

Friday, 29 September 2023

Our Ref: A23.122-RPT-BMPC_Stage14_1_FINAL



(08) 6162 8980

PO Box 437, Leederville, WA 6903

enquiries@westenv.com.au

Name: Michael Mignacca Project No.: A23.122_QPG
Company: QUBE Property Group Enquiries: Daniel Panickar
Email: Daniel.p@westenv.com.au

Bushfire Management Plan Compliance Certification: Stage 14 Apsley Estate, Mandogalup

Document Purpose

Western Environmental Approvals Pty Ltd (WEPL) has prepared this Bushfire Management Plan (BMP) compliance report for nine lots within Stage 14 of Apsley Estate, Mandogalup (the subject site; Figure 1). Lots within Stage 14 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. A bushfire risk assessment and compliance assessment were undertaken to determine if the relevant bushfire management measures documented in the endorsed BMP have been implemented (Table 1).

Some of the management measures in Strategen (2017) are difficult to assess compliance against due to the way they are written. In addition, some subdivisional works were still being completed at the time of assessment. Based on our assessment however, WEPL 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.



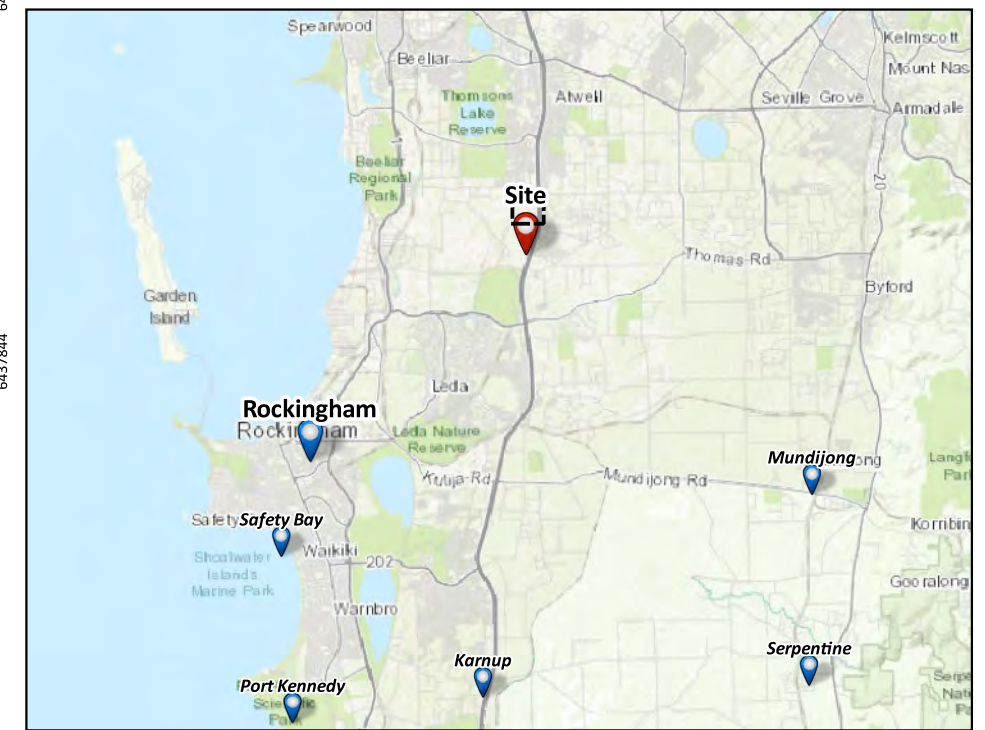
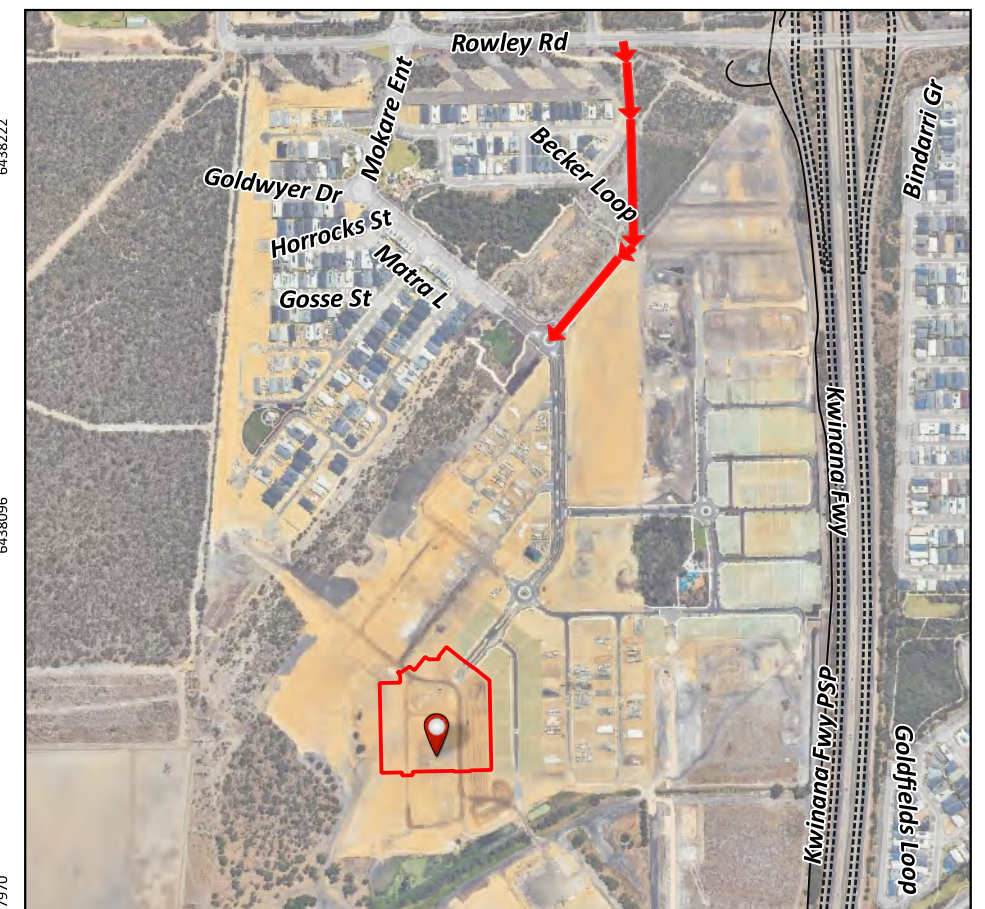
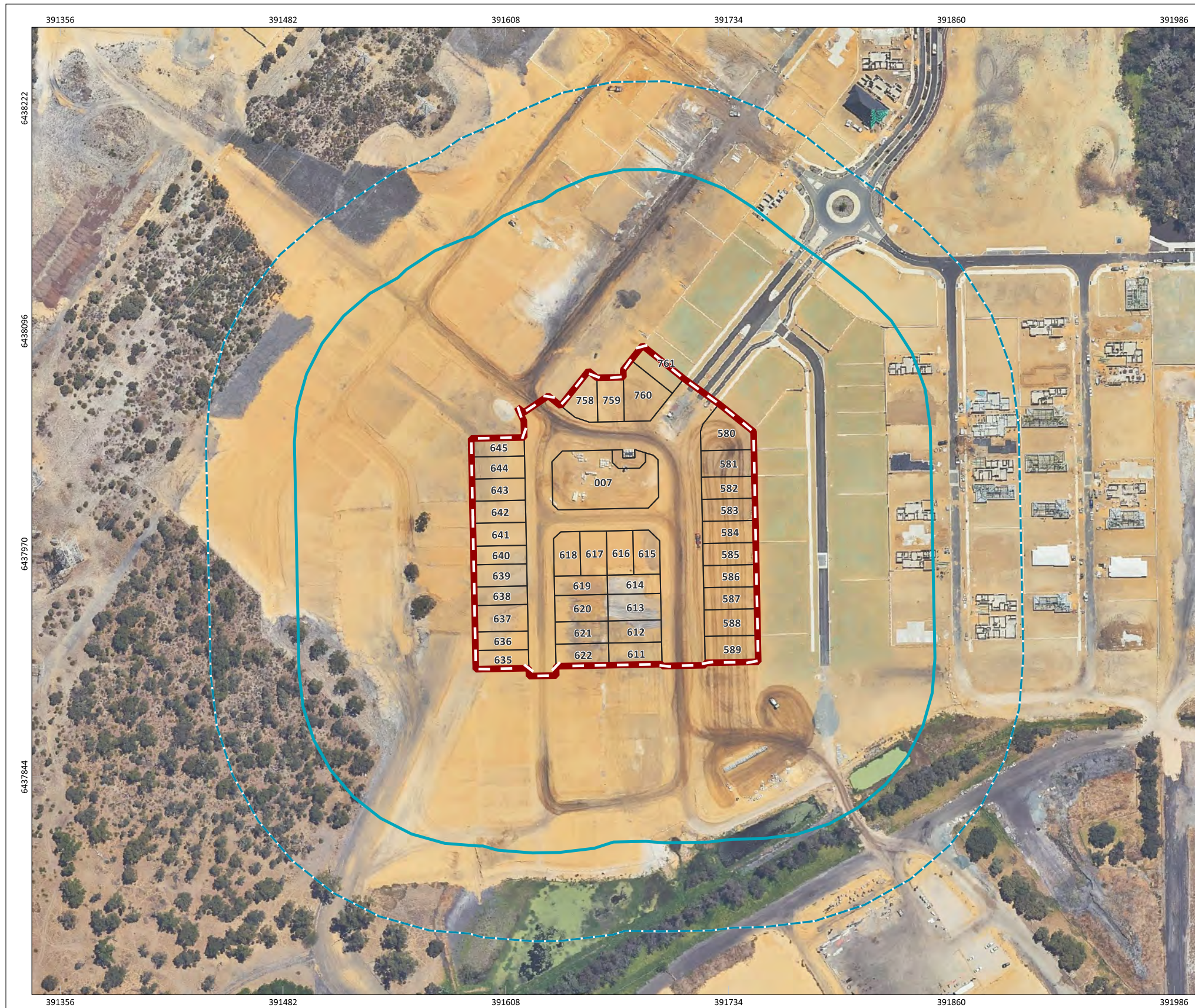


Figure 1: Site Overview

		PROJECT/REPORT NAME Bushfire Consulting Stage 14 Apsley Estate, Mandogalup		Legend Subject Site Buffer 100m Buffer 150m Lots Access / egress route		<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>MD</td> <td>DP</td> <td>28/9/2023</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No	Description	Drawn	Approved	Date	A	Original issue	MD	DP	28/9/2023															
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SCALE 1:2,517	SHEET SIZE A3 COLOUR	CLIENT QUBE		VERSION 0		 Western Environmental Pty Ltd 08 6344 2310 enquiries@western.com.au Level 3/25 Prowse St, West Perth WA 6005 westernv.com.au																										
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		PROJECT NUMBER A23.122	DATE 28/9/2023																													
DATA SOURCE LANDGATE AERIAL IMAGERY Summer 2023		DRAWN BY / REVIEWED BY MD/DP	NOTES: Cadastral boundary (LGATE-002), Base map ESRI Topo, Townsites (LGATE-248).																													

Table 1: BMP Compliance Assessment

BMP Ref.	Action	Implementation status	Compliance assessment
1a	Establish and maintain bushfire fuels within all residential lots to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	All areas of land excluded as non-vegetated areas or low threat vegetation in the BMP were consistent with these exclusions at the time of assessment (refer to Plate 1-Plate 3 in Appendix A).	Compliant.
1b	Establish and maintain portions of POS to be cleared/excluded as depicted on Figure 4 (<i>of the BMP</i>) in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	No Public Open Space (POS) areas exist within Stage 14.	Not applicable.
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 in Appendix B. Refer to Plate 3 in Appendix A which depicts managed road verges in the adjacent stage of Apsley Estate.	Not complete, compliance likely.
1d	Establish and maintain Western Power easement in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	<p>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.</p> <p>Retention of vegetation was not contemplated in Strategen (2017), however WEPL 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.</p> <p>In addition, the Western Power easement is >100 m from Stage 14, so no classified vegetation in the easement will result in BAL ratings for lots within Stage 14.</p>	Not applicable.
1e	Establish and maintain Planning Control Area in a low threat state to achieve exclusion Clause 2.2.3.2 (f) of AS 3959.	The Planning Control Area does not exist within Stage 14.	Not applicable.



BMP Ref.	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.	All vegetation within 100 m of Stage 14 that is within neighbouring stages of Apsley Estate has been removed.	Compliant.
1g	Implement staged building exclusion for lots adjoining the western, eastern and southwestern boundaries of the project area impacted by BAL-40 or BAL-FZ, as depicted on Figure 4 (of the BMP), based on progress of clearing within Lot 2 to the west, Lot 9033 to the east and balance Lot 682 to the southwest.	Development of lots at direct bushland interfaces have been delayed through staging and do not form part of Stage 14.	Not applicable.
2a	Undertake updated BAL assessment via BAL compliance checks.	Updated BAL assessment is included in Appendix C.	Compliant.
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.	This applies to construction of dwellings and not subdivision clearance.	Not applicable.
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 (refer to Plate 4 and Plate 5 in Appendix A and Figure 1).	Compliant.
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.	The road network was being constructed at the time of assessment (refer to Plate 6 in Appendix A). If completed in accordance with roadworks plan in Appendix B, these will be compliant with the BMP.	Not complete, compliance likely.
3c	Construct firebreaks around boundaries of relevant lots in accordance with requirements of the City of Kwinana annual firebreak order.	Lots within Stage 14 do not require firebreaks as per City of Kwinana Firebreak notice.	Not applicable.
4a	Construct reticulated water supply and network of hydrants in accordance with DA approval and water authority, DFES and City technical requirements.	Water supply and hydrant network was being constructed at the time of assessment (refer to Plate 1 in Appendix A). If completed in accordance with roadworks plan in Appendix D, these will be compliant with the BMP.	Not complete, compliance likely.



BMP Ref.	Action	Implementation status	Compliance assessment
5a	Reassess BALs for individual lots.	This applies to construction of dwellings and not subdivision clearance.	Not applicable.
5b	Place notification on the Certificates of Title of all proposed lots with a BAL rating of 12.5 or above.	Notifications on Titles for lots affected by BAL ratings included in the Deposited Plan in Appendix E.	Compliant.
5c	Comply with the City of Kwinana annual firebreak order.	Lots within Stage 14 are less than 1,499m ² and do not require firebreaks (refer to Appendix E). Stage 14 is also devoid of vegetation (refer to Plate 1-Plate 3 in Appendix A).	Compliant.
5d	Prepare Bushfire Emergency Evacuation Plans for any vulnerable land uses.	There are no vulnerable land uses within Stage 14.	Not applicable.



References

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas (AS 3959: 2018)*.

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

Western Australian Planning Commission (WAPC). (2015). *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. Government of Western Australia.

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



Appendix A: Photographic Evidence





Plate 1: Cleared areas within the subject site and surrounds



Plate 2: Cleared areas and roads within the subject site and surrounds





Plate 3: Developed areas adjacent to the subject site



Plate 4: Emergency Access Way





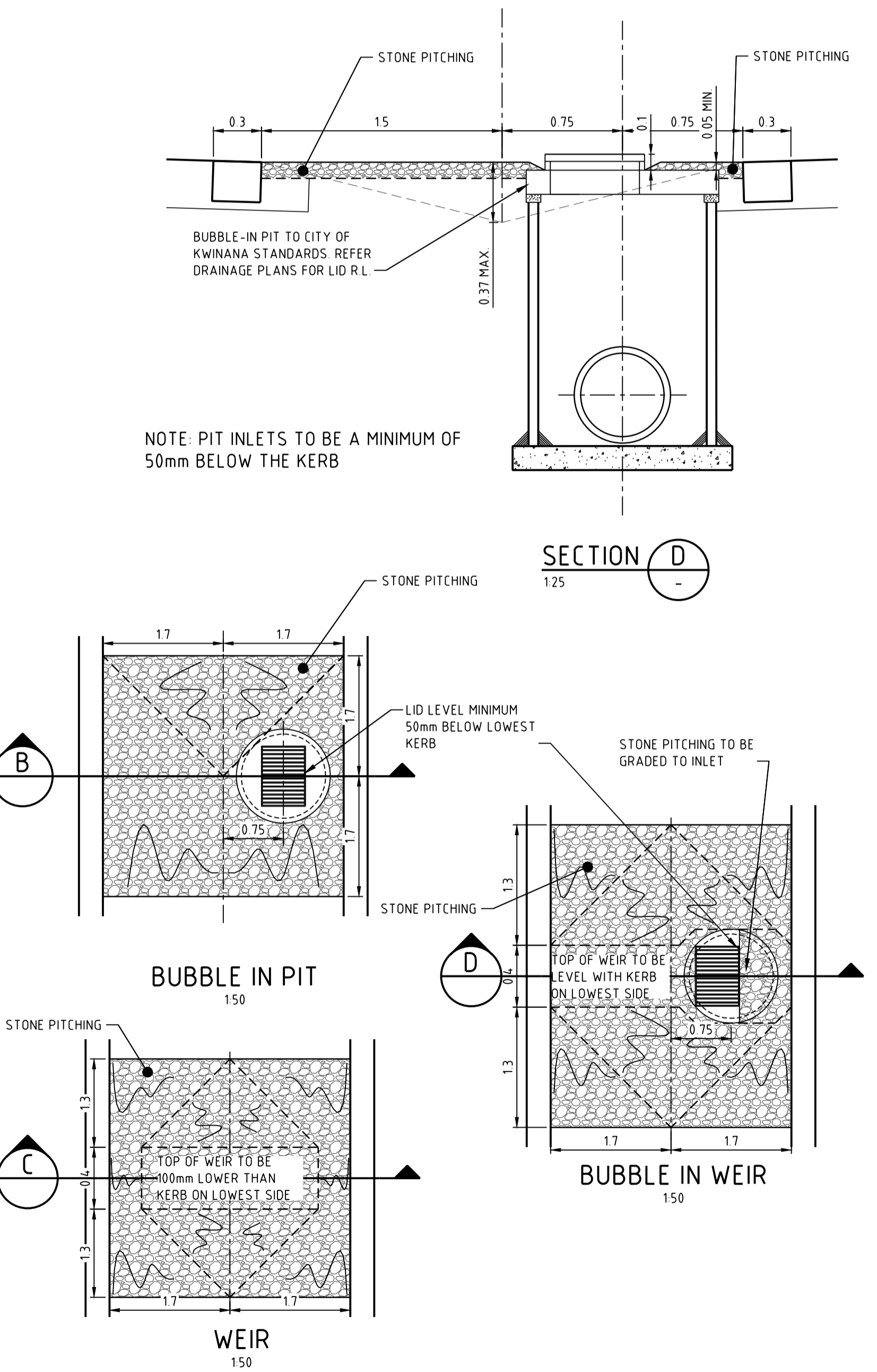
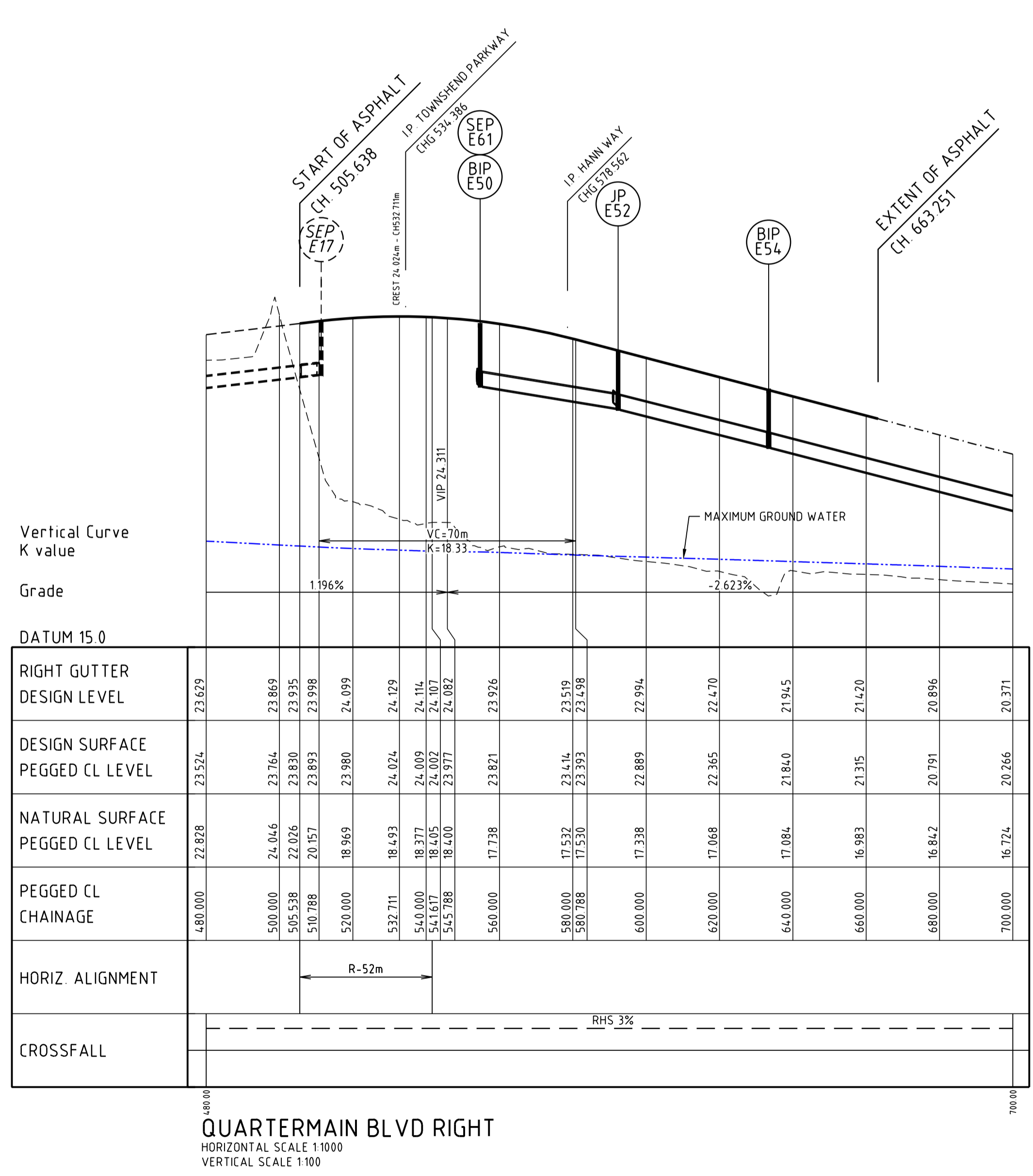
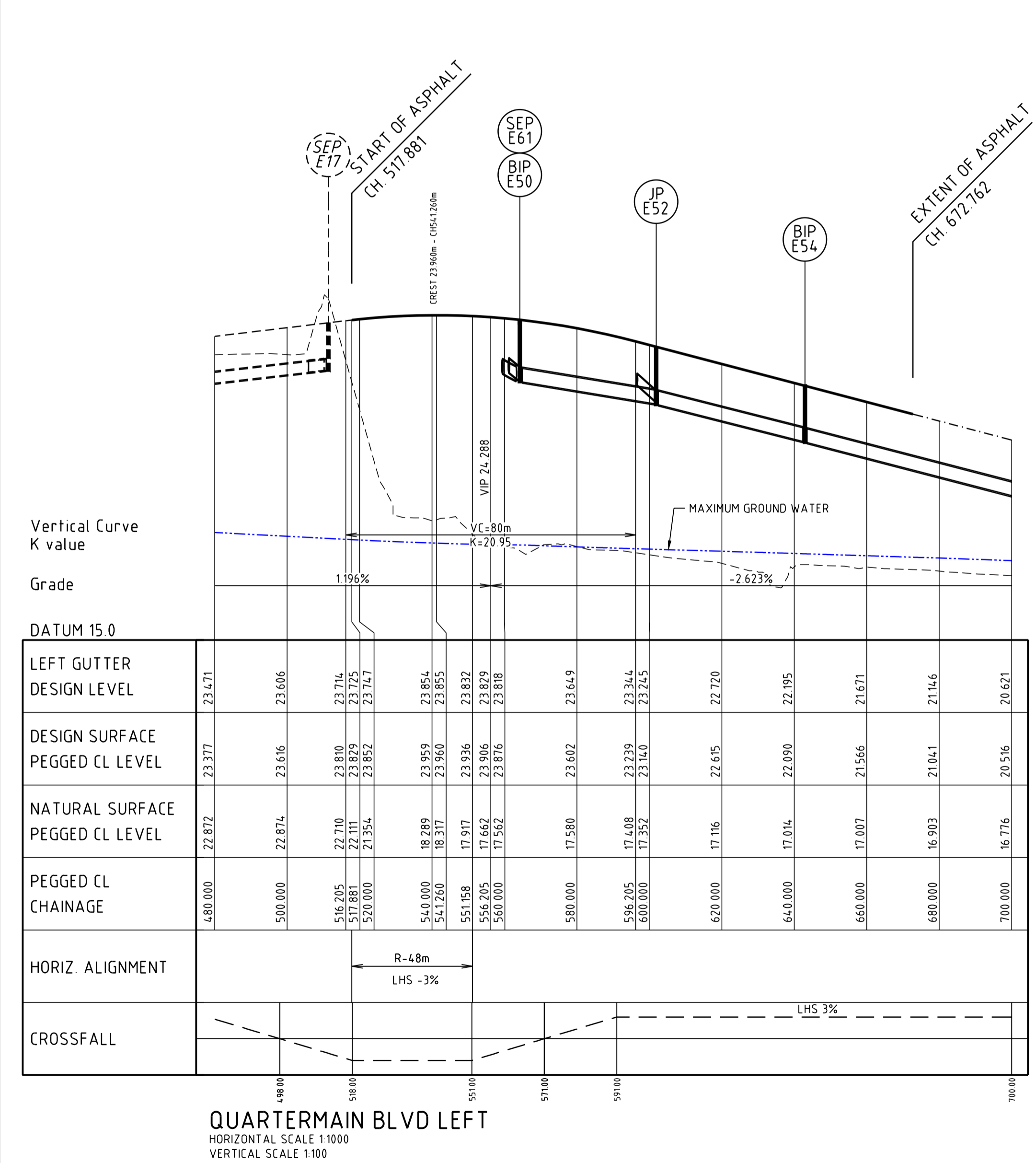
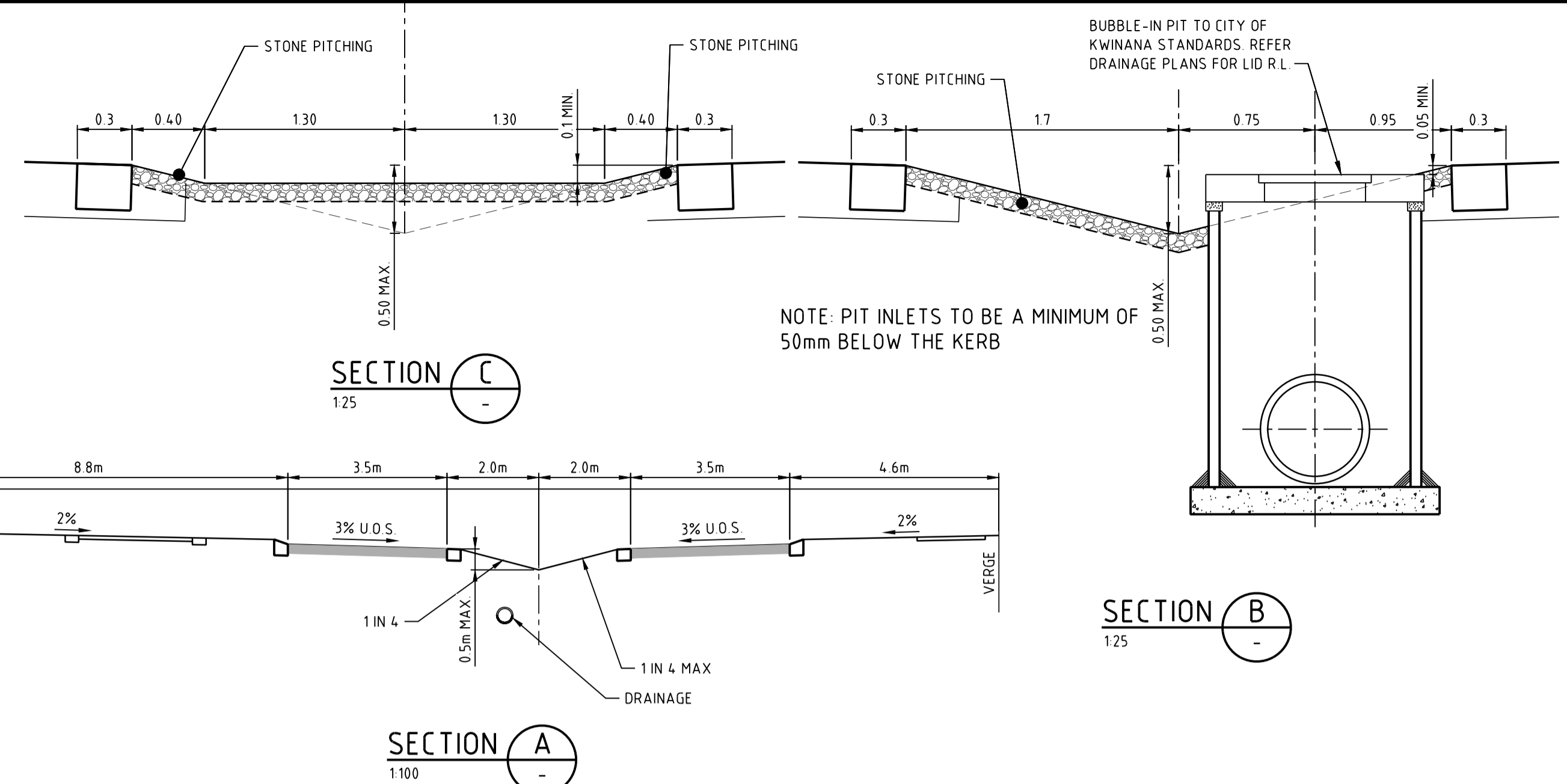
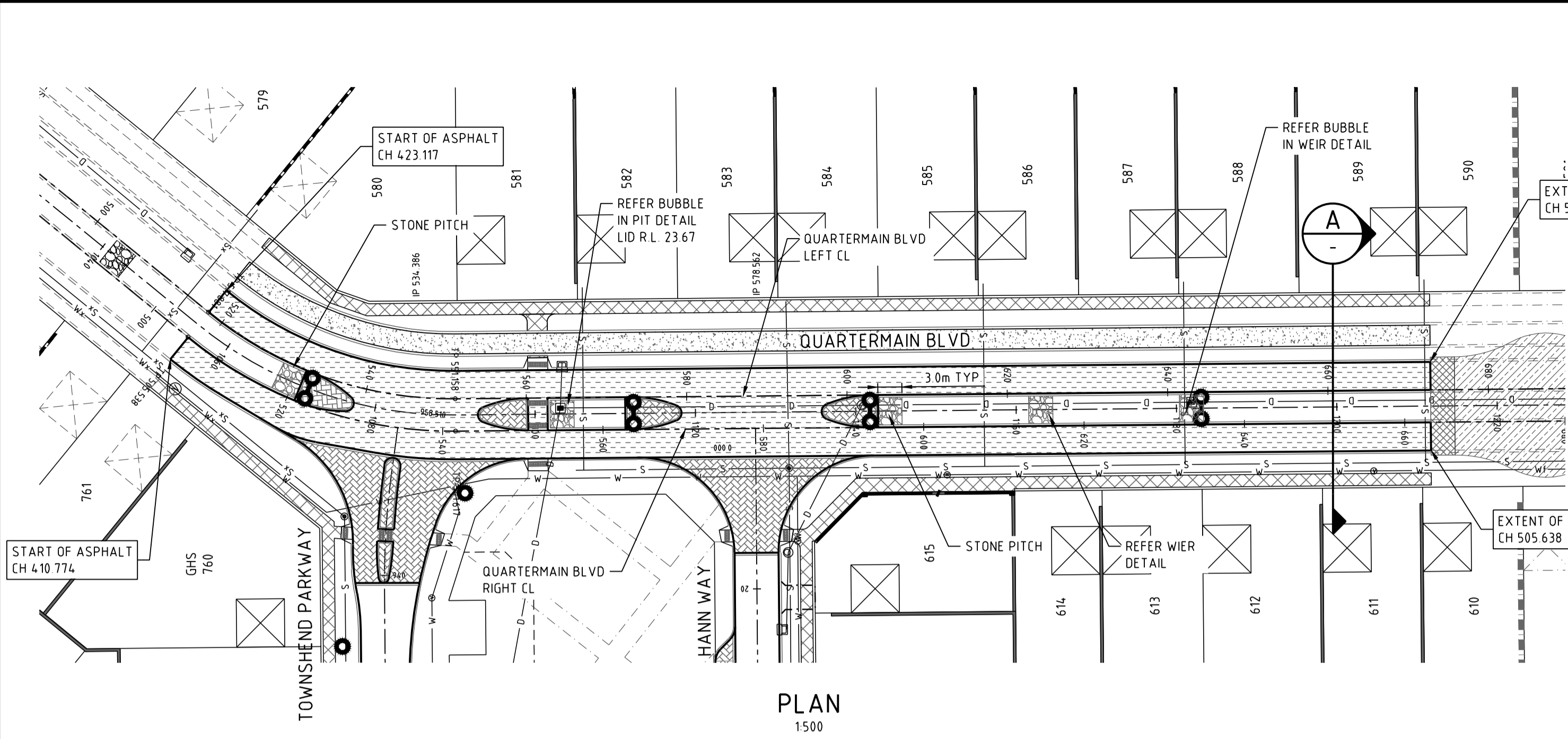
Plate 5: Entrance to Emergency Access Way showing unlocked gates



Plate 6: Road under construction within the subject site

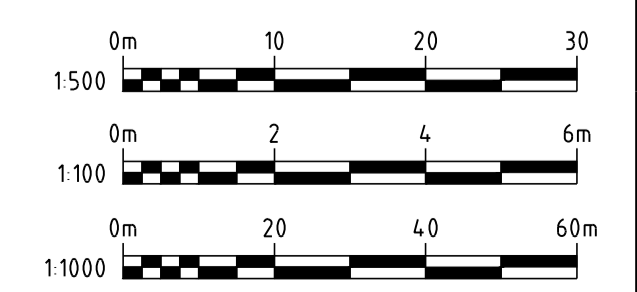
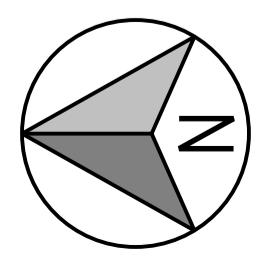
Appendix B: Roadworks Plan





P:\6027\Mapcad\6027-14\Acad\6027-14.dwg, 5/2/2023 11:00:20 AM, smh, Digital Signing PDF (a3, 1:1 - CIV Reference)

REV	DATE	DRN	CKD	APP	AMENDMENT
0	02.05.23	YH	SM		ISSUED FOR CONSTRUCTION
C	12.10.22	ARH	SM	A. THOMSON	DRAINAGE DETAILS UPDATED, BUBBLE IN WEIR ADDED
B	08.06.22	ARH	SM	A. THOMSON	UPDATED TO SUIT COUNCIL COMMENTS
A	11.03.22	CNJ	SM	A. THOMSON	ISSUED FOR APPROVAL



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This plan is not to be used for construction unless issued as revision 0 or higher.

CW Cossill & Webley CONSULTING ENGINEERS

Mailing Address: PO Box 680, Subiaco WA 6904
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008

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

CLIENT
QUBE

PROJECT: APSLEY - STAGE 14
TITLE: ROAD LONGITUDINAL SECTIONS SHEET 1 OF 2

APPROVED: *Shawson*
DESIGNED: ARH/CNJ
SCALE: V.1:100, H.1:1000

WAPC No: 155567
DRAWING No: 6027-14-650
REVISION: 0

ORIGINAL SIZE A1

Appendix C: Bushfire Attack Level (BAL) Assessment





Updated BAL assessment

An updated Bushfire Attack Level (BAL) assessment for Stage 14 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).

Vegetation Classification Assessment




All vegetation within 100 m of Stage 14 was classified in accordance with Clause 2.2.3 of AS 3959: 2018. Each distinguishable vegetation class with the potential to determine the BAL is identified in Table 2 and presented in Figure 2.

Table 2: Vegetation Classification

Plot 1	Class D Scrub
<p>Photo Point 1</p> <p>Vegetation within this plot is comprised of tall shrubs and low trees with an average height >2 m. Vegetation does not exceed 6 m in height.</p> <p>Slope under vegetation was assessed as upslope/flat land.</p>	
<p>Photo Point 2</p> <p>Vegetation within this plot is comprised of tall shrubs and low trees with an average height >2 m. Vegetation does not exceed 6 m in height.</p> <p>Slope under vegetation was assessed as upslope/flat land.</p>	

<p>Plot 2</p>	<p>Class G Grassland</p>
<p>Photo Point 3</p> <p>Vegetation within this plot is comprised of grasses associated with a drain. There are trees present, however these exist in a row and serve as a windbreak, therefore have not been considered in the classification.</p> <p>Slope under vegetation was assessed as upslope/flat land.</p>	 <p>32°11'25", 115°51'7", -11.3m 20/09/2023 12:47:20 pm</p>
<p>Plot 2</p>	<p>Class G Grassland</p>
<p>Photo Point 4</p> <p>Vegetation within this plot is comprised of grasses associated with a drain. There are trees present, however these exist in a row and serve as a windbreak, therefore have not been considered in the classification.</p> <p>Slope under vegetation was assessed as upslope/flat land.</p>	 <p>32°11'28", 115°51'1", -8.2m 20/09/2023 12:55:02 pm</p>
<p>Plot 3</p>	<p>Excluded - clause 2.2.3.2 (e)</p>
<p>Photo Point 5</p> <p>This plot comprises areas which have been cleared for development.</p>	 <p>32°11'25", 115°51'7", -11.2m 20/09/2023 12:46:09 pm</p>



<p>Plot 3</p>	<p>Excluded - clause 2.2.3.2 (e)</p>
<p>Photo Point 6 This plot comprises areas which have been cleared for development.</p>	 <p>32°11'27", 115°51'1", -6.8m 20/09/2023 12:57:33 pm</p>
<p>Plot 3</p>	<p>Excluded - clause 2.2.3.2 (e)</p>
<p>Photo Point 7 (foreground) This plot comprises areas which have been cleared for development.</p>	 <p>32°11'25", 115°51'7", -10.9m 20/09/2023 12:48:03 pm</p>
<p>Plot 3</p>	<p>Excluded - clause 2.2.3.2 (e)</p>
<p>Photo Point 8 This plot comprises areas which have been cleared for development.</p>	 <p>32°11'27", 115°51'1", -6.8m 20/09/2023 12:57:33 pm</p>



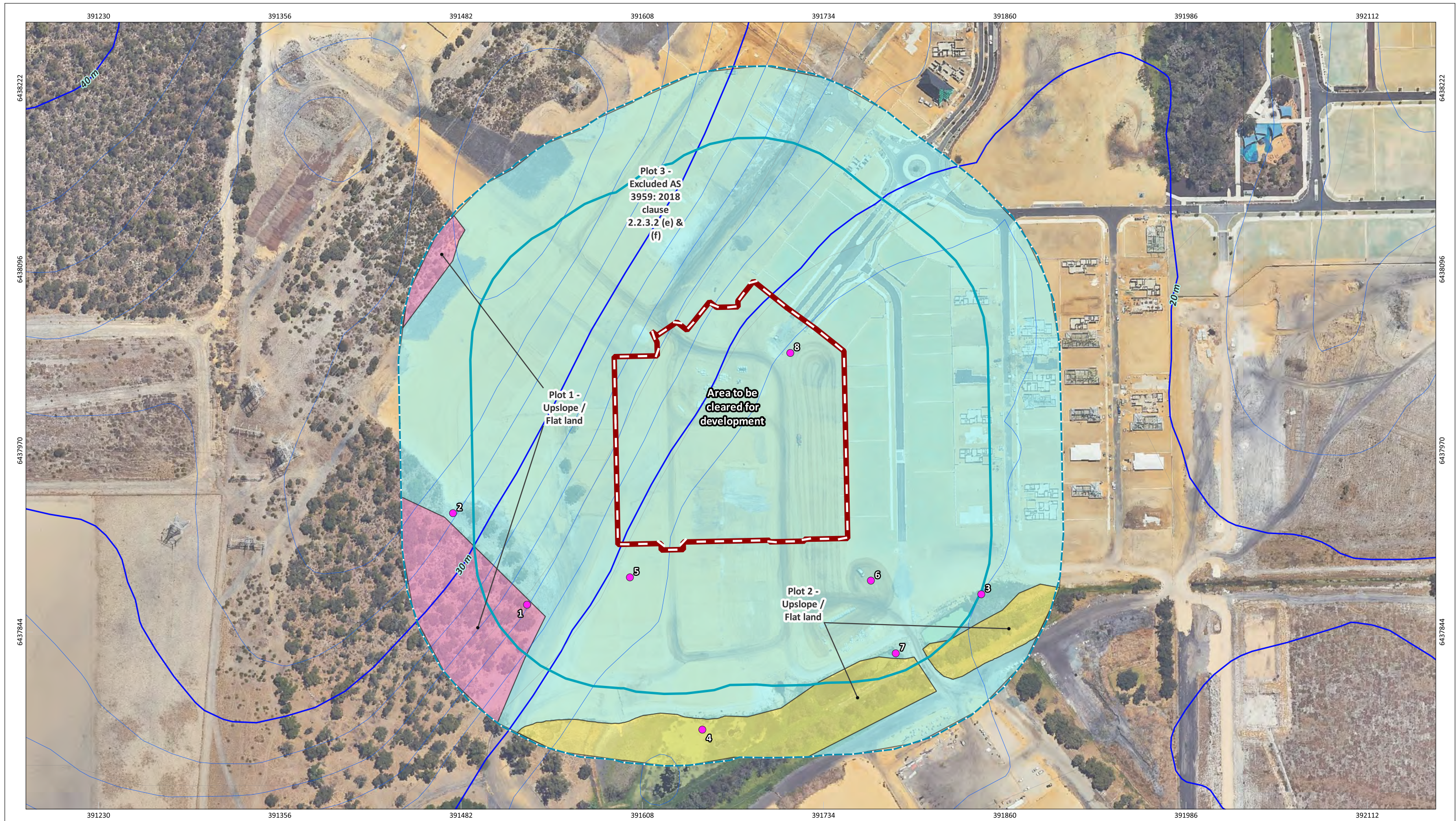


Figure 2: Vegetation Classification

	PROJECT/REPORT NAME Bushfire Consulting Stage 14 Apsley Estate, Mandogalup		Legend Subject Site 2m Contours (DPIRD-072) Buffer 100m 5m Buffer 150m Each 2m Photos VegetationBushfire150 Class D - Scrub Class G - Grassland Excluded AS 3959: 2018 2.2.3.2		<table border="1"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>MD</td> <td>DP</td> <td>28/9/2023</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	MD	DP	28/9/2023															
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COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50		DRAWN BY / REVIEWED BY MD/DP	DATE 28/9/2023																											
DATA SOURCE LANDGATE AERIAL IMAGERY Summer 2023		NOTES: Cadastral boundary from LANDGATE 2022. Label corresponds to the vegetation association number.																												



Relevant Fire Danger Index

The Fire Danger Index for this site has been determined in accordance with Table 2.1 of AS 3959: 2018 and is presented in Table 3.

Table 3: Fire Danger Index (FDI)

Relevant Fire Danger Index			
FDI 40 <input type="checkbox"/>	FDI 50 <input type="checkbox"/>	FDI 80 <input checked="" type="checkbox"/>	FDI 100 <input type="checkbox"/>
Table 2.4.5	Table 2.4.4	Table 2.4.3	Table 2.4.2

Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below in Table 4.

Table 4: Method 1 BAL Calculation (BAL Contours)

Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			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	Class G Grassland	All upslopes and flat land (0 degrees)	<6	6-<8	8-<12	12-<17	17-<50
3	Excluded - clause 2.2.3.2 (e) & (f)	-	No separation distances required - BAL-LOW				

Determined Bushfire Attack Level (BAL)

The determined Bushfire Attack Level (highest BAL) for the proposed works has been determined in accordance with Clause 2.2.6 of AS 3959: 2018 relevant data from the site assessment shown in Figure 3 and Table 5.

Table 5: BAL Assessment Summary

BAL	Affected lots	Construction sections to be consulted in AS 3959: 2018
BAL-12.5	635, 636, 637, 638	3 and 5
BAL-LOW	580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 639, 640, 641, 642, 643, 644, 645, 758, 759, 760, 761 and 007.	3 and 4

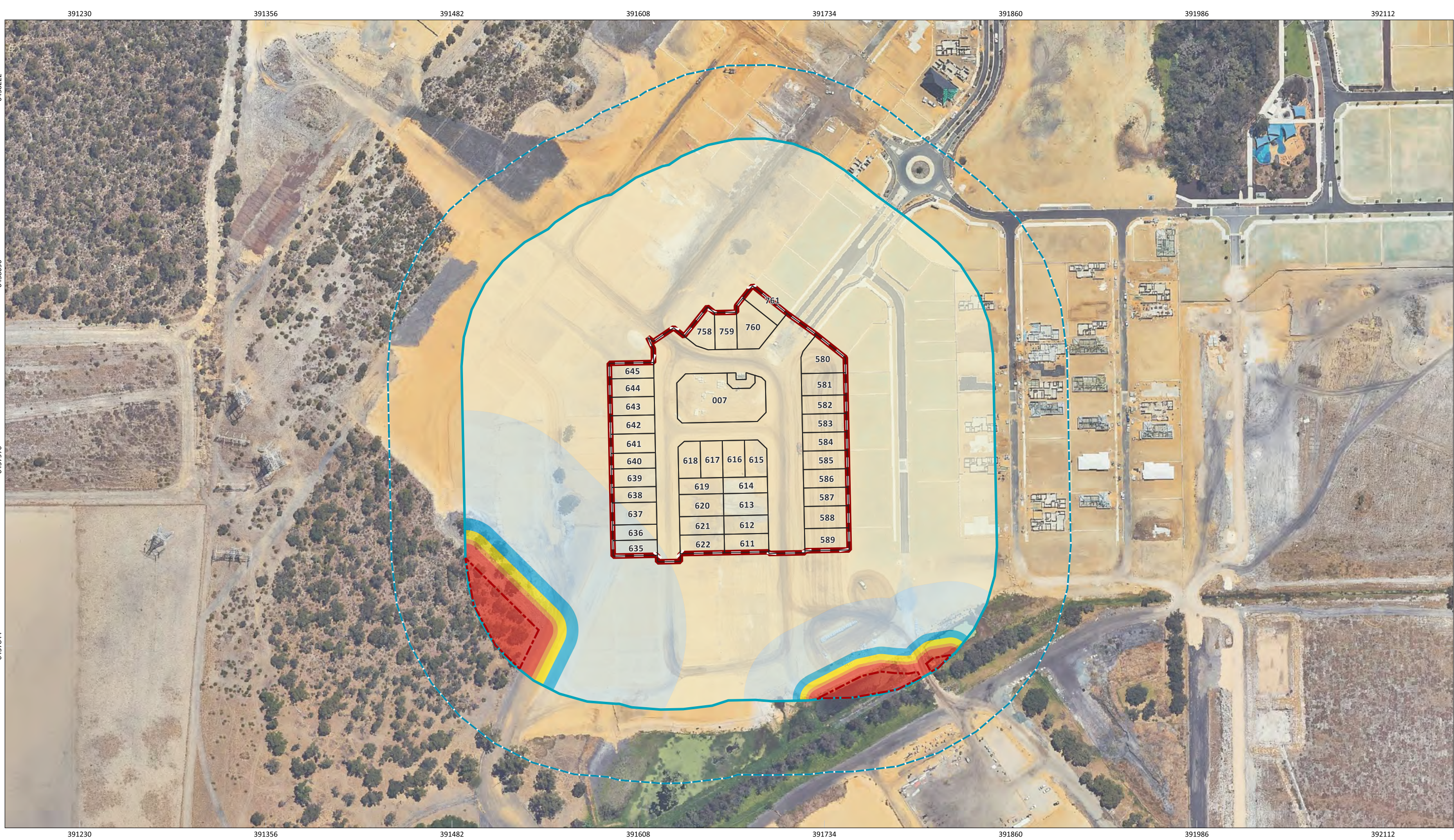
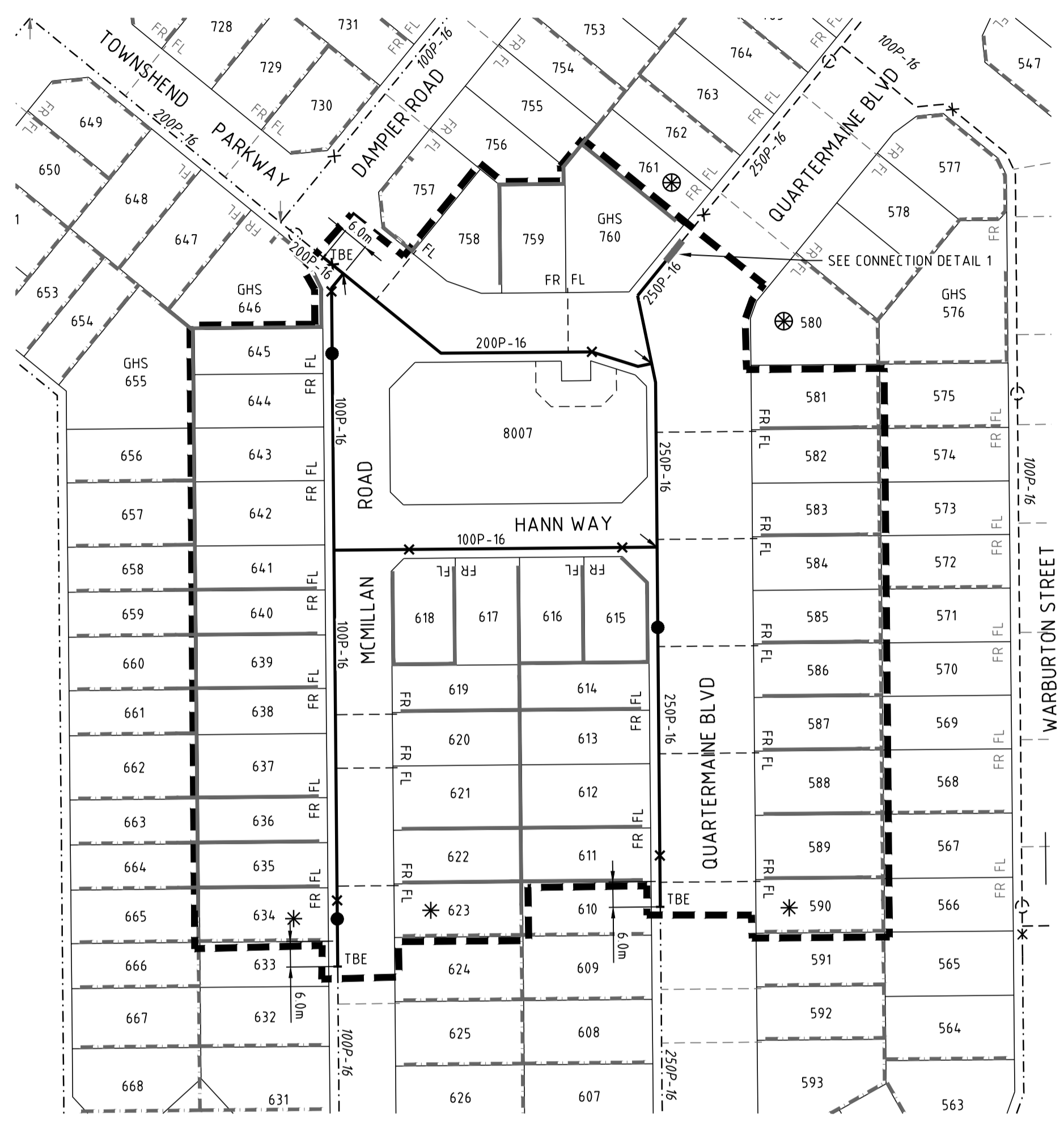


Figure 3: Bushfire Attack Level (BAL) contours

	PROJECT/REPORT NAME Bushfire Consulting Stage 14 Apsley Estate, Mandogalup	Legend Subject Site Buffer 100m Buffer 150m Bushfire hazard interface Lots	Bushfire Attack Level (BAL) BAL-FZ BAL-40 BAL-29 BAL-19 BAL-12.5 BAL-LOW	<table border="1" style="font-size: 8px;"> <thead> <tr> <th>No</th> <th>Description</th> <th>Drawn</th> <th>Approved</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Original issue</td> <td>MD</td> <td>DP</td> <td>28/9/2023</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No	Description	Drawn	Approved	Date	A	Original issue	MD	DP	28/9/2023															
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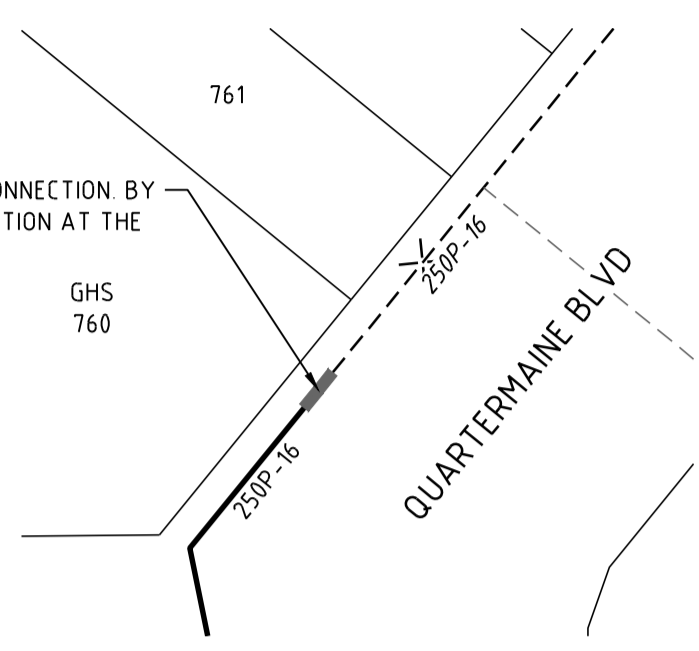
Appendix D: Water Reticulation Plan





RETICULATION PLAN
1:1000

250P-16 STRAIGHT CONNECTION BY THE WATER CORPORATION AT THE DEVELOPERS COST



CONNECTION DETAIL No. 1
1:500

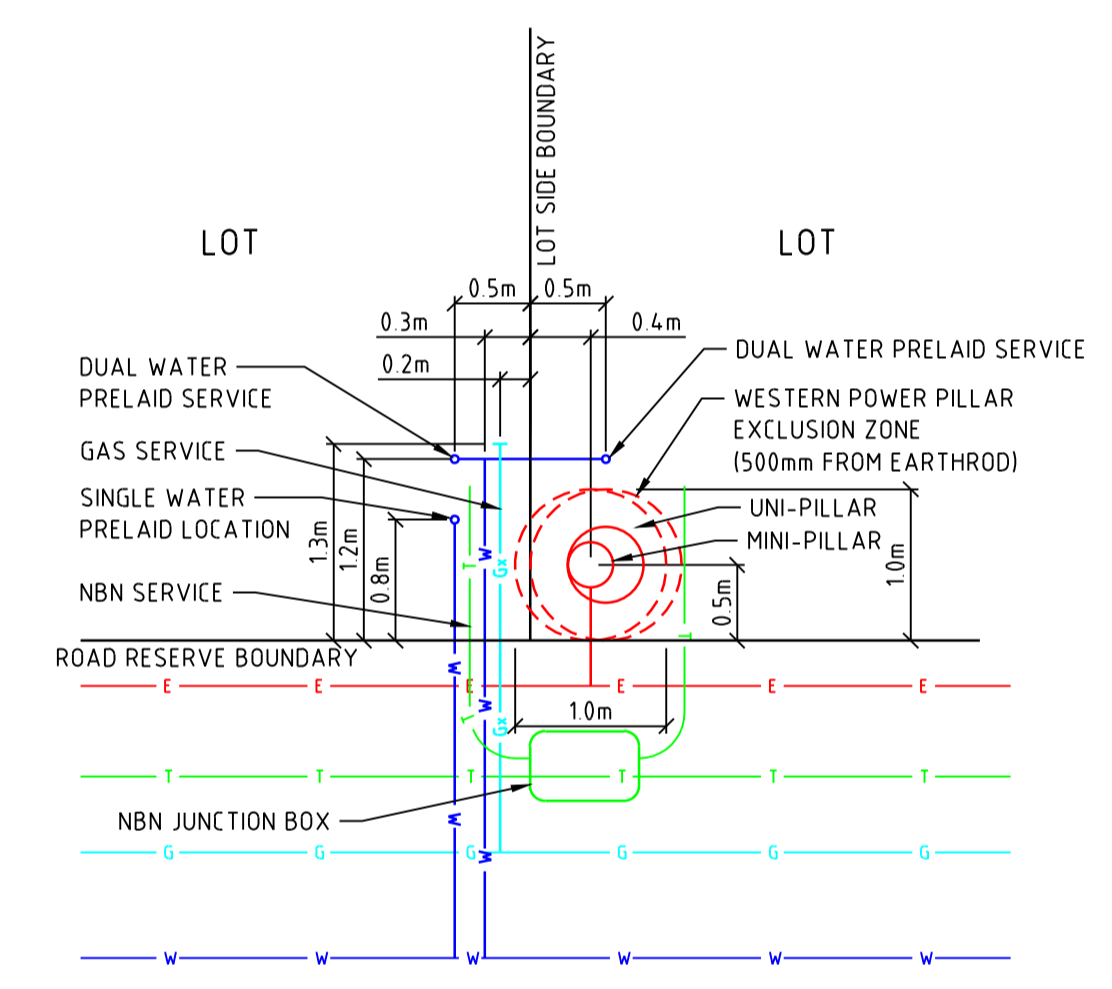
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RETICULATION AREA BOUNDARY	---
PROPOSED MAINS	---
PROPOSED VALVE (No. = 6)	⊗
PROPOSED HYDRANT (No. = 3)	⊙
PROPOSED PRELAI LONG SERVICE	---
CHANGE IN PIPE SIZE	↘
FLUSHING POINT (No. = 0)	FP
TEMPORARY BLANK END AND FLUSHING POINT (No. = 3)	TBE
CONNECTION BY WATER CORPORATION (No. = 1)	---
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 BD62-2-9)	#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-LAI WATER SERVICES WITHIN THE LOT AND AND WESTERN POWER UNDERGROUND POWER CONNECTION PILLARS. THE SUPERINTENDENT SHOULD BE CONSULTED IF AMENDMENTS TO FULLY PRE-LAI SERVICES ARE REQUIRED.

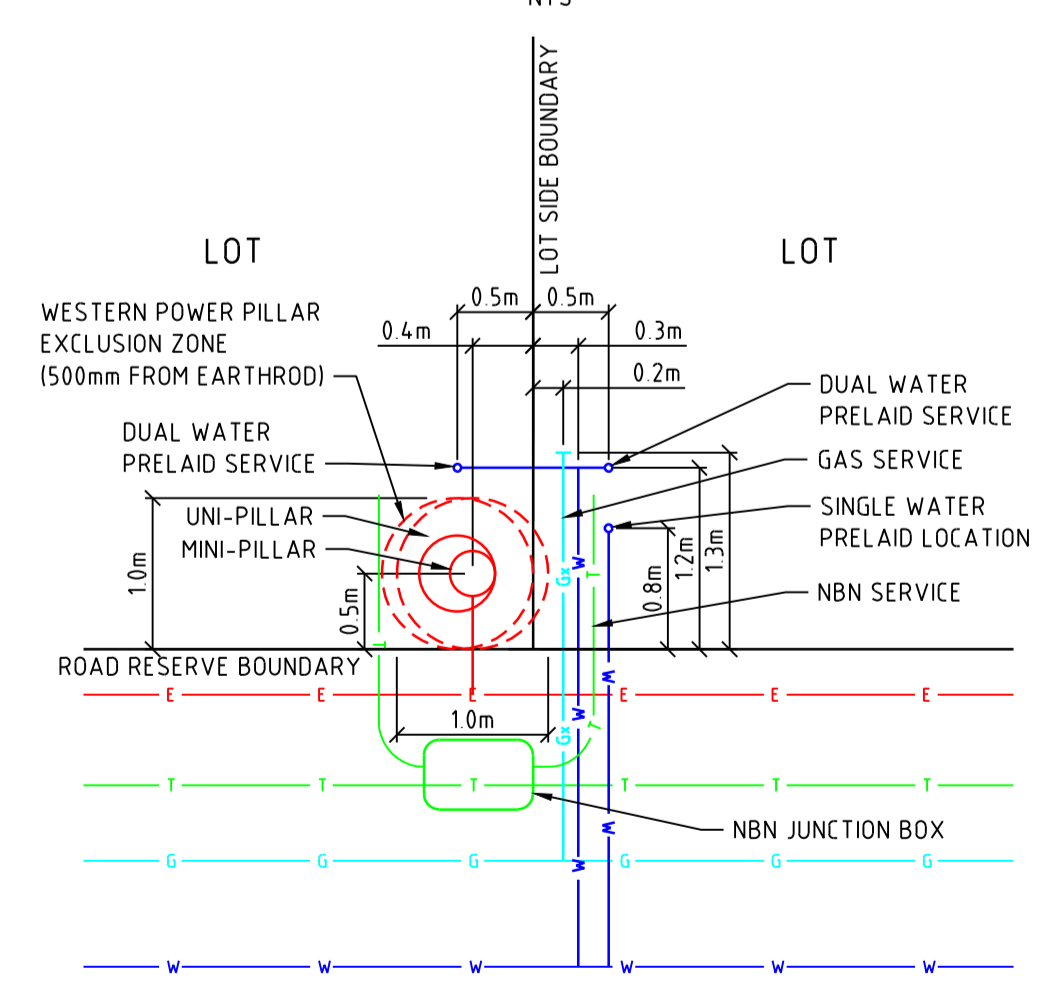
- SERVICES**
- ALL WATER MAINS SHALL BE INSTALLED ON 2m ALIGNMENT EXCEPT AS OTHERWISE AGREED.
 - FULLY PRE-LAI WATER SERVICES TO BE INSTALLED IN ACCORDANCE WITH W.C. WATER RETICULATION DESIGN STANDARD DS 63 VERSION 3 REVISION 15, DECEMBER 2021 AND READ IN CONJUNCTION WITH W.C. STANDARD ARRANGEMENT DRG 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. BD62-8-14.
 - 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 PRELAI LEFT & RIGHT) INDICATES THE SIDE OF THE LOT WHEN VIEWED FROM THE ROAD FRONTAGE WHICH IS SELECTED FOR ITS METER LOCATION.
 - FULLY PRE-LAI WATER SERVICES INSTALLED IN STAIR LANDINGS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD WATER CORPORATION DRG No. BD62-2-9.

SERVICES	QTY (No.)
PRELAI SHORT DUAL	10
PRELAI LONG DUAL	8
PRELAI SHORT SINGLE	0
PRELAI LONG SINGLE	2
TOTAL	20
TOTAL NUMBER OF LOTS SERVED	38
NUMBER OF DEFERRED SERVICES	0

EXTENSION	QTY (m)
100 P-16	238.1
200 P-16	83.8
250 P-16	156.6



TYPICAL ALTERNATE SERVICE LOCATIONS PLAN
NTS



TYPICAL SERVICE LOCATIONS PLAN
NTS

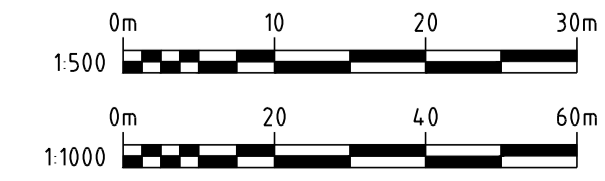
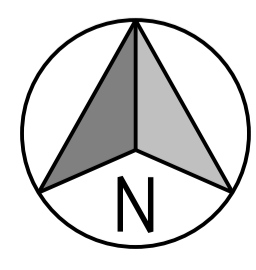
NOTICE TO CONTRACTOR
IT IS THE CONTRACTORS RESPONSIBILITY TO INVESTIGATE THE NATURE AND LOCATION OF ALL SERVICES WHICH MAY BE ENCOUNTERED AND TO CONSULT WITH THE RELEVANT SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF EXCAVATIONS. FAILURE TO DO SO OR TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTORS LIABILITY 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 MW06-100-001-01B
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.

NX50-103-001-01A
FILE: 133699572

P:\6027\Map\6027-14-500.dwg, 5/2/2023, 10:53:11 AM, samh, Digital Spring PDF, p03, 1, - CW Reference

REV	DATE	DRN	CKD	APP	AMENDMENT
0	02.05.23	YH	SM	[Signature]	ISSUED FOR CONSTRUCTION
D	29.07.22	ARH	SM	A. THOMSON	LOT LAYOUT 615 TO 618 UPDATED
C	08.06.22	ARH	SM	A. THOMSON	UPDATED TO SUIT COUNCIL COMMENTS
B	24.03.22	CNJ	SM	A. THOMSON	AMENDED TO WATER CORP. COMMENTS
A	03.03.22	ARH	SM	A. THOMSON	ISSUED FOR APPROVAL



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CW Cossill & Webley CONSULTING ENGINEERS
Mailing Address: PO Box 680, Subiaco WA 6004
Street Address: B12 (Level 2) 431 Roberts Road, Subiaco WA 6008
T (08) 9422 5800 F (08) 9422 5801 E admin@cosweb.com.au

CLIENT QUBE
APPROVED [Signature]
DESIGNED ARH/CNJ
SCALE AS SHOWN

PROJECT APSLEY - STAGE 14
TITLE WATER RETICULATION PLAN SHEET 1 OF 1
WAPC No. 155567
DRAWING No. 6027-14-500
REVISION 0

ORIGINAL SIZE A1

Appendix E: Deposited Plan



Plan Information	
Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading
Lots 580-589, 611-622, 635-645, 758-761, 8004, 9015, 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

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	

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

Plan Approved Reg. 26A (1), (4)

Inspector of Plans and Surveys	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 REG 26A(1) FINAL MARKING DEFERRED	Reference (Approved ID DXXX-XX - Dated XX Month Year, Landgate File OXXXX-20XX)

Survey Certificate - Regulation 54
I, Scott J. ANDERSON 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-209b

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

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
580-589, 611-622, 635-645, 758-761, 8004 & 9015	DP 423206	PT LOT 9014	4037/670	

Former Tenure Interests and Notifications						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(A), (A)1	EASEMENT		DOC C10720	LOT 9015	STATE ENERGY COMMISSION OF WESTERN AUSTRALIA	SEE 'Z' NOTE
(C)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC 01724.10	LOT 9015	CITY OF KWINANA AND THE PUBLIC AT LARGE	(PUBLIC ACCESS)
(33b)	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 Reg 33(b)	DP 418375	LOT 8004	WATER CORPORATION	
(33b)1	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 Reg 33(b)	DP 418375	LOT 9015	WATER CORPORATION	
(P)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC 0807722	LOT 9015	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 421705	LOT 9015	WATER CORPORATION	
(G)1	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC P204097	LOT 8004	ELECTRICITY NETWORKS CORPORATION	FIRE ZONE
(H)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC P204102	LOT 9015	CITY OF KWINANA AND THE PUBLIC AT LARGE	(PUBLIC ACCESS)
(33b)5	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 423862	LOT 9015	WATER CORPORATION	
(33b)4	EASEMENT (Water Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 423862	LOT 9015	WATER CORPORATION	
(33c)1	EASEMENT (Electricity Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (c)	DP 423862	LOT 9015	ELECTRICITY NETWORKS CORPORATION	
(L)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA 1893	DOC P472803	LOT 9015	ELECTRICITY NETWORKS CORPORATION	FIRE ZONE
(K)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC P472805	LOT 9015	CITY OF KWINANA & PUBLIC AT LARGE	VEHICLE TURNING
(33b)7, (33b)9	EASEMENT (Water Supply)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 423206	LOT 9015	WATER CORPORATION	
(33b)6, (33b)8	EASEMENT (Sewerage)	SEC 167 OF THE P&D ACT 2005 REG 33 (b)	DP 423206	LOT 9015	WATER CORPORATION	
(M), (N)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC P582944	LOT 9015	CITY OF KWINANA & PUBLIC AT LARGE	(PUBLIC ACCESS)

New Interests						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
(33a), (33a)1	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT 2005 REG 33 (a)	THIS PLAN	LOT 9015	CITY OF KWINANA	
(33b)10	EASEMENT (Sewerage)	SEC 167 OF THE P & D ACT 2005 REG 33 (b)	THIS PLAN	LOT 9015	WATER CORPORATION	
	RESTRICTIVE COVENANT	SEC 136D OF THE TLA 1893	THIS PLAN & DOC	ALL LOTS EXCEPT LOTS 8004 & 9015	ALL LOTS EXCEPT LOTS 8004 & 9015	
(O), (O)	EASEMENT	SEC 195 & 196 OF THE LAA 1997	DOC	LOT 9015	CITY OF KWINANA & PUBLIC AT LARGE	(PUBLIC ACCESS)

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 8004 & 9015		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 8004 & 9015		RELATES TO ACCESS VIA ANKETELL ROAD/HOFFMAN ROAD INTERSECTION
	NOTIFICATION	SEC 165 OF THE P&D ACT 2005	DOC	LOTS 635-638		BUSHFIRE MANAGEMENT PLAN

Vesting Lots						
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
LOT 8004	RESERVE FOR CREATION	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT 2005	THIS PLAN			

AMENDMENTS TABLE		
Revision	Description	Date
A	Initial Issue	24/07/2023
B	Amend after PM check	16/08/2023

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

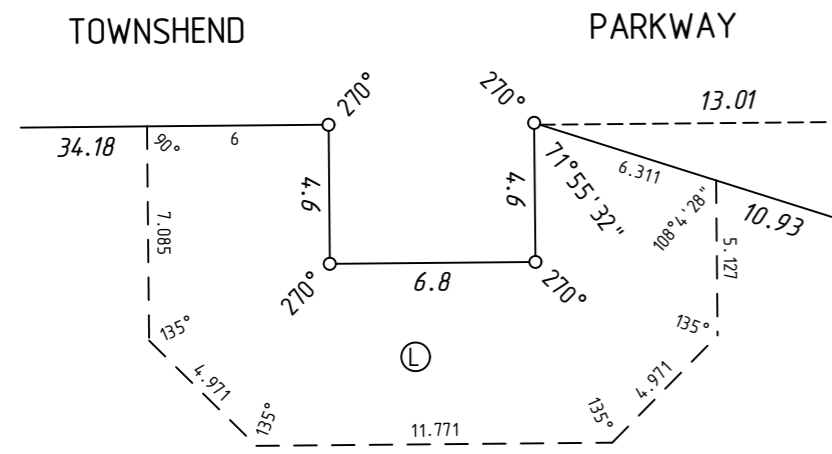
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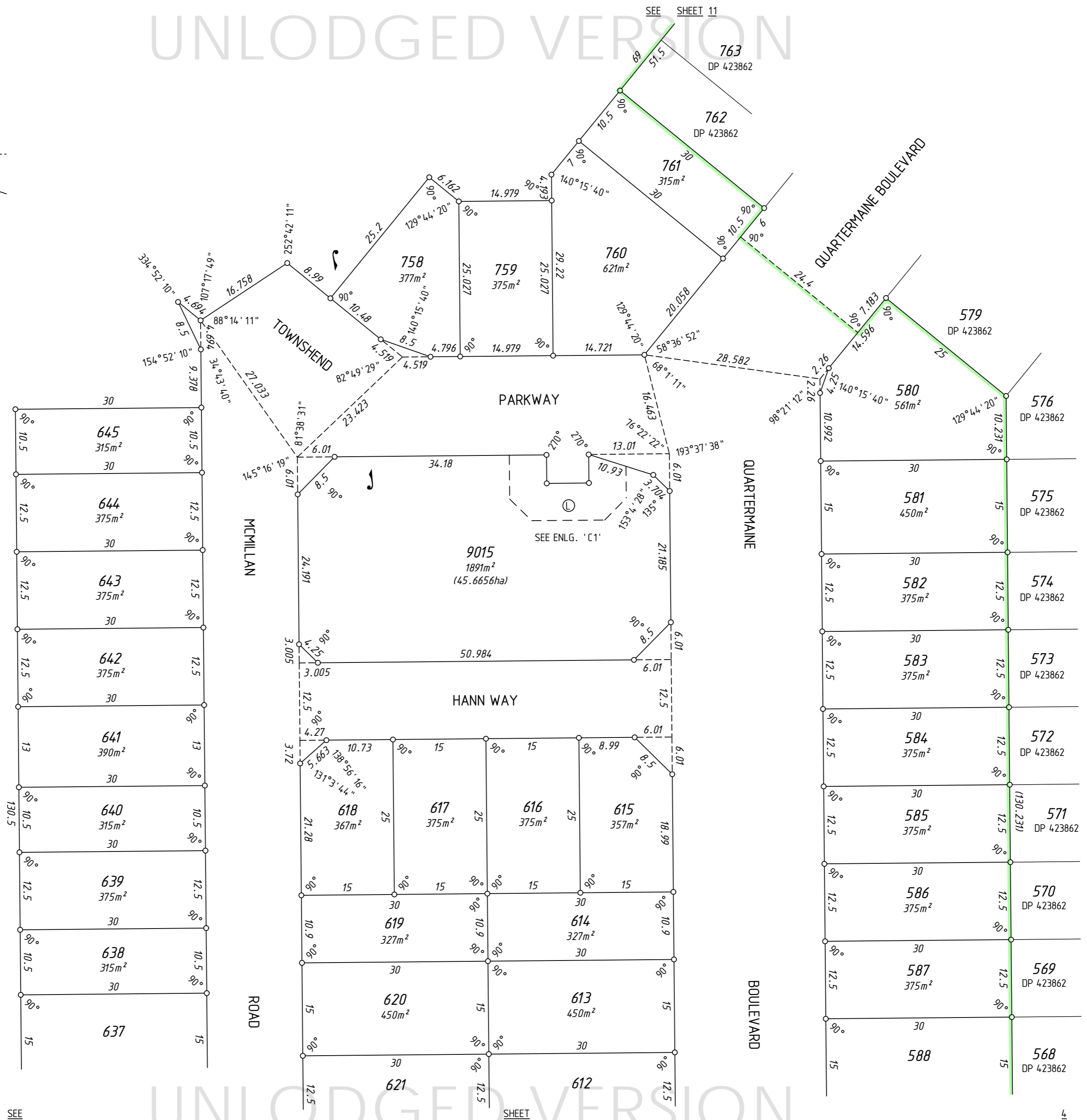
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9015
 ENLARGEMENT 'C1'
 Not to scale

UNLODGED VERSION

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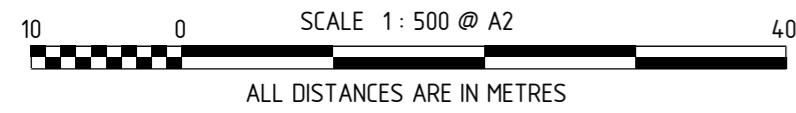


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SHEET

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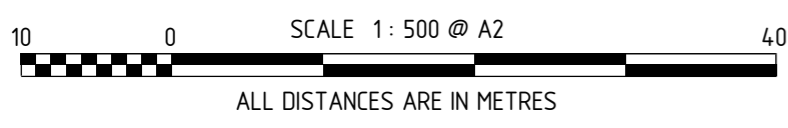
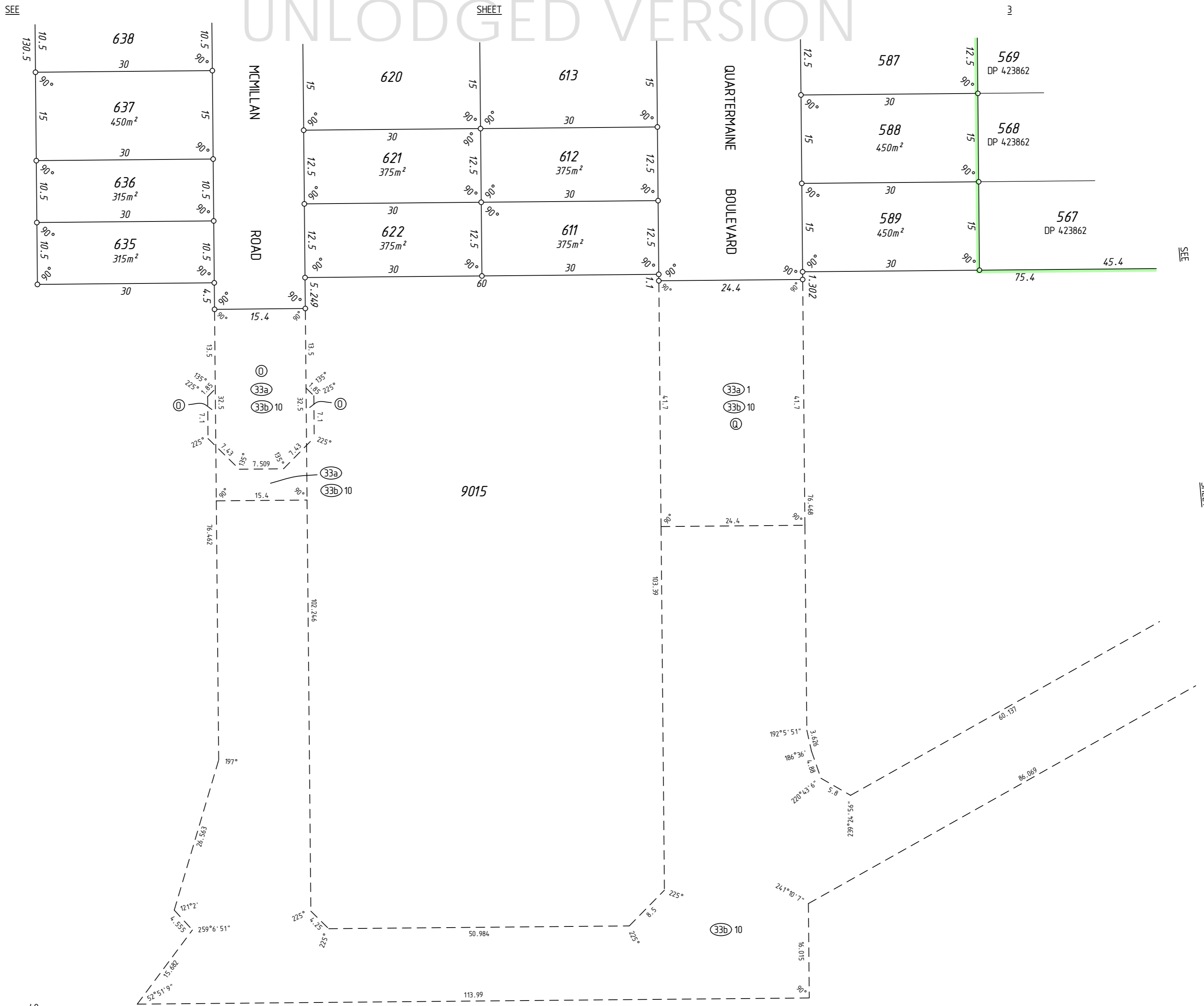
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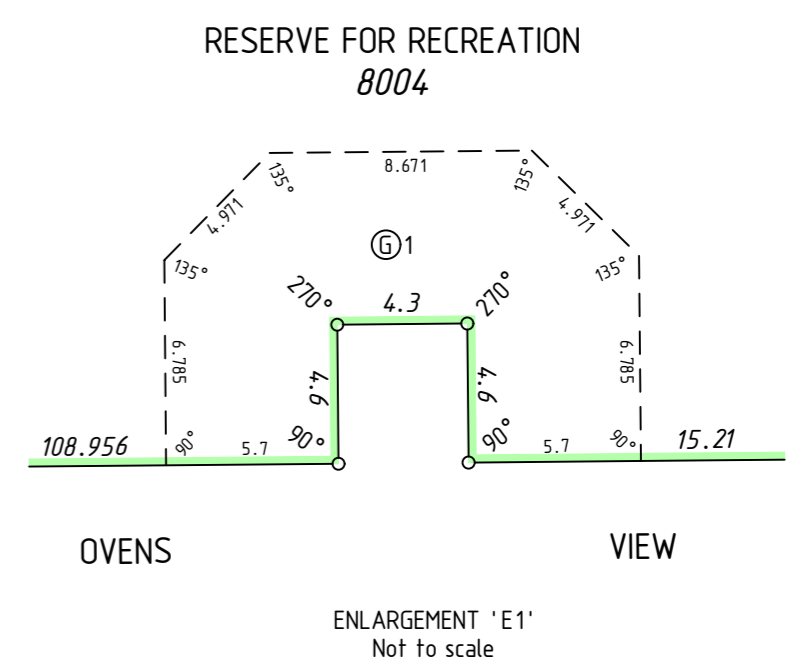
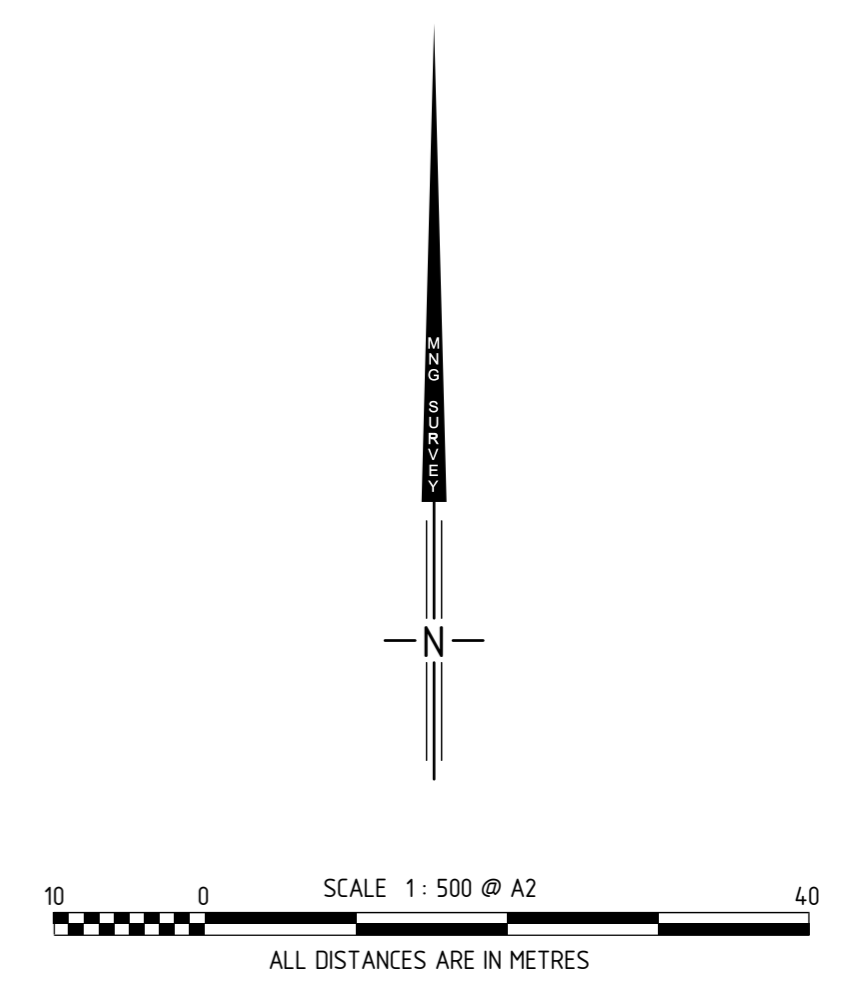
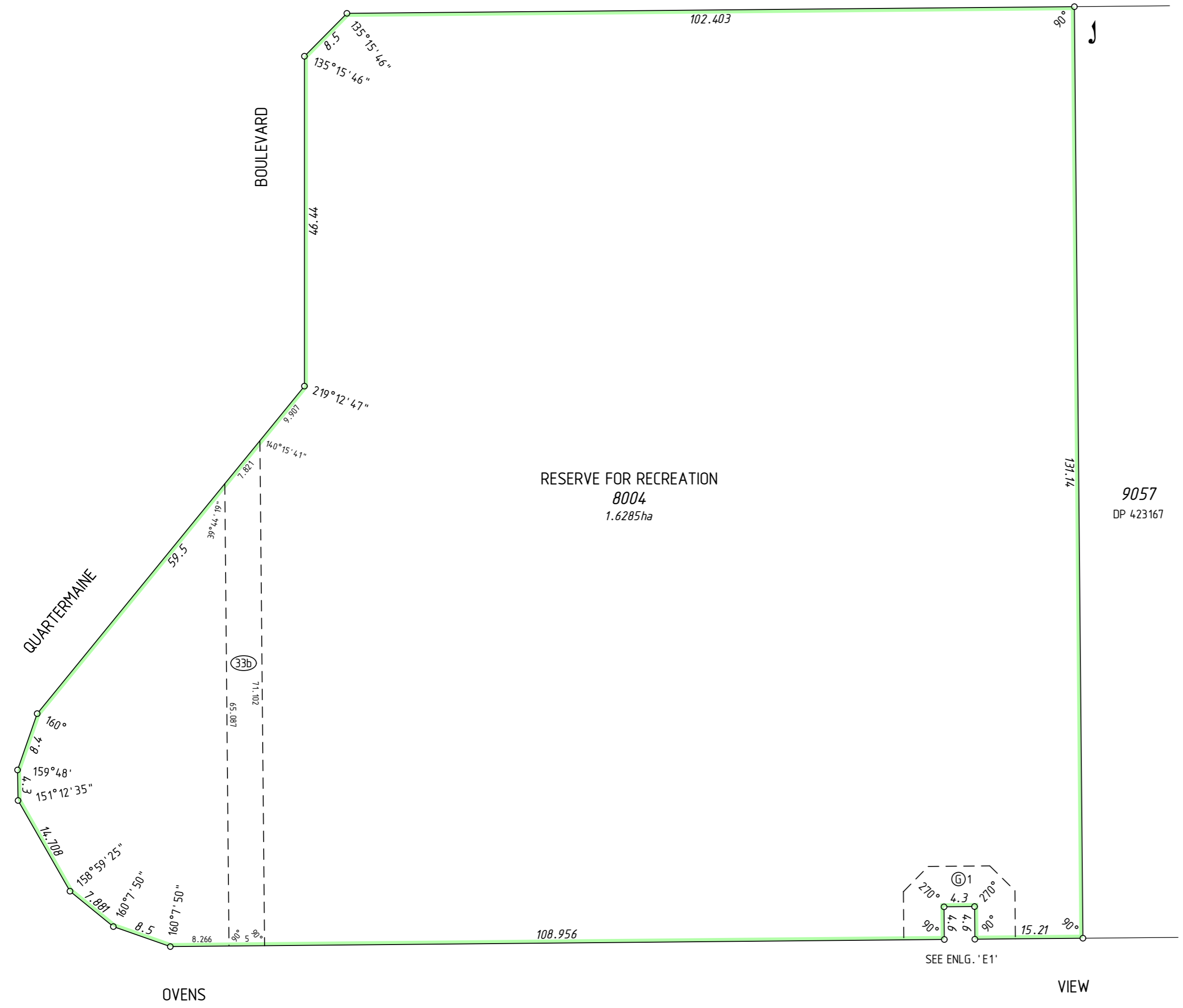
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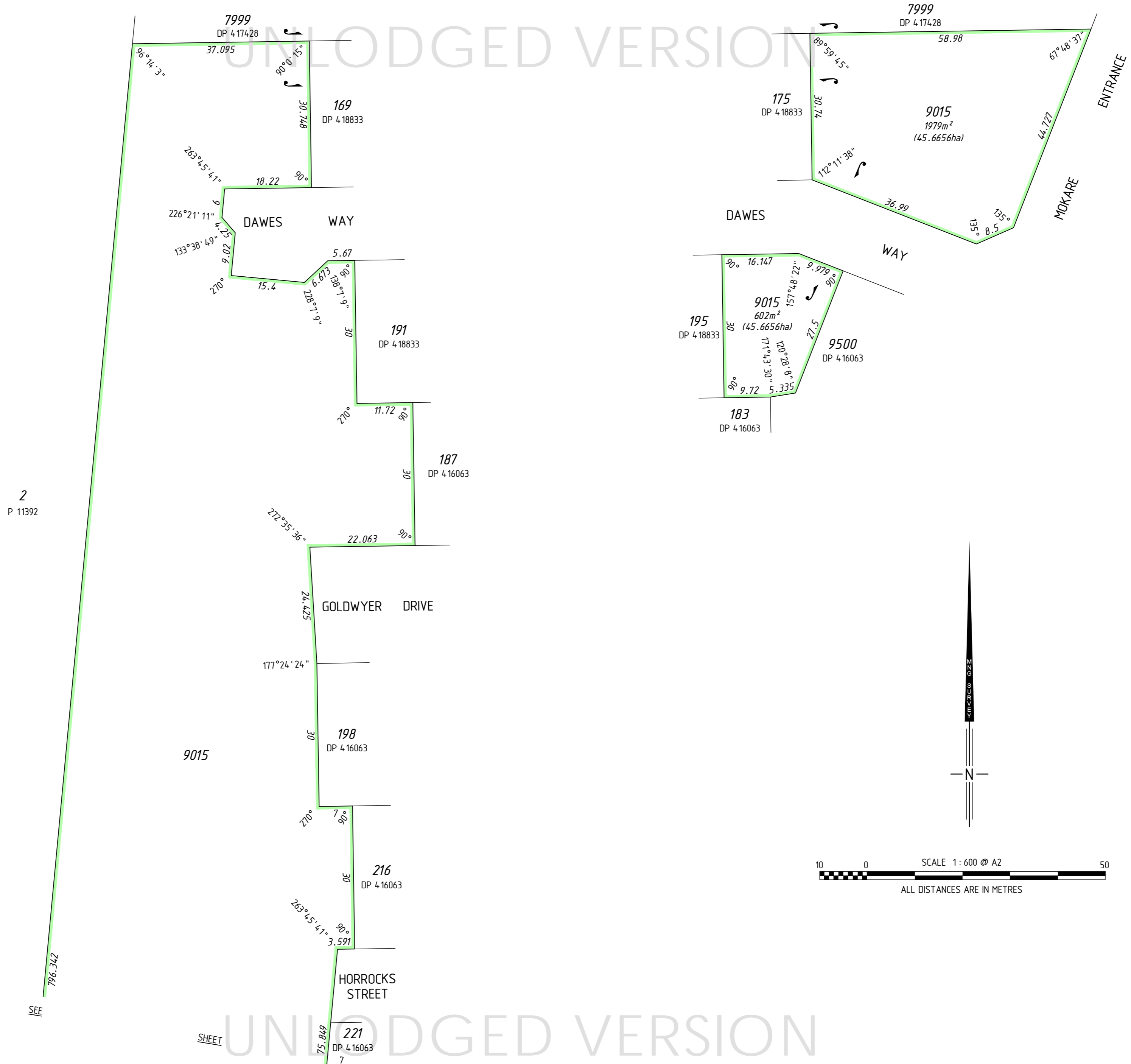
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 P 11392

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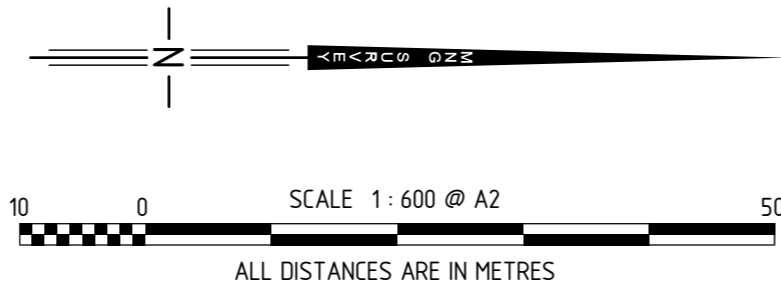
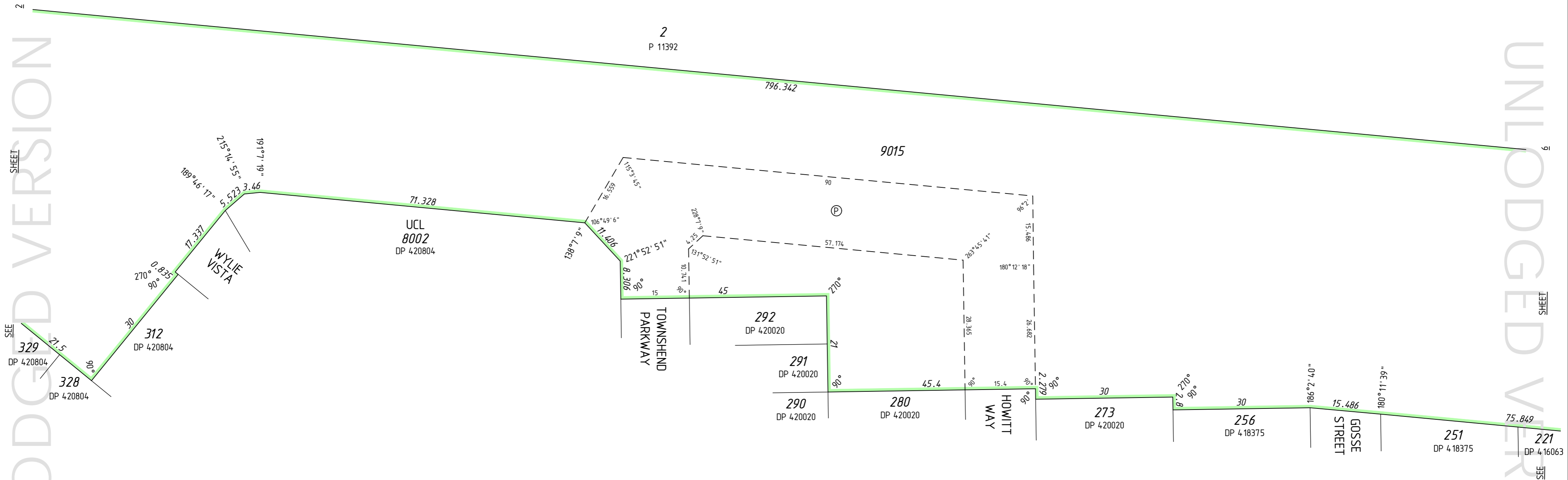
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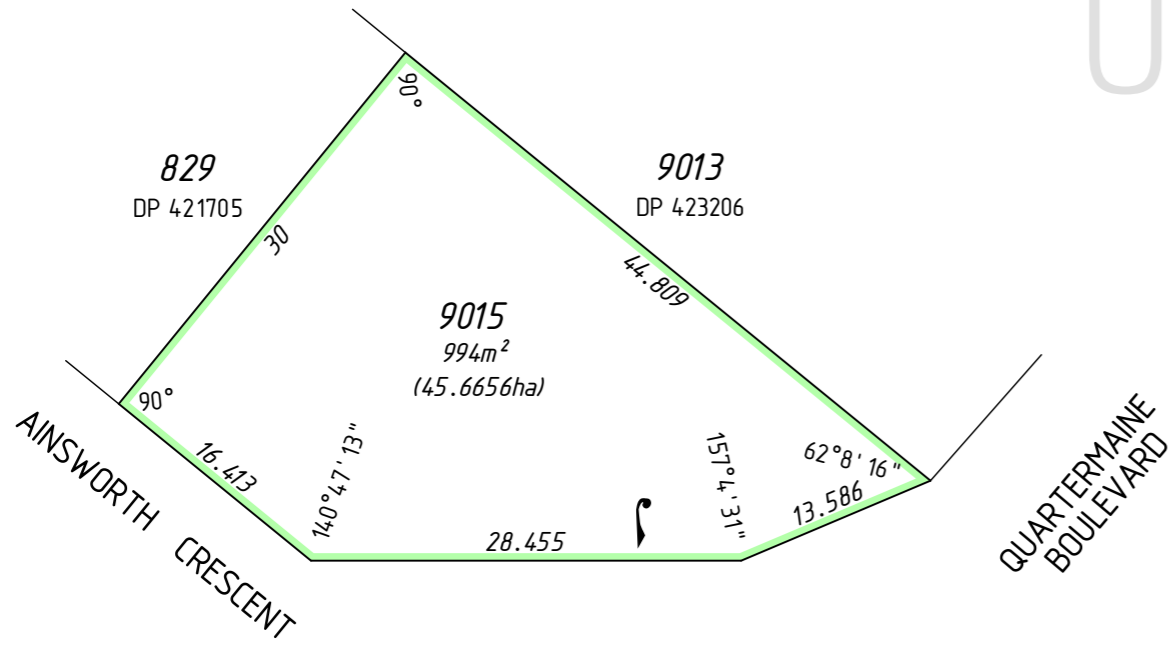
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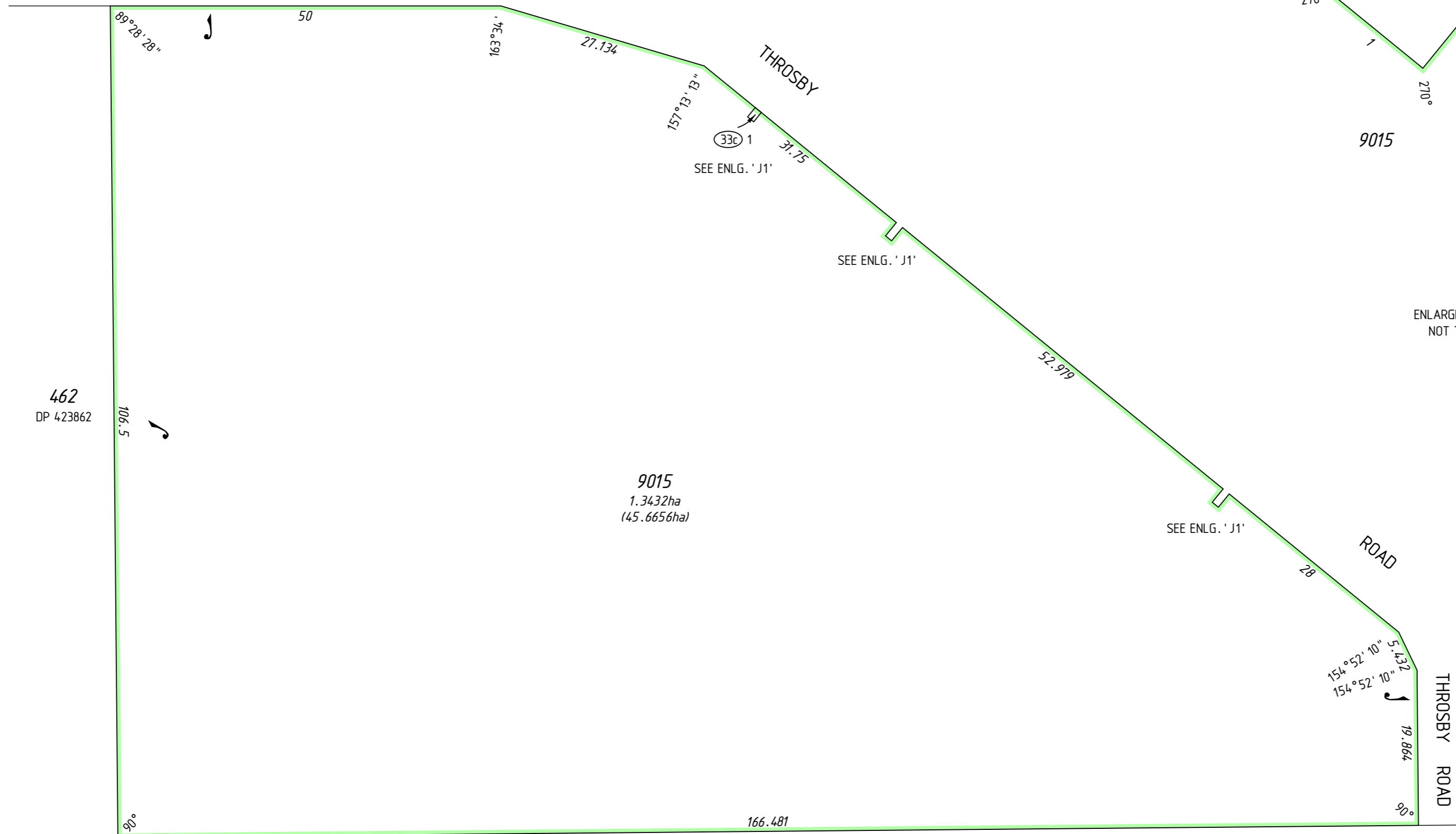
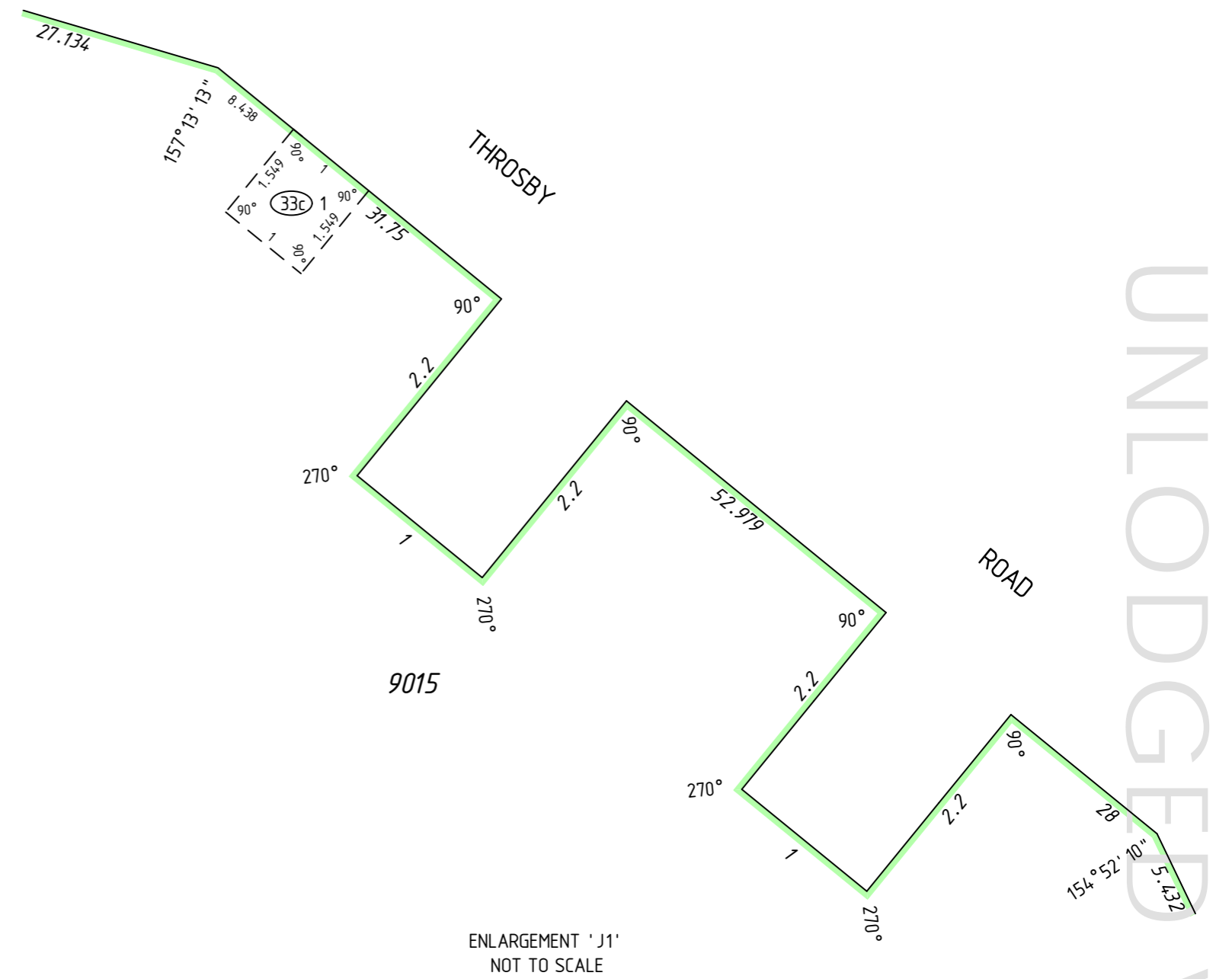
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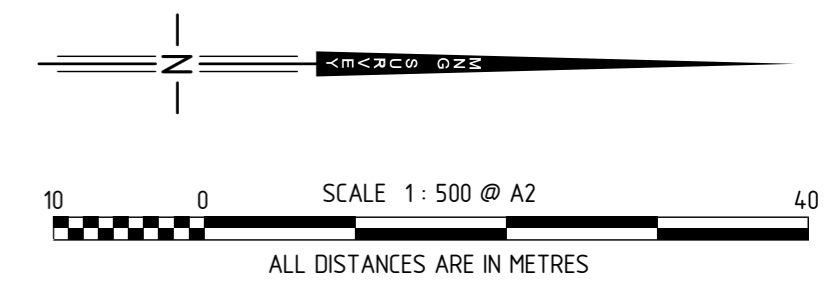
QUARTERMAINE BOULEVARD



462
DP 423862

9015
1.3432ha
(45.6656ha)

9057
DP 423167



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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-209b - Stage 14 - DP426328.CSD

ADDITIONAL SHEETS
SURVEY SHEET

SHEET SHEETS
10 OF 11

VERSION NUMBER
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DEPOSITED PLAN
426328

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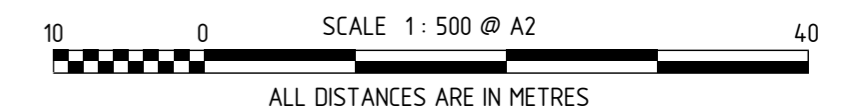
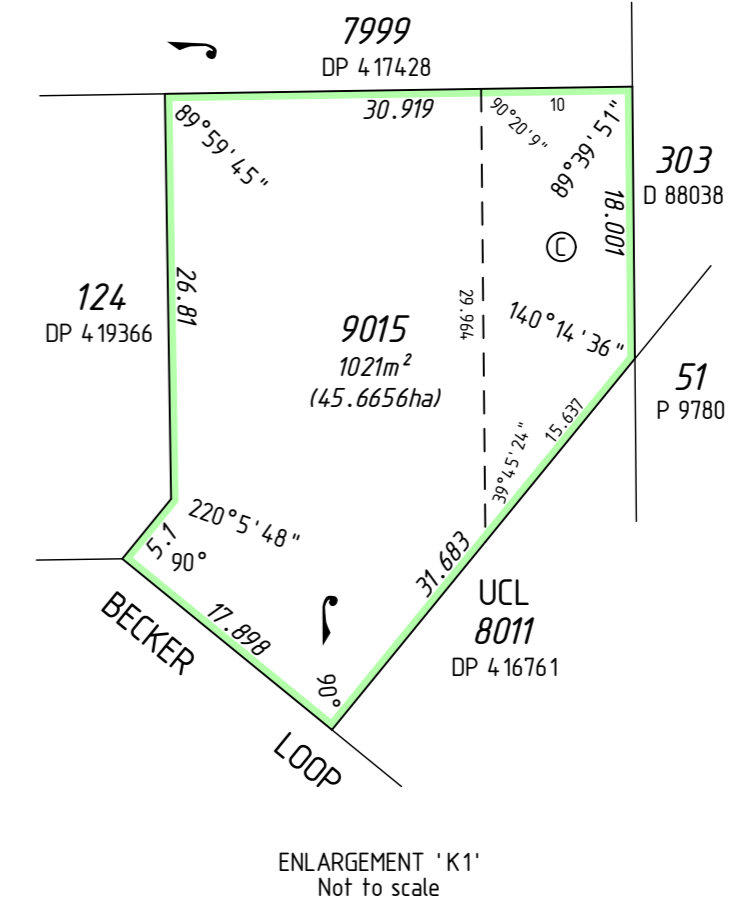
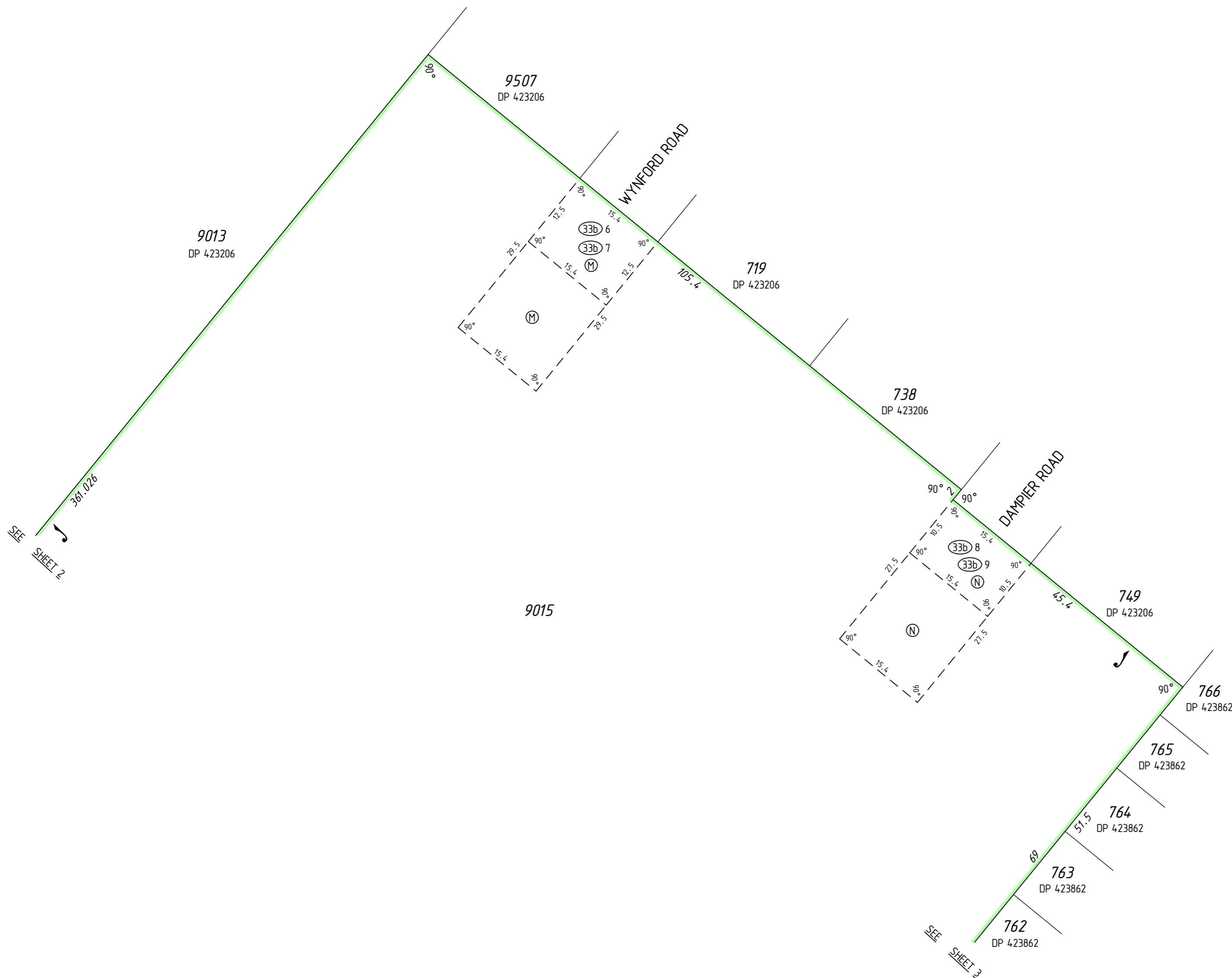
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THIS SURVEY SHEET WILL BE
REPLACED BY THE SURVEY DATA

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

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