

**Planning and Development (Local Planning Schemes) Regulations 2015
Schedule 2 Deemed provisions for local planning schemes Part 11 Forms referred
to in this Scheme cl. 86**

The form of an application for development approval referred to in clause 62(1)(a) is as follows —

Application for development approval

Owner details*		
Name: IAN JOHN PHILLIPS		
ABN (if applicable): 59 139 885 858		
Address: 80 MORRELL NORTH RD DOWERIN Postcode: 6461		
Phone:	Fax:	Email:
Work:	landeny@skymesh.com.au
Home: 96321206		
Mobile: 0428 774 483		
Contact person for correspondence:		
Signature: Ian J Phillips	Date: 20-6-3-26	
Signature:	Date:	
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>		



Applicant details (if different from owner)		
Name: Murray River North Group T/S TR Homes		
Address: 105 Kelvin Road Maddington Postcode: 6109		
Phone:	Fax:	Email:
Work: 94932998		k.randell@mimgroup.com.au
Home:		
Mobile:		
Contact person for correspondence: Kerry Randell		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Signature: K.A. Randell	Date: 30/3/2026	

Property details		
Lot N°: 24861	House/Street N°: 80	Location N°: MORRELL NORTH RD
Diagram or Plan N°: 150254	Certificate of Title Vol. N°: 2115	Folio: 2
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: Morrell North Rd Suburb: KOOMBERKINE		
Nearest street intersection: Moonjin West Road		

Proposed development	
Nature of development:	<input checked="" type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use:	Proposed new modular dwelling including alfresco, verandah
Description of exemption claimed (if relevant):	—
Nature of any existing buildings and/or land use:	Vacant farming land With an existing dwelling and farm sheds
Approximate cost of proposed development:	515,362
Estimated time of completion:	12 months

Please ensure to provide the following information with your application

- A birds-eye-view map showing the proposed location of the development.
- Map showing distances to all fences/property boundaries.
- NA Map showing distance to the nearest structure (e.g. house or other outbuildings).
- Map showing distance to the nearest roads
- Map showing location of the site including nearby street names and a north arrow.
- Dimensions of the proposed building (including height) and any other relevant information.

OFFICE USE ONLY

Acceptance Officer's initials: JRG (EHO - Tech)

Date received: 10 APRIL 2026

Local government reference N^o: DA2026-05





30 March 2026
Our Ref: 30635

Chief Executive Officer,
Shire of Dowerin,
13 Cottrell Street,
Dowerin WA 6461

Email: dowshire@dowerin.wa.gov.au

Dear Sir or Madam,

Development Application – Lot 24861, #80 Morrell North Road, Koomberkine.

TR Homes hereby submit a Development Application for a proposed new modular dwelling, including Verandah and Alfresco areas.

The proposed building is constructed on prefabricated concrete slabs, with steel frames, excluding construction will be from James Hardie cladding and colorbond sheeting as per the elevations indicated.

Included in our application for Council approval are the following documents:

1. Completed Application for Planning Approval Form
2. Certificate of Title;
3. Floor, Site and Elevation plans
4. Colour & Materials Schedule
5. BAL Report
6. Site Survey

The cost of construction excluding GST is \$515,362. Therefore, the applicable fees are as below:

Up to \$500,000.00	= \$1,700
Value over \$500,000 = \$15,362 x 0.257%	= 39.40
Total fees	= \$1,739.40

Should you require any further information, please do not hesitate to contact our office on 9493 2998 or via email: krandell@mrngroup.com.au

Kind Regards

krandell

Kerry Randell
Office and Shire Administration Coordinator

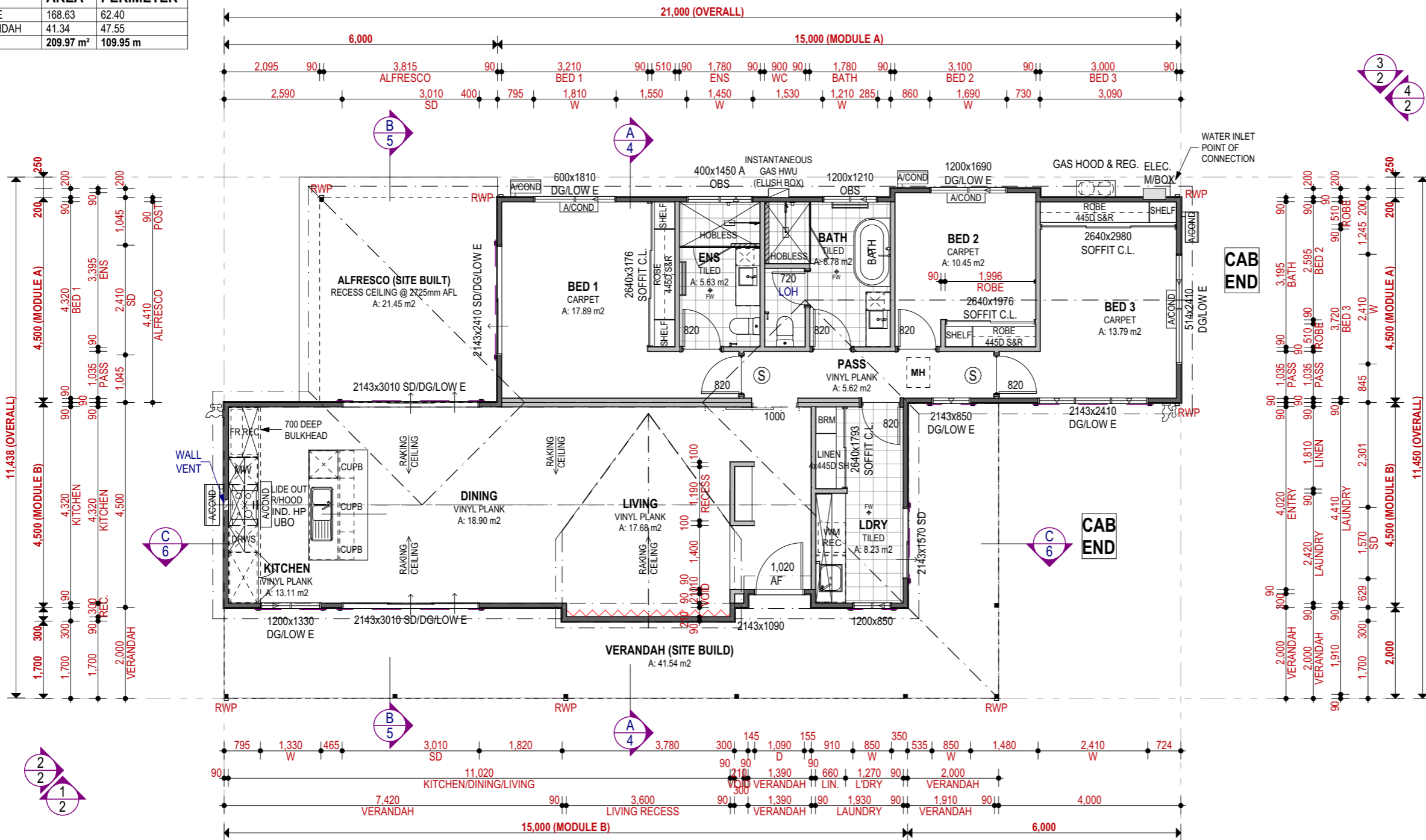
dream it. live it. love it.

ABN 98 168 138 823 | ACN 168 138 823 | T&R Homes WA Pty Ltd

BUILDING AREA		
	AREA	PERIMETER
HOUSE	136.37	61.60
ALFRESCO	21.55	18.61
	157.92 m²	80.21 m

ROOF AREA		
	AREA	PERIMETER
HOUSE	168.63	62.40
VERANDAH	41.34	47.55
	209.97 m²	109.95 m

DO NOT SCALE FROM THIS DRAWING
 ALL SUBCONTRACTORS TO CHECK DIMENSIONS AND NOTES PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
ALL INTERNAL DIMENSIONS TO STUDWORK
CLIENT NOTE:
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR STANDARD SPECIFICATION, ADDENDA AND ENGINEERS DETAILS.
CEILING HEIGHT - 2725
SOIL CLASSIFICATION - M
BAL RATING - 12.5



- NOTES**
- CLIENT SUPPLIED MATERIALS & LABOUR. (REFER TO CONTRACT & ADDENDA)
 - DIMENSIONS ARE TO FRAME STUDS ONLY & DO NOT INCLUDE LININGS OR CLADDINGS. (INTERNAL & EXTERNAL)
 - SMOKE DETECTOR TO BCA 9.5 AS INDICATED ON PLAN, TO BE HARDWIRED & INTERCONNECTED. (S)
 - HEIGHTS ARE FROM TOP OF SLAB. NO ALLOWANCE MADE FOR FLOOR COVERINGS.
 - No & PLACINGS OF RWP'S IS APPROX & GOVERNED BY ROOF STRUCTURE & AT PLUMBERS DISCRETION.
 - FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS & AT THE DISCRETION OF THE PLUMBER.
 - WATER PROOFING TO WET AREAS TO BCA 10.2.1
 - SHELF AND RAIL @ 1700AFL TO ALL ROBES UNO.
 - 4 x 445 SHELVES TO LINEN U.N.O.
 - MANHOLE CUTOUT SIZE IS 660 x 505
 - MANHOLE LOCATIONS TO THE DISCRETION OF THE BUILDER FOR SERVICES BETWEEN MODULES.
 - ALL EAVES ARE 450mm WIDE U.N.O.
 - ALL POSTS TO BE 90 x 90 x 3.5 SHS U.N.O.
- ADDITIONAL NOTES:**
- BUILDER TO SUPPLY & INSTALL EMERGENCY ISOLATION VALVE TO THE GAS HOOD & REGULATOR TO SUIT.

DRAWING KEY:

~~~~~ INDICATES ADDITIONAL BRACING TO THE STEEL FRAMED WALL FOR TV MOUNT



**FLOOR PLAN**  
1:100

| INSULATION                                                                                       |  |
|--------------------------------------------------------------------------------------------------|--|
| * EXTERNAL WALL INSULATION - R2.5 Thermal Insulation & Vapourtech TSVTW-45 & Thermalbreak Strips |  |
| * CEILING INSULATION - R4.1 Thermal Insulation                                                   |  |
| * RAKING CEILING INSULATION - R3.5 Thermal Insulation                                            |  |
| * ROOF INSULATION - Thermalbreak                                                                 |  |

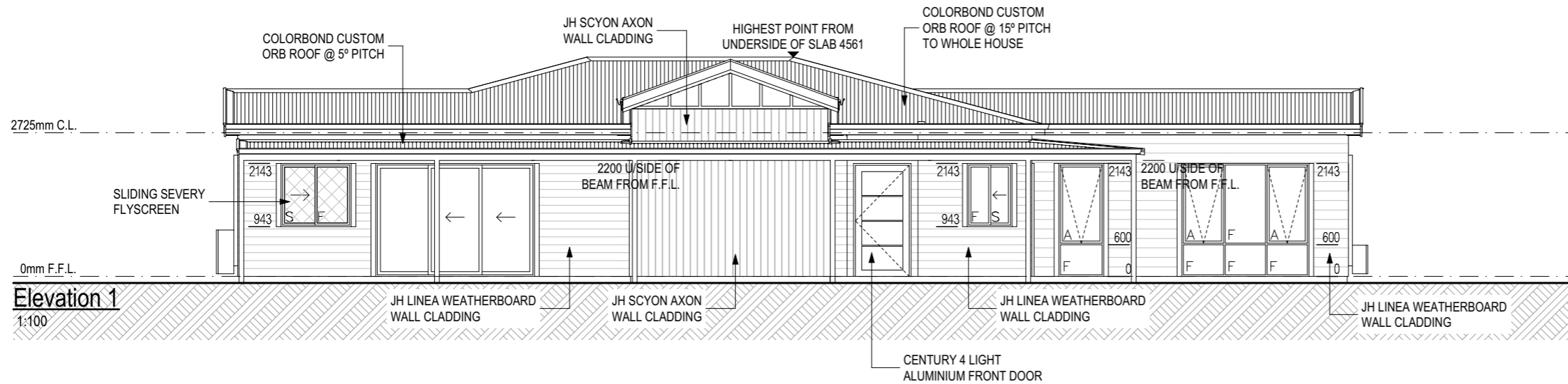
|                                                                                                         | <b>SIGNATURES:</b><br>CLIENT: _____<br>CLIENT: _____<br>BUILDER: _____ | <b>CLIENT:</b><br>Dale Phillips & Emily D'Annunzio<br><br><b>ADDRESS:</b><br>Lot 24861 (80) Morrell North Road<br>Koombierine WA 6461 | <b>VARIATIONS:</b><br><table border="1"> <thead> <tr> <th>REV:</th> <th>DATE:</th> <th>INT:</th> </tr> </thead> <tbody> <tr> <td>WD</td> <td>A</td> <td>07/01/26</td> <td>TW</td> </tr> <tr> <td>VO 1, 2 &amp; 4</td> <td>B</td> <td>16/03/26</td> <td>TB</td> </tr> </tbody> </table> | REV: | DATE: | INT: | WD | A | 07/01/26 | TW | VO 1, 2 & 4 | B | 16/03/26 | TB | <b>VARIATIONS CONT'D:</b><br><table border="1"> <thead> <tr> <th>REV:</th> <th>DATE:</th> <th>INT:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | REV: | DATE: | INT: |  |  |  | <b>WATTLE</b><br>DRAWN: TW DATE: 07/01/26<br>CHECKED: WIND RATING: N3<br>CLIMATE ZONE: 4 WIND REGION: A1<br>SHEET NO: 1 OF 21 JOB NO: 30635 REV: B |
|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|------|----|---|----------|----|-------------|---|----------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------|------|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                         | REV:                                                                   | DATE:                                                                                                                                 | INT:                                                                                                                                                                                                                                                                                   |      |       |      |    |   |          |    |             |   |          |    |                                                                                                                                                                                              |      |       |      |  |  |  |                                                                                                                                                    |
| WD                                                                                                      | A                                                                      | 07/01/26                                                                                                                              | TW                                                                                                                                                                                                                                                                                     |      |       |      |    |   |          |    |             |   |          |    |                                                                                                                                                                                              |      |       |      |  |  |  |                                                                                                                                                    |
| VO 1, 2 & 4                                                                                             | B                                                                      | 16/03/26                                                                                                                              | TB                                                                                                                                                                                                                                                                                     |      |       |      |    |   |          |    |             |   |          |    |                                                                                                                                                                                              |      |       |      |  |  |  |                                                                                                                                                    |
| REV:                                                                                                    | DATE:                                                                  | INT:                                                                                                                                  |                                                                                                                                                                                                                                                                                        |      |       |      |    |   |          |    |             |   |          |    |                                                                                                                                                                                              |      |       |      |  |  |  |                                                                                                                                                    |
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| TR Homes, 105 Kelvin Road, Maddington, WA 6109 Phone 9493 2998 Fax 9493 1127 Website www.trhomes.com.au |                                                                        |                                                                                                                                       |                                                                                                                                                                                                                                                                                        |      |       |      |    |   |          |    |             |   |          |    |                                                                                                                                                                                              |      |       |      |  |  |  |                                                                                                                                                    |

**DO NOT SCALE FROM THIS DRAWING**  
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**ALL INTERNAL DIMENSIONS TO STUDWORK**  
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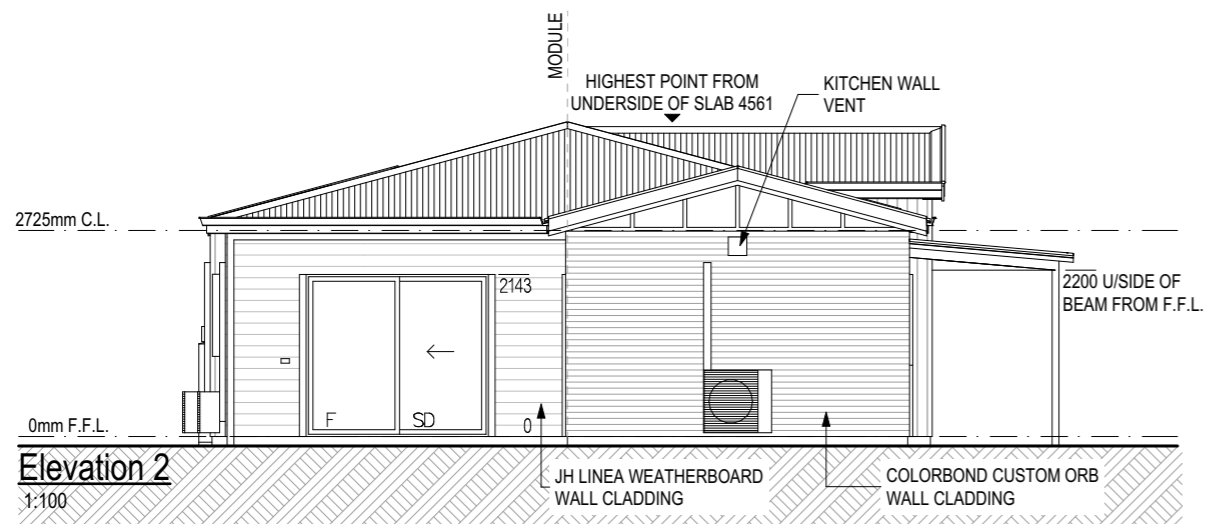
**CEILING HEIGHT - 2725**

**SOIL CLASSIFICATION - M**

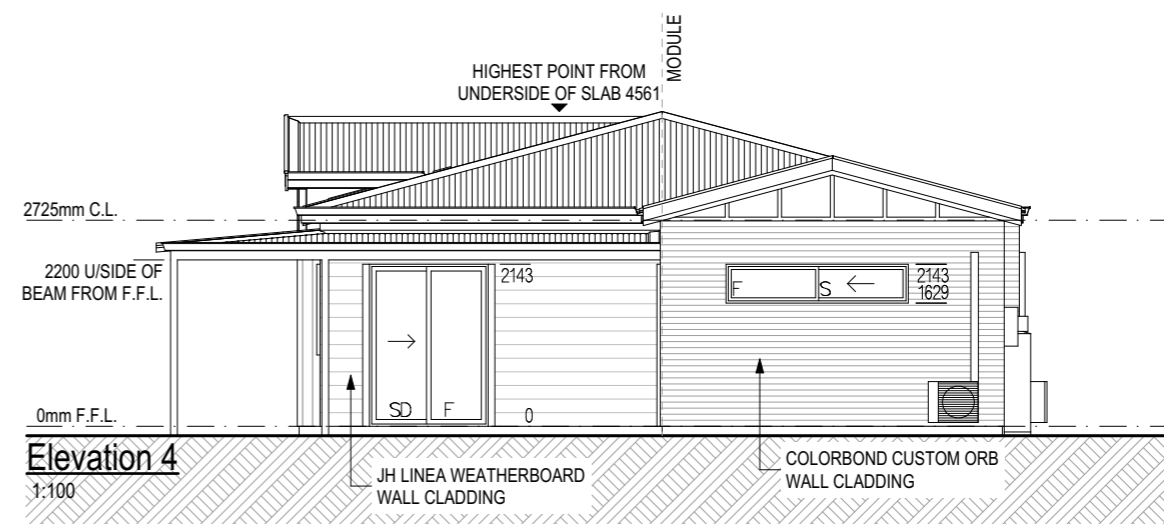
**BAL RATING - 12.5**



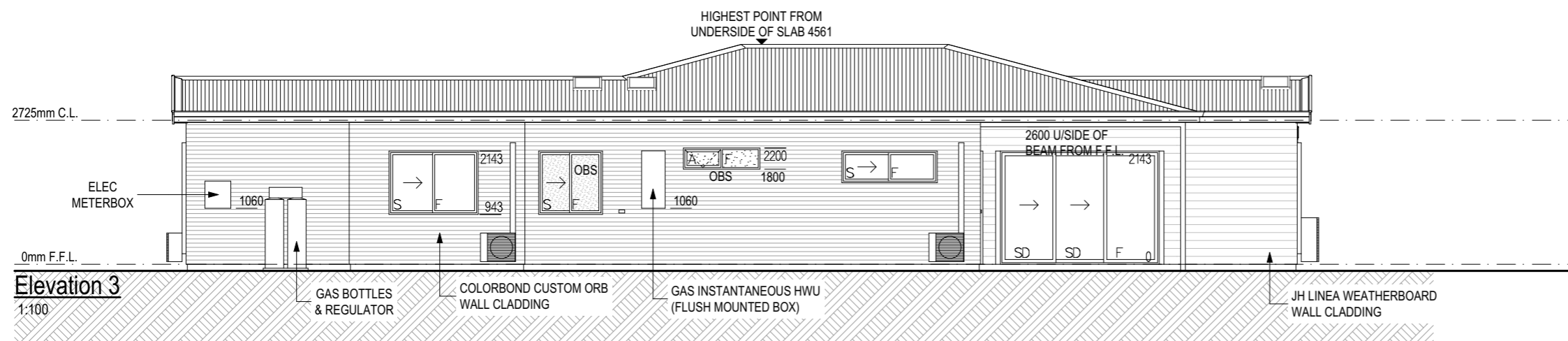
**Elevation 1**  
1:100



**Elevation 2**  
1:100



**Elevation 4**  
1:100



**Elevation 3**  
1:100



**SIGNATURES:**  
 CLIENT: \_\_\_\_\_  
 CLIENT: \_\_\_\_\_  
 BUILDER: \_\_\_\_\_

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**CLIENT:**  
 Dale Phillips & Emily D'Annunzio  
**ADDRESS:**  
 Lot 24861 (80) Morrell North Road  
 Koombierine WA 6461

**VARIATIONS:**

| REV:        | DATE: | INT:     |
|-------------|-------|----------|
| WD          | A     | 07/01/26 |
| VO 1, 2 & 4 | B     | 16/03/26 |
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| <b>WATTLE</b>     |                 |        |
| DRAWN: TW         | DATE: 07/01/26  |        |
| CHECKED:          | WIND RATING: N3 |        |
| CLIMATE ZONE: 4   | WIND REGION: A1 |        |
| SHEET NO: 2 OF 21 | JOB NO: 30635   | REV: B |

**Moonijin West Rd**

2778.21 B'dy  
90°5'41"

**Released**  
1/12/2025 9:22:37 AM

| LINESTYLE | DESCRIPTION      | FEATURE | DESCRIPTION          | LEGEND | FEATURE | DESCRIPTION      | FEATURE | DESCRIPTION                |
|-----------|------------------|---------|----------------------|--------|---------|------------------|---------|----------------------------|
| ---       | WATER PIPE       | ☐       | DRAIN GULLY          | ☐      | ☐       | SIGN             | ☐       | IRRIGATION VALVE PIT       |
| ---       | SEWER PIPE       | ☐       | DRAIN SIDE ENTRY PIT | ☐      | ☐       | COMS PIT         | ☐       | MANHOLE UNDEFINED          |
| ---       | TELE CABLES      | ☐       | DRAIN STORM MANHOLE  | ☐      | ☐       | PALM             | ☐       | Vegetation (Miscellaneous) |
| ---       | POWER CABLES U/G | ☐       | ELECTRIC LIGHT POLE  | ☐      | ☐       | TREE             | ☐       | WATER SPRINKLER            |
| ---       | GAS PIPE         | ☐       | ELECTRIC PIT         | ☐      | ☐       | WATER HYDRANT    | ☐       | GATE                       |
| ---       | POWER OVERHEAD   | ☐       | POWER POLE           | ☐      | ☐       | SEWER MARKER     | ☐       | SPOT HEIGHT                |
| ---       | FENCE            | ☐       | DOMESTIC POWER POLE  | ☐      | ☐       | WATER STOP VALVE | ☐       | CONTOUR LINE & HEIGHT      |
| ---       | TOPO BATTER      | ☐       | ELECTRIC PILLAR      | ☐      | ☐       | WATER TAP        | ☐       | HEADWALL                   |
| ---       | DRAIN - CREEK    | ☐       | SEWER MANHOLE        | ☐      | ☐       | WATER METER      | ☐       | ORIGINAL SURVEY PEG        |
| ---       | DRAINAGE PIPE    | ☐       | SURVEY CONTROL       | ☐      | ☐       | WATER MARKER     | ☐       | TREE STUMP                 |

Scale 1:15,000 @ A3 SIZE  
1:7,500 @ A1 SIZE



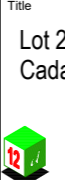
Note: Utility Services shown are indicative only & plotted from BYDA & GIS Data. Wayne Davies takes no responsibility for the accuracy of this data. Surface structures are measured only where visible in proximity of site.

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**CEILING HEIGHT - 2725**  
**SOIL CLASSIFICATION - M**  
**BAL RATING - 12.5**

|                                      |                                                                                                |
|--------------------------------------|------------------------------------------------------------------------------------------------|
| Drawn<br><b>W.DAVIES</b>             | Client<br><b>TR Homes</b>                                                                      |
| Designed                             |                                                                                                |
| Surveyed/Modelled<br><b>W.DAVIES</b> | Vertical / Horizontal Datum : <b>AHD / GDA 20</b>                                              |
| Project<br>30635 Koombarkine         | Bearings - Grid, Distances - Orig<br>Horizontal Map Projection : <b>Dowerrin20 - MRWA Grid</b> |

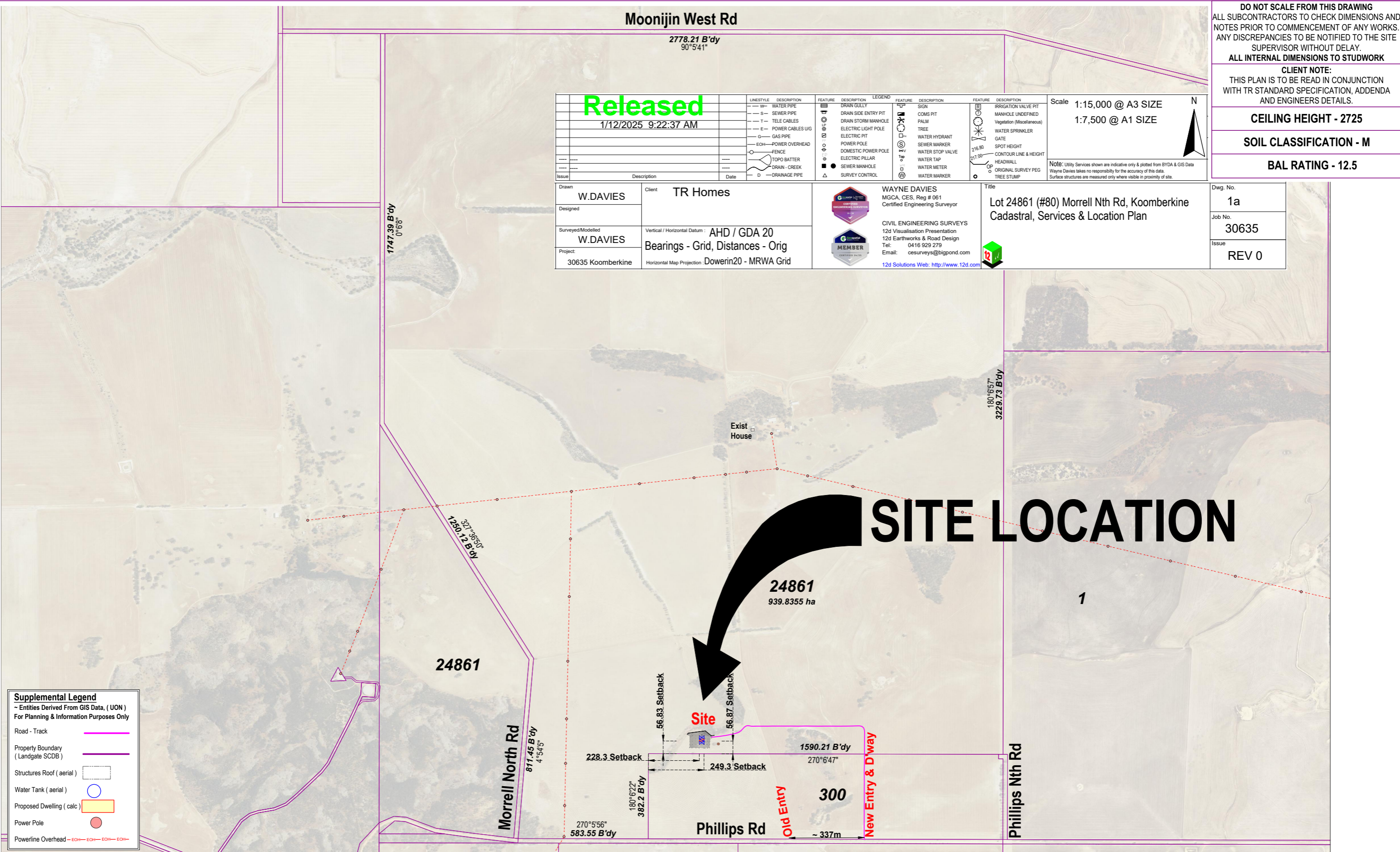


**WAYNE DAVIES**  
MGCA, CES, Reg # 061  
Certified Engineering Surveyor  
  
CIVIL ENGINEERING SURVEYS  
12d Visualisation Presentation  
12d Earthworks & Road Design  
Tel: 0416 929 279  
Email: cesurveys@bigpond.com  
12d Solutions Web: <http://www.12d.com>



Title  
**Lot 24861 (#80) Morrell Nth Rd, Koombarkine**  
**Cadastral, Services & Location Plan**

|                         |
|-------------------------|
| Dwg. No.<br><b>1a</b>   |
| Job No.<br><b>30635</b> |
| Issue<br><b>REV 0</b>   |



**Supplemental Legend**  
~ Entities Derived From GIS Data, (UON)  
For Planning & Information Purposes Only

|                                   |  |
|-----------------------------------|--|
| Road - Track                      |  |
| Property Boundary (Landgate SCDB) |  |
| Structures Roof (aerial)          |  |
| Water Tank (aerial)               |  |
| Proposed Dwelling (calc)          |  |
| Power Pole                        |  |
| Powerline Overhead                |  |

**Overall Site Plan**  
1:1.03



**SIGNATURES:**  
CLIENT: \_\_\_\_\_  
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BUILDER: \_\_\_\_\_  
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| WD          | A     | 07/01/26 |
| VO 1, 2 & 4 | B     | 16/03/26 |
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**WATTLE**

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| DRAWN: <b>TW</b>          | DATE: <b>07/01/26</b>              |
| CHECKED:                  | WIND RATING: <b>N3</b>             |
| CLIMATE ZONE: <b>4</b>    | WIND REGION: <b>A1</b>             |
| SHEET NO: <b>18 OF 21</b> | JOB NO: <b>30635</b> REV: <b>B</b> |

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**SOIL CLASSIFICATION - M**  
**BAL RATING - 12.5**

**TBM - Base STN**  
**Spike @ GL**  
**RL 375.67**

**Offset Spike @ GL**  
**On-Line**

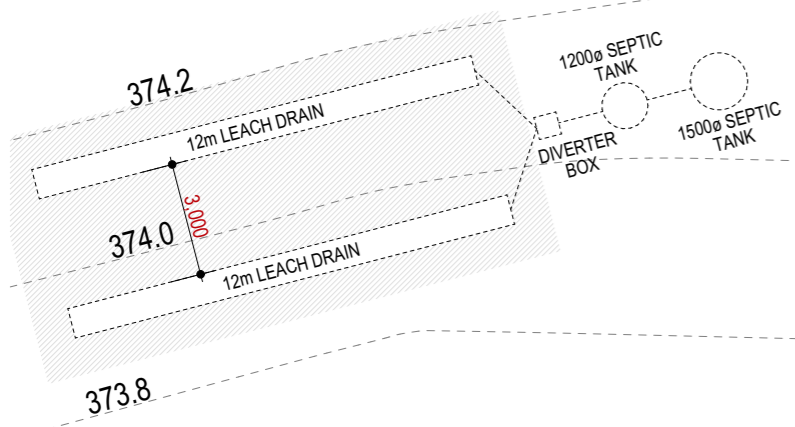
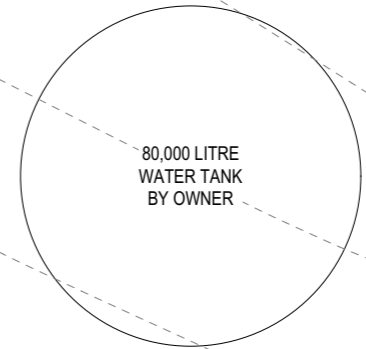
**Offset Spike @ GL**  
**On-Line**

**NOTE:**  
 SEPTIC SYSTEM LID LEVELS TO BE CONFIRMED UPON RECEIPT OF FINAL HEALTH DEPT. APPROVAL

**NOTE:**  
 SEPTIC TANKS & LEACH DRAINS SUPPLIED & INSTALLED BY BUILDER

**NOTE:**  
 RAIN WATER TANK SUPPLIED & INSTALLED BY OWNER

**PROPOSED RESIDENCE**  
**FFL:374.902**  
**BFL:374.677**  
**FCL:374.342**



**SITE / SETOUT PLAN**  
 1:200



**SIGNATURES:**  
 CLIENT: \_\_\_\_\_  
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 BUILDER: \_\_\_\_\_  
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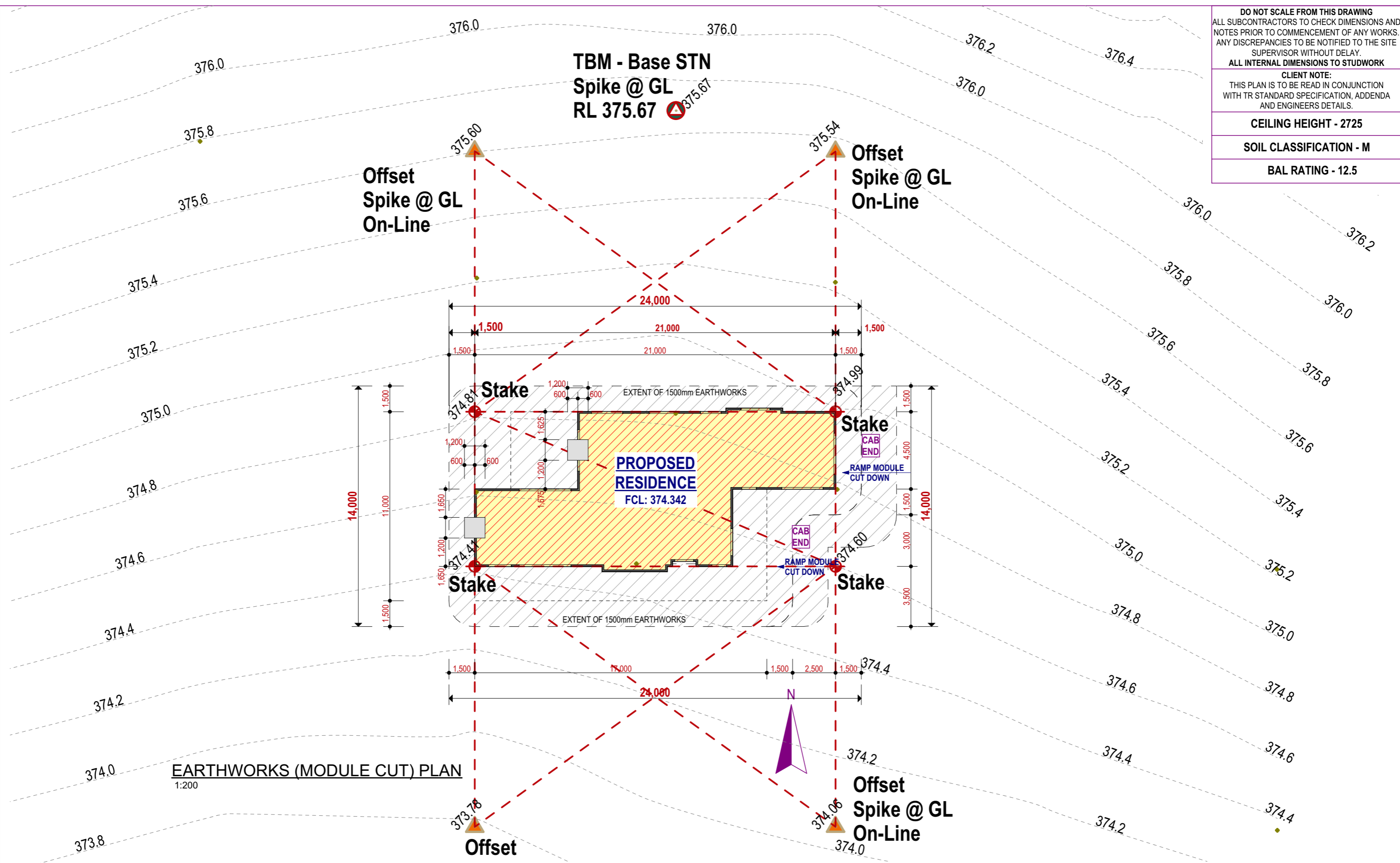
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**WATTLE**

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| <b>DRAWN:</b> TW          | <b>DATE:</b> 07/01/26  |
| <b>CHECKED:</b>           | <b>WIND RATING:</b> N3 |
| <b>CLIMATE ZONE:</b> 4    | <b>WIND REGION:</b> A1 |
| <b>SHEET NO:</b> 19 OF 21 | <b>JOB NO:</b> 30635   |
|                           | <b>REV:</b> B          |

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**BAL RATING - 12.5**



**EARTHWORKS (MODULE CUT) PLAN**  
 1:200



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**VARIATIONS CONT'D:**

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|      |       |      |
|      |       |      |

**WATTLE**

|                           |                        |
|---------------------------|------------------------|
| <b>DRAWN:</b> TW          | <b>DATE:</b> 07/01/26  |
| <b>CHECKED:</b>           | <b>WIND RATING:</b> N3 |
| <b>CLIMATE ZONE:</b> 4    | <b>WIND REGION:</b> A1 |
| <b>SHEET NO:</b> 20 OF 21 | <b>JOB NO:</b> 30635   |
|                           | <b>REV:</b> B          |

# Bushfire Attack Level (BAL) Certificate

Determined in accordance with AS 3959-2018

This Certificate has been issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme. The certificate details the conclusions of the full Bushfire Attack Level Assessment Report (full report) prepared by the Accredited Practitioner.

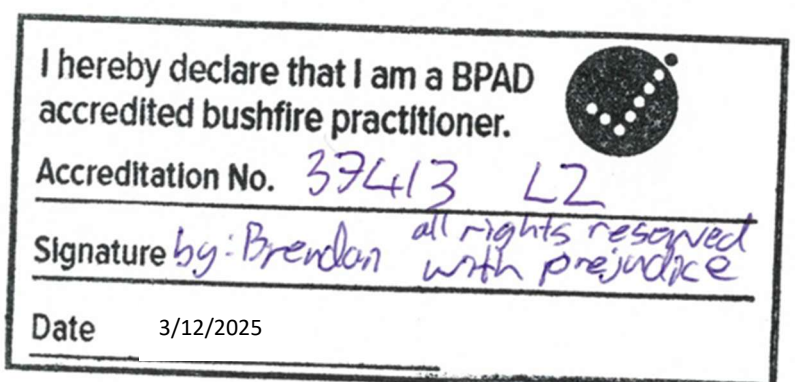
## Property Details and Description of Works

|                                             |                              |                               |                        |                                                                      |                         |
|---------------------------------------------|------------------------------|-------------------------------|------------------------|----------------------------------------------------------------------|-------------------------|
| <b>Address Details</b>                      | <b>Unit no</b><br>N/A        | <b>Street no</b><br>80        | <b>Lot no</b><br>24861 | <b>Street name / Plan Reference</b><br>Morrell North Road / DP150254 |                         |
|                                             | <b>Suburb</b><br>Koomberkine |                               |                        | <b>State</b><br>WA                                                   | <b>Postcode</b><br>6461 |
| <b>Local government area</b>                | Shire of Dowerin             |                               |                        |                                                                      |                         |
| <b>Main BCA class of the building</b>       | Class 1a                     | <b>Use(s) of the building</b> | House                  |                                                                      |                         |
| <b>Description of the building or works</b> | House construction           |                               |                        |                                                                      |                         |

## Determination of Highest Bushfire Attack Level

| AS 3959 Assessment Procedure | Vegetation Classification | Effective Slope | Separation Distance | BAL      |
|------------------------------|---------------------------|-----------------|---------------------|----------|
| Method 1                     | Class B Woodland          | Flat - US       | 28                  | BAL - 19 |

## BPAD Accredited Practitioner Details

|                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name</b><br>Marsh, Brendan John, BPAD L2, 37413                                                                                                                                  |  <p>I hereby declare that I am a BPAD accredited bushfire practitioner.</p> <p>Accreditation No. 37413 L2</p> <p>Signature by: Brendan <i>all rights reserved with prejudice</i></p> <p>Date 3/12/2025</p> <p><i>Authorised Practitioner Stamp</i></p> |
| <b>Company Details</b><br>BJ MARSH ABN 42 606 649 120                                                                                                                               |                                                                                                                                                                                                                                                                                                                                            |
| I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018. |                                                                                                                                                                                                                                                                                                                                            |

Reliance on the assessment and determination of the Bushfire Attack Level contained in this certificate should not extend beyond a period of 12 months from the date of issue of the certificate. If this certificate was issued more than 12 months ago, it is recommended that the validity of the determination be confirmed with the Accredited Practitioner and where required an updated certificate issued.

Extract from full BAL report (page 7 note)... "The 20m parameter is consistent with the emerging WA Local Government practice to specify 20m mandatory Low-Fuel / Asset Protection Zones around dwellings under annual Hazard Reduction Notices..."