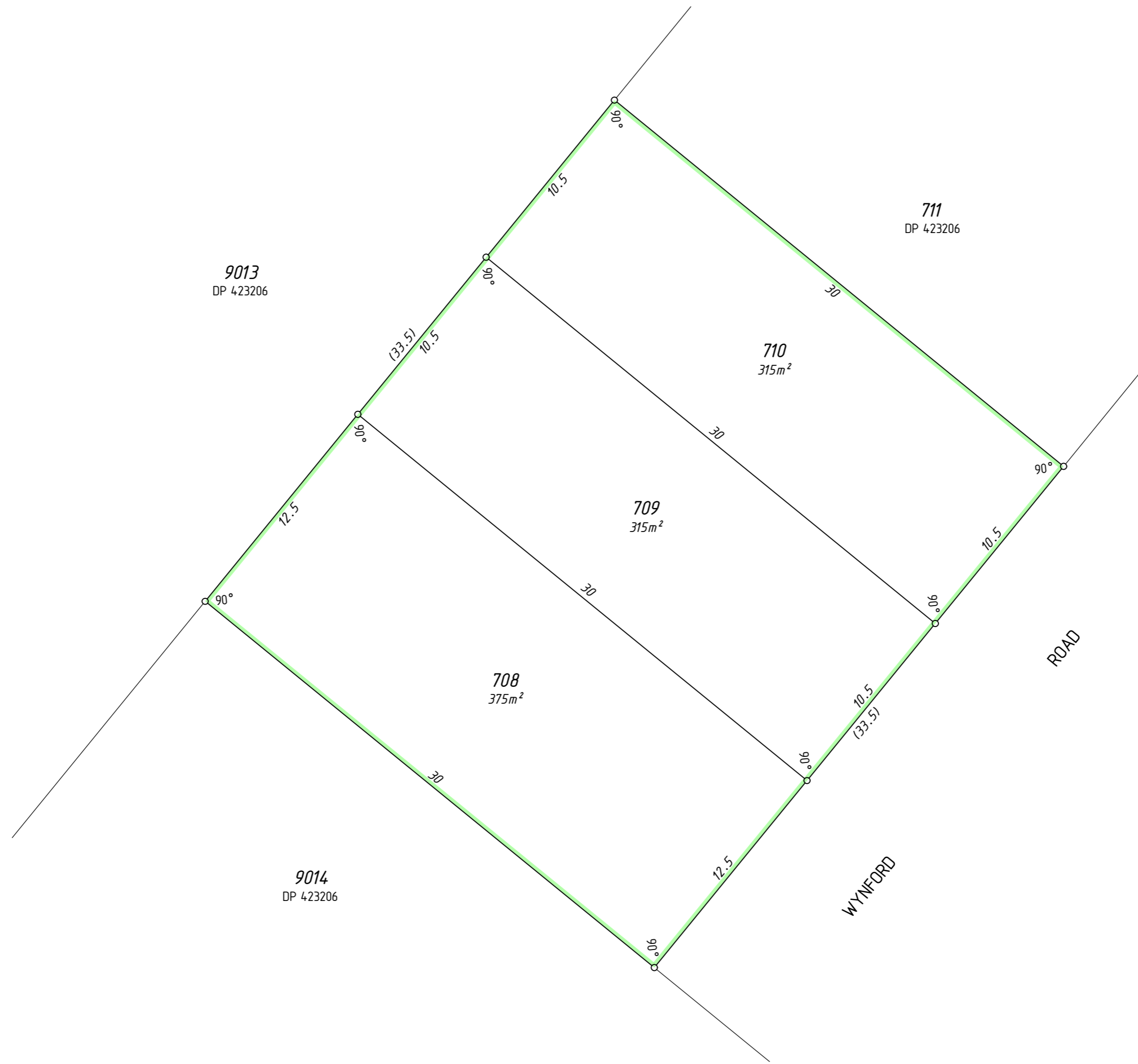
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UNLODGED VERSION

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DRAFT
ALL AREAS AND DIMENSIONS
ARE SUBJECT TO FINAL SURVEY
AND WAPC APPROVAL

UNLODGED VERSION

PRELIMINARY ONLY
UNLODGED VERSION
SUBJECT TO
LANDGATE AUDIT

This version is
- Current as at 3/1/2023
- Subject to change without notice
- Not intended for design use,
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THIS SURVEY SHEET WILL BE
REPLACED BY THE SURVEY DATA

UNLODGED VERSION



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VERSION NUMBER

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DEPOSITED PLAN
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