



Shire of Dardanup

# APPENDICES

# ORDINARY MEETING

To Be Held

Wednesday, 1 November 2017  
Commencing at 5.00pm

At

Shire of Dardanup  
ADMINISTRATION CENTRE EATON  
1 Council Drive - EATON

This document is available in alternative formats such as:  
~ Large Print  
~ Electronic Format [disk or emailed]  
Upon request.

**Donna Bailye**

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**From:** Laetitia Storey <greppi48@hotmail.com>  
**Sent:** Wednesday, 5 April 2017 8:05 PM  
**To:** Submissions Planning  
**Cc:** Steve Potter  
**Subject:** Proposed sale land - Eaton town centre

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Transferred to SharePoint

Hi,

I received today the proposed sale land \_ portions of reserve r39158...etc...

I noticed that the promised playground is still not on the map. Before selling any land, could you make sure that the playground goes ahead?

It is important for us to keep the playground. The construction of the new oval has already reduced the play area. We really want the playground to stay or slightly move/upgrate like it has been promised on several meetings.

Looking forward to your reply.

Kind Regards  
Aaron Storey

Get [Outlook for Android](#)

Development  
Services

629 Newcastle Street  
Leederville WA 6007

PO Box 100  
Leederville WA 6902

T (08) 9420 2099  
F (08) 9420 3193



Your Ref: R0000419208  
Our Ref: JT1 2013 08619 V01 - RC349437  
Enquiries: Ross Crockett  
Direct Tel: 9420 2013

09 August 2017

**Shire of Dardanup  
P.O. box 7016  
EATON WA 6232**

Attention of: **Steve Potter**

**Re: Shire of Dardanup – Proposed Partial Closure of Recreation Drive, Eaton**

Thank you for your letter dated 13<sup>th</sup> July 2017. The Water Corporation offers the following comments in regard to this proposal.

Unfortunately the Water Corporation is unable to support this closure or the proposed partial amalgamation of Reserve 50881 with Lot 1108 as there is critical Water Corporation infrastructure located in this land and under Section 90 of the Water Services Act and regulations they need to be protected and the Water Corporation requires 24/7 access for operation and maintenance requirements.

The author of the Eaton Community Precinct Masterplan appears to have neglected the need to identify the existing or future servicing infrastructure required to service this proposed development and the surrounding area.

The Water Corporation will require a reserve vested in the Water Corporation as an easement doesn't give the required protection or access rights. This land required will accommodate the existing Wastewater Pump station, access turning roads and the associated odour buffer, the size required will be approximately 600 square metres in size with a direct access leg to Recreation Drive at least 6 metres in width.

The land required by the Water Corporation can still continue to have the existing surface use for vehicle access and parking for the existing and proposed development via an agreement between Citygate Properties.

Lot 1108 also has a Wastewater Pressure main associated with this pump station and some of the odour buffer present within the property the Water Corporation will be seeking protection over these assets during the expansion of this Shopping complex.

**General Comments**

Please provide the above comments to the land owner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Ross Crockett  
Development Planner  
Land Planning  
Assets Planning Group



Our ref: EDM# 43221201  
Contact: Saeedeh Noori

19/07/2017

Shire of Dardanup  
Steve Potter  
PO Box 7016  
Eaton, WA 6232



363 Wellington Street  
Perth WA 6000  
GPO Box L921 Perth WA 6842  
T: 13 10 87 | Fax: 08 9225 2660  
TTY 1800 13 13 51 | TIS 13 14 50  
Electricity Networks Corporation  
ABN 18 540 492 861  
enquiry@westernpower.com.au  
westernpower.com.au

Dear Sir/ Madam

**Proposed Road Closure – 474M<sup>2</sup> Portion of Recreation Drive, Eaton**

Western Power does not have any objection at this time to the above proposal, however we would appreciate being kept informed of developments. As there are overhead powerlines and/or underground cables adjacent to or traversing the property the following should be considered, prior to any works commencing at the site above site/development/property or if any alignments, easements or clearances are encroached or breached.

**Working in proximity to Western Power Distribution Lines**

All work must comply with Worksafe Regulations 3.64 – Guidelines for work in the vicinity of overhead powerlines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted.

For more information on the type and locations of assets please submit a Dial Before You Dig enquiry at [www.1100.com.au](http://www.1100.com.au).

**For more information on this please visit the website links below**

<http://www.westernpower.com.au/safety-working-near-electricity.html>

[www.commerce.wa.gov.au/worksafe](http://www.commerce.wa.gov.au/worksafe)

If you require further information on our infrastructure in a digital format please complete the request for Spatial Data. For a copy of the form please email [dqit@westernpower.com.au](mailto:dqit@westernpower.com.au).

If you require relocation or removal of our infrastructure please complete the application for relocation or removal of Western Power assets (attached to this letter).

Please note that Western Power must be contacted on 13 10 87, or complete a Design and Access Offer Application form at <https://services.westernpower.com.au/online/econ/do/Dqa>, if the proposed works involve:

(a) Any changes to existing ground levels around poles and structures.

(b) Working under overhead powerlines and/or over underground cables.

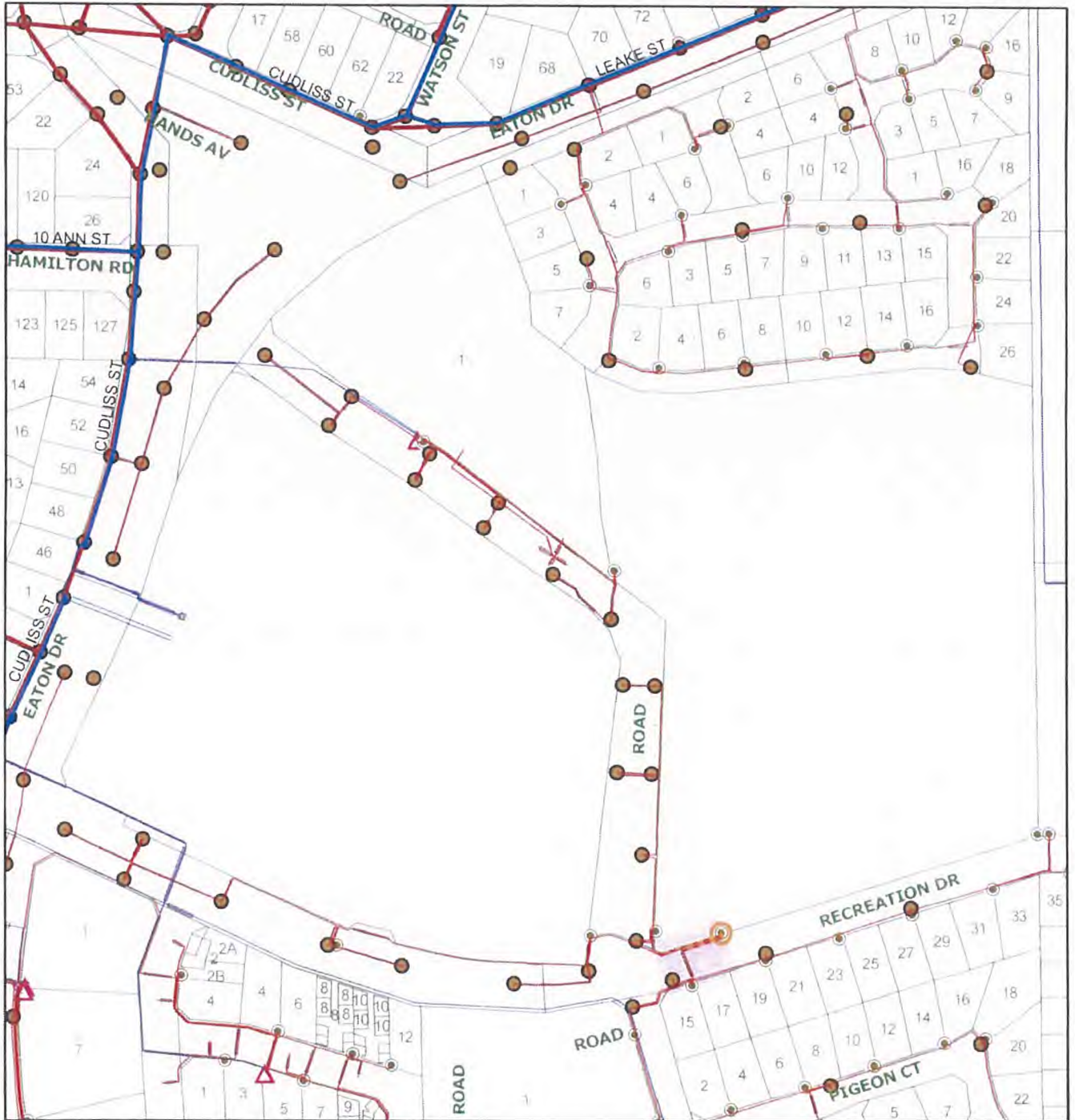
Western Power is obligated to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.

Kind Regards



**Saeedeh Noori**  
**Data Quality and Improvement Team**

# Proposed Road Closure



### Legend

- |                            |  |
|----------------------------|--|
| 66kV Cable *               | Street Light Circuit OH                    |
| Transmission overhead      | Street Light Pilot OH                      |
| HV Cable Pole Termination  | Pole                                       |
| High Voltage Cable         | Pillar                                     |
| Distribution HV Overhead   | Transformer Site                           |
| LV Cable Pole Termination  | Ring Main Unit                             |
| Low Voltage Cable          | Duct                                       |
| Distribution LV Overhead   | Design Boundary *                          |
| Street Light Circuit Cable | State Underground Power Project COMPLETE * |
| Street Light Pilot Cable   |  |

Scale 1:3,000

Privately owned cables NOT SHOWN  
(including house services)

This map is INDICATIVE ONLY.  
Hand exposure via pothole  
method is MANDATORY.



Date: 19/07/2017



**Steve Potter**

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**From:** Snellin, Fiona <Fiona.Snellin@atcogas.com.au>  
**Sent:** Friday, 28 July 2017 1:51 PM  
**To:** Submissions Planning  
**Subject:** ES201707195\_Road Closure\_Portion of Recreation Drive Eaton\_Shire of Dardanup\_ATCO Gas Australia  
**Attachments:** ES20161005\_Proposed Amendment No 194 to Town Planning Scheme No 3\_Shire of Dardanup\_ATCO Gas Response; ES201707195 - Proposed Closure of Ptn of Recreation Drive\_Eaton (Shire of Dardanup)\_ATCO Gas Map.pdf

For the attention of Mr Steve Potter

Good afternoon Steve

**RE: PROPOSED PERMANENT ROAD CLOSURE-PORITION OF RECREATION DRIVE, EATON – REQUEST FOR COMMENT**

**Our Reference: ES201707195**

**Your Reference: R0000419208**

Thank you for your recent letter regarding the above mentioned proposal addressed to Alinta Gas (now ATCO Gas Australia) to permanently close that portion of Recreation Drive, sell and transfer to the adjacent owners, of Lot 1108.

We wish to advise, (as we previously identified in October 2016 – see attached)) that ATCO Gas Australia has **Medium Pressure (DN110PE 1.5MP 70kPa) gas mains along with gas infrastructure** within the 474m2 area of the proposed road closure extending into Council Avenue that will need to be addressed by the proponent, prior to the road closure, sale and amalgamation into the adjacent freehold Lot 1108 being formalised.

The ATCO Gas gas mains will be required to be located within a 5 metre Easement for gas pipeline purposes and will also be required to be protected during any proposed ground disturbance. The proponent is to contact ATCO Gas as there may be a commercial supply line from the medium pressure gas main that is located with Lot 1108. Alternately ATCO Gas will need to prepare Cost Estimates for the relocation of the gas main and alteration of any meters, subject to the proponents requirements, and agreements being in place prior to the road closure being formalised.

ATCO Gas is happy to work with the proponents to progress the relocation of the gas mains based on their future landuse of this area, so either the presence of our gas assets can coexist with the proposed development in an easement or are relocated to better suit the change in landuse. Any costs associated with the Realignments, or Easement document preparation and registration to the benefit of ATCO Gas, against the new Certificate of Title will need to be met by the proponent.

Please see the attached Figure for your record.

On behalf of ATCO Gas thank you once again for this opportunity to comment and ATCO Gas representatives look forward to progressing this proposal with the proponent.

Should you have any queries regarding the information above Steve, please contact us on 6163 5000 or [engineering.services@atcogas.com.au](mailto:engineering.services@atcogas.com.au) .

Kind Regards

Fiona Snellin

Land Management and Project Coordinator



**ATCO Gas**  
AUSTRALIA

**Connecting WA**  
to natural gas

[www.atcogas.com.au](http://www.atcogas.com.au)

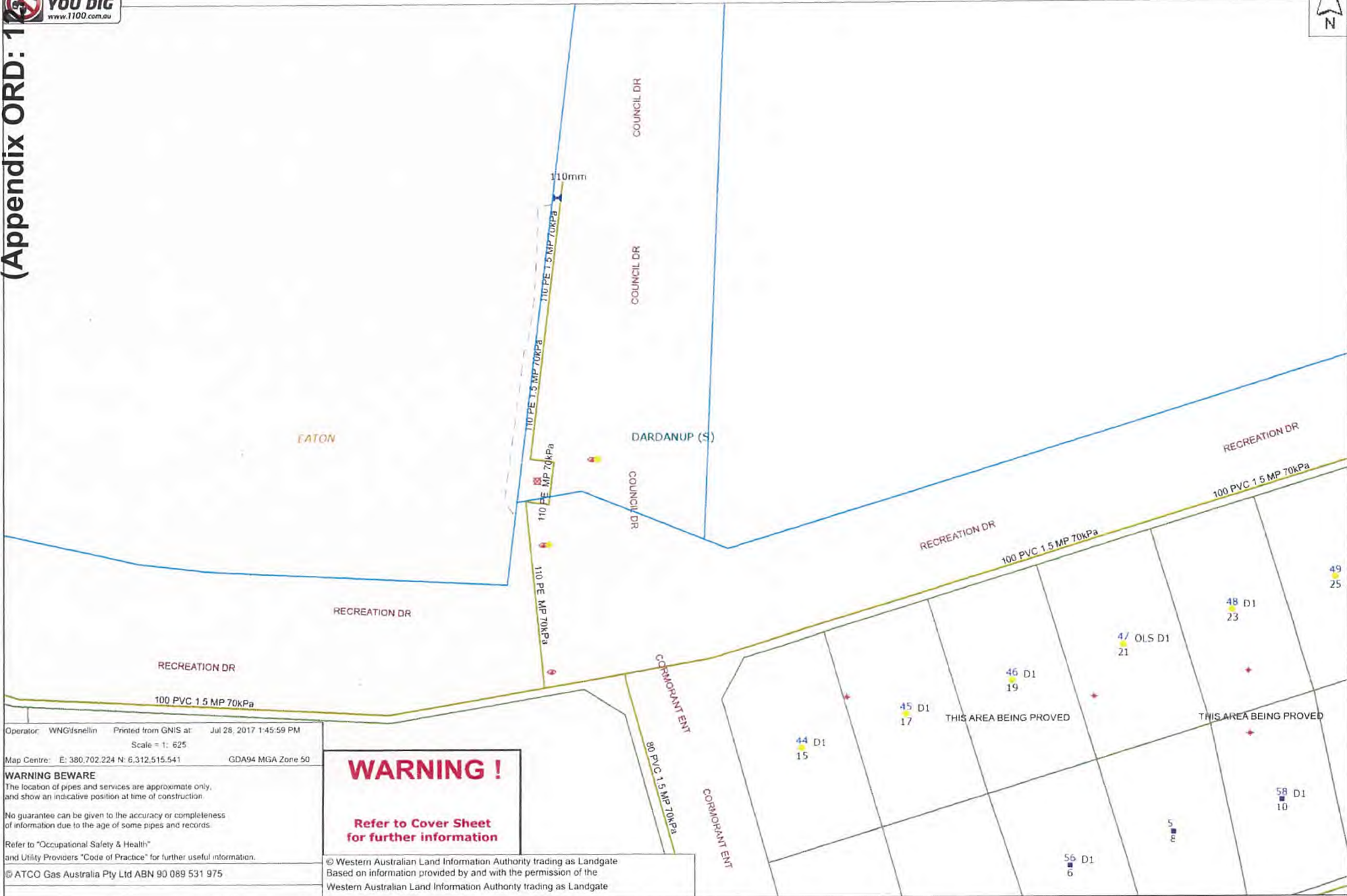


81 Prinsep Road, Jandakot, Western Australia, 6164

Telephone: (08) 6163 5058 | Mobile: 0476 831 540

All emails sent from ATCO Gas Australia (and any attachments) are intended only for the addressee and may contain information which is confidential and privileged. If you are not the intended addressee, you may not use, disseminate or copy this information. If you have received this information in error please notify ATCO Gas Australia immediately by return email and delete or destroy the email and attachments.

ATCO Gas Australia may collect personal information from you via email. For more information on how ATCO Gas Australia collects, uses, holds and discloses your personal information, see our privacy policy at [www.atcogas.com.au/privacy](http://www.atcogas.com.au/privacy).



Operator: WNG\tsnellin Printed from GNIS at: Jul 28, 2017 1:45:59 PM  
 Scale = 1: 625  
 Map Centre: E: 380.702.224 N: 6.312.515.541 GDA94 MGA Zone 50

**WARNING BEWARE**  
 The location of pipes and services are approximate only, and show an indicative position at time of construction.  
 No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records.  
 Refer to "Occupational Safety & Health" and Utility Providers "Code of Practice" for further useful information.

© ATCO Gas Australia Pty Ltd ABN 90 089 531 975

**WARNING !**  
 Refer to Cover Sheet for further information

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**Telstra Plan Services**

Level 18, 275 George Street  
Brisbane, QLD 4000

Postal Address:  
Locked Bag 3820  
Brisbane, QLD 4000

Email: [F0501488@team.telstra.com](mailto:F0501488@team.telstra.com)

Date **27/09/2017**

Your Ref: R0000419208  
Our Ref: **PF205891-1**

Steve Potter  
[Steve.potter@dardanup.wa.gov.au](mailto:Steve.potter@dardanup.wa.gov.au)

Dear Steve

**Re: Shire of Dardanup partial closure of Recreation Drive Referral Notice - Shire of Dardanup**

Thank you for your communication dated **14/09/2017** in relation to the location specified above.

Telstra's plant records indicate that there are no Telstra assets within the area of the proposal. Subject to your compliance with the below conditions, **Telstra has NO OBJECTIONS** to the **partial road closure**.

We note that our plant records merely indicate the approximate location of the Telstra assets and should not be relied upon as depicting a true and accurate reflection of the exact location of the assets. Accordingly, we note that all individuals have a legal "Duty of Care" that must be observed when working in the vicinity of Telstra's communication plant. It is the constructor's/land owner's responsibility to anticipate and request the nominal location of Telstra plant via **Dial Before You Dig "1100" number** in advance of any construction activities in the vicinity of Telstra's assets.

**On receipt of plans, notwithstanding the recorded location of Telstra's plant, the constructor/land owner is responsible for obtaining a Telstra accredited Asset Plant Locator to perform cable location, potholing and physical exposure to confirm the actual location of the plant prior to the commencement of site civil work.** Telstra reserves all rights to recover compensation for loss or damage caused by interference to its cable network or other property.

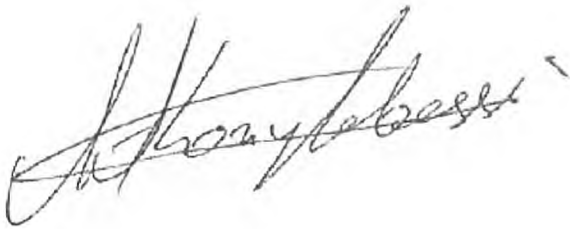
Telstra would also appreciate due confirmation when this proposed acquisition proceeds so as to update its Cadastre records. Information regarding acquisition of the land would be of benefit to us and should be directed to the following location:

**Western Australia**

Telstra - Cadastre Updates  
PO Box 102  
Toormina NSW 2452  
Attention: - Ross Robertson  
[F1103453@team.telstra.com](mailto:F1103453@team.telstra.com)  
[F1103452@team.telstra.com](mailto:F1103452@team.telstra.com)

Please pass all information contained in this communication to all parties involved in this proposed process. If you have any difficulties in meeting the above conditions or if you have any questions relating to them, please do not hesitate to contact us at [F0501488@team.telstra.com](mailto:F0501488@team.telstra.com).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Lebessis', with a stylized flourish at the end.

**Anthony Lebessis**

**For**

Manager - Brian O'Shea  
Telstra Plan Services  
[F0501488@team.telstra.com](mailto:F0501488@team.telstra.com)



Department of Planning,  
Lands and Heritage



Your ref: R419208  
Our ref: DP/10/00764  
Enquiries: Mr Frank Scibilia

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Attention: Mr Steve Potter

Dear Steve

**ROAD CLOSURE - RECREATION DRIVE, EATON**

I refer to your letter dated 13 July 2017 seeking support for road closure of portion of Recreation Drive, Eaton and can advise the WAPC supports the proposed road closure subject to:

1. The Eaton Fair Activity Centre Plan (EFACP) being modified in accordance with the WAPC's decision and required modifications dated 18 July 2017 (as previously advised by email on 3 August 2017). In particular, but not limited to, the updated Transport Impact Assessment and any subsequent redesign to the proposed private road off Recreation Drive.

Please call Mr Frank Scibilia of this office if you wish to discuss.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Neil Fraser'.

Neil Fraser  
Planning Manager  
South West Statutory Planning  
South West Regions

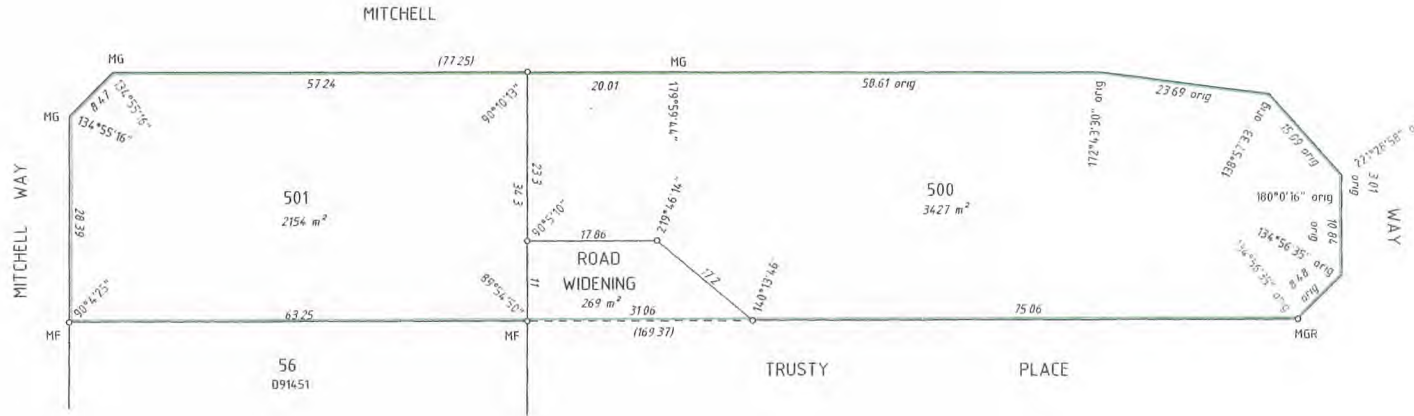
15 August 2017

Cc Ray Dixon, South West and Great Southern, State Land Services, Level 10,  
Bunbury Tower, 61 Victoria Street, Bunbury

AMENDMENT	AUTHORISED BY	DATE
Audit Requirements	T. Lloyd	29/02/2017

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

LOT	FORMER PI/TENURE	ON PLAN/DIAGRAM	TITLE
500	LOT 87	DP44673	LR3141 / 229
	Pt LOT 102	D61268	LR3141 / 230
	Pt LOT 103	D72260	LR3141 / 231
	Pt LOT 105	D91451	LR3141 / 232
501	Pt LOT 103	D72260	LR3141 / 231
	Pt LOT 105	D91451	LR3141 / 232



TYPE	CROWN	S.S.A. NO
PURPOSE	SUBDIVISION	
PLAN OF	LOTS 500, 501 & ROAD WIDENING	
FORMER TENURE	SEE TABLE	
LOCAL AUTHORITY	SHIRE OF DARDANUP	
LOCALITY	DARDANUP	
D.O.L.	FILE 01897-1981	

FIELD RECORD	139818
SURVEYOR'S CERTIFICATE - Reg. 54	
I T. J. LLOYD hereby certify that this plan is accurate and is a correct representation of the -	
(a) *survey, and/or	
(b) *calculations from measurements recorded in the field records.	
[* delete if inapplicable] undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	
Toby Lloyd 2017.02.20 11:06:14 +08'00'	
LICENSED SURVEYOR	DATE

LODGED		
DATE	FEE PAID	ASSESS No.
I.S.C.		

EXAMINED	
DATE	
WESTERN AUSTRALIAN PLANNING COMMISSION FILE	
EXEMPT FROM W.A.P.C. APPROVAL	
Delegated under S.16 P&D Act 2005	
DATE	

IN ORDER FOR DEALINGS	
SUBJECT TO	
FOR REGISTRAR OF TITLES	
DATE	

APPROVED	
INSPECTOR OF PLANS AND SURVEYS	
(S.18 Licensed Surveyors Act 1909)	
DATE	



DEPOSITED PLAN  
**411390**  
SHEET 1 OF 1 SHEETS  
VERSION 2



**Thompson** surveying consultants  
6/18 Casuarina Drive, Bunbury  
PO Box 1719  
BUNBURY WA 6231  
Ph (08) 9721 4000  
Fax (08) 9721 2720  
TL 3 Feb. 2017  
eMail info@thompsonsurveying.com.au  
DWG17699DP

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS



Department of Planning,  
Lands and Heritage

Lands Division

23 August 2017



Your ref: new job

Our ref: 00415-2017 Job No. 172317

Enquiries: Ruth de Ridder Ph: (08) 6552 4653

Fax: (08) 6552 4417

ruth.deridder@lands.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Dear Sir

**Lot 83 on DP 409843, Resolve Crescent, Eaton**

As a result of a freehold subdivision, the above Lot was ceded to the Crown subject to section 152 of the *Planning and Development Act 2005* (PDA) for the purpose of "Drainage", print enclosed.

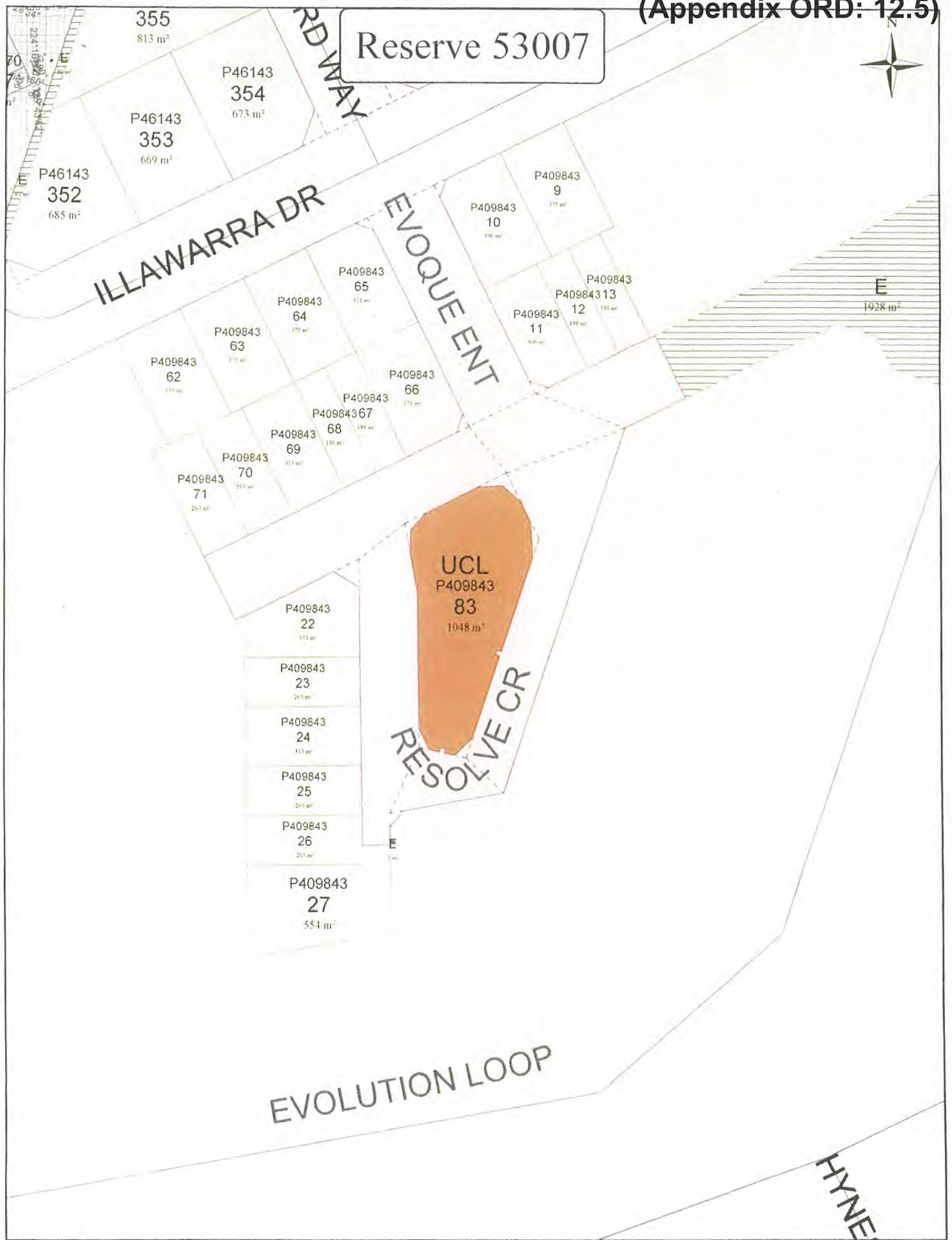
Would you please advise whether Council is willing to accept the management of the proposed Reserve.

Yours faithfully,

**Ruth de Ridder**  
Assistant State Land Officer  
Case Delivery  
Encl.



Reserve 53007



Scale : 1:1000 (MGA)  
 MGA : SW=381742 613.6312634 614 Zone 50 / NE=381944 003.6312897 504 Zone 50  
 Lat/Long : -33°19'08.169", 115°43'46.295" / -33°18'59.715", 115°43'54.206" H 263mm by W 201mm

Printed : 10:14 Wed 23/Aug/2017  
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This product is for information purposes only and is not guaranteed. The information may be out of date and should not be relied upon without further verification from the original documents. Where the information is being used for legal purposes then the original documents must be searched for all legal requirements.

SHIRE OF DARDANUP  
RECEIVED  
21 SEP 2017  
Name: \_\_\_\_\_

EOI-F0081378 – EATON FORESHORE MOBILE TRADERS



## EXPRESSION OF INTEREST

Expression of Interest (EOI):	Eaton Foreshore Mobile Traders
Deadline:	Thursday, 21 September 2017 – 2.00pm
Address for Delivery:	SHIRE OF DARDANUP EATON ADMINISTRATION CENTRE PO BOX 7016, EATON WA 6232 (1 COUNCIL DRIVE EATON WA 6232) <a href="mailto:tenders@dardanup.wa.gov.au">tenders@dardanup.wa.gov.au</a> FACSIMILE TENDERS WILL NOT BE ACCEPTED
EOI Number:	EOI - F0081378

## THE BIG COFFEE VAN



PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART

3. RESPONDENTS OFFER

3.1 OFFER FORM

THE CHIEF EXECUTIVE OFFICER  
SHIRE OF DARDANUP  
PO BOX 7016  
1 COUNCIL DRIVE, EATON, WA 6232

I/We

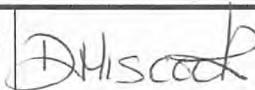
Name: [BLOCK LETTERS]	DEBORAH HISCOCK (PATCHING)		
Address:	4 Hovea Street Myalup 6220		
ABN/GST Status:	63971597867	ACN (if any):	
Telephone No:	0418901596	Facsimile No:	-
Email:	contacts@thebigcoffeevan.com.au		


In response to EO1 - F0081378 EXPRESSION OF INTEREST – MOBILE TRADERS ON EATON FORESHORE RESERVE

I/We agree that I am/We are bound by, and will comply with this Request and its associated Schedules, Attachments, all in accordance with the Conditions of Contract contained in this Response signed and completed.

I/We agree that there shall be no cost payable by the Principal toward the preparation or submission of this Request irrespective of its outcome.

Dated this: 21 day of September 2017

Signature of authorised Signatory of Respondent:	
Name of Authorised Signatory	DEBORAH HISCOCK
Position:	owner / operator
Address:	4 Hovea St Myalup 6220

Witness Signature:	
Name of Witness: (BLOCK LETTERS):	Kolenda Faulkner
Position:	home duties
Address:	5 Hovea St Myalup 6220

**2.3.2 Business Profile**

Applicants are required to make written submissions to Council outlining their business profile and operations. Rates and details are to be submitted on the attached Form of Quote and additional documents are to be attached to the Form.

**2.3.3 Workers Compensation Cover and Public Liability Insurances**

The Mobile Trader and all its employees are to be aware of their responsibilities under the Occupational Safety and Health Act and Regulations. A valid public liability insurance policy to operate the trading activity shall be held by any Mobile Trader at all times indemnifying both the Mobile Trader and the Shire.

**PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART**

<p><b>E) Appropriateness of the Activity/Business</b></p> <p>Respondents should provide a description of how the proposed trading activity meets the following:</p> <ul style="list-style-type: none"><li>(a) Appropriateness of the activity in the context of the Eaton Foreshore and associated facilities;</li><li>(b) Appropriateness of the activity in the context of the users of the Eaton Foreshore;</li><li>(c) How the activity will co-exist with active and passive users of the Eaton Foreshore.</li></ul> <p>Supply details as an attachment and label it "<b>Appropriateness of the Activity/Business</b>".</p>	<p>"Appropriateness of the Activity/Business"</p>	<p>Tick if attached <input type="checkbox"/></p>
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4 APPENDICES

ANNEXURE A – CP033 – MOBILE TRADERS ON EATON FORESHORE

REFERENCE NO:
CP033

*Mobile Traders Area Plan*



RESPONSE

3.2.1

**1) Benefit to the Community**

- a) Business Profile – Coffee Vans, providing quality barista made coffee products and tea to the users of the park. Also the supply of cold foods and beverages such as, soft drink, water, muffins, biscuits and cake.
- b) Prices range from 50 cents to \$6.00 pending the item. The hours of trading being sought are as per our current Permit No: TP-007 9:00am to 3:00pm 7 days per week.
- c) Customers will have the opportunity to come along and purchase a beverage and/or something to eat, whilst using the facilities provided at the park, integrate with other community members at the park and importantly leave the park knowing that a level of catering service is being provided

**1) Experience of the Trader**

- a) As a mobile vending business, we have been operating successfully in Harvey Shire at Christina Park for the past seven years. In addition to that when the business first started we operated from Bunbury City for about 6 months. In more recent times, we were successful in obtaining a trading permit (TP-007) to operate from the Eaton Foreshore, which expires on the 31<sup>st</sup> December 2017.
- b) Our business has attended many regional events and functions over the years that include Newdegate Field Days, Brunswick Show, junior football carnivals, school events and open days, Lions Club events, Relay for Life, Melanoma Inc., memorials and many more. A lot are now on an annual recurring basis. If an event is a charity or for kids, quite often our business will give a percentage of proceeds of the day back to organisers. We are also great supporters of Camp Quality.
- c) Both the owners and staff are all trained baristas and are also competent in the operation of the equipment they are in charge of. They all understand the importance of compliance when it comes to handling food products and even under pressure standards are never compromised.

**1) Appearance and Quality of the Operation and Equipment**

- a) Two vehicles are used a Hyundai iLoad and a VW Caddy. Both have been outfitted to the required health standards and have been inspected on a regular basis by health officials without any concerns raised.
- b) Both are cleaned thoroughly at the completion of each day's trading and given a full clean including cabin weekly. See further photographs attached
- c) Both vans use minimal other ancillary equipment. A table, bins for rubbish and coffee grounds, 2 promotional flags and up to 2 fold up chairs
- d) The number of employees would range from 1-2 pending the day of the week and/or the time of day. All are dressed in business attire.



**1) Safety and Risk Management Measures Implemented by the Trader**

- a) Potential Hazards
  - i) coffee machine
  - ii) generator 240 volt power
  - iii) fuel
  - iv) failure of refrigeration (health risk)
  - v) interaction with vehicles
- b) Owners and employees understand the risks associated with the hazards listed above and undergo control measures to ensure that risk exposure is minimalised to both employees and customers alike. E.g. No unauthorised personnel are allowed anywhere near the generator set, refrigeration units or on the barista side of the customer table. No spare fuel is carried and parking of the van is always in an area that is going to minimise risk to all individuals.
- c) Our strategy for safety is to revisit these simple but important measures on a frequent basis so they become part of the day to day tasks, rather than something that needs to be thought of as an extra. Regular equipment checks are also carried out by both employees and the owners to ensure all items are being serviced as required and performing as expected.
- d) Over seven years of operation our business has not had any incidents in relation to safety or health. Whilst our strategy is very simple we regard it as also very effective.
- e) We have several options should we need it for perishable items such as milk in the event of a generator or fridge failure and extra personnel can also be located on reasonably short notice.

**1) Appropriateness of the Activity/Business**

- a) The owners feel that the activity aligns with the overarching vision that the Council has for the Eaton Foreshore, by providing services to those that are going to the park to utilise the associated facilities. Mobile vendors are not going to interfere with other activities along the foreshore reserve, but will enhance further what is already a vastly improved public amenity
- b) Users of the Eaton Foreshore will know that when visiting, there will be a level of catering service provided to improve their own experience of the upgraded facilities. They will also know that the public amenity values have not been compromised because of the introduction of such a service. (Under our current licence we have never received any negative comment at all about our presence at the park).
- c) A mobile vending business such as a coffee van is non-intrusive in such an area and therefore co-exists well from a social amenity perspective, but also appeals to a wide customer base whether boating, kayaking, walking, or visiting the playground all these activities will be value added to.

**Applicant Comment -Location and Signage**

The nearest of the newly proposed trading locations is 400m from a permanent place of business selling similar items to those that our business does. Three hundred meters is the generally accepted minimum required distance between a mobile food operator and a permanent place of business selling similar items.

With respect to the our EOI there will be a need to install a sign on the corner of Pratt Road and the main entrance road to the Eaton Foreshore carpark, plus smaller directional signage inside the park. Previously, the Shire's Engineering Services have advised that the installation of any signs within the Shire of Dardanup's boundaries will require approval and this is a separate process from the application for a Trader's Permit. It would be great if these two processes could run concurrently, instead of being separate, as discussion and placement of signage, extra paperwork always come into play potentially creating delays.

One of the greatest lacking's that the reserve has is permanent signage at the Old Coast Road end. Existing signage is deficient to highlight the newly constructed facilities of the reserve let alone the mobile vending areas that are being established within it. This problem is further compounded by the very close proximity of City of Bunbury boundary to the reserve. This clash of boundary zones only leaves a very small area that vendors can put signage within Dardanup Shire to attract passing traffic and this is still 20+ metres from the roadway, so visibility is reduced significantly.

I took our concern to Dardanup Shire staff in February of this year, but following assessment from their group it was decided that any form of signage other than what is currently in place within the reserve boundary would be premature at this point in time. I then visited the City of Bunbury whom understood the problems that we were facing and allowed us to temporarily put a sign inside their boundary until I was able to make a formal approach to the Shire of Dardanup to find a solution to the issue, but the reserve redevelopment had started by then. This, however, is a significant problem and indeed will be to other mobile vendors that may want to use the reserve in the future. I therefore urge Council to undertake discussion on the matter.

Appendices:







## Food Act 2008

Section 110(6)

### CERTIFICATE OF REGISTRATION OF A FOOD BUSINESS

This is to certify that the following business

THE BIG COFFEE VAN

Operated by  
DEBORAH PATCHING

Is registered as a  
Food Business – Mobile Food Van (Low Risk Classification)

Vehicle Registration No.  
"LETSGRIND"

Which is garaged at:  
4 SMITH CRESCENT, MYALUP

This registration is subject to compliance with the following conditions:

- Full compliance with the requirements of the Food Act 2008, Food Regulations 2009
- Full compliance with the Food Safety Standards 3.1.1, 3.2.2 and 3.2.3 of Chapter 3 of the ANZFA Food Standards Code.

Dated this 1st day of August 2010

PRINCIPAL ENVIRONMENTAL HEALTH OFFICER

A000655



GPO Box 1453  
Brisbane QLD 4001  
Australia

[www.vero.com.au](http://www.vero.com.au)

AAI Limited ABN 48 005  
297 807 trading as Vero  
Insurance

## **Business Insurance Certificate of Currency**

The following cover applies across the policy for all premises:

**Issue Date:** 09/06/2017

### **Period of Insurance**

14/06/2017 to 14/06/2018

---

### **Policy Number**

SMX013131479

---

### **Policyholder**

MRS DEBORAH PATCHING T/as THE BIG COFFEE VAN

---

### **Policyholder Address**

4 HOVEA STREET MYALUP 6220

---

### **The Business**

MOBILE CAFE

---

### **Interested Parties**

HARVEY SHIRE COUNCIL

---



GPO Box 1453  
Brisbane QLD 4001  
Australia

[www.vero.com.au](http://www.vero.com.au)

AAI Limited ABN 48 005  
297 807 trading as Vero  
Insurance

## Business Insurance Certificate of Currency

### Business Interruption

#### Insured Amount

Indemnity Period  
Weekly Benefits

26 Weeks  
\$2,000

### Electronic Equipment Breakdown

#### Insured Amount

General Equipment

\$20,000

### Legal Liability

#### Insured Amount

Public Liability  
Property in care, custody and control  
Products Liability

\$20,000,000  
\$250,000  
\$20,000,000

### Business Interruption Section:

A **7** day excess

**You** must bear all loss of income, loss of profit and increased costs of working arising from the interruption of **your business** pursuant to the business interruption section of **your policy** occurring during the first seven (7) days of the **indemnity period**. We will not pay for any such interference or interruption under the business interruption section of **your policy** which occurs during the first seven (7) days of the **indemnity period**.

### Electronic Equipment Breakdown:

The definition of **electronic equipment** is extended to include coffee machines, coffee grinders, refrigerators, freezers, kettles, microwaves, pie warmers, ovens, generators, power cords, EFTPOS machines, and all **electronic equipment** required to prepare coffee and food for **business** sale but excludes all motor vehicle accessories including but not limited to satellite navigation systems, sound systems, MP3 players, stereos, reversing cameras and automotive tools.

The following excess under policy section Electronic Equipment Breakdown and applies to all generators used by Your business:

A generator aged <2 years from date of manufacture = \$500 excess;

A generator aged <3 years but more than 2 years from date of manufacture = \$750 excess; and

A generator aged 3+ years from date of manufacture = \$1,000 excess.

A generator is defined as a machine used for converting mechanical energy into electricity.

For all other claims, refer to the Excess Details Applicable to all claims shown on Your policy schedule.

In all other respects Your policy remains unaltered.





GPO Box 1453  
Brisbane QLD 4001  
Australia

[www.vero.com.au](http://www.vero.com.au)

**Commercial Motor Vehicle  
Certificate of Currency**

**Vehicle Details:** 2010 HYUNDAI ILOAD CREW TQ TURBO FI VAN  
5 SP AUTO, 4 CYL DIESEL TURBO, 2497CC

**Registration Number:** LETSGRIND

**Type of Cover:** Comprehensive

**Vehicle Accessories**  
Coffee Van Fit Out

**Insured Amount**  
\$38,000

**Limits of protection**

Part 1 – loss of or damage to your vehicle  
Part 2 – Legal liability

**Insured Amount**  
\$22,000  
\$30,000,000

But restricted to:

\$1,000,000 where the vehicle is being used for the transportation of dangerous goods or is attached to, or is towing a vehicle used for the transportation of dangerous goods.



GPO Box 1453  
Brisbane QLD 4001  
Australia

[www.vero.com.au](http://www.vero.com.au)

**Commercial Motor Vehicle  
Certificate of Currency**

**Vehicle Details:** 2008 VOLKSWAGEN CADDY 1.6 2K MY08 FI VAN  
5 SP MANUAL, 4 CYLINDER, 1595 CC

**Registration Number:** 1CVT619

**Type of Cover:** Comprehensive

**Vehicle Accessories**

Coffee Van Fit Out

**Insured Amount**

\$21,000

**Limits of protection**

**Insured Amount**

Part 1 – loss of or damage to your vehicle

\$9,000

Part 2 – Legal liability

\$30,000,000

But restricted to:

\$1,000,000 where the vehicle is being used for the transportation of dangerous goods or is attached to, or is towing a vehicle used for the transportation of dangerous goods.



Our reference: 77/6 / EV-02

## Temporary Food Stall License MEDIUM RISK

**License granted to:** The Big Coffee Van

**ABN:** 63 971 597 867


**Requirements, terms and conditions of license:**

1. Place to which the license applies: **Waroona Town Oval, South Western Highway Waroona WA 6215**
2. Name of event: **Waroona Vintage Machinery Rally**
3. The permitted dates of operation: **24<sup>th</sup> September 2017**
4. Description of stall to be used by licensee: **Hyundai ILOAD 2010  
Rego: LETSGRIND**
5. Goods to be sold from the stall: **Tea, Coffee and cakes.**

This licence is issued subject to the food stall operating in accordance with the *Food Act 2008*, the *Australian New Zealand Food Standards Code*, the *Shire of Waroona Health Local Laws* and the attached *Guidelines for Temporary Food Stalls*.

The food business shall be operated in accordance with the Food Business Certificate Registration and any conditions imposed by it.

All packaged products are required to be correctly labelled in accordance with the *Australian New Zealand Food Standards Code*. It is a requirement that this Licence is displayed in a position visible to the general public.

  
.....  
**Samantha Ledger**  
**Environmental Health Officer**  
**Date: 19<sup>th</sup> September 2017**

# EXPRESSION OF INTEREST

## EATON FORESHORE MOBILE TRADERS

### A) BENEFIT TO THE COMMUNITY / BUSINESS PROFILE

a) SUP Bunbury-Stand Up Paddle is an ASI Accredited SUP School offering lessons(both private and group), SUP Fitness Training, SUP Yoga, Clinics, Tours and equipment hire. We are also the Bunbury based stockist for WA family owned company Yob Australia, stocking their brand of SUPs and accessories for sale to the public.

b) Our upcoming season prices are:

- SUP Lesson/Private(equipment included)- \$60
- SUP Lesson/Group(equipment included)- \$50pp
- SUP Yoga(Equipment included) - \$35pp
- SUP Yoga(BYO SUP) - \$25
- SUP Fitness Training(BYO SUP) - \$25
- Group Eco Guided Tour(equipment included) - \$70pp
- Hire of SUP(1 hour) \$30 per board

In previous years from October through to April, business was viable to run 7 days per week(weather permitting). From April onwards, bookings were essential for any activity as popularity in watersports tend to decrease as the cooler weather begins to set in.

Due to my large client base, my intention is to create a timetable of activities throughout the week starting as early as 6:30am(fitness sessions) to the latest session ending no later than 7:30pm or no later than dusk. I will also accept private bookings during these windows of time. I will not be set up on the location 'full time' however I do intend to use the area each day where possible through the permit period, managing my time as effectively as possible.

c) The main activity provided, and most popular, are **SUP lessons**. These are extremely popular with tourists and beginners. The lessons are run by an ASI accredited SUP instructor with L1(flat water) and L2(open water) qualifications. Our lesson plan is consistent, proven to be successful, and very enjoyable. Lessons combine on land demonstration and on water practise, and our instructors supervise/offer constructive feedback for the duration. We offer to take photographs for the client during the lessons and provide these promptly to the client at no extra cost, and use on our social media accounts with clients permission.

As safety is our upmost priority, our group sessions must adhere to an instructor/client ratio of 1:8(adjusting class size to suit conditions and student skill levels) This carries across all activities. Our proposed lessons(wind direction and student skill level dependent) will begin

in the permit area and travel towards the island at the mouth of the estuary adjacent to the Grand Canals and back, or towards Watson's reserve and back.

Our **SUP Yoga** sessions are in collaboration with Up Sup Down who teach the sessions. We provide the required equipment, and their ASI accredited SUP Yoga instructor facilitates. Sessions are no more than 10 meters offshore, and students are kept stationary by light sea anchors attached to the tail of the board. Classes run for approx. 75 mins. Our SUP Yoga classes are gaining in popularity, and will remain a regular feature on our weekly timetable.

Occasionally we will run a **clinic** type course or SUPWISE course with a very structured lesson plan. These courses are usually one session per week, spanning from 4 weeks to 12. Very similar to our lessons above, these sessions aim to develop the paddlers skills each week, build confidence and are much more involved than our one-off lessons.

**ECO Tours** are something we are very excited about developing in the future. We are passionate about our environment, and would love to share our amazing waterways with others in a unique, environmentally friendly way. We are local to the Dardanup Shire ourselves, and already utilise the Collie River frequently for our own personal enjoyment. We have a broad knowledge of the locality, which includes its hazards. This will be an advantage when running prospective tours. Our basic plan is to run guided tours of 1.5 to 2 hrs duration in a Northerly direction utilising multiple stop points as required, ie Watsons Reserve, Clifton Park, and 'The elbow' (Eastwell Rd Australind). These will operate very strictly around weather forecasts(as do all of our activities).

## B) RELEVANT EXPERIENCE

- a) SUP Bunbury Pty Ltd was established in 2013, beginning trade from Koombana Bay on Anchorage Drive, Bunbury. Originally operated by Verity Lee as a Summer school holidays business, I took over ownership of the company in 2014 and have since built the company into a trusted brand. I have built a solid client base, a social media following, and broadened the services offered, allowing trade to continue well and truly outside the limited constraints of a holiday period.
  
- b) My background in the business aspect of Stand Up Paddleboarding has been relatively new(2014), but my history with the sport spans well beyond this. I am involved with SUP as a sport from a community, competitive, and social standpoint and have been for many years. As one of the original members of the Wavemasters SUP Pod, I have played a key role in the organization of local events such as the CB5500, and the Battle of the Blades, in addition to sponsoring various local clubs outside of our own ie the BSLC, Cooina P&C,

Mission to Seafarers, APEX etc. I believe creating positive and nurturing relationships with other local businesses and community groups to be an important part of our business.

- c) I take pride in our business, and to me that means doing everything necessary to make sure operations run smoothly. I hold ASI SUP School status which demands that we abide by the ASI code of practice, policies and procedures, risk management and environmental impact standards. Myself and staff will always hold current SUP Instructor qualifications (L1, 2 and Yoga where applicable), Water Safety, WWC, first aid, and appropriate insurance. Historically during the permitted period of our previous location I would trade 5-7 days per week, where weather was the main deterrent.

**C) OPERATION AND EQUIPMENT**

- a) Yob Australia brand Stand Up Paddleboards, leg ropes, adjustable paddles. Compulsory use of leg ropes as per ASI procedures and protocols. Range can be viewed on yobaustralia.com.au website, and image below. Vehicle/Trailer to be used to transport equipment. Nissan Navara 4x4 Dual Cab, and C/Made 8 board trailer.(See Image attached)



Image of SUP

Bunbury vehicle and trailer.



Yob Stand Up Paddleboards to be used. Range of sizes from 9ft to 14ft

- b) At times it may be necessary for the following ancillary Equipment to be used;
- 3x3 folding gazebo paired with SUP Bunbury detachable banner.
  - Trestle Table and 1-2 folding chairs(staff use)
  - 1-2 Fin style promotional flags

- c) Staff:

Melissa Hynynen-Owner/Operator/SUP Instructor

Yara Kuehn-SUP Yoga Instructor/SUP Instructor

Adam Booth- Volunteer/Assistant

\*\*Considering hiring one more casual staff member during peak season TBA.

- d)



We expect to use the majority of our time on the water with our clients, but for times where we do use a gazebo set up(prolonged sessions, multiple bookings etc), our preference would be to utilize the red shaded area to the right of the bay(as per the above image). This is influenced by the desire to store the boards in a shaded, grassed area so they are well protected from the Summer sun. If there is an ability to drive our vehicle up onto this area

and keep our boards 'racked', this is preferred, however we are also happy to unload boards from car park to grassed area if required.

When we are conducting our lessons, our clients will carry their boards down to the bay area indicated in the image above by the yellow arrow. Part of the instruction is to be carried out on this bay area before entering the water from here.

The blue circular outline on the above image shows our intended SUP Yoga location. This is protected from other vessels passing through and ensures we will not be a hindrance to these water users.

#### D) SAFETY AND RISK MANAGEMENT

- a) Having been trading since 2014 in an exposed water location, we are aware of the risks and hazards associated with our business activities. Client inexperience, poor fitness levels, drug & alcohol effected clients, weather hazards, changing conditions, and numerous water hazards are just some of the situations we must be aware of and have processes in place to deal with.
- b) The proposed location, albeit categorized as an enclosed(level 1) location, still has its number of risk factors. Weather, specifically wind speed and direction, marine creatures, other water users, drugs and alcohol, underwater obstructions, varying tides, hot sand, jetty(barnacles etc), client diversity, litter and sharp objects, insects, client fitness levels/swimming abilities, just to name a few.
- c) See attached Risk Management Document/ Dynamic Risk Assessment.
- d) Risk Management Plan addresses how measures can be implemented.
- e) Instructor has one mobile phone fully charged on his/her person at all times, and one spare operational/charged mobile phone in vehicle as back up. Instructor acknowledges closest public phone, hospital/doctor at the commencement of each session. Exit points are also identified every 500 meters. Instructor is aware of emergency response procedures and explains relevant details to students at beginning of each session. Indemnity Waivers are obtained from each client ahead of each lesson detailing fitness levels, any relevant medical information, emergency contacts, and an acknowledgement of our conditions. If this is not obtained, we do not carry out the session.

#### E) APPROPRIATENESS OF THE ACTIVITY/BUSINESS

- a) SUP Bunbury is appropriate for trade in the Eaton Foreshore as there is suitable parking, ablutions, and drinking water available. The location is ideal for stand up paddle as it is considerably protected from wind, there are no breaking waves or swell, and the Collie



River is narrow enough that any incident can be quickly addressed without the added pressures of the open ocean. It is an ideal learning environment for beginners, and holding sessions in this vicinity will attract tourists to Eaton who may otherwise have bypassed the area.

- b) Our intention is to work collaboratively with other vendors that may also be granted permits for the area, to further promote their businesses. For example, in the scenario of a food/coffee van, we would happily advise them of our timetable so they can decide whether to align trading times with our popular sessions etc.
- c) Our business will make the Eaton foreshore an exciting destination for the family, promoting physical activity, and mental health. Having the nature park so close by creates a fun space for the whole family.

We keep our equipment set up in an orderly fashion, minimizing the space used, and leave no environmental footprint when we leave. We appreciate that this is an area frequented by many locals(ourselves included) and do not see any issue co-existing with others, as we will respect those who are there before us, and those wishing to share the waterways.



**Dynamic Risk Assessment  
Safety Checklist – Stand Up Paddle School**  
(to be completed by Supervising Instructor for each SUP activity)



**Location Type:** Enclosed Flat Water

**SUP School Name:** \_\_\_\_\_

**Location name:** \_\_\_\_\_ **Date/Time:** \_\_\_\_\_

**Supervising Instructor:** \_\_\_\_\_ **Other staff on hand:** \_\_\_\_\_

**Operating Requirements**

**Business requirements:**  Government licence held  Insurance

**Supervising instructors:**  Accredited  Hold rescue / first aid

**Equipment:**  Checked for damage  Clean clothing  Suitable for clients

**Emergency response:**  Instructor's small kit bag  First aid kit  Mobile phone

**Health & safety:**  Rescue board  Shade tent  Drinking water

**Class:**  Instructor ratio maximum 1 to \_\_\_ students  Group size – limit of \_\_\_

**Indemnity Waiver forms:**  Signed by all clients

**Location Risk Assessment**

Hazard	Conditions	Checked
Currents near river mouths	None are present. Conduct activity away from potentially dangerous currents	<input type="checkbox"/>
Water depth	Minimum of 3 ft (1 metre)	<input type="checkbox"/>
Weather conditions	Weather and wind conditions are suitable for the client	<input type="checkbox"/>
Wind	Exposed winds of no greater than 12 knots. Against the wind, when starting the paddle and on the return, clients are paddling with the wind	<input type="checkbox"/>
Rocks	Sufficient distance from lesson activity area	<input type="checkbox"/>
Tides	Tide conditions suit clients. Paddle into tide so when coming back, the tide is going with the client.	<input type="checkbox"/>
Powered vessels	Sufficient distance from activity area	<input type="checkbox"/>
Marine hazards	Conduct activity away from marine hazards	<input type="checkbox"/>
Dangerous marine creatures	No dangerous marine creatures present or conduct activity away from dangerous marine creatures.	<input type="checkbox"/>
Pollution	No pollution in water or conduct activity away from polluted area	<input type="checkbox"/>
Other recreation and water users	Conduct activity away from other users to ensure minimal impact	<input type="checkbox"/>
Use of shore	Choose suitable location to enter water	<input type="checkbox"/>
Activity area (shore, water, river bottom)	Free from hazards	<input type="checkbox"/>

**Describe the conditions. List any unforeseen hazards and measures taken to minimise risk.**

**Signed:** \_\_\_\_\_  
(Supervising Instructor)

<b>PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART</b>
---

**3. RESPONDENTS OFFER****3.1 OFFER FORM**

THE CHIEF EXECUTIVE OFFICER  
SHIRE OF DARDANUP  
PO BOX 7016  
1 COUNCIL DRIVE, EATON, WA 6232

I/We

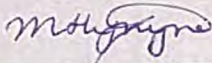
<b>Name:</b> [BLOCK LETTERS]	SUP BUNBURY PTY LTD		
<b>Address:</b>	24 BRADFORD LOOP, EATON WA 6232		
<b>ABN/GST Status:</b>	-	<b>ACN (If any):</b>	166 182 341
<b>Telephone No:</b>	0406 494 301	<b>Facsimile No:</b>	-
<b>Email:</b>	SUPBUNBURY@GMAIL.COM		


In response to **EOI - F0081378 EXPRESSION OF INTEREST – MOBILE TRADERS ON EATON FORESHORE RESERVE**

I/We agree that I am/We are bound by, and will comply with this Request and its associated Schedules, Attachments, all in accordance with the Conditions of Contract contained in this Response signed and completed.

I/We agree that there shall be no cost payable by the Principal toward the preparation or submission of this Request irrespective of its outcome.

Dated this: 19<sup>th</sup> day of SEPTEMBER 2017

<b>Signature of authorised Signatory of Respondent:</b>	
<b>Name of Authorised Signatory</b>	MELISSA HYNYNEN
<b>Position:</b>	DIRECTOR / SUP BUNBURY PTY LTD
<b>Address:</b>	24 BRADFORD LOOP, EATON WA 6232

<b>Witness Signature:</b>	
<b>Name of Witness: (BLOCK LETTERS):</b>	CATHERINE JONES
<b>Position:</b>	FLIGHT INSTRUCTOR
<b>Address:</b>	28 BRADFORD LOOP, EATON WA 6232

## PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART

<p><b>C) Appearance and Quality of the Operation and Equipment</b></p> <p>Respondents should provide (as a minimum) information relating to proposed trading activity including:</p> <ul style="list-style-type: none"> <li>(a) Details of equipment/vehicles to be used (photos are desirable);</li> <li>(b) Details of ancillary equipment to be used (i.e. tables, chairs etc.);</li> <li>(c) Details of the number of employee(s);</li> <li>(d) Space required to conduct trading activities (a scaled layout plan is desirable).</li> </ul> <p>Supply details as an attachment and label it <b>"Operation and Equipment"</b>.</p>	<p><b>"Operation and Equipment"</b></p>	<p>Tick if attached</p> <input checked="" type="checkbox"/>
<p><b>D) Safety and Risk Management Measures Implemented by the Trader</b></p> <p>Respondents should identify risks associated with the proposed activities and detail the process(es) they intend to mitigate those risks to ensure the safety of employees, customers and other users of the Foreshore. Areas that you may wish to cover include:</p> <ul style="list-style-type: none"> <li>(a) A demonstrated understanding of the trading activity and the associated risks;</li> <li>(b) An understanding of the potential risks from operating at the subject location;</li> <li>(c) A Strategy or Management Plan to address any potential risks;</li> <li>(d) Evidence that the risk management measures can be implemented;</li> <li>(e) Any contingency measures or back up of resources including personnel (where applicable);</li> </ul> <p>Supply details and provide an outline of your proposed safety management in an attachment labelled <b>"Safety and Risk Management"</b>.</p>	<p><b>"Safety and Risk Management"</b></p>	<p>Tick if attached</p> <input checked="" type="checkbox"/>

**PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART**

<p><b>E) Appropriateness of the Activity/Business</b></p> <p>Respondents should provide a description of how the proposed trading activity meets the following:</p> <ul style="list-style-type: none"><li>(a) Appropriateness of the activity in the context of the Eaton Foreshore and associated facilities;</li><li>(b) Appropriateness of the activity in the context of the users of the Eaton Foreshore;</li><li>(c) How the activity will co-exist with active and passive users of the Eaton Foreshore.</li></ul> <p>Supply details as an attachment and label it <b>"Appropriateness of the Activity/Business"</b>.</p>	<p><b>"Appropriateness of the Activity/Business"</b></p>	<p>Tick if attached <input checked="" type="checkbox"/></p>
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**PART 3 – RESPONDENTS OFFER - COMPLETE AND RETURN THIS PART****3.2 RESPONSE**

The following checklist has been provided to assist you with your submission. Where it is necessary to provide additional information please ensure that all documents are clearly marked with the relevant Attachment title to assist the evaluation panel with their assessment.

(NOTE: All pages within Part 3 are to be completed and returned to the Principal as they form part of your Expression of Interest).

**3.2.1 QUALITATIVE CRITERIA**

Before responding to the following qualitative criteria, Respondents must note the following:

- ~ All information relevant to your answers are to be contained within your response to each criterion;
- ~ Respondents are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- ~ Respondents are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- ~ Respondents are to address each issue outlined within a qualitative criterion.

<p><b>A) Benefit To The Community (Business Profile)</b></p> <p>Describe the community benefits of your trading activities and address the following information in an attachment and label it <b>"Benefit To The Community"</b>:</p> <p>(a) Outline of the business profile and operations (what is being offered/sold?).</p> <p>(b) Rates/prices and proposed days/times of operation are to be provided.</p> <p>(c) Details of all activities/products that will be available to the public.</p>	<b>"Business Profile"</b>	<b>Tick if attached</b> <input checked="" type="checkbox"/>
<p><b>B) Experience Of The Trader</b></p> <p>Describe your experience in providing/selling similar trading activities. Respondents must, as a minimum, address the following information in an attachment and label it <b>"Relevant Experience"</b>:</p> <p>(a) Provide details of trading history including other Local Government areas where trade has been conducted;</p> <p>(b) Provide scope of the Respondent's history of involvement in the proposed trading activity ; and</p> <p>(c) Demonstrate competency and proven track record of trading activity.</p>	<b>"Relevant Experience"</b>	<b>Tick if attached</b> <input checked="" type="checkbox"/>

**From:** SUP Bunbury [<mailto:supbunbury@gmail.com>]  
**Sent:** Thursday, 28 September 2017 1:43 PM  
**To:** Gaylene Godfrey  
**Subject:** Re: FW: EOI Trading Permit - Eaton Foreshore

Thanks for the update.

May I please also just add that I have now seen the new grassed area on the left side of the jetty (closest to the parking lot) and prefer this to the originally mentioned opposite side.

Ultimately though I would be happy if granted a permit for either.

Thanks again,

Melissa



Government of **Western Australia**  
Department of **Mines and Petroleum**

Your ref: TPS-0346062  
Our ref: A0945/201501  
Enquiries: Glennis Hall - Ph 9222 3104 Fax 9222 3638  
Email: glennis.hall@dmp.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Dear Sir/Madam

**DMP RESPONSE — SHIRE OF DARDANUP TOWN PLANNING SCHEME NO  
3 AMENDMENT NO 196**

Thank you for your letter dated 7 February 2017 inviting comment on the above proposal for rezoning a portion of Lot 100 Wellington Mill Road, Wellington Mill.

The Department of Mines and Petroleum has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ian Tyler', is written over a faint, larger signature.

*For* Ian Tyler  
Acting Executive Director  
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

27 February 2017





Government of **Western Australia**  
Department of **Agriculture and Food**



Your reference: TPS-0346062  
Our reference:  
Enquiries: Leon van Wyk

7 March 2017

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA, 6232

Dear Sir/Madam

**COMMENT: SHIRE OF DARDANUP TOWN PLANNING SCHEME NO.3 –  
AMENDMENT NO.196**

Thank you for the opportunity to comment on the rezoning of a portion of Lot 100 Wellington Mill Road from 'General Farming' to 'Small Holding'.

The Department of Agriculture and Food Western Australia (DAFWA) does not object to the rezoning of the abovementioned lot as this area has been previously identified for this purpose in the WAPC endorsed 'Wellington Mills Structure Plan'.

I trust these comments inform your decision on this matter. If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or [leon.vanwyk@agric.wa.gov.au](mailto:leon.vanwyk@agric.wa.gov.au).

Yours sincerely

Neil Guise  
Regional Director  
Southern Region

## (Appendix ORD: 12.7A)

**From:** Walkerden, Norm F <Norman.F.Walkerden@team.telstra.com>  
**Sent:** Tuesday, 14 February 2017 8:34 AM  
**To:** Submissions Planning  
**Subject:** SA100 Amendment No.196 - Lot 100 Wellington Mill Road, Wellington Mill

Attn: Mrs Barbara Macaulay  
Ref: TPS-0346062

### **SA100 AMENDMENT NO.196 - LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for the above advice. At present, Telstra Corporation Limited has no objection.

Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.

#### **Latest Telecommunications Policy**

The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).

Applications to Telstra can be made on the Telstra Smart Community website:  
<http://www.telstra.com.au/smart-community>

More information regarding NBN Co. can be found on their website  
<http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html>

Please dial 1100 (Dial before You Dig) for location of existing services.

#### **Federal Government Telecommunications Infrastructure in New Developments Policy May 2015**

<https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

#### **STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015**

[http://www.planning.wa.gov.au/dop\\_pub\\_pdf/Telecommunications\\_Infrastructure.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf)

#### **Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects**

<http://www.commsalliance.com.au/Documents/all/guidelines/g645>

Regards,

**Norm Walkerden**  
Strategic Forecaster  
New Developments and Forecasting  
Networks, Telstra Operations

**Postal:** Locked Bag 2525 Perth WA 6001  
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**W** [www.telstra.com](http://www.telstra.com)

This email may contain confidential information.  
If I've sent it to you by accident, please delete it immediately



**From:** DER-Advice Coordinator <Advice.Coordinator@DER.wa.gov.au>  
**Sent:** Thursday, 16 February 2017 2:52 PM  
**To:** Submissions Planning  
**Subject:** SA100

Attention: Barbara Macaulay

I refer to the correspondence dated 7 February 2017 inviting comment from the Department of Environment Regulation (DER) on the proposed Scheme Amendment.

DER has no comment on the proposed Scheme Amendment. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the *Environmental Protection Act 1986* or *Contaminated Sites Act 2003*.

Should you wish to discuss any aspects of this correspondence please contact Teresa Gepp, DER's Planning and Advice Coordinator, on 6467 5383.

Kind Regards,  
Cassie Chew  
Executive Officer, Office of the Director General  
Department of Environment Regulation | The Atrium  
168 St Georges Terrace Perth 6000 | Locked Bag 33, Cloisters Square  
Ph 6467 5591 | [cassandra.chew@der.wa.gov.au](mailto:cassandra.chew@der.wa.gov.au)

**ARE YOU BUSHFIRE READY?**

**It's a team effort. Go to [emergency.wa.gov.au](http://emergency.wa.gov.au)**

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Development Services 629 Newcastle Street Leederville WA 6007 PO Box 100 Leederville WA 6902 T (08) 9420 2099 F (08) 9420 3193



Your Ref: TPS-0346062  
Our Ref: JT1 2013 08619 V01 - TPS347238  
Enquiries: Ross Crockett  
Direct Tel: 9420 2013

10<sup>th</sup> February 2017

**Shire of Dardanup**  
**P.O. Box 7016**  
**DARDANUP W.A. 6232**



Attention of: **Barbara Macaulay**

**Re: TPS No. 3 Amendment No.196 - Shire of Dardanup**

Thank you for your letter dated 7<sup>th</sup> February 2017. The Water Corporation offers the following comments in regard to this proposal.

**Water and Wastewater**

Reticulated Water & Wastewater services are remote from the subject Land.

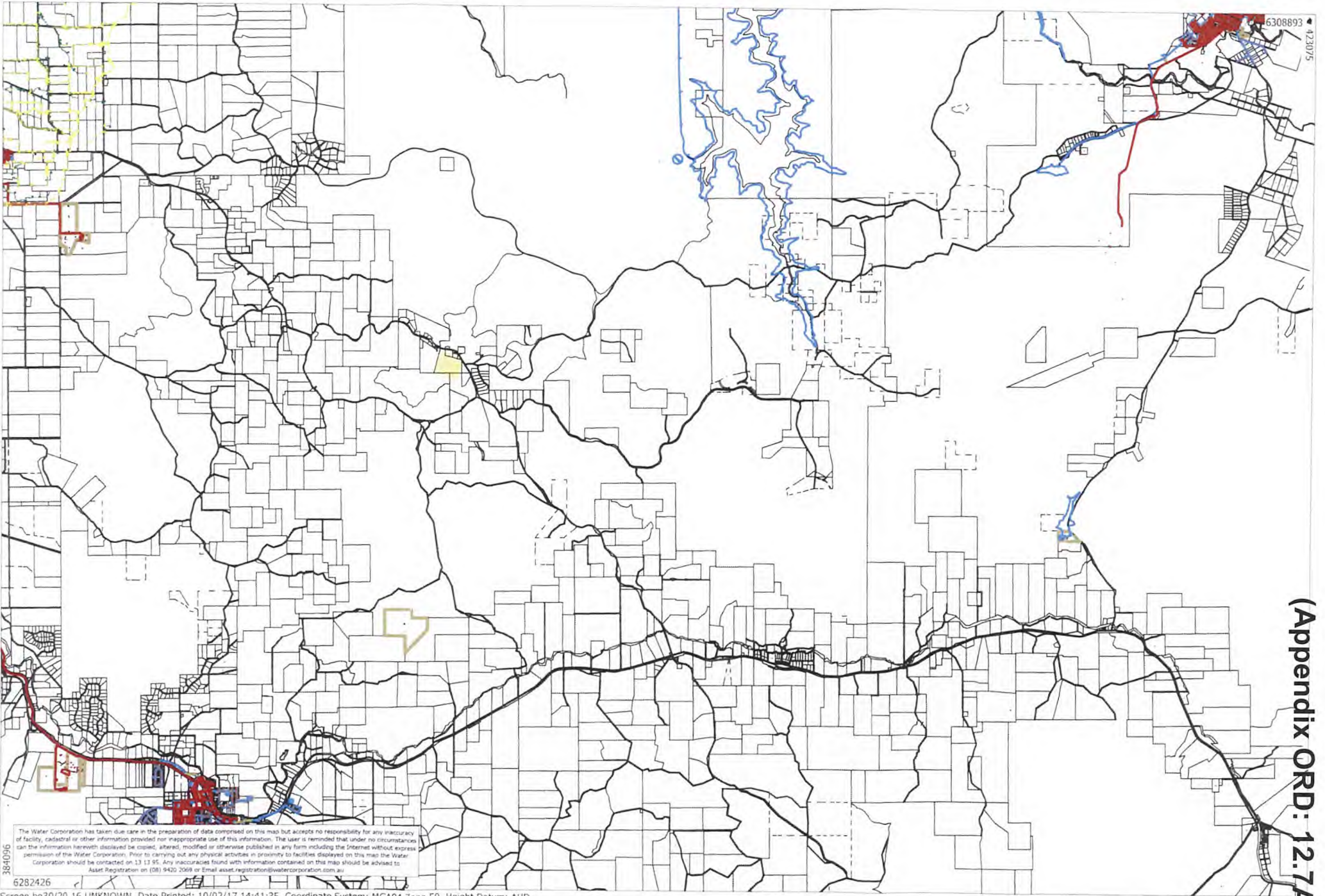
The proposed changes to the Scheme do not appear to affect Water Corporation assets or operations.

**General Comments**

Please provide the above comments to the land owner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

Ross Crockett  
Development Planner  
Land Planning  
Assets Planning Group



(Appendix ORD: 12.7A)

The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information hereon be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 13 95. Any inaccuracies found with information contained on this map should be advised to Asset Registration on (08) 9420 2069 or Email [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au)



Government of **Western Australia**  
Department of **Health**



Your Ref: Amd 196 TPS-0346062  
Our Ref: F-AA-14495 EHB17/170  
Enquiries: Vic Andrich (08) 9388 4999

Mr Mark Chester  
Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Attention: Barbara Macaulay, Planning Officer

Dear Mr Chester

**TOWN PLANNING SCHEME No. 3 AMENDMENT No. 196 – REZONING FROM  
'GENERAL FARMING' TO 'SMALL HOLDNG' – LOT 100 WELLINGTON MILL  
ROAD, DARDANUP**

Thank you for your letter of 7 February 2017 requesting comment from the Department of Health (DOH) on the above proposal.

The DOH has no objection to the amendment providing any proposed developments are required to be in accordance with the draft *Country Sewerage Policy*.

Should you have queries or require further information please contact Vic Andrich on (08) 9388 4999 or [ehinfo@health.wa.gov.au](mailto:ehinfo@health.wa.gov.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read "Jim Dodds".

Jim Dodds  
**DIRECTOR**  
**ENVIRONMENTAL HEALTH DIRECTORATE**

17 March 2017

Att.

**Environmental Health Directorate**  
All correspondence PO Box 8172 Perth Business Centre Western Australia 6849  
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008  
Telephone (08) 9388 4999 Fax (08) 9388 4955  
[www.health.wa.gov.au](http://www.health.wa.gov.au)  
28 684 750 332

**From:** DERRINGTON Cathie <Cathie.DERRINGTON@water.wa.gov.au>  
**Sent:** Thursday, 2 March 2017 10:41 AM  
**To:** Records; Barbara Macaulay  
**Subject:** RE: SCHEME AMENDMENT NO.196, LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL.

2<sup>nd</sup> March 2017

Our Reference: RF3920-09~2, PA012444

Your Reference:

To: Shire of Dardanup

From: Department of Water

Attention: Barbara Macauley

RE: SCHEME AMENDMENT NO.196, LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL.

The Department of Water (DoW) has reviewed the scheme Amendment No 196 for Lot 100 Wellington Mill Road, Wellington Mill.

DoW provides the following comments for your consideration.

#### **RIWI Advice**

Lot 100 Wellington Mill Road, Wellington Mill is contained within the Ferguson River and Tributaries Surface Water Area as proclaimed under the '*Rights To Water and Irrigation Act 1914*'. The dam located on a tributary of the Ferguson River within Lot 100 is unlicensed and is required to be licenced by the department. The proponent is recommended to contact the Department of Water Licencing Officer, Kym Pennefather at the Bunbury office to licence the taking of water that is stored within the dam.

The Dam located on the proposed Lot 6 may encroach onto Lot 5. The Department of Water does not support surface water dams encroaching across private boundaries. The alignment of the proposed boundary between Lot 5 and 6 should be reviewed to ensure that the dam and immediate area around the dam are kept within one legal boundary.

In addition, the department will require a spillway to be built by the proponent to enable the return of dam stream flow dam back into the natural watercourse before leaving the property. This would be required to be contained within one legal property boundary namely the proposed Lot 6.

The proponent should consider water supply to which we provide the following water availability advice:-

The subject property is located within the Karri Groundwater Area as proclaimed under the *Rights in Water and Irrigation Act 1914*. Only artesian groundwater abstraction in this



## (Appendix ORD: 12.7A)

proclaimed area is subject to licensing by the department. The Karri Groundwater area consists of fractured rock where the supply of groundwater quality and quantity can be hit and miss. Groundwater supply should not be relied upon for the proposed development use, unless the groundwater area has been hydrogeological assessed and quantified.

Please feel free to discuss this information further with this office, as required.

Yours faithfully,

Cathie Derrington  
Environmental Officer / Integrated Land & Water  
South West Region / Department of Water

PH: (08) 9726 4184

Fax:(08) 9726 4100

Email: [cathie.derrington@water.wa.gov.au](mailto:cathie.derrington@water.wa.gov.au)



Government of **Western Australia**  
Department of **Water**



Your ref: TPS-0346062  
Our ref: PRS 40715 2016/004373  
Enquiries: Tracy Teede  
Phone: 9725 4300  
Fax: 9725 4351  
Email: swlanduseplanning@dpaw.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

ATTENTION: Barbara MacAulay

**TOWN PLANNING SCHEME NO 3 AMENDMENT NO 196 –  
LOT 100 WELLINGTON MILL ROAD WELLINGTON MILL**

I refer to your letters dated 7 February 2017 to the Department of Parks and Wildlife (Parks and Wildlife) and the Department of Environment and Conservation (DEC), forwarding a draft scheme amendment for comment.

On 1 July 2013 the DEC was separated into two agencies, one to carry out environmental regulation (Department of Environmental Regulation) and administer the *Environmental Protection Act 1986*, and the other Parks and Wildlife to be responsible for parks and wildlife while administering the *Conservation and Land Management Act 1984* and the *Wildlife Conservation Act 1950*.

Parks and Wildlife provides the following comments on the draft scheme amendment.

The draft scheme amendment report dated September 2016 refers to a structure plan at Attachment 1. The draft scheme amendment report did not include an Attachment 1. It is presumed that the Thompson Surveying Consultants' "Lot 100 Wellington Mill Road Wellington Mill" structure plan dated 8 November 2016 Revision 5 (SP), previously referred to Parks and Wildlife for comment, is the same structure plan referred to in Attachment 1.

Biodiversity values

Lot 100 contains remnant vegetation, which forms part of continuous good quality forest bushland and is important as a wildlife refuge. The remnant vegetation on the property is also identified in *Molloy et al, 2009*, as being part of and contributing to a core regional ecological linkage.

The Priority flora species *Acacia semitrullata* is known to occur within the vicinity of Lot 100.

Lot 100 contains native vegetation which is potential habitat for the three species of threatened black cockatoos. Black cockatoos are listed as threatened species under the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Western Australia's *Wildlife Conservation Act 1950*. Major threats to black cockatoos include habitat loss and fragmentation.

Lot 100 contains several watercourses which are tributaries of the Ferguson River.

The Lot 100 southern boundary is adjacent to the Wellington National Park. The Lot 100 eastern boundary is adjacent to the Wellington State forest, which is also a Forest Products Commission pine plantation. Both the National Park and the State forest are managed by Parks and Wildlife.

The Lot 100 vegetation consolidates the adjacent forested bushland and provides a buffer for the adjoining National Park.

Comments

Approval of the draft scheme amendment should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed land.

Parks and Wildlife provided comments dated 2 November 2015 (PW15) to the Western Australian Planning Commission on the proposed Stage One development of Lot 100.

Parks and Wildlife also provided comments dated 13 December 2016 (PW16) to the Shire of Dardanup on the draft Lot 100 Structure Plan. Copies of PW15 and PW16 are attached for your information

PW15 and PW16 comments would also be applicable to the current draft scheme amendment.

PW16 advised that the proposed Lot 1 and 3 building envelopes are within close proximity to the State forest, which would be an extreme bushfire hazard.

Section 3.0 – (Development) refers the Lot 3 access way being from the adjoining gravel road in the State Forest. The proposed Lot 3 access should be provided within the existing Lot 100, not within the adjoining State forest.

The proposed Lot 3 access should be via an easement or battle-axe arrangement within proposed Lot 1 rather than access from the adjoining State forest.

Section 6.3 refers to the RUIC Fire *"Bushfire Management Plan Lot 100 Wellington Mill Road Wellington Mill"* dated 10 November 2016 Version 1.2 (BMP).

PW16 advised that some BMP text appeared to be incomplete and a sentence not finalized. In addition PW16 recommended that SP Subdivision Provision Four and SP Development Provision Two include reference to consultation with Parks and Wildlife and implementation of the approved BMP.

Given this, it is recommended that Provision 1) c) is amended to include reference to Parks and Wildlife.

PW16 raised concerns regarding possible future subdivision of Lot 100, other than that proposed by the current proposed SP, which may set an undesirable precedent for the creation of further small rural lots adjacent to the National Park and State forest boundaries within this area. Rural lot intensification, adjacent to Parks and Wildlife managed land, increases constraints and significantly increases management costs due to higher neighbour numbers.

PW16 recommended that a provision is included which clearly states that further subdivision of Lot 100 will not be considered and that only one dwelling per lot will be permitted.

Given this, Parks and Wildlife recommends that the draft scheme amendment also includes a provision which clearly states that further subdivision of Lot 100 will not be considered and that only one dwelling per lot will be permitted.

PW16 advised the proponent should not rely on vegetation screening within State forest areas as it may be removed through fire or plantation logging, the consolidated forest bushland within Lot 100 should not be cleared and fire breaks and fencing should be established within the existing cleared portion of Lot 100.

PW 16 also advised that firebreaks around the Lot 100 boundary would provide minimal protection from bushfire but would create a serious erosion problem in land that is subject to soil slumping.

It was recommended that the SP include a provision requiring subdivision boundaries within Lot 100 forested bushland areas to be demarcated with fire proof markers only and that there be no clearing for fences.

Given this, Parks and Wildlife recommends that the draft scheme amendment also includes a provision requiring subdivision boundaries within Lot 100 forested bushland areas to be demarcated with fire proof markers only and that there be no clearing for fences.

PW16 also advised that if clearing of the Lot 100 forest bushland and potential threatened flora and fauna habitat is unavoidable, then the SP should include a provision requiring a Vegetation Impact Management Plan to be prepared and implemented to minimize potential impacts to potential threatened flora and fauna habitat.

Given this, Parks and Wildlife recommends that the draft scheme amendment also includes a provision requiring a Vegetation Impact Management Plan acceptable to Parks and Wildlife, which may require flora and fauna surveys, to be prepared and implemented to minimize potential impacts to potential threatened flora and fauna habitat when clearing of native vegetation is unavoidable.

Stock on the property should be prevented from grazing forested bushland areas. Parks and Wildlife recommends that the draft scheme amendment includes a provision which states that any stock on the property should be prevented from grazing forested bushland areas within the site.

Please contact Tracy Teede at the Parks and Wildlife's South West Region office if you have any queries regarding this advice.



*For* Regional Manager

20 April 2017

Att.

cc: Department of Parks and Wildlife, Land Unit – Nicola Mincham

References

Molloy, S., Wood, J., Hall, S., Walldrodt, S and Whisson, G. (2009). *South West Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation.



Government of Western Australia  
Department of Parks and Wildlife  
Regional Services Division

Your ref: STP-0270952  
Our ref: PRS 40370 20016/004373  
Enquiries: Tracy Teede  
Phone: 9725 4300  
Fax: 9725 4351  
Email: swlanduseplanning@dpaw.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

**COPY**

ATTENTION: Barbara MacAulay

### PROPOSED STRUCTURE PLAN – LOT 100 WELLINGTON MILL ROAD WELLINGTON MILL

I refer to your letter dated 15 November 2016 forwarding a draft Thompsen Surveying Consultants' "Lot 100 Wellington Mill Road Wellington Mill" structure plan dated 8 November 2016 Revision 5 (SP) for the Department of Parks and Wildlife's (Parks and Wildlife) comment.

The following comments are provided on the SP.

#### Biodiversity values

Lot 100 contains remnant vegetation, which forms part of continuous good quality forest bushland and is important as a wildlife refuge. The remnant vegetation on the property is also identified in *Molloy et al, 2009*, as being part of and contributing to a core regional ecological linkage.

The Priority flora species *Acacia semitrullata* is known to occur within the vicinity of Lot 100.

Lot 100 contains native vegetation which is potential habitat for the three species of threatened black cockatoos. Black cockatoos are listed as threatened species under the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Western Australia's *Wildlife Conservation Act 1950*. Major threats to black cockatoos include habitat loss and fragmentation.

Lot 100 contains several watercourses which are tributaries of the Ferguson River.

The Lot 100 southern boundary is adjacent to the Wellington National Park. The Lot 100 eastern boundary is adjacent to the Wellington State forest, which is also a Forest Products Commission pine plantation. Both the National Park and the State forest are managed by Parks and Wildlife.

The Lot 100 vegetation consolidates the adjacent forested bushland and provides a buffer to the adjoining National Park.

#### Comments

Approval of the structure plan should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed land.

Parks and Wildlife provided comments dated 2 November 2015 (PW15) to the Western Australian Planning Commission on the proposed Stage One development of Lot 100. PW15 comments would also be applicable to the current proposal and a copy is attached for information.

The proposed Lot 1 and 3 building envelopes are within close proximity to the State forest. The vegetation on the adjoining National Park and State forest would be considered to be an extreme bushfire hazard.

As a Fire Combat Authority for bushfire on the adjacent Parks and Wildlife managed lands, it is highly likely that Parks and Wildlife would be the lead agency for bushfire suppression in the event of a bushfire in the vicinity of the subject property.

The application states that the Lot 100 frontage to the east is currently being increased through a land acquisition process of State forest 25. Parks and Wildlife has given its support for a small excision to facilitate access to Lot 100.

The agreed excision area is for a small triangular area within the adjoining State forest's northern tip along the Lot 100 eastern boundary. This area is to the north of the Lot 100 eastern access track off Wellington Mill Road, as depicted on Attachment One.

The application states that the proposed Lot 3 access way is to be from the adjoining gravel road in State Forest 25. The proposed Lot 3 access should be provided within the existing Lot 100, not within the adjoining State forest.

The proposed Lot 3 access should be via an easement or battle-axe arrangement within proposed Lot 1 rather than access from the adjoining State forest.

The SP included a copy of a RUIC Fire *"Bushfire Management Plan Lot 100 Wellington Mill Road Wellington Mill"* dated November 2016 Version 1.2 (BMP).

The BMP page 22 second last paragraph last sentence refers to a 10m wide access easement being created within the adjacent State forest for access to the proposed Lot 3. However the BMP text appears to be incomplete and the sentence has not been finalized.

Given Lot 100 is adjacent to National Park and State forest areas, it is recommended that SP Subdivision Provision Four and SP Development Provision Two, which refer to a requirement for a BAL Contour Map and bushfire management plan to be prepared, should include reference to consultation with Parks and Wildlife and implementation of the approved BMP.

SP Section 4.2 states that the structure plan informs the proposed Scheme Amendment 194 which will zone a portion of Lot 100 to 'Small Holding'.

The Shire of Dardanup's (Shire) Town Planning Scheme (TPS) 3 Section 3.14.1 (b) states that lots should be greater than 2ha within a Small Holding Zone and may have two grouped dwellings.

The Shire's TPS 3 Section 3.14.1 (g) states that after the initial subdivision of land within the Small Holding Zone, Council will not recommend further subdivision of the lots created.

The SP proposed Lots 2, 3 and 6 are larger than 2ha and future further subdivision of these lots may be sought.

Parks and Wildlife is concerned that any future Lot 100 subdivision, other than that proposed by the current proposed SP, may set an undesirable precedent for the creation of further small rural lots adjacent to the National Park and State forest boundaries within this area. Rural lot intensification, adjacent to Parks and Wildlife managed land, increases constraints and significantly increases management costs due to higher neighbour numbers.

Given this, it is recommended that the SP include a provision which clearly states that further subdivision of Lot 100 will not be considered and that only one dwelling per lot will be permitted.

SP Section 4.3 refers to adequate screening by existing vegetation on-site and the adjoining State forest. The proponent should not rely on vegetation screening within State forest areas as it may be removed through fire or plantation logging.

There should not be any clearing of the consolidated forest bushland and potential threatened flora and fauna habitat, within Lot 100. Fire breaks and fencing should be established within the existing cleared portion of Lot 100.

Firebreaks around the Lot 100 boundary would provide minimal protection from bushfire but would create a serious erosion problem in land that is subject to soil slumping.

Parks and Wildlife recommends that the SP include a provision requiring subdivision boundaries within Lot 100 forested bushland areas to be demarcated with fire proof markers only and that there be no clearing for fences.

In addition, it should be ensured that the Bushfire Attack Level (BAL) and siting adopted for dwellings will not necessitate further clearing of the consolidated forest bushland and potential threatened flora and fauna habitat within Lot 100.

If clearing of the Lot 100 forest bushland and potential threatened flora and fauna habitat is unavoidable, then the SP should include a provision requiring a Vegetation Impact Management Plan to be prepared and implemented to minimize potential impacts to potential threatened flora and fauna habitat.

It is recommended that the SP include a provision stating that any stock on the property should be prevented from grazing forested bushland areas within the site.

Parks and Wildlife trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Please contact Tracy Teede at the Parks and Wildlife's South West Region office if you have any queries regarding this advice.

  
Regional Manager

13 December 2016

Att.

cc: Department of Parks and Wildlife, Land Unit – Nicola Mincham

References

Molloy, S., Wood, J., Hall, S., Walldrodt, S and Whisson, G. (2009). *South West Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation.



Government of Western Australia  
Department of Parks and Wildlife  
Regional Services Division

Your ref: 152671  
Our ref: PRS 38505 2015/002856  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Fax: 08 9725 4351  
Email: [swlanduseplanning@dpaw.wa.gov.au](mailto:swlanduseplanning@dpaw.wa.gov.au)

Western Australian Planning Commission  
South West Office, Sixth Floor,  
Bunbury Tower, 61 Victoria Street  
BUNBURY WA 6230

**COPY**

ATTENTION: Daniel.Naude

**WESTERN AUSTRALIAN PLANNING COMMISSION REF 152671---  
LOT 100 WELLINGTON MILLS ROAD DARDANUP**

I refer to your letter of 1 October 2015 forwarding a subdivision application for the above property for the Department of Parks and Wildlife's (Parks and Wildlife) comment.

The following comments are provided on the proposal.

Lot 100 is adjacent to the Wellington National Park and the Wellington State forest, both managed by Parks and Wildlife.

The application proposes to create two lots, including one small rural 1ha lot adjacent to the State forest. Where possible, it is preferable for large rural lots to be retained on land adjacent to Parks and Wildlife managed land.

Parks and Wildlife notes that approval of the proposal will be subject to the proponent's request to the Department of Lands for the purchase of a portion of the adjacent State forest, to facilitate future access to Lot 100. Parks and Wildlife has given its support for the small excision to facilitate access to Lot 100.

The vegetation on the adjoining National Park and State forest would be considered to be an extreme bushfire hazard. As a Fire Combat Authority for bushfire on the adjacent Parks and Wildlife managed lands, it is highly likely that Parks and Wildlife would be the lead agency for bushfire suppression in the event of a bushfire in the vicinity of the subject property. Approval of the development should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed lands.

Parks and Wildlife is concerned that this subdivision may set an undesirable precedent for the creation of further small rural lots adjacent to the National Park and State forest boundaries within this area. Rural lot intensification, adjacent to Parks and Wildlife managed land, increases constraints and significantly increases management costs due to higher neighbour numbers.

Lot intensification within extreme bushfire hazard areas, is likely to result in an increased fire risk to future residents, an increased risk of fires escaping into the adjoining Parks and Wildlife managed land, further impacts upon the natural environment due to the increased population density (ie litter management and unauthorized access into the National Park and State forest), potential amenity impacts from proposed fire regimes, and added administrative and management costs for Parks and Wildlife due to increased requirements for neighbour liaison and modification of management programs, projects and responsibilities.

South West Region  
South West Highway, Bunbury WA 6230  
Phone: 08 97254300 / Fax: 08 97254351  
PO Box 1693, Bunbury, WA 6230  
[www.dpaw.wa.gov.au](http://www.dpaw.wa.gov.au)



However, if the Western Australian Planning Commission (WAPC) approves the subdivision, and given the property is within close proximity to an extreme bushfire hazard area, Parks and Wildlife requests that it be consulted on the content of any WAPC required FMP.

*Recommended Condition*

A Fire Management Plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's Planning Policy DC 3.7 *Fire Planning* and the latest version of the Guidelines for Bushfire Protection, to the specifications of the local government, the Department of Fire and Emergency Services and Parks and Wildlife.

Parks and Wildlife trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife South West Region office if you have any queries regarding this advice.



*For*

Regional Manager

2 November 2015

cc: Department of Parks and Wildlife's Land Unit  
Department of Lands

# Attachment One - Lot 100 Wellington Mill Road Wellington Mill



**Legend**

- scdp
- South West Coastal Land Parcel
- - - South West Coastal Roads

TGDB Roads - All

- Minor road sealed
- - - Track
- 1E - Public secondary road (unsealed)
- - - 2E - Operational track (4x4)
- ▨ 300A - Non DPW Lands - DPW Managed water catchment Contours (5 - 10m)

Red shaded triangular area represents agreed excision area

0 25 50 75 m

1:2,000 (A3)

Projection: MGA Zone 55  
Datum: GDA94



Produced by T1,  
Department of Parks and Wildlife



Job Ref: 40370  
Produced at 09:51 AM on December 13, 2016

The Department of Parks and Wildlife does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence which may arise from relying on any information depicted. Roads and tracks on land managed by DPW may contain unmarked hazards and their surface condition is variable. Exercise caution and drive to conditions on all roads.



Government of **Western Australia**  
Department of **Fire & Emergency Services**



Our Ref: D01371  
Your Ref: SA100

Barbara Macaulay  
Shire of Dardanup  
[barbara.macaulay@dardanup.wa.gov.au](mailto:barbara.macaulay@dardanup.wa.gov.au)

Dear Ms Macaulay

**RE: SHIRE OF DARDANUP TOWN PLANNING SCHEME NO.3 AMENDMENT NO. 196**

I refer to your email dated 6 February 2017 regarding the submission of a Bushfire Management Plan (BMP) dated 10 November 2016, prepared by RUIC Fire, for the above scheme amendment.

DFES provide the following comments with regard to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines).

**Considerations for the Determining Authority**

**1. Policy Objective**

- i. Policy Objective 5.1 of SPP3.7 applies and states:  
*“Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.”*

**2. Policy Measure**

- i. Policy Measure 6.11 of SPP 3.7 applies to the proposal and states:  
*“The presumption against approving further strategic planning proposals, subdivision and development applications or intensification of land uses, where there is a lack of certainty that the potential for significant adverse impacts can be adequately reduced or managed in the opinion of the decision maker.”*

**DFES Comments:**

In line with the intent of SPP 3.7 and the above policy objective/measure, DFES do not support the proposed scheme amendment as an extreme bushfire hazard exists, which cannot be reduced by a BMP because of the extent of vegetation bordering the subject site, making the location unsuitable for intensification.



### 3. Bushfire Protection Criteria

- i. In line with the above, the submitted BMP has not demonstrated compliance to all four elements of the bushfire protection criteria which are *Element 1: Location; Element 2: Siting and Design; Element 3: Vehicular Access* and *Element 4: Water*.

#### DFES Comments:

The proposal does not meet:

- Element 1 - Location: the proposed scheme amendment is in a location where an extreme bushfire hazard exists that cannot be adequately reduced. The proposed BAL construction standard focuses on asset protection and this should not be incorrectly equated with a lower risk to people and the subject site.
- Element 2 - Siting and Design: there is inadequate physical separation between the extreme bushfire hazard to minimise the level of bushfire impact because of the extent of vegetation bordering the subject site.
- Element 3 - Vehicular Access: it is essential that residents, as well as emergency services, have safe access and egress from the subdivision plan area as well as to individual lot(s)/development. The reliance on an EAW to achieve two access routes is not acceptable.
- Element 4 - Water: the proposed water supply solution is not compliant with the guidelines bushfire protection criteria.

#### Recommendation

Fundamentally the proposed scheme amendment does not comply with the intent, objectives and policy measures of SPP 3.7. The intensification of development at this location would result in an increase in the threat of bushfire and is subsequently not supported.

Should you require further information, please contact the undersigned on telephone number 9482 1764.

Yours sincerely

DOUG VAN BAVEL  
LAND USE PLANNING OFFICER

27 March 2017



Date of LandGate Aerial Photography: December 2013

**STRUCTURE PLAN PROVISIONS**

**Provision for Structure Plan**

**Subdivision**

- Subdivision shall be generally in accordance with this Structure Plan.
- The staging of subdivision will be generally undertaken as follows:  
 Stage 1 – The creation of Lot 1 as shown on the Structure Plan with the remainder as a balance of title,  
 Stage 2 – The creation of Lots 2 and 3 as shown on the Structure Plan with the remainder as a balance of title, and  
 Stage 3 – The creation of remaining Lots 4, 5 and 6 as shown on the Structure Plan.
- The existing vineyards on proposed Lots 4 and 5 shall be removed at the time of their creation.
- A compliance certificate/report for the BAL Contour Map relating to the approved subdivision shall be completed prior to the issuing of titles to the satisfaction of the Western Australian Planning Commission.
- Section 70A notification on titles advising landowners that the lot is located in close proximity to General Farming zoned land and may be affected by agricultural activities.
- A notification, pursuant to Section 165 of the Planning and Development Act 2005, is to be placed on the certificate of title of the proposed lot. The notification is to state as follows:  
 "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."
- An agreement for the acquisition of land for road widening shown on the approved plan being made between the Department of Lands and the Shire of Dardanup at the landowners cost.

**Development**

- All development shall be contained within the designated building envelope shown on the Structure Plan aside from Lot 6 which will require development to comply with the requirements of the 'General Farming' zone.
- All subdivision and development shall comply with the requirements of the approved Bushfire Management Plan for the site.

**Servicing**

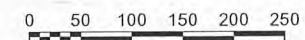
- The requirement for underground power will not be required under Stage 1 on the basis that the existing dwelling already has a power supply.
- The requirement to relocate any power infrastructure will not be required until Stage 2 of subdivision. This is based on site conditions not changing as a result of Stage 1, it is simply formalising existing development.
- The provision of water will be via a minimum 92,000 L tank and any ancillary tank/capacity required under the Bushfire Management Plan.

**Access**

- Access to proposed Lots 2 and 6 will be via a shared accessway. This will be protected via an appropriate easement.

**Legend**

- Structure Plan Area
- Building Envelopes
- Cadastre
- 10m Wide Access Easement (in S.F.)
- Proposed Lots
- 6m Wide Emergency Access Easement



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File No.	14746	Date:	8/Nov./2016
Scale (@ A3)	Vert:	N/A	Checked
	Hor:	1:5000	<i>IT</i>
Computer Reference	14746GD2	Revision-	5
Drg No.	DWG14746GD2 Pb Sheet 1 of 1		

CLIENT:	R. HARVIE		
PROJECT:	LOT 100 ON D. 98096, WELLINGTON MILL Rd., WELLINGTON MILL		
TITLE:	STRUCTURE PLAN		
DATUM	HOR:	N/A	VERT: N/A

**(Appendix ORD: 12.7B)**

Development Services 629 Newcastle Street Leederville WA 6007 PO Box 100 Leederville WA 6902 T (08) 9420 2099 F (08) 9420 3193



Your Ref: STP-0270952  
Our Ref: JT1 2013 08619 V01 - SP346324  
Enquiries: Ross Crockett  
Direct Tel: 9420 2013

18<sup>th</sup> November 2016

**Shire of Dardanup**  
**P.O Box 7016**  
**Eaton W.A. 6232**



Attention of: **Barbara Macaulay**

**Re: Proposed Structure Plan - Lot 100 Wellington Mill Road, Wellington Mill**

Thank you for your letter dated 15<sup>th</sup> November 2016. The Water Corporation offers the following comments in regard to this proposal.

**Water and Wastewater**

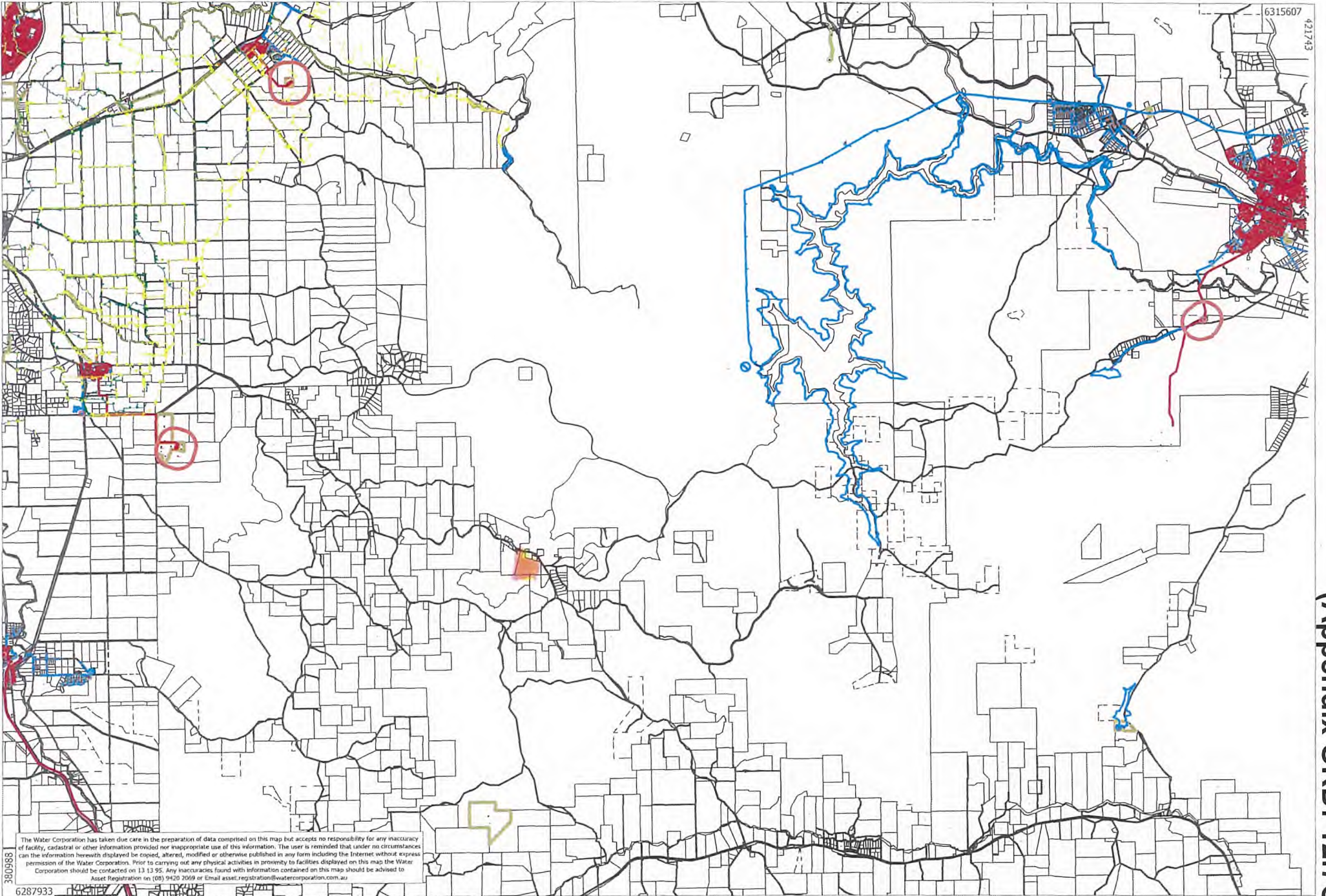
Reticulated water and sewerage services are remote from the subject land. (See attached plan) Therefore alternate servicing arrangements will be required.

Please provide the above comments to the land owner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

A handwritten signature in black ink, appearing to read "Ross Crockett".

Ross Crockett  
Development Planner  
Land Planning  
Assets Planning Group



6315607  
421743

The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 13 95. Any inaccuracies found with information contained on this map should be advised to Asset Registration on (08) 9420 2099 or Email [asset.registration@watercorporation.com.au](mailto:asset.registration@watercorporation.com.au)

6287933

**From:** Claire Lee on behalf of Records  
**Sent:** Tuesday, 29 November 2016 2:39 PM  
**To:** Barbara Macaulay  
**Subject:** FW: STP-0270952 - Proposed Structure Plan - Lot 100 Wellington Mill Road Wellington Mill

Kind regards,

**Claire Lee**

IDS Officer  
p: 08 9724 0343

---

**From:** DER-Advice Coordinator [<mailto:Advice.Coordinator@DER.wa.gov.au>]  
**Sent:** Tuesday, 29 November 2016 2:11 PM  
**To:** Records  
**Subject:** STP-0270952 - Proposed Structure Plan - Lot 100 Wellington Mill Road Wellington Mill

Attention: Barbara Macaulay

I refer to the correspondence dated 15 November 2016 inviting comment from the Department of Environment Regulation (DER) on the above proposed structure plan.

DER has no comment on this matter in reference to regulatory responsibilities under the *Environmental Protection Act 1986* and the *Contaminated Sites Act 2003*.

Should you have any enquiries, please contact Adam Harbeck, DER's Planning and Advice Coordinator, on 6467 5383.

Kind Regards,  
Cassie Chew  
Executive Officer, Office of the Director General  
Department of Environment Regulation | The Atrium  
168 St Georges Terrace Perth 6000 | Locked Bag 33, Cloisters Square  
Ph 6467 5591 | [cassandra.chew@der.wa.gov.au](mailto:cassandra.chew@der.wa.gov.au)

**ARE YOU BUSHFIRE READY?**

**It's a team effort. Go to [emergency.wa.gov.au](http://emergency.wa.gov.au)**

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Government of **Western Australia**  
Department of **Mines and Petroleum**

Your ref: STP-0270952  
Our ref: A0945/201501  
Enquiries: Glennis Hall - Ph 9222 3104 Fax 9222 3638  
Email: glennis.hall@dmp.wa.gov.au

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

Dear Sir/Madam

**PROPOSED STRUCTURE PLAN — REQUEST FOR COMMENT — LOT 100  
WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for your letter dated 15 November 2016 inviting comment on the above proposed structure plan for Lot 100 Wellington Mill Road, Wellington Mill.

The Department of Mines and Petroleum has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ian Tyler'.

For Ian Tyler  
Acting Executive Director  
GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

29 November 2016

**From:** Walkerden, Norm F <Norman.F.Walkerden@team.telstra.com>  
**Sent:** Tuesday, 6 December 2016 8:49 AM  
**To:** Submissions Planning  
**Subject:** SP100 - Lot 100 Wellington Mill Road, Wellington Mill

Attn: Mrs Barbara Macaulay  
Ref: STP-0270952

**SP100 - LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.

**Latest Telecommunications Policy**

The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).

Applications to Telstra can be made on the Telstra Smart Community website:  
<http://www.telstra.com.au/smart-community>

More information regarding NBN Co. can be found on their website  
<http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html>

Please dial 1100 (Dial before You Dig) for location of existing services.

**Federal Government Telecommunications Infrastructure in New Developments Policy May 2015**

<https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

**STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015**

[http://www.planning.wa.gov.au/dop\\_pub\\_pdf/Telecommunications\\_Infrastructure.pdf](http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf)

**Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects**

<http://www.commsalliance.com.au/Documents/all/guidelines/g645>

Regards,

**Norm Walkerden**  
Strategic Forecaster  
New Developments and Forecasting  
Networks, Telstra Operations

**Postal:** Locked Bag 2525 Perth WA 6001  
**P** 08 6224 6272  
**E** [Norman.F.Walkerden@team.telstra.com](mailto:Norman.F.Walkerden@team.telstra.com)  
**W** [www.telstra.com](http://www.telstra.com)

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Government of Western Australia  
Department of Agriculture and Food



Your reference: STP-0270952

Our reference:

Enquiries: Leon van Wyk

25 November 2016

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA, 6232  
[submissions@dardanup.wa.gov.au](mailto:submissions@dardanup.wa.gov.au)

Dear Sir/Madam

**COMMENT: PROPOSED STRUCTURE PLAN – REQUEST FOR COMMENT – LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for the opportunity to comment on the proposed Structure Plan for Lot 100 Wellington Mill Road, Wellington Mill and the associated rezoning from “General Farming” to “Small Holding”.

The Department of Agriculture and Food Western Australia (DAFWA) does not object to the proposed Structure Plan and rezoning of the abovementioned lots from “General Farming” to “Small Holding”, but the following comments should be considered:

1. DAFWA does not object to the rezoning of the land, because this area has been previously identified for this purpose in the WAPC approved *Wellington Mill Structure Plan*. DAFWA will object to the development of *Small Holding (rural lifestyle)* areas if it was not previously identified in an approved Shire Strategy.
2. In general DAFWA does not support *Small Holding (rural lifestyle)* developments due to the following issues:
  - a. The development of *Small Holding* areas effectively alienates rural land from agricultural and food production.
  - b. *Small Holding* developments which rely on surface or groundwater supplies for domestic and stock use will reduce the amount of water available for agriculture.
  - c. The development of *Small Holding* areas is at a very low density and it is therefore a very inefficient method of developing land for residential purposes. Higher density residential developments are preferred as it is by far a more efficient use of the available land.
  - d. *Small Holding* areas are normally adjacent to agricultural areas and the development of these areas without appropriate buffers has the potential to increase land use conflict.

Buffers and Setbacks (general information)

Any changed land use on agricultural land needs to include buffers on the re-zoned land to minimise land use conflict. To ensure agricultural operations on land next to re-zoned areas are not restricted, DAFWA recommends that minimum setbacks/buffers should be incorporated into the re-zoned areas in accordance with the EPA guidelines: *Separation Distances between Industrial and Sensitive Land Uses*. These guidelines set out minimum separation distances for a range of agricultural activities including market gardens, orchards and dairies and are available on the EPA's website at [http://www.epa.wa.gov.au/EPADocLib/1840\\_GS3.pdf](http://www.epa.wa.gov.au/EPADocLib/1840_GS3.pdf)

In August 2012, the Department of Health (DoH) released new guidelines, *Guidelines for Separation of Agricultural and Residential Land Uses*, which applies to all agricultural land uses. The guidelines require a 300 metre buffer unless a vegetated buffer is established prior to a sensitive use being established. The guideline can be downloaded from the Department of Health website at [http://www.public.health.wa.gov.au/3/1139/2/pesticide\\_use.pm](http://www.public.health.wa.gov.au/3/1139/2/pesticide_use.pm)

I trust these comments inform your decision on this matter. If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or [leon.vanwyk@agric.wa.gov.au](mailto:leon.vanwyk@agric.wa.gov.au).

Yours sincerely



Neil Guise  
Regional Director  
Southern Region



Your ref: STP-0270952  
Our ref: PRS 40370 20016/004373  
Enquiries: Tracy Teede  
Phone: 9725 4300  
Fax: 9725 4351  
Email: [swlanduseplanning@dpaw.wa.gov.au](mailto:swlanduseplanning@dpaw.wa.gov.au)

Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

ATTENTION: Barbara MacAulay

### PROPOSED STRUCTURE PLAN – LOT 100 WELLINGTON MILL ROAD WELLINGTON MILL

I refer to your letter dated 15 November 2016 forwarding a draft Thompspon Surveying Consultants' "Lot 100 Wellington Mill Road Wellington Mill" structure plan dated 8 November 2016 Revision 5 (SP) for the Department of Parks and Wildlife's (Parks and Wildlife) comment.

The following comments are provided on the SP.

#### Biodiversity values

Lot 100 contains remnant vegetation, which forms part of continuous good quality forest bushland and is important as a wildlife refuge. The remnant vegetation on the property is also identified in *Molloy et al, 2009*, as being part of and contributing to a core regional ecological linkage.

The Priority flora species *Acacia semitrullata* is known to occur within the vicinity of Lot 100.

Lot 100 contains native vegetation which is potential habitat for the three species of threatened black cockatoos. Black cockatoos are listed as threatened species under the Commonwealth of Australia's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and Western Australia's *Wildlife Conservation Act 1950*. Major threats to black cockatoos include habitat loss and fragmentation.

Lot 100 contains several watercourses which are tributaries of the Ferguson River.

The Lot 100 southern boundary is adjacent to the Wellington National Park. The Lot 100 eastern boundary is adjacent to the Wellington State forest, which is also a Forest Products Commission pine plantation. Both the National Park and the State forest are managed by Parks and Wildlife.

The Lot 100 vegetation consolidates the adjacent forested bushland and provides a buffer to the adjoining National Park.

#### Comments

Approval of the structure plan should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed land.

Parks and Wildlife provided comments dated 2 November 2015 (PW15) to the Western Australian Planning Commission on the proposed Stage One development of Lot 100. PW15 comments would also be applicable to the current proposal and a copy is attached for information.

The proposed Lot 1 and 3 building envelopes are within close proximity to the State forest. The vegetation on the adjoining National Park and State forest would be considered to be an extreme bushfire hazard.

As a Fire Combat Authority for bushfire on the adjacent Parks and Wildlife managed lands, it is highly likely that Parks and Wildlife would be the lead agency for bushfire suppression in the event of a bushfire in the vicinity of the subject property.

The application states that the Lot 100 frontage to the east is currently being increased through a land acquisition process of State forest 25. Parks and Wildlife has given its support for a small excision to facilitate access to Lot 100.

The agreed excision area is for a small triangular area within the adjoining State forest's northern tip along the Lot 100 eastern boundary. This area is to the north of the Lot 100 eastern access track off Wellington Mill Road, as depicted on Attachment One.

The application states that the proposed Lot 3 access way is to be from the adjoining gravel road in State Forest 25. The proposed Lot 3 access should be provided within the existing Lot 100, not within the adjoining State forest.

The proposed Lot 3 access should be via an easement or battle-axe arrangement within proposed Lot 1 rather than access from the adjoining State forest.

The SP included a copy of a RUIC Fire *"Bushfire Management Plan Lot 100 Wellington Mill Road Wellington Mill"* dated November 2016 Version 1.2 (BMP).

The BMP page 22 second last paragraph last sentence refers to a 10m wide access easement being created within the adjacent State forest for access to the proposed Lot 3. However the BMP text appears to be incomplete and the sentence has not been finalized.

Given Lot 100 is adjacent to National Park and State forest areas, it is recommended that SP Subdivision Provision Four and SP Development Provision Two, which refer to a requirement for a BAL Contour Map and bushfire management plan to be prepared, should include reference to consultation with Parks and Wildlife and implementation of the approved BMP.

SP Section 4.2 states that the structure plan informs the proposed Scheme Amendment 194 which will zone a portion of Lot 100 to 'Small Holding'.

The Shire of Dardanup's (Shire) Town Planning Scheme (TPS) 3 Section 3.14.1 (b) states that lots should be greater than 2ha within a Small Holding Zone and may have two grouped dwellings.

The Shire's TPS 3 Section 3.14.1 (g) states that after the initial subdivision of land within the Small Holding Zone, Council will not recommend further subdivision of the lots created.

The SP proposed Lots 2, 3 and 6 are larger than 2ha and future further subdivision of these lots may be sought.

Parks and Wildlife is concerned that any future Lot 100 subdivision, other than that proposed by the current proposed SP, may set an undesirable precedent for the creation of further small rural lots adjacent to the National Park and State forest boundaries within this area. Rural lot intensification, adjacent to Parks and Wildlife managed land, increases constraints and significantly increases management costs due to higher neighbour numbers.

Given this, it is recommended that the SP include a provision which clearly states that further subdivision of Lot 100 will not be considered and that only one dwelling per lot will be permitted.

SP Section 4.3 refers to adequate screening by existing vegetation on-site and the adjoining State forest. The proponent should not rely on vegetation screening within State forest areas as it may be removed through fire or plantation logging.

There should not be any clearing of the consolidated forest bushland and potential threatened flora and fauna habitat, within Lot 100. Fire breaks and fencing should be established within the existing cleared portion of Lot 100.

Firebreaks around the Lot 100 boundary would provide minimal protection from bushfire but would create a serious erosion problem in land that is subject to soil slumping.

Parks and Wildlife recommends that the SP include a provision requiring subdivision boundaries within Lot 100 forested bushland areas to be demarcated with fire proof markers only and that there be no clearing for fences.

In addition, it should be ensured that the Bushfire Attack Level (BAL) and siting adopted for dwellings will not necessitate further clearing of the consolidated forest bushland and potential threatened flora and fauna habitat within Lot 100.

If clearing of the Lot 100 forest bushland and potential threatened flora and fauna habitat is unavoidable, then the SP should include a provision requiring a Vegetation Impact Management Plan to be prepared and implemented to minimize potential impacts to potential threatened flora and fauna habitat.

It is recommended that the SP include a provision stating that any stock on the property should be prevented from grazing forested bushland areas within the site.

Parks and Wildlife trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Please contact Tracy Teede at the Parks and Wildlife's South West Region office if you have any queries regarding this advice.



for Regional Manager

13 December 2016

Att.

cc: Department of Parks and Wildlife, Land Unit – Nicola Mincham

References

Molloy, S., Wood, J., Hall, S., Walldrodt, S and Whisson, G. (2009). *South West Ecological Linkages Technical Report*, Western Australian Local Government Association and Department of Environment and Conservation.





Government of Western Australia  
Department of Parks and Wildlife  
Regional Services Division

Your ref: 152671  
Our ref: PRS 38505 2015/002856  
Enquiries: Tracy Teede  
Phone: 08 9725 4300  
Fax: 08 9725 4351  
Email: [swlanduseplanning@dpaw.wa.gov.au](mailto:swlanduseplanning@dpaw.wa.gov.au)

Western Australian Planning Commission  
South West Office, Sixth Floor,  
Bunbury Tower, 61 Victoria Street  
BUNBURY WA 6230

**COPY**

ATTENTION: Daniel Naude

**WESTERN AUSTRALIAN PLANNING COMMISSION REF 152671–  
LOT 100 WELLINGTON MILLS ROAD DARDANUP**

I refer to your letter of 1 October 2015 forwarding a subdivision application for the above property for the Department of Parks and Wildlife's (Parks and Wildlife) comment.

The following comments are provided on the proposal.

Lot 100 is adjacent to the Wellington National Park and the Wellington State forest, both managed by Parks and Wildlife.

The application proposes to create two lots, including one small rural 1ha lot adjacent to the State forest. Where possible, it is preferable for large rural lots to be retained on land adjacent to Parks and Wildlife managed land.

Parks and Wildlife notes that approval of the proposal will be subject to the proponent's request to the Department of Lands for the purchase of a portion of the adjacent State forest, to facilitate future access to Lot 100. Parks and Wildlife has given its support for the small excision to facilitate access to Lot 100.

The vegetation on the adjoining National Park and State forest would be considered to be an extreme bushfire hazard. As a Fire Combat Authority for bushfire on the adjacent Parks and Wildlife managed lands, it is highly likely that Parks and Wildlife would be the lead agency for bushfire suppression in the event of a bushfire in the vicinity of the subject property. Approval of the development should not result in impositions being placed upon the management of the adjoining Parks and Wildlife managed lands.

Parks and Wildlife is concerned that this subdivision may set an undesirable precedent for the creation of further small rural lots adjacent to the National Park and State forest boundaries within this area. Rural lot intensification, adjacent to Parks and Wildlife managed land, increases constraints and significantly increases management costs due to higher neighbour numbers.

Lot intensification within extreme bushfire hazard areas, is likely to result in an increased fire risk to future residents, an increased risk of fires escaping into the adjoining Parks and Wildlife managed land, further impacts upon the natural environment due to the increased population density (ie litter management and unauthorized access into the National Park and State forest), potential amenity impacts from proposed fire regimes, and added administrative and management costs for Parks and Wildlife due to increased requirements for neighbour liaison and modification of management programs, projects and responsibilities.

South West Region  
South West Highway, Bunbury WA 6230  
Phone: 08 97254300 / Fax: 08 97254351  
PO Box 1693, Bunbury, WA 6230  
[www.dpaw.wa.gov.au](http://www.dpaw.wa.gov.au)

However, if the Western Australian Planning Commission (WAPC) approves the subdivision, and given the property is within close proximity to an extreme bushfire hazard area, Parks and Wildlife requests that it be consulted on the content of any WAPC required FMP.

***Recommended Condition***

A Fire Management Plan being prepared, approved and relevant provisions implemented during subdivisional works, in accordance with the WAPC's Planning Policy DC 3.7 *Fire Planning* and the latest version of the Guidelines for Bushfire Protection, to the specifications of the local government, the Department of Fire and Emergency Services and Parks and Wildlife.

Parks and Wildlife trusts that environmental planning issues including those not specifically referred to in this letter will be appropriately managed through the planning system.

Thank you for the opportunity to comment on this application. Please contact Tracy Teede at the Parks and Wildlife South West Region office if you have any queries regarding this advice.



*For*

Regional Manager

2 November 2015

cc: Department of Parks and Wildlife's Land Unit  
Department of Lands

# Attachment One - Lot 100 Wellington Mill Road Wellington Mill



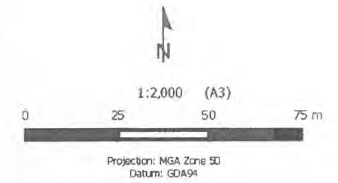
**Legend**

- scdb
- South West Cadastre (Land Parcels)
- South West Sealed Roads

TGDB Roads - All

- Minor road sealed
- - - Track
- 1B - Public secondary road (unsealed)
- - - 2E - Operational track (4x4)
- ▨ 6A - Non DPaW Lands- DPaW Managed major road (sealed)
- ▨ Contours (5 - 10m)

Red shaded triangular area represents agreed excision area



Produced by TT,  
Department of Parks and Wildlife



Job Ref: 40370  
Produced at 09:51 AM on December 13, 2016

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**(Appendix ORD: 12.7C)**



Government of **Western Australia**  
Department of **Fire & Emergency Services**



Our Ref: BY01820-06  
Your Ref: STP-0271630

The Chief Executive Officer  
Shire of Dardanup  
PO Box 7016  
EATON WA 6232

By E-mail

Attention: Barbara Macaulay

Dear Madam

**REFERRAL RESPONSE – PROPOSED STRUCTURE PLAN – REQUEST FOR COMMENT – LOT 100 WELLINGTON MILL ROAD, WELLINGTON MILL**

Thank you for seeking advice from the Department of Fire & Emergency Services (DFES) on the above proposal.

DFES provide the following comments with regard to the concerns detailed in your correspondence.

**Preliminary Considerations for the decision maker**

**1. General Observations**

1. As per the Guidelines Section 4.6.5, BMP's should be seen as a 'living document' and nominally sets validity at five years without review. The decision maker may request the landowner/proponent to update the BMP within this period if deemed appropriate to do so noting change in site conditions such as vegetation, land use etc;  
The submitted BMP and associated BAL contour Map currently provides adequate detail that a BAL 29 or less can be achieved dependant on siting of a dwelling, however it is recommended that the BMP ensure the depicted building envelopes replicate that of the SP and confirm/detail that these are approved by the LG;
2. The proposed EAW does not meet the requirements of the Guidelines.  
Further to this, there is no detail regarding the future management strategy of the EAW. Additionally the 10m easement referred to for proposed lot 3 lacks qualified detail of its development authority and management plan.
3. All opportunities for enhanced emergency access should be explored including Fire Service Access ways. Should it be deemed inappropriate or not practicable, then the BMP must demonstrate this with detailed justification;
4. In accordance with the Guidelines, any lots greater than 0.5ha must install firebreaks not less than 3m. Any lot size smaller must achieve the required works prescribed by the LG's fire break notice in accordance with the Bush Fires Act 1954;

5. The proposed water supply for firefighting purposes does not meet the requirements of the Guidelines.  
The proposed configuration of independent tanks would have to be detailed as an 'Alternative Solution' and provide evidence based justification for application. This could then be considered by the decision maker dependant on that information.

**Recommendation**

DFES advice is to seek a revised BMP for the proposed Structure Plan in line with the above points. The methodology and assumptions of the BMP need to be resolved to ensure it demonstrates to the fullest extent possible how the bushfire protection criteria will be addressed.

Subject to this, DFES has no further comment at this time.

Should you require further information please contact the DFES Regional office on 9780 1900.

Yours faithfully



**DOUG VAN BAVEL**  
**LAND USE PLANNING OFFICER**

16 December 2016



Mh & MA Hall.  
564 WELLINGTON MILL RD  
WELLINGTON MILL 6236.  
8/12/16

Chief Executive Officer  
Shire of Dardanup  
P.O. Box 7016  
Eaton WA. 6232.

Dear Sir.

RE LOT 100 WELLINGTON MILL RD  
WELLINGTON MILL.

I submit our concerns as owners of the "Old Mill Managers House" which is listed on the local Council Heritage List as follows:-

- 1) Roadway on Lot 100 to new lots N° 2 and 6 is located on the boundary of Loc 4664 and will impact on this property directly below as to the drainage and water runoff on such a steep slope.
- 2) The Building envelope situated on N° 2 is directly behind the "Old Managers House" on Location 4664 and will overlook the existing house giving no privacy to the property.
- 3) As we are currently undertaking extensive restoration to maintain the heritage of the "Old Managers Home" we find this disappointing as the home was built in 1898.

Yours sincerely  
Maal Appel  
Mh & MA HALL

## (Appendix ORD: 12.7C)

**From:** Jennifer Doherty <jenni@jennidoherty.com.au>  
**Sent:** Monday, 28 November 2016 11:36 AM  
**To:** Submissions Planning  
**Subject:** SP100

**Categories:** Transferred to SharePoint

To Whom it May Concern,

With regards to the Plan for this development, we see no impediment to it being implemented, and therefore give it our support.

Regards Jenni and David Doherty  
Lot 106 Wellington Mill Rd

# Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes  No

Date of site visit (if applicable): Day  Month  Year

Report author:

WA BPAD accreditation level (please circle):

Not accredited  Level 1 BAL assessor  Level 2 practitioner  Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number:  Accreditation expiry: Month  Year

Bushfire management plan version number:

Bushfire management plan date: Day  Month  Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following (see <a href="#">SPP 3.7 for definitions</a> )?	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None of the above

**Note:** Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author

Date





# BUSHFIRE MANAGEMENT PLAN

Strategic Planning Proposal

Lot 100 Wellington Mill Road, Wellington Mill

Version: 1.2 Reference: 5084 November 2016



**Project Number:** 5084  
**Project Name:** Lot 100 Wellington Mill Road, Wellington Mill  
**Author:** Louisa Robertson, MSc, BPAD36748 Level 1  
**Approved by:** Darrel Krammer, Grad Cert Bushfire Protection, BPAD33412 Level 1  
**Version:** 1.2  
**Date of issue:** 10<sup>th</sup> November 2016

*LM Robertson*

\_\_\_\_\_  
Author: Louisa Robertson  
Date: 10<sup>th</sup> November 2016

*D. Krammer*

\_\_\_\_\_  
Approved by: Darrel Krammer  
Date: 10<sup>th</sup> November 2016

In the signing the above, the author declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7. This report supersedes all previous Bushfire Management Plans for the site.

## DISCLAIMER AND LIMITATION

This report is prepared solely for **Russell Harvie** (the 'proponent') and any future landowners of the subject lot(s) and is not for the benefit of any other person and may not be relied upon by any other person.

The mitigation strategies contained in this Bushfire Management Plan are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that RUIC Fire and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which RUIC Fire has no control. If the proponent becomes concerned about changing factors then a new Fire Risk Management Plan should be requested.

To the maximum extent permitted by the law, RUIC Fire, its employees, officers, agents and the writer ("RUIC Fire") excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and

the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

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This report is valid for a period of three years only from the date of its issue. All BAL ratings identified in this report are indicative and are required to be verified at the time of construction of individual buildings to ensure appropriate setbacks identified in the proposed development have been achieved.

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ABN: 48 151 451 713

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## 1.0 Introduction

### 1.1 Subject Site

The site the subject of this Bushfire Management Plan (BMP) is Lot 100 Wellington Mill Road, Wellington Mill.

The site is located within the municipality of the Shire of Dardanup. Figure 1A illustrates the subject site and its immediate surrounds. Figure 1B illustrates the land contours over the site.

The site is identified as being Bushfire Prone on the State Bushfire Prone Maps.

The proponent has not identified any relevant environmental considerations (wetlands, foreshores, Bush Forever sites, remnant vegetation, threatened species, ecological communities, nature reserves or coastal reserves) within the site or being affected by the development.

### 1.2 Development Description

The Structure Plan proposes to subdivide the site into 6 Small Holding Lots. Two existing dwellings will be retained within the site. One each in proposed Lots 1 and 6.

The Structure Plan for the proposed development is illustrated in Figure 1C.

The development will be staged as follows:

- Stage 1 – Creation of Lot 1 with remainder of site as a balance of title (the emergency access way will be constructed during Stage 1 to provide two access routes)
- Stage 2 – Creation of Lots 2 and 3 with remainder of site as a balance of title
- Stage 3 – Creation of Lots 4, 5 and 6 (existing vineyards will be removed during Stage 3)

### 1.3 Previous Bushfire Assessments

There are no known bushfire assessments that have previously been prepared for the site.



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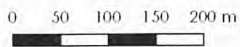
**BUSHFIRE MANAGEMENT PLAN MAP**  
**Lot 100 Wellington Mill Road, Dardanup**

**Site Overview**

- Site Boundary
- Cadastre
- Roads



Size: A4  
Scale: 1:6,000



5084\_001\_01\_SiteOverview\_20160405  
 Projection: GDA94 MGA50  
 Author: HR - RUIC | Date: 2016-08-23  
 Data Source: Cadastre - Landgate; Imagery - Nearmap;  
 Roads, Site Boundary - RUIC.

Disclaimer: Although the data within this map is considered accurate at the time of creation, RUIC Fire does not guarantee, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any data used within this map.

Figure 1A: Site Overview



- Legend**
- Populated Places
  - Property Boundaries
  - State Roads
  - Other Roads
  - DAFWA 2m Contours

Map Printed from WALGA Local Biodiversity Project Environmental Planning Tool on Tue Nov 08 13:42:11 WST 2016

Figure 1C: Site Contours

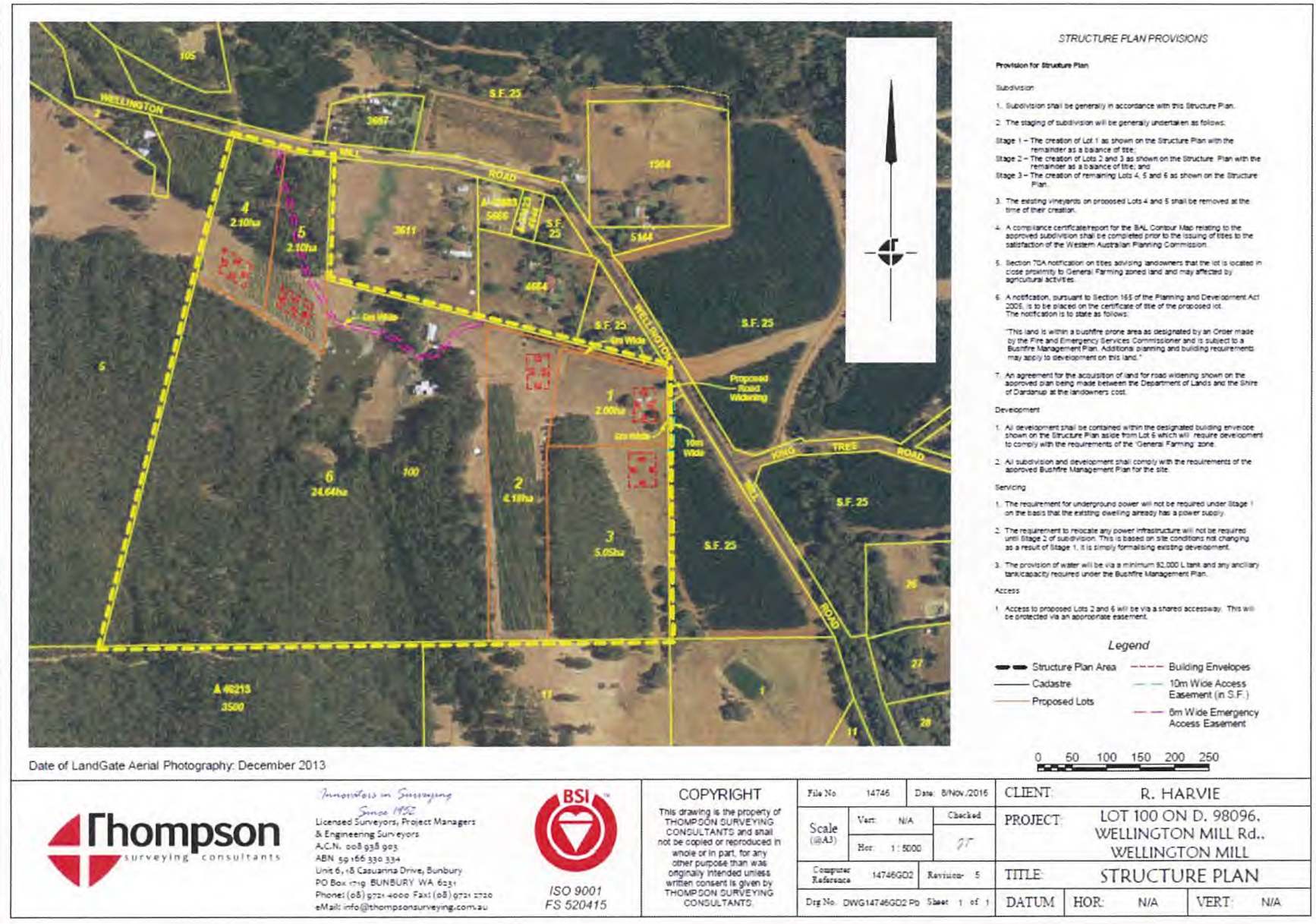


Figure 1C: Structure Plan



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File No	14746	Date	8/NOV/2016	CLIENT	R. HARVIE			
Scale (@A3)	Vert:	N/A	Checked	PROJECT:	LOT 100 ON D. 98096, WELLINGTON MILL Rd., WELLINGTON MILL			
	Hor:	1:5000	PT		TITLE:	STRUCTURE PLAN		
Complete Reference	14746GD2	Revised:	5	DATUM	HOR:	N/A	VERT:	N/A
Dwg No	DWG14746GD2 Pd	Sheet	1 of 1					



## 2.0 Spatial consideration of bushfire threat

### 2.1 Bushfire Fuels

The location and extent of AS 3959 vegetation structures, including Clause 2.2.3.2 exclusions within 100 metres of the site are mapped in Figure 2A and illustrated in the photos below. Bushfire fuel loads are identified as consistent with AS 3959 Table B2 for radiant heat flux modelling purposes. All bushfire structures and fuel loads are assessed in their mature states (including revegetation and rehabilitation areas) unless otherwise identified.

All grassland within the site is to be managed as low threat vegetation pursuant to AS 3959 Clause 2.2.3.2(f) during all stages of development, being maintained at a height of less than 10cm. The Structure Plan states that the vineyards within Lots 4 and 5 will be removed during Stage 3 of the development. The vineyards are to be replaced with low threat vegetation (AS 3959 Clause 2.2.3.2(f)), subject to a future Landscape Management Plan.

All Class A forest vegetation identified within the site is proposed to be retained except where vegetation is to be removed for driveways and the emergency access way.

Due to accessibility, photos are unavailable for Plots 6, 8, 9, 10 and 11. Vegetation classifications for these plots have been based on satellite imagery.

**Plot 1a & 1b**



**Pre Development**

Class A Forest

**Post Development**

Class A Forest

**Plot 2a, 2b & 2c**



**Pre Development**

Class A Forest

**Post Development**

Class A Forest

**Plot 3**



**Pre Development**

Class A Forest (plantation)

**Post Development**

Class A Forest (plantation)

**Plot 4**



**Pre Development**

Class A Forest (plantation)

**Post Development**

Class A Forest (plantation)

**Plot 5**



**Pre Development**

Exclusion 2.2.3.2 (f) managed grassland and vineyards within subject site

**Post Development**

Exclusion 2.2.3.2 (f) managed grassland, vineyards to be removed

Plot 7



**Pre Development**

Class A Forest

**Post Development**

Class A Forest

Plot 12



**Pre Development**

Class A Forest

**Post Development**

Class A Forest

Plot 13



**Pre Development**

Class B Woodland

**Post Development**

Class B Woodland

## 2.2 Potential Bushfire Impact

Potential bushfire impact analysis was undertaken in accordance with AS 3959 Methodology 1 to determine the potential worst case scenario radiant heat impact on the Structure Plan area. In accordance with SPP 3.7, a BAL Contour Map has been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment area after the development is completed (see Figure 2A).

The following table (Table 2A) outlines the worst case BAL for each of the Vegetation Plots on the external building envelope boundaries (the developable area of the site) post development.

The slope is very variable throughout the site. Conservative effective slope has been used as part of the assessment based on that having the most significant effect on fire behaviour in relation to each building envelope.

Table 2A: Maximum BAL that applies to the building envelopes/ buildings (habitable development areas) Post Development

Plot	Vegetation Classification	Effective Slope	Separation	BAL
1a	Class A Forest	Upslope	21m	BAL-29
1b	Class A Forest	Downslope 16°	71m	BAL-29
2a	Class A Forest	Upslope	24m	BAL-29
2b	Class A Forest	Downslope 9°	44m	BAL-29
2c	Class A Forest	Downslope 14°	>100m	BAL-LOW
3	Class A Forest	Downslope 3°	27m	BAL-29
4	Class A Forest	Downslope 3°	63m	BAL-12.5
5	Excluded c2.2.3.2(f)	N/A	N/A	N/A
6	Class G Grassland	Downslope 7°	24	BAL-12.5
7	Class A Forest	Downslope 6°	33m	BAL-29
8	Class G Grassland	Downslope 5°	27m	BAL-12.5
9	Class A Forest	Downslope 3°	>100m	BAL-LOW
10	Excluded c2.2.3.2(f)	N/A	N/A	N/A
11	Class G Grassland	Upslope	>50m	BAL-LOW
12	Class A Forest	Upslope	>100m	BAL-LOW
13	Class B Woodland	Downslope 6°	23m	BAL-29

Table 2B: Maximum BAL Post Development that applies to each building envelope/ existing building

Lot	Asset Protection Zone/ Setback	BAL
1	20m APZ around building envelope	BAL-29
2	20m APZ around building envelope	BAL-29
3	20m APZ around building envelope	BAL-29

**BUSHFIRE MANAGEMENT PLAN**

Lot 100 Wellington Mill Road, Wellington Mill

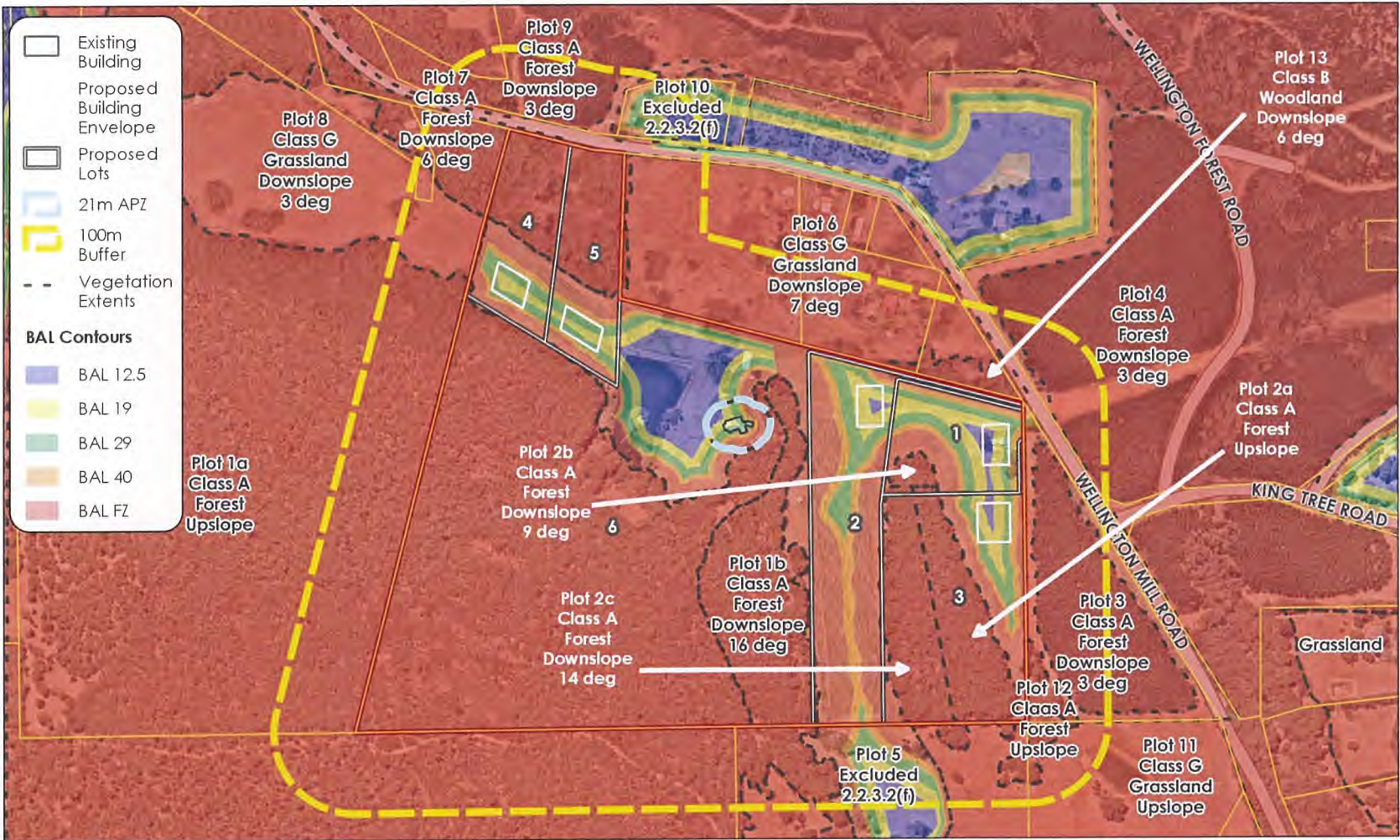
Lot	Asset Protection Zone/ Setback	BAL
4	20m APZ around building envelope	BAL-29
5	20m APZ around building envelope	BAL-29
6*	21m APZ around existing dwelling	BAL-29

**Notes:**  
\*No building envelope has been nominated for Lot 6. The APZ and BAL are applicable to the existing dwelling.

**2.3 Bushfire Hazard Issues**

From the BAL Contour Map, the following bushfire hazard issues have been identified.

- All grassland within the site is to be managed as low threat vegetation pursuant to AS 3959 Clause 2.2.3.2(f) during all stages of the development to ensure that grassland does not contribute to the BALs for future habitable buildings.
- Future residential BCA Class 1, 2, 3 and associated Class 10a buildings are to be constructed to the applicable construction standard of AS 3959.
- The developable land within the site is subject to a BAL above BAL-LOW. The bushfire protection criteria relevant to the development are addressed in Section 4 of this report.



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**BUSHFIRE MANAGEMENT PLAN MAP**  
 Lot 100 Wellington Mill Road, Dardanup

**BAL Contours**

- Site Boundary
- Cadastre
- Roads

Size: A4  
 Scale: 1:6,000

0 50 100 150 200 m

5084\_002\_01\_BALContours\_20160405  
 Projection: GD494 MGA50  
 Author: HR - RUIC | Date: 2016-08-25  
 Data Source: Cadastre - Landgate; Imagery - Nearmap;  
 Roads, Site Boundary - RUIC.  
 Disclaimer: Although the data within the map is considered accurate at the time of creation, RUIC Fire does not guarantee, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any data used within the map.

Figure 2A: BAL Contour Map

## 3.0 Proposal compliance and justification

### 3.1 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

SPP3.7 applies to all development applications in designated bushfire prone areas.

#### 3.1.1 Objectives

Policy Measure 5 contains the objectives of SPP3.7. The following demonstrates how the proposed development meets each of the objectives.

**Objective 1:** *Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.*

#### Development Response

Objective 1 is satisfied through the compliance of the proposed development with all required Policy Principles as detailed below and all Performance Principles of the Guidelines as detailed in Section 4 of this report.

**Objective 2:** *Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.*

#### Development Response

Objective 2 is satisfied through the appropriate identification and assessment of all relevant bushfire hazards as detailed in Section 2 of this report, specifically the BAL Contour Mapping.

**Objective 3:** *Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.*

#### Development Response

Objective 3 is satisfied through the compliance of the proposed development with all required Policy Principles as detailed below and all Performance Principles of the Guidelines as detailed in Section 4 of this report.

**Objective 4:** *Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.*

#### Development Response

Objective 4 is satisfied through the appropriate consideration of all biodiversity and environmental assets as detailed in Section 1 of this report in the development of bushfire related risk mitigation strategies detailed in Section 4 of this report.

#### 3.1.2 Policy Measures

##### 3.1.2.1 Strategic Planning Proposals

Policy Measure 6.2 requires that strategic planning proposals within designated bushfire prone areas and that have a BAL above BAL-LOW are to comply with Policy Measure 6.3.

### 3.1.2.2 Information to Accompany Strategic Planning Proposals

Policy Measure 6.3 applies to Strategic Planning Proposals. It requires certain information to be provided with such applications. The following outlines where the required information has been provided.

Table 3A: Compliance of the proposed development with the Policy Measures of SPP 3.7.

Policy Measure	Description	Development Response
a	(i) the results of a BHL assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines. BHL assessments should be prepared by an accredited Bushfire Planning Practitioner; or  (ii) where the lot layout of the proposal is known, a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. The BAL Contour Map should be prepared by an accredited Bushfire Planning Practitioner; and	Figure 2A provides the BAL Contour Map.
b	The identification of any bushfire hazard issues arising from the relevant assessment; and	Section 2.2 addresses the bushfire hazard issues.
c	Clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.	Section 4 provides an assessment of the development against the bushfire protection criteria.

### 3.1.2.3 Vulnerable or High Risk Land Uses

The proposed development, at this stage, is not known to contain any vulnerable or high risk land uses.

### 3.1.2.4 Applications in BAL-40/BAL-FZ Areas

On completion of development, the developable land would not be subject to BAL-40 or BAL-FZ as outlined in Section 2.1.

### 3.1.2.5 Advice of State/Relevant Authority/s for Emergency Services to be Sought

The proposed subdivision:

- Complies with the SPP3.7 Policy measures;
- Does propose additional/alternative measures; and
- Does not contain unavoidable development, vulnerable or high risk land uses at this stage.

Therefore, the advice of State/Relevant Authorities for Emergency Services is required to be sought for this application.



### 3.1.2.6 Advice of State/Relevant Agencies/Authorities for Environmental Protection to be Sought

The proposed subdivision:

- Is not known to propose clearing of vegetation within environmentally sensitive areas protected under State or Federal legislation;
- Is not known to propose clearing of locally significant native vegetation; and
- Is known to abut vegetated land managed by the Department of Parks and Wildlife.

Therefore, the advice of State/Relevant Agencies/Authorities for Environmental Protection is required to be sought for this application.

## 3.2 Guidelines for Planning in Bushfire Prone Areas (the Guidelines)

The Guidelines apply to development applications located within designated bushfire prone areas. The Guidelines provide supporting information for implementation of SPP3.7. Specifically, they provide the Bushfire Protection Criteria to be address for all applications.

This report has also been developed in order to comply with the requirements of all referenced and applicable documents. No non-compliances have been identified.



## 4.0 Bushfire Risk Management Measures

The bush fire risk mitigation strategies detailed in this report are designed to comply with the Bushfire Protection Criteria detailed in Guidelines for Planning in Bushfire Prone Areas (the Guidelines) Appendix 4 (2015).

- i. The notation (P3) refers to Performance Principle 3 of the Guidelines Appendix 4.
- ii. The notation (A3.1) refers to Acceptable Solution 3.1 of the Guidelines Appendix 4.
- iii. The notation (E3.1) refers to Explanatory Note 3.1 of the Guidelines Appendix 4.
- iv. Where discrepancy occurs between State and Local bushfire planning provisions the higher standard of mitigation has been selected.

### 4.1 Element 1 - Location

**Intent:** To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

**Performance Principle (P1):** The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed. For minor or unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of the Department of Fire and Emergency Services and the decision-maker.

The following table outlines the Acceptable Solutions (AS) that are relevant to the proposal; identifies where a Performance Solution (PS) has been used instead of an AS; and states, where applicable, the reason why the AS is not relevant to the proposal.

Solution	AS	PS	N/A	Comment
A2.1 Asset Protection Zone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A2.2 Hazard Separation Zone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### Acceptable Solution A1.1 Development location

The strategic planning proposal, subdivision and development application is located in an area that on completion will be subject to a BAL-29 or below for all habitable buildings.

### Development Response/Recommendations

As outlined in Figure 2A and Tables 2A & 2B, the development would ensure that all future habitable development areas are, upon completion of development, located in an area subject to BAL-29 or lower.

### 4.2 Element 2 - Siting and design of Development

**Intent:** To ensure that the siting of development minimises the level of bushfire impact.

**Performance Principle (P2):** The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. That it minimises the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.

**Acceptable Solution A2.1 Asset Protection Zone (APZ)**

Every building is surrounded by an Asset Protection Zone (APZ), depicted on submitted plans, which meets the following requirements:

- a. Width: 20 metres measured from any external wall of future buildings. Where the slope increases above 10 degrees, the APZ should be increased to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup>;
- b. Location: within the boundaries of the lot on which the building is situated;
- c. Fine fuel load: reduced to and maintained at 2 tonnes per hectare;
- d. Trees (crowns) are a minimum distance of ten metres apart. A small group of trees within close proximity to one another may be treated as one crown provided the combined crowns do not exceed the area of a large or mature crown size for that species;
- e. No tall shrubs or trees located within 2 metres of a building;
- f. No tree crowns overhanging the building;
- g. Fences and sheds within APZ are constructed using non-combustible materials (eg. iron, brick, limestone, metal post and wire); and
- h. Sheds within the APZ should not contain flammable materials.

**Development Response/Recommendations**

The APZs proposed as part of this development are illustrated in Figure 4A and listed below.

- Lot 1 – 20m APZ around proposed building envelope
- Lot 2 – 20m APZ around proposed building envelope
- Lot 3 – 20m APZ around proposed building envelope
- Lot 4 – 20m APZ around proposed building envelope
- Lot 5 – 20m APZ around proposed building envelope
- Lot 6 – 21m APZ around existing habitable buildings

Implementation

- i. APZs to be implemented prior to the clearance of subdivision for affected lots in accordance with Figure 4A and provisions b-h above.
- ii. It is the responsibility of the developer to ensure the APZ standard is established.
- iii. It is the responsibility of the individual property owner (private land)/local government (in road reserves/reserves) to ensure the APZ standard continues to be achieved post completion of the construction.

**Acceptable Solution A2.2 Hazard Separation Zone (HSZ)**

Every building and its contiguous APZ is surrounded by a Hazard Separation Zone (HSZ), depicted on submitted plans, that meets the following requirements:

- a. Minimum width: 80 metres, measured from the outer edge of the APZ, for any vegetation classified in AS 3959 as forests, woodlands, closed shrub, open shrub, mallee/mulga and

**BUSHFIRE MANAGEMENT PLAN**

Lot 100 Wellington Mill Road, Wellington Mill

---

rainforest; OR 30 metres, measured from the outer edge of the APZ, for unmanaged grassland;

- b. Location: within the boundaries of the lot on which the building is situated or, where this is not possible or desirable, within the boundaries of the development precinct in which the building is proposed to be located; and
- c. Fine Fuel load (Dead Material <6mm diameter and <3mm for live material): reduced to and maintained at between five and eight tonnes per hectare for jarrah/marri dominated forest and woodlands, below 12-15 tonnes per hectare in mallee heath and below 15 tonnes per hectare in karri forest.

Note: A HSZ may not be required if the proposed construction meets the standard appropriate to the BAL for that location, and does not exceed BAL-29.

**Development Response/Recommendations**

Future habitable buildings – Acceptable Solution

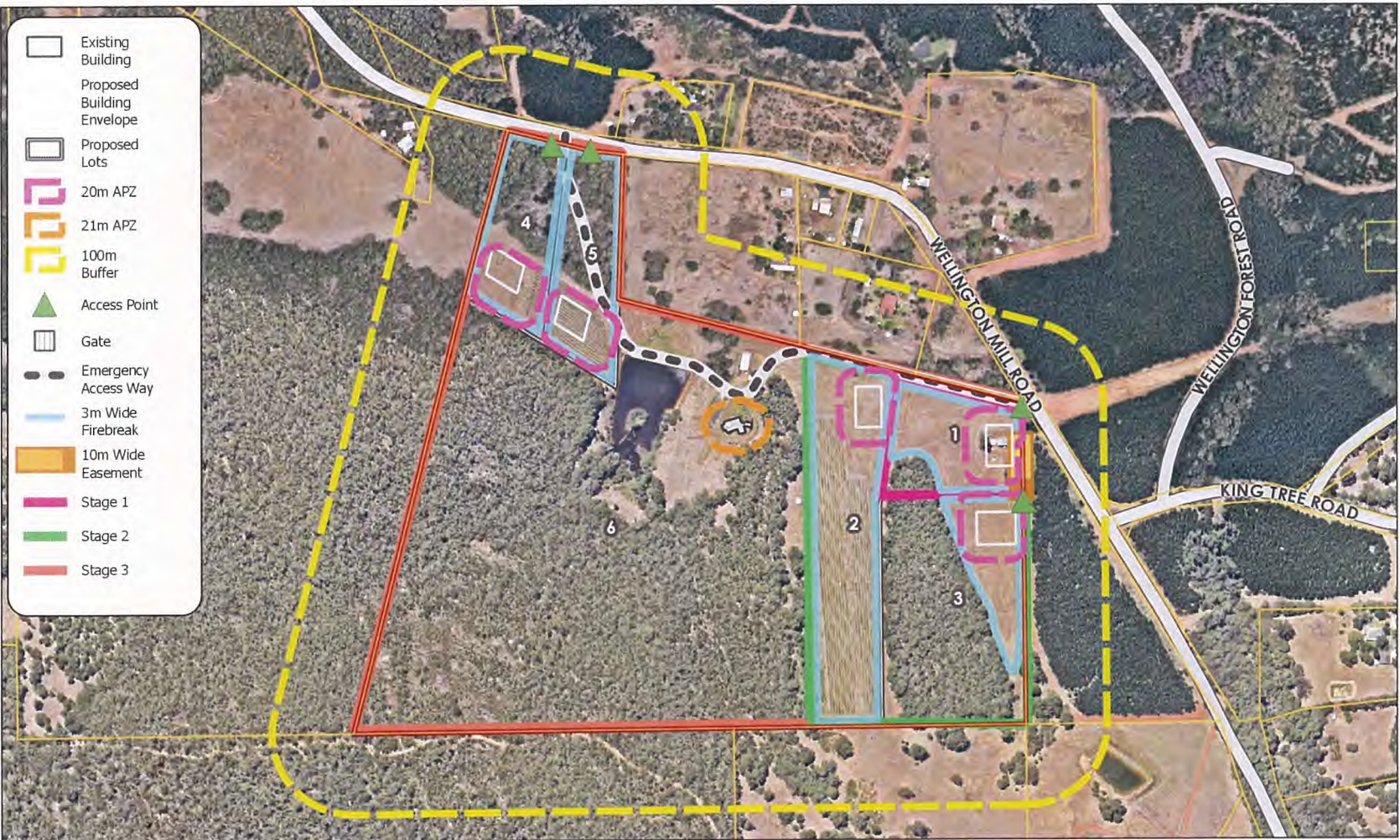
No BAL on site will exceed BAL-29. Construction standards will be applied to relevant buildings in accordance with AS3959 as part of the future Building Permits. In this regard a HSZ is not required for this development. The development can achieve the requirement of A2.2.

Existing habitable buildings – Performance Solution

It is understood that the existing Class 1 dwellings within proposed Lots 1 and 6 are not constructed in accordance with AS 3959.

The proposed development will not result in the existing dwellings being closer to any bushfire hazard than is currently existing. Section 2.2 of the Guidelines states that both the Guidelines and SPP3.7 are not to apply retrospectively to existing developments. Nevertheless, an APZ will be established around the existing dwellings to further reduce bushfire risk to them.

Given that the dwellings are existing and an APZ will be implemented around each one, the siting and design of the development is considered to be appropriate to the level of bushfire threat applying to the site. Furthermore, with the implementation of the bushfire management strategies proposed as part of this development, the risk from bushfire to people, property and infrastructure is considered to be reduced compared to the existing situation. In this regard, the development is considered to be consistent with Performance Principle P2.



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**BUSHFIRE MANAGEMENT PLAN MAP**  
**Lot 100 Wellington Mill Road, Dardanup**  
**Bushfire Management Strategies**

Site Boundary  
 Cadastre  
 Roads

Size: A4  
 Scale: 1:6,000  
 0 50 100 150 200 m

5084\_004\_01\_BMS\_20160405  
 Projection: GDA94 MGA50  
 Author: HR - RUIC | Date: 2016-08-25  
 Data Source: Cadastre - Landgate; Imagery - Nearmap;  
 Roads, Site Boundary - RUIC.  
 Disclaimer: Although the data within the map is considered accurate at the time of creation, RUIC Fire does not guarantee, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency or completeness of any data used within this map.

Figure 4A: Bushfire Management Strategies

### 4.3 Element 3 - Vehicular Access

**Intent:** To ensure that the vehicular access serving a subdivision/ development is safe in the event of a bush fire occurring.

**Performance Principle (P3):** The internal layout, design and construction of public and private vehicular access in the subdivision/development allows emergency and other vehicles to move through it easily and safely at all times.

The following table outlines the Acceptable Solutions (AS) that are relevant to the proposal; identifies where a Performance Solution (PS) has been used instead of an AS; and states, where applicable, the reason why the AS is not relevant to the proposal.

Solution	AS	PS	N/A	Comment
A4.1 Two access routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4.2 Public road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No public roads proposed
A4.3 Cul-de-sac (including a dead-end road)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No cul-de-sacs proposed
A4.4 Battle-axe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4.5 Private driveway longer than 50 metres	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4.6 Emergency access way	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A4.7 Fire service access routes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not required to enhance access
A4.8 Firebreak width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### Acceptable Solution A3.1 Two access routes

Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.

#### Development Response/Recommendations

Figure 4B illustrates access available to the site. The development achieves at least two different vehicular access routes, both connecting to the public road network to provide egress to two different destinations at all times. Therefore, the development will comply with A4.1.

During Stage 1, the site will be accessed from one access point from Wellington Mill Road. Wellington Mill Road provides access to the north and the south and therefore two access routes to the site.

During Stage 2, the emergency access way (EAW) will be constructed to provide Lot 2, which is battle-axe with an alternative access route through the site to connect back with Wellington Mill Road north west of the Stage 1 and 2 lots. Lot 2 will have a gate directly onto the EAW. Lot 3 is also a battle-axe but site topography does not allow Lot 3 to gain direct access onto the EAW. A 10 metre wide access easement has been created within the adjacent State Forest Lot to

During Stage 3, and therefore on completion of the development, Lots 4 and 5 will have direct access from Wellington Mill Road. Lot 6 will be accessed via a battle-axe leg in the east of the site with alternative access to the north via the emergency access way. All six lots will be able to access the emergency access way ensuring there are two access routes to each lot at all times.

**Acceptable Solution A3.2 Public roads**

A public road is to meet the requirements in Table 4A, Column 1.

Table 4A: Vehicular access technical requirements

Technical Requirement	Public road	Cul-de-sac	Private driveway	Emergency access way	Fire service access routes
Minimum trafficable surface (m)	6	6	4	6	6
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4	N/A	4.5	4.5	4.5
Maximum grade over <50m	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5

**Development Response/Recommendations**

The development does not include any public roads. Therefore, A3.2 is not applicable to this development.



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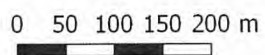
**BUSHFIRE MANAGEMENT PLAN MAP**  
 Lot 100 Wellington Mill Road, Dardanup

**Access Map**

- Site Boundary
- Cadastre
- Roads



Size: A4  
 Scale: 1:6,000



5084\_003\_01\_Access\_20160405  
 Projection: GDA94 MGA50  
 Author: HR - RUIC | Date: 2016-08-25  
 Data Source: Cadastre - Landgate; Imagery - Neamap;  
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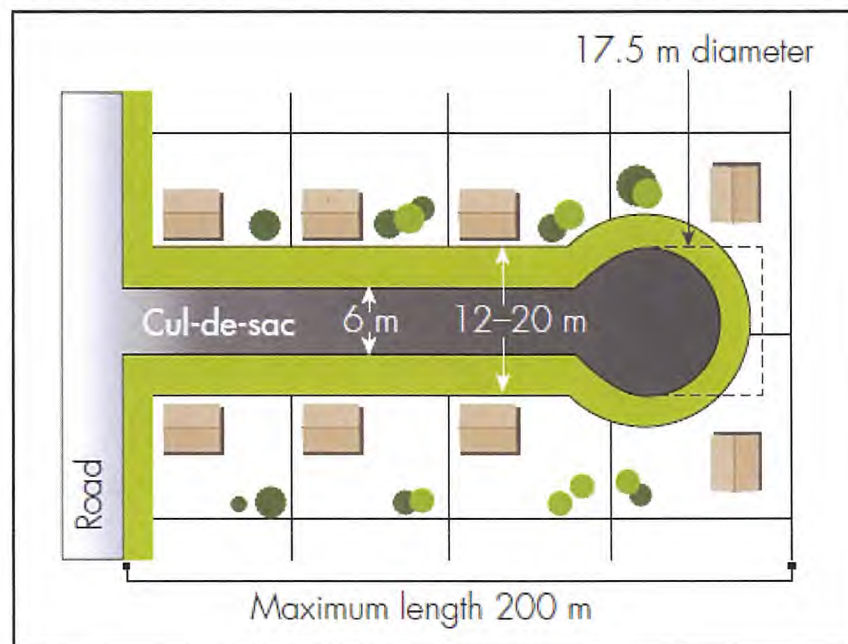
Figure 4B: Site Access



**Acceptable Solution A3.3 Cul-de-sac (including a dead-end road)**

A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), the following requirements are to be achieved:

- a. Requirements in Table 4A, Column 2;
- b. Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres); and
- c. Turn-around area requirements, including a minimum 17.5 metre diameter head.



Source: Guidelines for Planning in Bushfire Prone Areas, Appendix 4, Fig. 18

**Development Response/Recommendations**

The development does not include any cul-de-sacs. Therefore, A3.3 is not applicable to this development.

**Acceptable Solution A3.4 Battle-axe**

Battle-axe access leg should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) all of the following requirements are to be achieved:

- a. Requirements in Table 4A, Column 3;
- b. Maximum length: 600 metres; and
- c. Minimum width: six metres.

**Development Response/Recommendations**

The site is predominantly landlocked, having limited frontage to Wellington Road with approximately 154 metres frontage along the northern boundary and 40 metres along the eastern boundary. The subdivision has been designed to include as many lots with direct access to Wellington Road as possible and this is achieved for Lots 1, 4 and 5. To overcome the constraints of limited frontage in the

east of the site, Lots 2, 3 and 6 are required to be battle-axe lots. All three battle-axe legs are 6 metres wide with a length of less than 600 metres. The private driveways constructed along the battle-axe legs are to comply with A3.5, including passing bays every 200 metres. As none of the battle-axes are 500 metres or longer, turnaround areas are not required along the access leg.

A 10 metre wide access easement utilising an existing forestry road has been created between the eastern boundary of Lot 1 and the State Forest immediately to the east of the site (see Figures 1B and 4A). This has been included to enhance access to Lot 3 by providing an increased access road width of 10 metres as opposed to the legal battle-axe that is 6 metres wide.

#### Implementation

- i. To be implemented prior to the clearance of subdivision for affected lots that the battle-axes service.
- ii. It is the responsibility of the developer to ensure the battle-axes meet the required standard in accordance with Table 4A and provisions b-c above.
- iii. It is the responsibility of the individual land owner to ensure the battle-axes continues to meet the required standard.

#### **Acceptable Solution 3.5 Private driveway longer than 50 metres**

A private driveway is to meet all of the following requirements:

- a. Requirements in Table 4A, Column 3;
- b. Required where a house site is more than 50 metres from a public road;
- c. Passing bays: every 200 metres with a minimum length of 20 metres and a minimum width of two metres (i.e. the combined width of the passing bay and constructed private driveway to be a minimum six metres);
- d. Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres) and within 50 metres of a house; and
- e. Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes.
- f. All-weather surface (i.e. compacted gravel, limestone or sealed).

#### **Development Response/Recommendations**

Any private driveways longer than 50 metres are required to comply with A3.5.

#### Implementation

- i. To be implemented prior to occupation of the habitable building serviced by the private driveway.
- ii. It is the responsibility of the individual land owner to ensure the private driveway meets the required standard in accordance with Table 4A and provisions b-f above.
- iii. It is the responsibility of the individual land owner to ensure the battle-axe continues to meet the required standard.

### **Acceptable Solution 3.6      Emergency Access Way**

An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements:

- a. Requirements in Table 4, Column 4;
- b. No further than 600 metres from a public road;
- c. Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and
- d. Must be signposted.

### **Development Response/Recommendations**

#### Performance Solution:

As illustrated in Figure 4A, an emergency access way (EAW) is to be constructed during Stage 2 of the development to enhance access primarily for Lots 2 and 6, being battle-axe lots that do not have direct frontage onto Wellington Mill Road. Lots 4 and 5 will also have direct access onto the EAW and Lots 1 and 3 will also be able to access it

The EAW is approximately 800 metres in length, with the eastern 200 metres comprising the battle-axe leg of Lot 6. The EAW exceeds 600 metres in length (as per the requirements of A3.6) as it has been designed to service as many lots as possible given the steep topography of the site. Four out of the six proposed lots (Lots 2, 4, 5 and 6) will have direct access onto the EAW. The EAW also utilises the existing driveway to the existing dwelling in Lot 6, meaning there will be reduced need to clear vegetation within Lots 4 and 5. The site is approximately 830m wide with only about 145m frontage at the north western corner of the site and 30m at the north eastern corner of the site. This means the EAW needs to extend almost the whole length of the site to connect with Wellington Mill Road at each end.

Although the EAW is greater than 600 metres in length, it is considered appropriate to the level of bushfire threat to the development. Without the EAW, the battle-axe access to Lots 2 and 6 could be compromised during a bushfire event. Therefore, an EAW that traverses through mainly Low Threat managed grassland is considered to be an important second access route for the site. The EAW is to meet all the remaining requirements of A3.6 and is considered to meet the intent of P3, to allow emergency and other vehicles to move safely through the site at all times.

### **Acceptable Solution 3.7      Fire Service Access Routes (Perimeter Roads)**

Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements:

- a. Requirements Table 4, Column 5;
- b. Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency;
- c. Surface: all-weather (i.e. compacted gravel, limestone or sealed)
- d. Dead end roads are not permitted;
- e. Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres);
- f. No further than 600 metres from a public road;

**BUSHFIRE MANAGEMENT PLAN**

Lot 100 Wellington Mill Road, Wellington Mill

- g. Allow for two-way traffic and;
- h. Must be signposted.

**Development Response/Recommendations**

No fire service access routes are proposed as part of the development. Therefore, A3.7 is not applicable to the development.

**Acceptable Solution A3.8 Firebreak width**

Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government.

**Development Response/Recommendations**

The proposed locations of three metre wide firebreaks on completion of the development are shown in Figure 4A. Due to the steep topography of the site, firebreaks would most likely be unable to be installed around the complete perimeter of each lot. The proponent is encouraged to apply for a Variation of Firebreak from the Shire of Dardanup at the subdivision stage to align with Figure 4A or a more suitable agreed locations.

During staging, any balance title lots are required to have a fire break installed in accordance with the requirements of A3.8.

Implementation

- i. To be implemented prior to the clearance of subdivision.
- ii. It is the responsibility of the developer to ensure the firebreaks meet the required standard in accordance A3.8 and the annual firebreak notice issued by the Local Government.
- iii. It is the responsibility of the individual landowner to ensure the firebreaks continue to meet the required standard.

**4.4 Element 4 – Water**

**Intent:** To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

**Performance Principle (P4):** The subdivision, development or land use is provided with a permanent and secure water supply that is sufficient for firefighting purposes.

The following table outlines the Acceptable Solutions (AS) that are relevant to the proposal; identifies where a Performance Solution (PS) has been used instead of an AS; and states, where applicable, the reason why the AS is not relevant to the proposal.

Solution	AS	PS	N/A	Comment
A4.1 Reticulated Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not a reticulated area
A3.2 Non-reticulated Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A3.3 Individual lots within non-reticulated areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	More than one additional lot is being created

#### **Acceptable Solution A4.1 Reticulated areas**

The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.

#### **Development Response/Recommendations**

The development will not be connected to reticulated water supply. Therefore, A4.1 is not applicable to this development.

#### **Acceptable Solution A4.2 Non-reticulated areas**

Water tanks for fire fighting purposes with a hydrant or standpipe are provided and meet the following requirements:

- a. Volume: minimum 50,000 litres per tank;
- b. Ratio of tanks to lots: minimum one tank per 25 lots (or part thereof);
- c. Tank location: no more than two kilometres to the further most house site within the residential development to allow a 2.4 fire appliance to achieve a 20 minute turnaround time at legal road speeds;
- d. Hardstand and turn-around areas suitable for a type 3.4 fire appliance (i.e. kerb to kerb 17.5 metres) are provided within three metres of each water tank; and
- e. Water tanks and associated facilities are vested in the relevant local government.

#### **Development Response/Recommendations**

Each lot is to provide their own 20,000L private dedicated firefighting tank in excess of the requirements of A4.2. See Performance Solution under A4.3.

#### **Acceptable Solution A4.3 Individual lots within non-reticulated areas**

Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10,000 litres.

Note - Only for use if creating one additional lot and cannot be applied cumulatively.

#### **Development Response/Recommendations**

##### Performance Solution

Due to the arrangement of lots within the site, with battle-axe legs servicing Lots 2, 3 and 6, individual dedicated firefighting tanks are proposed to be installed within each lot with a minimum effective capacity of 20,000L each. The inclusion of a fire fighting tank within each lot will provide a permanent water supply to each lot over and above the amount of water that would be provided by a single 50,000L water tank as required by A4.2. The tanks will provide a sufficient source of water within the immediate vicinity of existing and future habitable buildings.

The inclusion of private tanks within each lot meets the intent of Performance Principle P4 by providing a permanent and secure water supply to each lot that is sufficient for firefighting purposes in relation to the scale of the development.

**BUSHFIRE MANAGEMENT PLAN**

Lot 100 Wellington Mill Road, Wellington Mill

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Standard

- i. Volume: minimum 20,000L dedicated firefighting reserve per tank;
- ii. 50mm camlock coupling with full flow valve suitable for local firefighting Appliances in accordance with relevant standards from the Department of Fire and Emergency Services;
- iii. Above ground tanks are constructed of concrete or metal and the stands of raised tanks are constructed using non-combustible materials and heat shielding where appropriate (ie heat shielding will be required in the case of metal tank stands);
- iv. Incorporate an externally visible heat resistant float gauge; and
- v. Hardstand and turn around area suitable for a 3.4 appliance are provided within 3 metres of each water tank

Implementation

- i. All new domestic tanks are required to meet the standards at the time of construction.
- ii. The minimum 10,000L dedicated firefighting reserve shall be placed in the tank at the time of construction.
- iii. It is the responsibility of the developer to install water tanks within Lots 1 and 6 prior to clearance of subdivision.
- iv. It is the responsibility of the individual land owner to install tanks within Lots 2-5 prior to occupation of future habitable buildings.
- v. It is the responsibility of the individual land owner to ensure that the tank and firefighting valves are operational at all times.

## 5.0 Implementation and Enforcement

Table 5A: Schedule of Works

Strategy	Implementation		Maintenance	
	Responsible	Time Frame	Responsible	Time Frame
Amendments to BMP	Any amendments to this BMP shall be approved by the relevant Jurisdiction Having Authority			
Asset protection zone	Developer	Prior to clearance of subdivision	Individual land owner	Ongoing
Hazard separation zone	N/A	N/A	N/A	N/A
Construction to AS 3959	Individual land owner & Local Government	On construction of all habitable buildings	Individual land owner	Ongoing
Public roads	N/A	N/A	N/A	N/A
Cul-de-sacs	N/A	N/A	N/A	N/A
Battle-axes	Developer	Prior to clearance of subdivision	Individual land owner	Ongoing
Private driveways longer than 50m	Individual land owner	Prior to occupation of all habitable buildings	Individual land owner	Ongoing
Emergency access ways	Developer	Prior to clearance of subdivision	Local Government	Ongoing
Fire service access routes	N/A	N/A	N/A	N/A
Firebreaks	Developer	Prior to clearance of subdivision and in accordance with firebreak notice	Individual land owner	Ongoing
Firefighting water (hydrants)	N/A	N/A	N/A	N/A
Firefighting water – Lots 1 & 6 (private tanks)	Developer	Prior to clearance of subdivision	Individual land owner	Ongoing
Firefighting water – Lots 2-5 (private tanks)	Individual land owner	Prior to occupation of all habitable buildings	Individual land owner	Ongoing
Firefighting services and response	DFES and Local Government	Ongoing	DFES and Local Government	Ongoing



Strategy	Implementation		Maintenance	
	Responsible	Time Frame	Responsible	Time Frame
Fuel load reduction and firebreak notice works	Local Government	In accordance with firebreak notice	Local Government	In accordance with firebreak notice
Inspection and issue of works orders or fines	Local Government	Ongoing	Local Government	Ongoing



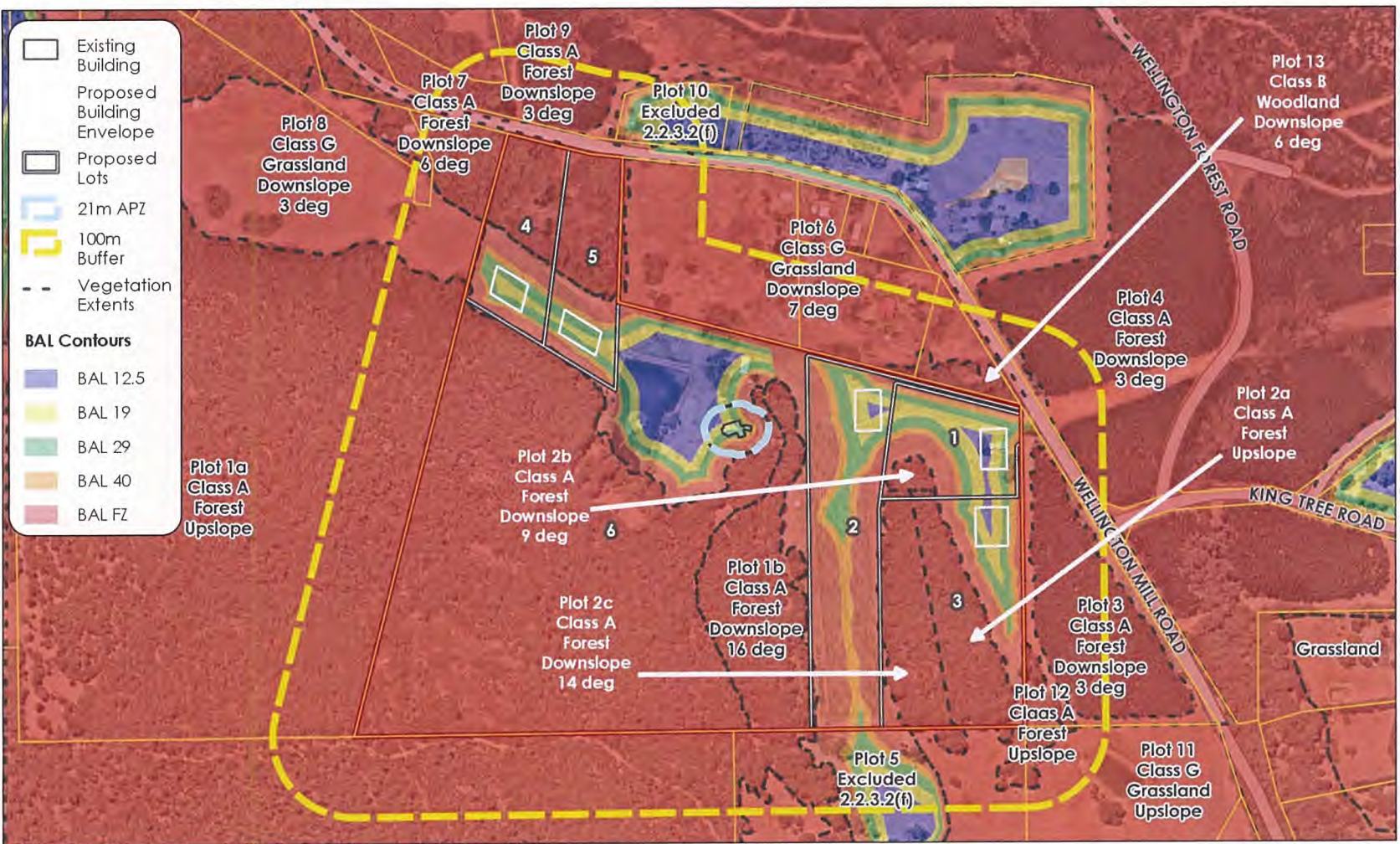
## 6.0 Conclusion

The proposed development, on completion, will ensure that all habitable development is located in an area that has a low to moderate bushfire hazard level (i.e. BAL-29 or below). With the implementation of the Bushfire Management Strategies, as outlined in Section 4 and shown in Figure 4A, the proposed development is considered to be appropriately protected from bushfire and complies with the requirements of SPP3.7 and the Guidelines. The proposed development is not expected to increase the bushfire risk.

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## 7.0 References

- Standards Australia. (2009). AS 3959:2009 Construction of buildings in bushfire prone areas: SAI Global.
- Standards Australia. (2009). ISO AS 31000:2009 Risk management principles and guidelines: SAI Global.
- WAPC. (2015a). State Planning Policy 3.7 Planning in Bushfire Prone Areas. Western Australian Planning Commission & Department of Planning.
- WAPC. (2015b). Guidelines for Planning in Bushfire Prone Areas. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.
- WAPC. (2015c). Guidelines for Planning in Bushfire Prone Areas Appendices. Western Australian Planning Commission, Department of Planning & Department of Fire and Emergency Services.
- WAPC. (2015d). Planning Bulletin 111/2015 Planning in Bushfire Prone Areas. Western Australian Planning Commission.



- Existing Building
  - Proposed Building Envelope
  - Proposed Lots
  - 21m APZ
  - 100m Buffer
  - Vegetation Extents
- BAL Contours**
- BAL 12.5
  - BAL 19
  - BAL 29
  - BAL 40
  - BAL FZ

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**BUSHFIRE MANAGEMENT PLAN MAP**  
 Lot 100 Wellington Mill Road, Dardanup

**BAL Contours**

- Site Boundary
- Cadastral
- Roads

Size: A4  
 Scale: 1:6,000

0 50 100 150 200 m

5084\_002\_01\_BALContours\_20160405  
 Projection: GDA94 MGA50  
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Figure 2A: BAL Contour Map