



DEVELOPMENT APPLICATION SUBMISSION FORM

**Proposed Second Hand Dwelling
Lot M299 Mingenew-Mullewa Road, Yarragadee**

Name: _____

Postal Address: _____

Phone Number: _____

SUBMISSION: Support Object Indifferent

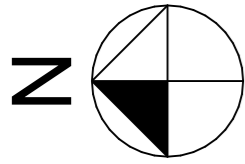
Please give in full your comments and any arguments supporting your comments
(if insufficient space, please attach additional sheets) -

Signature: _____ Date: _____

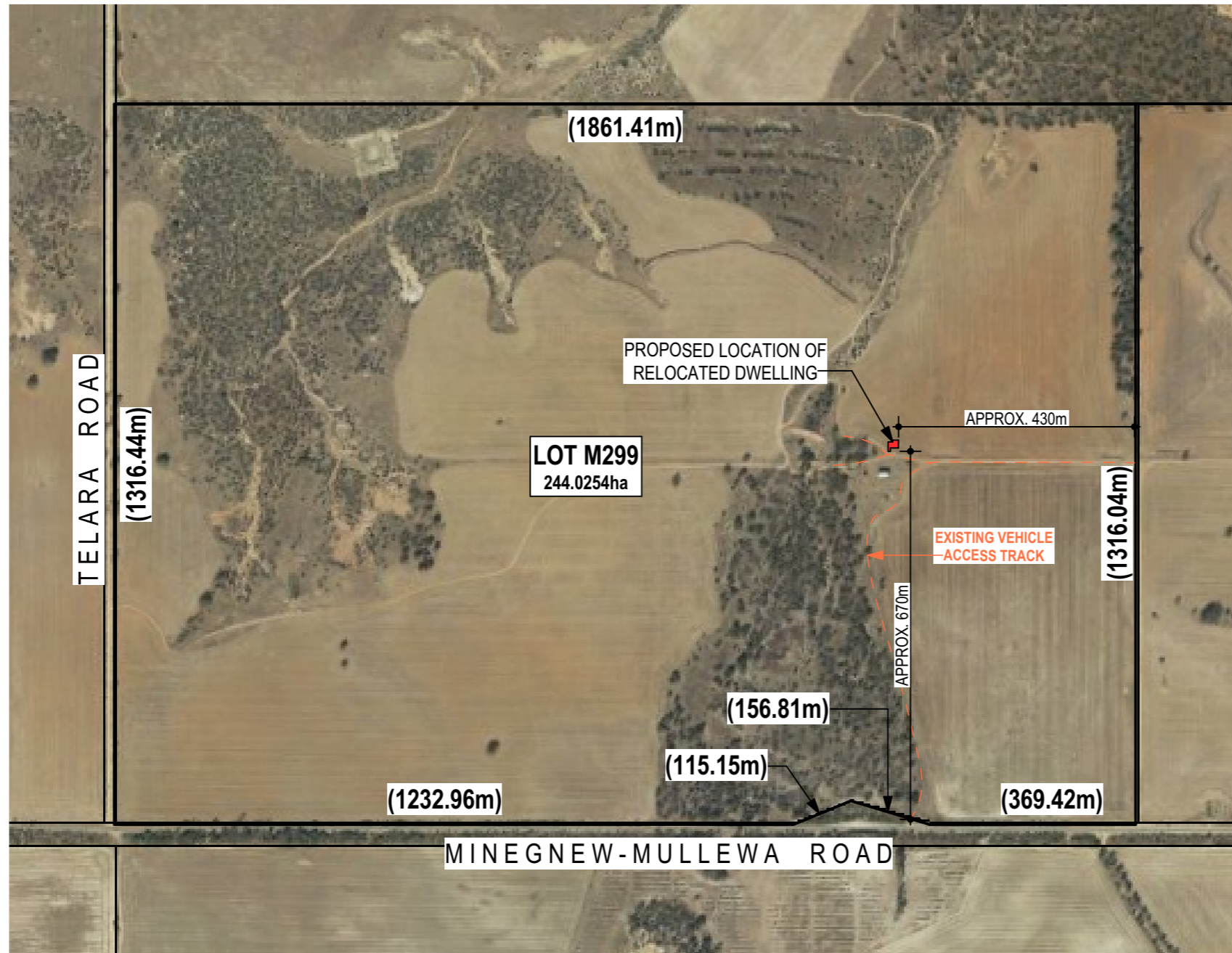
Please return to either: Shire of Mingenew or (fax) 9928 1128
 PO Box 120
 MINGENEW WA 6522 or enquiries@mingenew.wa.gov.au

NOTE: *The local government in determining the application will take into account the submissions received but is not obliged to support those views.*

Submissions Close: 4pm Friday 6 August 2021



NOTES
 - ALL DIMENSIONS STATED ON THESE DRAWING ARE APPROXIMATES ONLY.
 - DO NOT SCALE FROM DRAWINGS, DIMENSIONS TAKE PREFERENCE.



Rev	Description	Date
2	MOVE DWELLING CLOSER TO EXISTING SHED	24/06/21
1	POSITION DWELLING ON LOT M299 MINGENEW-MULLEWA ROAD	23/06/21
0	RELOCATION DRAWINGS	08/06/21

Project
RELOCATON OF EXISTING DWELLING TO LOT M299 MINGENEW-MULLEWA ROAD, YARRAGADEE.

Client
HOLMWOOD PTY LTD

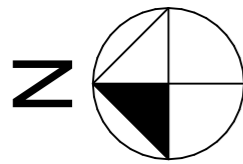
Drawing title
LOT M299 MINGENEW-MULLEWA ROAD - LOT PLAN

TEAKLE & LALOR
building design and drafting consultants

Address: G1/219 Foreshore Drive, Geraldton.
 Phone: (08) 9964 1882
 Email: tl@teakleandlador.com.au
 Website: www.teakleandlador.com.au

Job number	21045	Scale	NOT TO SCALE	
Drawn by	MT	Sheet number.	4	Revision
Sheet size	A3		OF 9	2

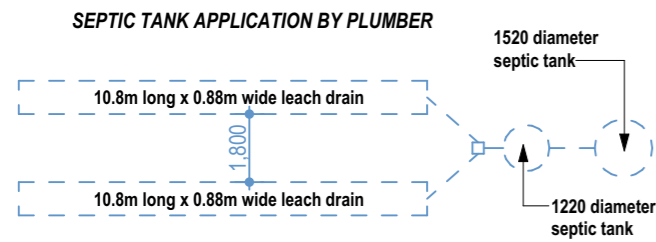
LOT M299 MINGENEW-MULLEWA ROAD - LOT PLAN NOT TO SCALE



LOT 521
435.9046ha

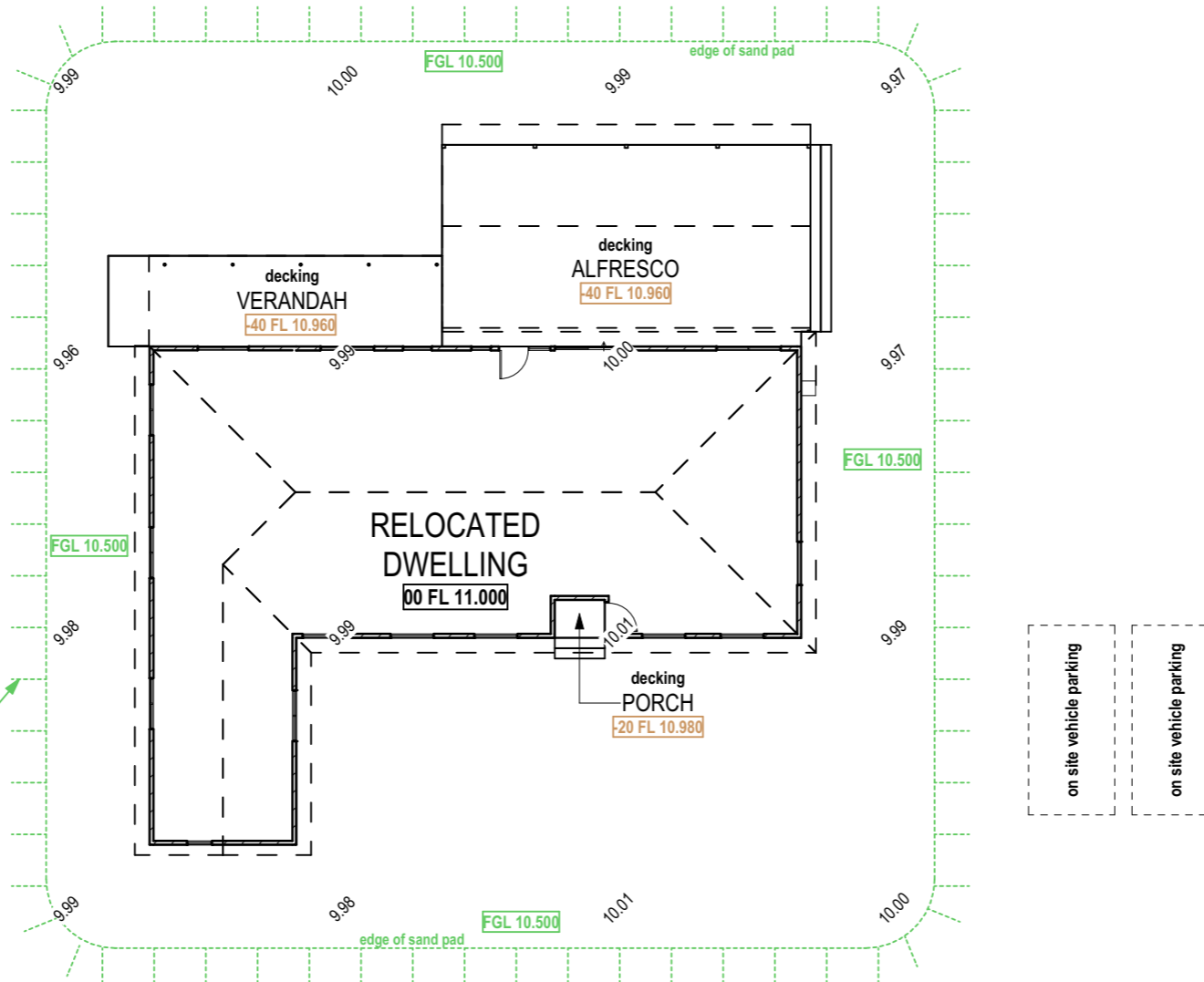
LEGEND	
EXISTING GROUND LEVEL	10.19
PROPOSED FINISHED FLOOR LEVEL	00 FL 10.500
FINISHED DECKING LEVEL	FPL 10.500
FINISHED GROUND LEVEL	FGL 10.500

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NEW SEPTIC TANK INSTALLATION
IN ACCORDANCE WITH COUNCIL
& HEALTH REGULATIONS.

slope ground at a ratio no
steeper than 1:2 (height-length)



STORMWATER NOTES
- DIVERT ALL RAINWATER PIPES 5m FROM DWELLING

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LOT M299 MINGENEW-MULLEWA ROAD - SITE PLAN

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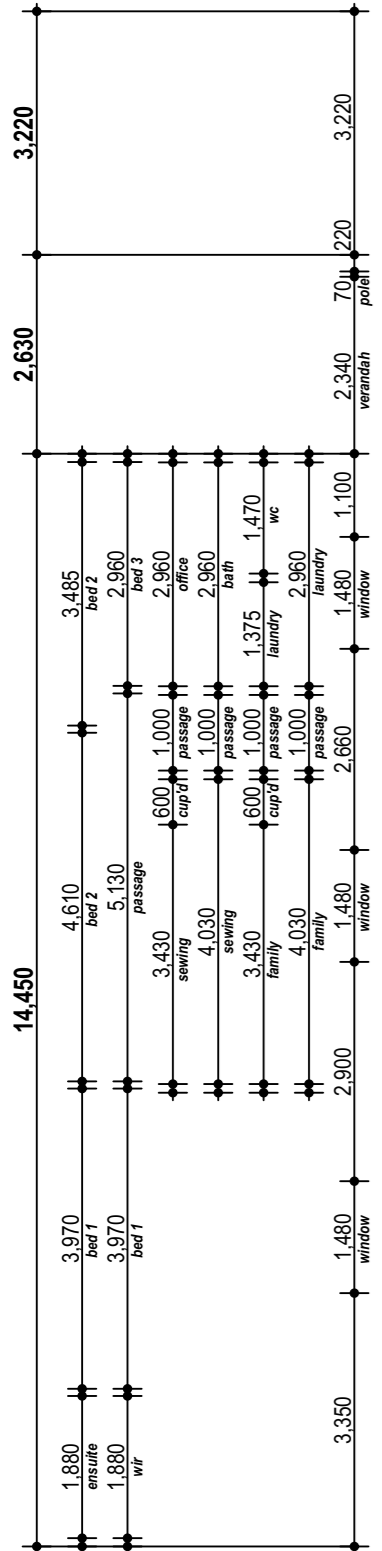
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Drawn by	MT	Sheet number.	Revision
Sheet size	A3	6 OF 9	2

LOT M299 MINGENEW-MULLEWA ROAD - SITE PLAN SCALE 1:200

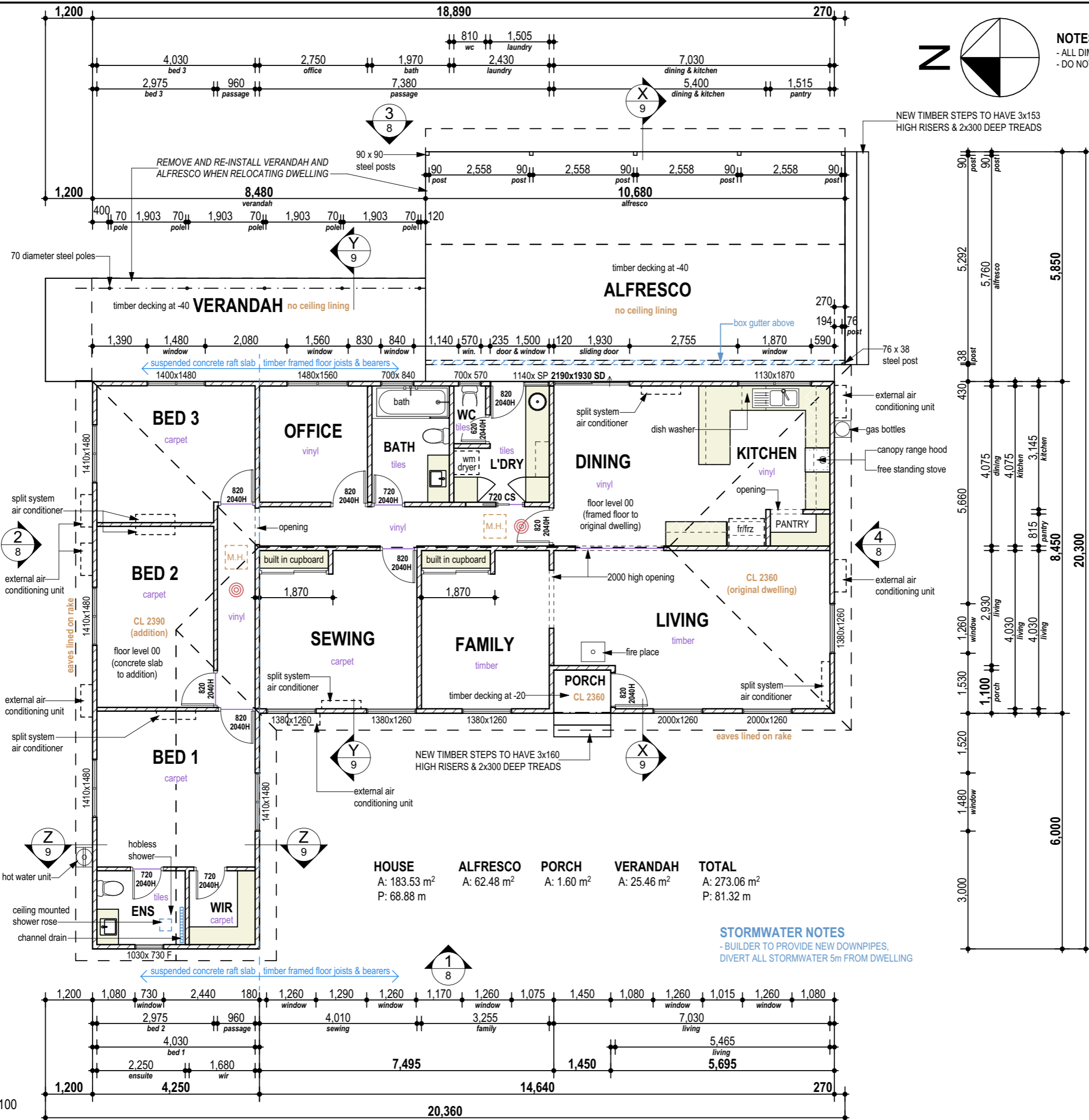
LEGEND

SMOKE ALARM 

ELECTRICIAN IS TO MAKE SURE SMOKE ALARMS ARE HARDWIRED & INTERCONNECTED

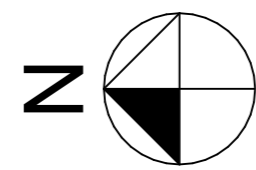


FLOOR PLAN SCALE 1:100



HOUSE	ALFRESCO	PORCH	VERANDAH	TOTAL
A: 183.53 m ² P: 68.88 m	A: 62.48 m ²	A: 1.60 m ²	A: 25.46 m ²	A: 273.06 m ² P: 81.32 m

STORMWATER NOTES
- BUILDER TO PROVIDE NEW DOWNPIPES,
DIVERT ALL STORMWATER 5m FROM DWELLING



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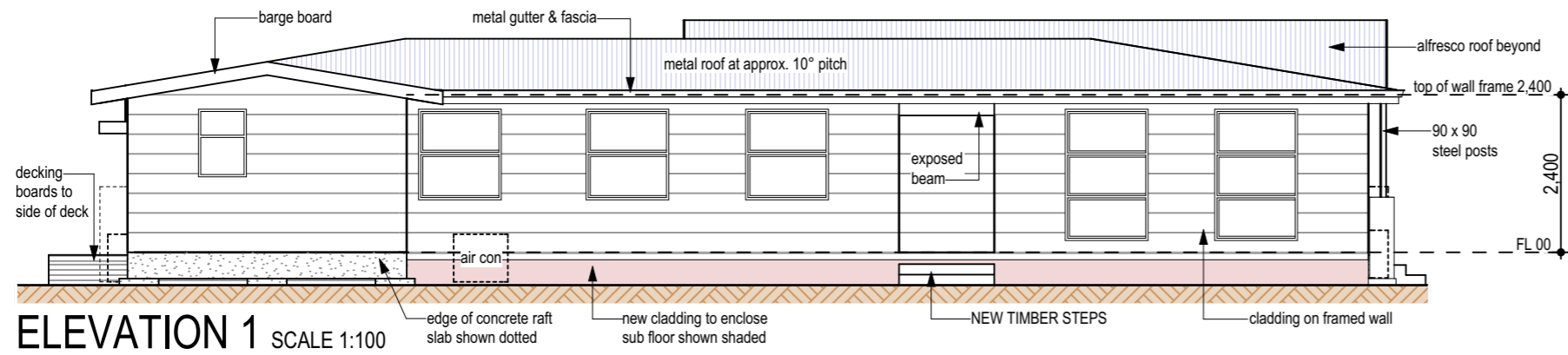
Drawing title
FLOOR PLAN

TEAKLE & LALOR
building design and drafting consultants

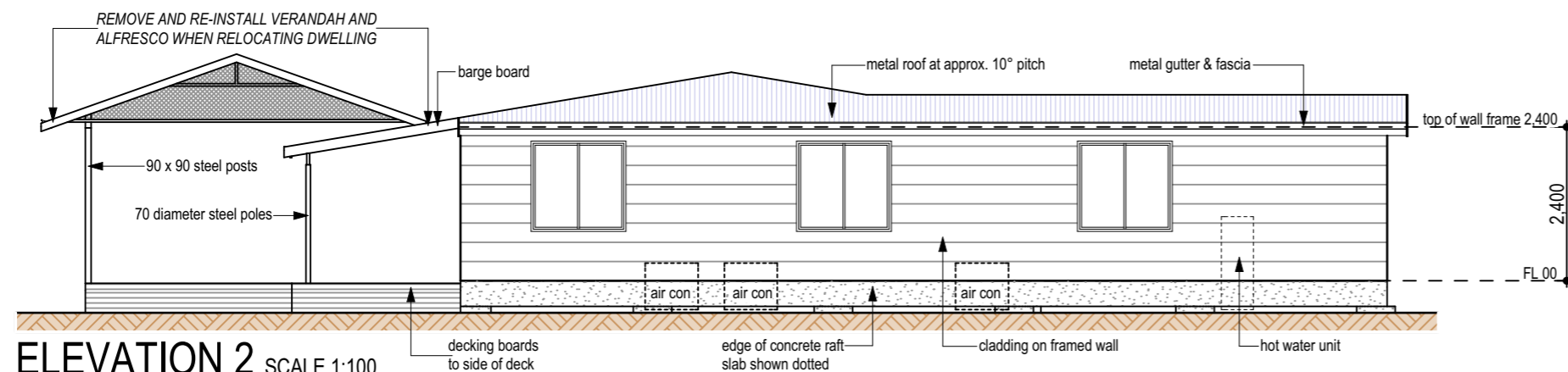
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Job number	21045	Scale	1:100
Drawn by	MT	Sheet number.	Revision
Sheet size	A3	7 OF 9	2

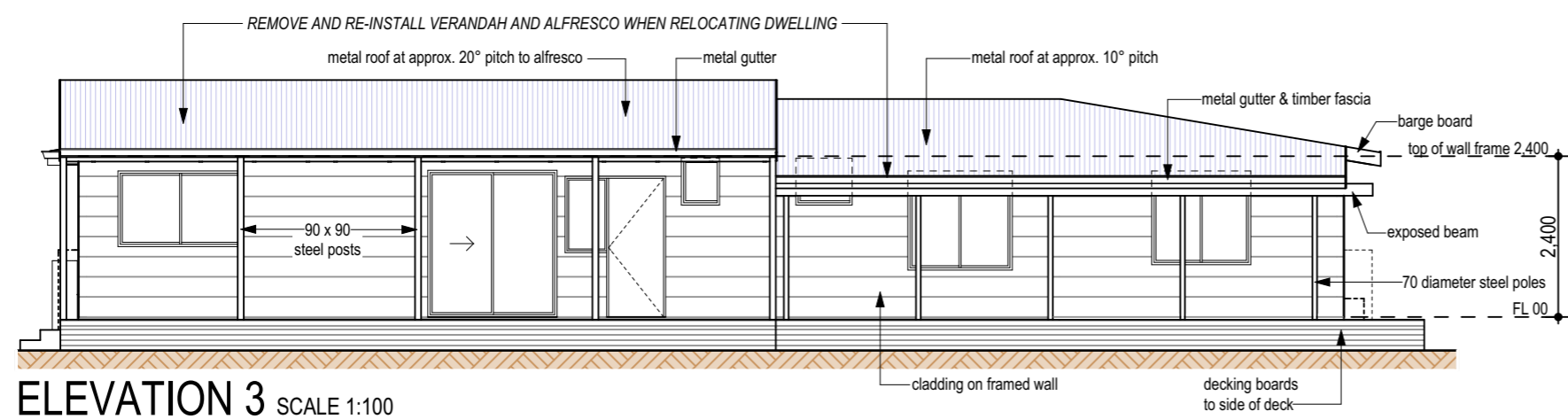
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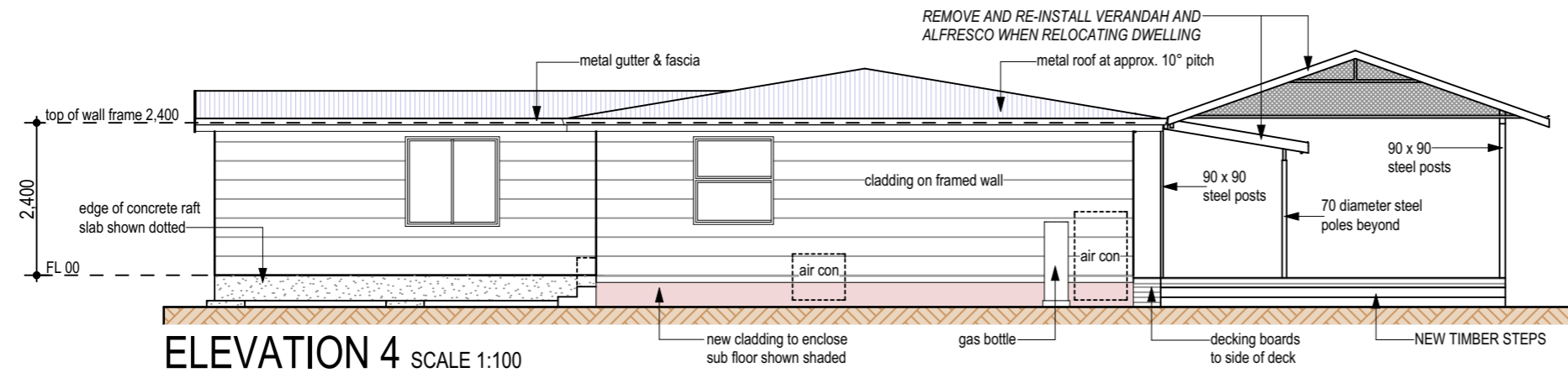
ELEVATION 1 SCALE 1:100



ELEVATION 2 SCALE 1:100



ELEVATION 3 SCALE 1:100



ELEVATION 4 SCALE 1:100

LEGEND	
NEW CLADDING	
EXPOSED CONCRETE	
CLADDING	
DECK LINING	
METAL ROOF SHEETING	

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ELEVATIONS

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Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS3959

This Certificate has been issued by a person accredited by the 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.

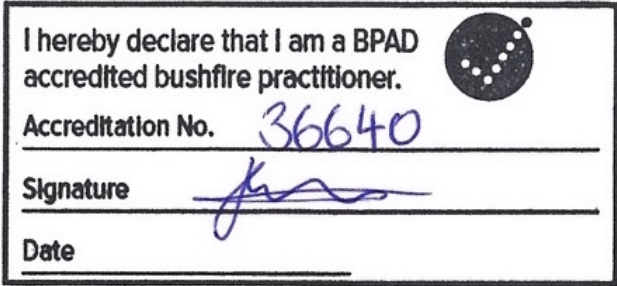
Property Details and Description of Works

Address Details	Unit No.	Street No.	Lot no	Street Name / Plan Reference	
			299	MINGENEW-MULLEWA RD	
Local Government area	Suburb				State
	YARRAGADEE				WA
Main BCA class of the building	SHIRE OF MINGENEW				
Description of the building or works	Class 1A				
	New Single Dwelling				

Determination of the Highest Bushfire Attack Level

AS 3959 Assessment Procedure	Vegetation Classification	Effective Slope	Separation Distance	BAL
Method 1	Class – Low Threat	-°	100m	Low

BPAD Accredited Practitioner Details

Name: Katheryn Billen	 <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 36640</p> <p>Signature <i>[Signature]</i></p> <p>Date _____</p>
Company Details: Structerre Consulting Engineers	
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 (Incorporating Amendments 1).	

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

AS 3959 Bushfire Attack Level (BAL)

Assessment Report

This report has been prepared by a representative from Structerre Consulting Engineers using the Simplified Procedure (Method 1) as detailed in Section 2 of AS 3959 – 2018 (Incorporating Amendment No 1) All enquiries related to information and conclusion presented in this report must be forwarded to the representative whose details appear below.

Client details	
Client	TEAKLE & LALOR
Number	

Site Details			
Address	LOT 299 MINGENEW-MULLEWA RD		
Suburb	YARRAGADEE	State	WA
Local Government	SHIRE OF MINGENEW		
Building Type	Class 1A		

Report Details	
Job Number	S1032643
Assessment Date	2/7/2021
Report Date/Version	12 July 2021 V1


Structerre Consulting Engineers Representative	
Name	Katheryn Billen
Employee Title	Field Engineering Assistant
Signature	
Accreditation No:	36640
Accreditation Expiry Date:	April 2022

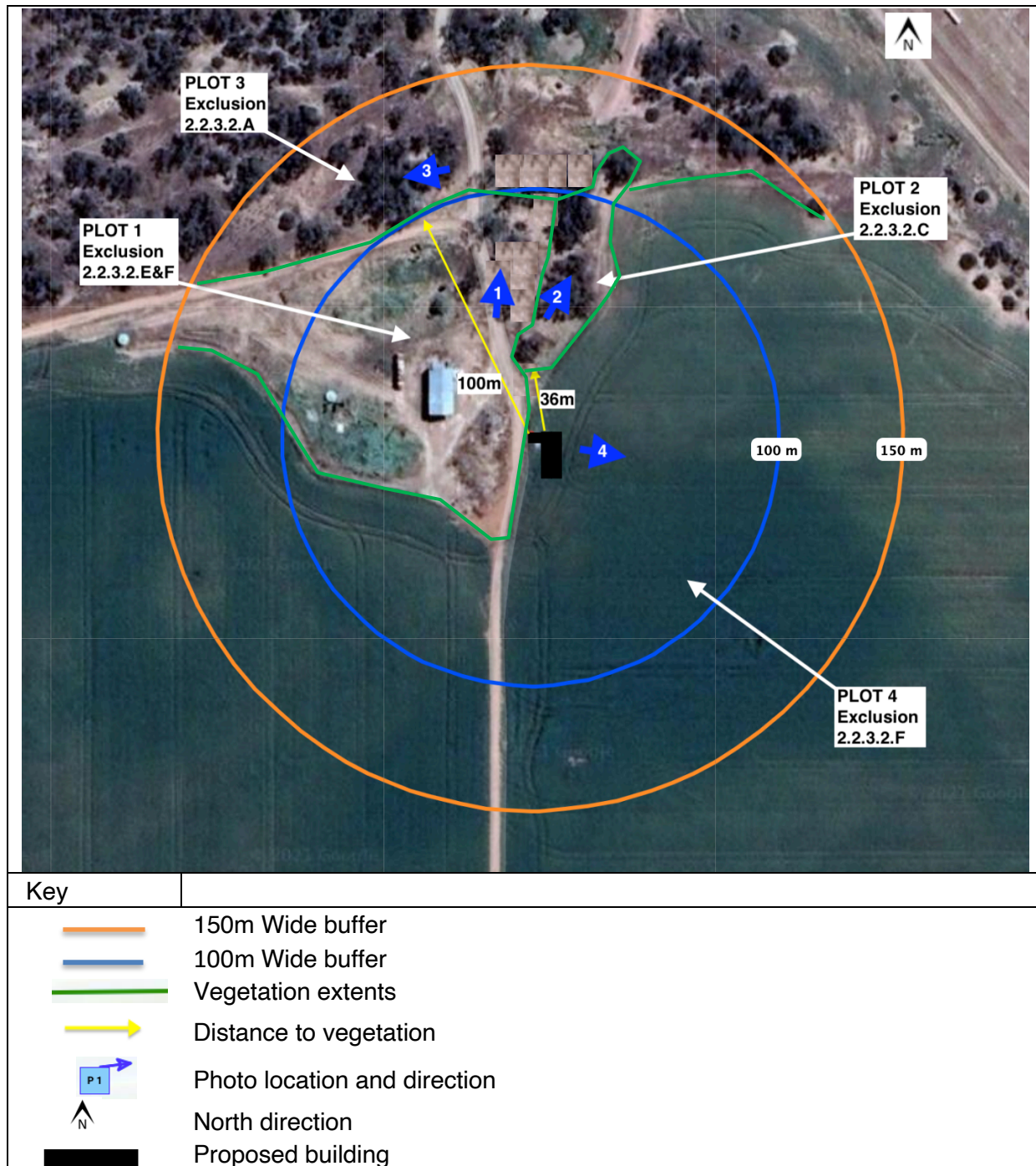


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1.0 SITE ASSESSMENT & SITE PLANS


The assessment of this site / development was undertaken on 2/7/2021 for the purpose of determining the Bushfire Attack Level (BAL) in accordance with AS 3959 – 2018 Simplified Procedure (Method 1).





Note: The 150m radius depicted on the site plan is used to identify any classifiable vegetation from the centroid of the proposed building envelope. Any vegetation greater than 100m from the proposed building envelope is excluded from classification as per AS-3959.


2.0 VEGETATION CLASSIFICATION

All vegetation within 100m of the site/proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation area with the potential to determine the bushfire level is identified below.

Plot 1 Class Low Threat	
Description / Justification for Classification	
<p>Exclusion clause 2.2.3.2 (e&f) Reduced vegetation area, tree's removed. Grassland managed under 100mm in height, with sparse tree over storey. At the time of the assessment, this area was maintained as low threat vegetation.</p>	<p>Photo 1</p> 

Plot 2 Class Low Threat	
Description / Justification for Classification	
<p>Exclusion clause 2.2.3.2 (c) vegetation less than .25ha and not within 20m of the site or each other.</p>	<p>Photo 2</p> 

Plot 3 Class Low Threat	
Description / Justification for Classification	
<p>Exclusion clause 2.2.3.2 (a) Vegetation greater than 100m distant.</p>	<p>Photo 3</p> 

Plot 4 Class Low Threat	
Description / Justification for Classification	
<p>Exclusion clause 2.2.3.2 (f), Low threat vegetation being maintained public reserve or farmland.</p>	<p>Photo 3</p> 

3.0 RELEVANT FIRE DANGER INDEX

The fire danger index for this site has been determined in accordance with Table 2.1 or otherwise determined in accordance with jurisdictional variation applicable to the site.

FDI 40 ☒ Table 2.4.5	FDI 60 ☒ Table 2.4.4	FDI 80 ☑ Table 2.4.3	FDI 100 ☒ Table 2.4.2
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4.0 POTENTIAL BUSHFIRE IMPACTS

The potential bushfire impact to the site / proposed development from each of the identified vegetation areas are identified below.

Plot	Vegetation Classification	Effective slope	Separation	Exclusions	BAL
1	Class Low threat	-	-	2.2.3.2.(e,f)	Low
2	Class Low threat	-	36m	2.2.3.2.(c)	Low
3	Class Low threat	-	100m	2.2.3.2.(a)	Low
4	Class Low threat	-	-	2.2.3.2.(f)	Low

5.0 BUSHFIRE ATTACK LEVEL (BAL)

The Determined Bushfire Attack Level (highest BAL) for the site / proposed development has been determined in accordance with clause 2.2.6 of AS 3959-2018 using the above analysis.

Determined Bushfire Attack Level	BAL - Low
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The determined Bushfire Attack Level has been assigned based on the vegetation within 100m of the site at the time of the assessment.

This report is valid for a period of 12 months from the date of issue.

6.0 EXPLANATORY NOTES

A bushfire attack level (BAL) Assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling. The methodology used for the determination of the BAL rating, and the subsequent building construction standards, are directly referenced from the Australian Standard AS3959-2018 construction of buildings in bushfire prone areas.

The BAL rating is determined through identification and assessment of the following parameters

- Fire Danger index (FDI) Rating; assumed to be FDI-80 for WA;
- All classified vegetation **within 100m** of the subject building;
- Separation distance between the building and the classified vegetation source/s; and
- Slope of the land under the classified vegetation.

AS3959-2018 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction; this is shown in the table below.

Bushfire Attack Level (BAL)	Classified vegetation within 100m of the site and heat flux exposure thresholds	Description of predicted bushfire attack and levels of exposure	Construction Sections
BAL-LOW	See clause 2.2.3.2	There is insufficient risk to warrant specific construction requirements.	4
BAL-12.5	$\leq 12.5\text{kW/m}^2$	Ember attack.	3 & 5
BAL-19	$\geq 12.5\text{kW m}^2$ to $\leq 19\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux.	3 & 6
BAL-29	$\geq 19\text{kW m}^2$ to $\leq 29\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux.	3 & 7
BAL-40	$\geq 29\text{kW m}^2$ to $\leq 40\text{kW m}^2$	Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames.	3 & 8
BAL-FZ	$> 40\text{kW m}^2$	Direct exposure to flames from fire front in addition to heat flux and ember attack.	3 & 9

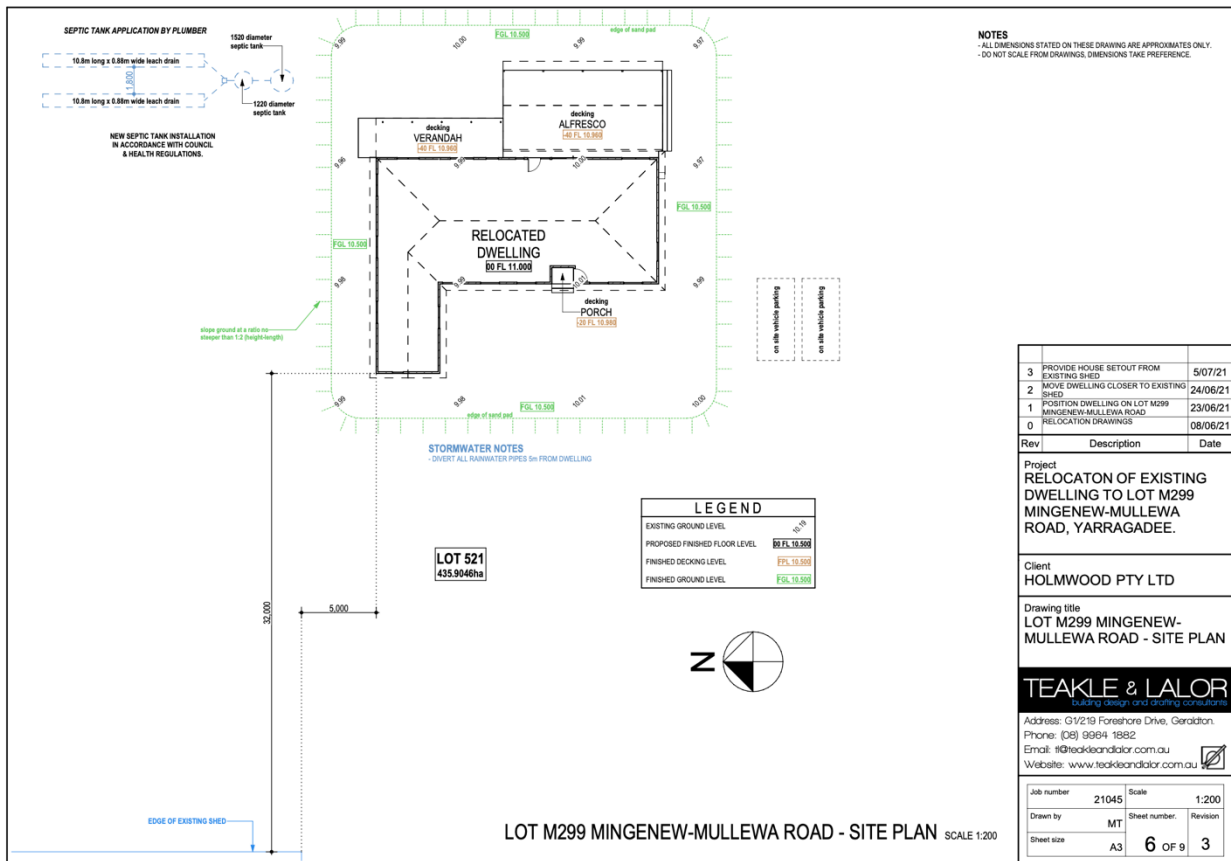
Reference: AS 3959 Construction of buildings in bushfire-prone areas Table 3.1

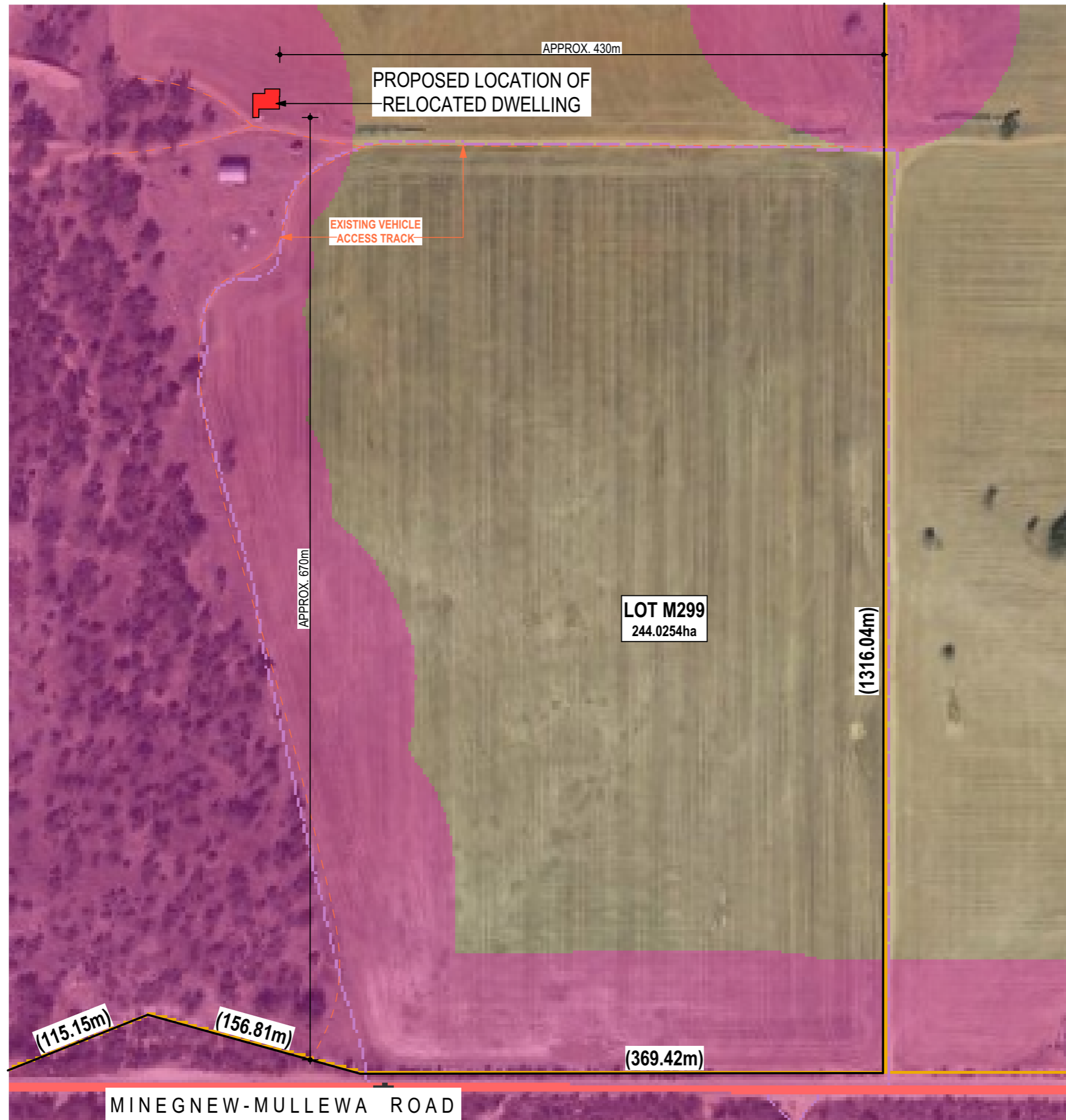
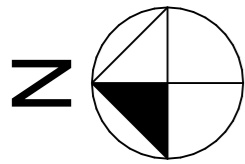
Please contact this office for a bushfire checklist, this allows for your plans to be cross-referenced with AS3959 Construction of buildings in bushfire-prone areas, to comply with the required upgrades.

APPENDIX A: PROPOSED SITE PLAN

Whilst AS 3959 sets out to improve the performance of buildings when subjected to bushfire attack in a designated bushfire-prone area, it does not guarantee that a building will survive a bushfire event on every occasion.

This assessment has been conducted in conjunction with the site plans provided by the client as provided in Appendix A, and is limited to the surrounding environment within 100m of the proposed building at the time of the assessment only.





NOTES

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LOT M299 MINGENEW-MULLEWA ROAD - BUSHFIRE PRONE AREA PLAN

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LOT M299 MINGENEW-MULLEWA ROAD - BUSHFIRE PRONE AREA PLAN NOT TO SCALE