



**SUSTAINABLE DEVELOPMENT  
DIRECTORATE**

**APPENDICES**

**ORDINARY COUNCIL MEETING**

To Be Held

Wednesday, 24<sup>th</sup> of November 2021  
Commencing at 5.00pm

At

Shire of Dardanup  
ADMINISTRATION CENTRE EATON  
1 Council Drive - EATON

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# SHIRE OF DARDANUP SCHEME AMENDMENT 204 (ADDITIONAL USE 22)

Lot 10 Temple Road,  
Picton East



Harley Dykstra<sup>®</sup>

PLANNING & SURVEY SOLUTIONS



## DOCUMENT CONTROL

CONTROL VERSION	DATE	STATUS	DISTRIBUTION	COMMENT
A	10/06/2021	Draft	HD	Draft for QA
B	29/06/2021	Draft	HD	Draft for QA
C	31/08/2021	Final	Client	
D	12/10/2021	Revised	Shire	Per Shire comments

Prepared for: J&P Group Pty Ltd  
Prepared by: MK  
Reviewed by: LB

Date: 12 October 2021  
Job No: 20145  
Ref: D

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FS 536019



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# (Appendix ORD: 12.2.1A)

Planning and Development Act 2005

## RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

### Shire of Dardanup Town Planning Scheme No. 3 Amendment No. 204

RESOLVED that the Council, in pursuance of section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

- (i) Amending Appendix IV to include an additional use for Lot 10 Temple Road, Picton East, as follows:

NO.	STREET	PARTICULARS OF LAND	ADDITIONAL USE PERMITTED	CONDITIONS
22	Temple Road	Lot 10	Storage (D use)  Industry – mobile crushing plant (D use)	<p>Wherever suitable alternatives exist, development is to be located outside of areas which would require the removal of vegetation.</p> <p>Where suitable alternatives do not exist, vegetation and flora and fauna habitat surveys may be required to determine locations where development could occur with the least possible impact. Surveys should be undertaken in accordance with the applicable EPA technical guidance.</p> <p>In considering any application the local government shall have due regard to the <i>Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses</i> (EPA) and may require the preparation of a management plan to address odour, noise, dust, landscaping and stormwater management.</p> <p>No further subdivision shall be supported unless it can be demonstrated that it is essential for the on-going effective management of any existing development or for demonstrable environmental benefit and / or protection.</p> <p>Stored items must achieve the following setback distances:</p> <ul style="list-style-type: none"><li>• An average of 5m from the western boundary.</li><li>• A minimum of 5m from northern boundary.</li><li>• A minimum of 20m from eastern and southern boundaries.</li></ul>

- (ii) Amending the Scheme map accordingly.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

1. The Amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment.

**(Appendix ORD: 12.2.1A)**

2. The Amendment would not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

Dated this.....day of.....20...

-----  
**CHIEF EXECUTIVE OFFICER**



# 1 INTRODUCTION

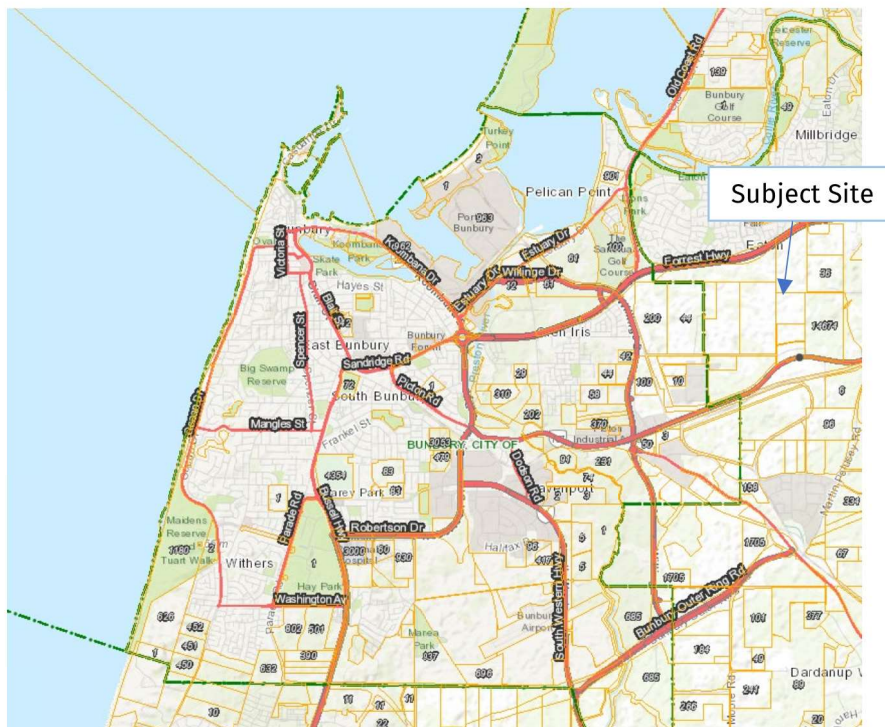
This Local Planning Scheme Amendment report, prepared on behalf of J&P Group, proposes to amend the Shire of Dardanup's Local Planning Scheme No. 3 (TPS 3) to include 'Additional Use' to the current General Farming zoning of Lot 10 Temple Road, Picton East.

The objective of the proposed Scheme Amendment is to reinstate a use permissible at Lot 10 prior to Amendment 167 which updated the zoning table to remove 'Premises for the temporary or permanent storage of engineering equipment and material and the parking of earthmoving equipment and machinery' as a D use in the General Farming zone. The Scheme Amendment for the additional use for Lot 10 to include 'Storage' and 'Industry – Mobile Crushing Plant' uses is considered to be orderly and proper planning, as these are logical uses at the site and work within the scope of the existing General Farming zoning while complementing neighbouring industrial uses.

# 2 BACKGROUND AND SITE CONTEXT

## 2.1 Property Location and Characteristics

Lot 10 Temple Road is located approximately 2.8km north east of the South Western Highway/Willinge Drive intersection and approximately 2.3km north of the Picton Industrial area (see **Figure 1: Location Plan**). Lot 10 is a battleaxe lot, with an access leg running south on the western side of the lot to connect Lot 10 with Temple Road.



**Figure 1: Location Plan**

Lot 10 is zoned General Farming under the Shire of Dardanup's Town Planning Scheme No. 3.





### 2.2 Property Details

The property details for Lot 10 are as follows:

LOT NUMBER:	DEPOSITED PLAN:	VOLUME/FOLIO:	LOT AREA:	REGISTERED PROPRIETOR:
10	DP 70159	2784/571	24.1651ha	J&P Corporation Pty Ltd

A certificate of title has been attached as **Appendix A** of this report.

### 2.3 Surrounding Land Use

Lot 10 is bound by 'Development' zoned land to the east and south. The Preston Industrial Park Structure Plan relates to this land. Presently, the Development zoned lots to the east and south of Lot 10 are used for industrial purposes. The owners of Lot 10 operate part of their metal processing business on this adjoining land.

Lots to the north and west of Lot 10 are similarly zoned General Farming. The lots adjoining Lot 10 to the north and west are predominantly vegetated and partially cleared. There are no residential structures on any of the adjoining lots.

### 2.4 Topography

Lot 10 slopes from 14m AHD in the south eastern corner up to 20m AHD in the north western corner of the site.

## 3 PROPOSED ADDITIONAL USE

This Scheme Amendment seeks to rezone Lot 10 to be General Farming with an Additional Use. The proposed additional uses are to accommodate a storage/laydown area and the siting and operation of a concrete crusher. This use was previously permitted in the General Farming zone until Amendment 167 was adopted into the Local Planning Scheme. Therefore, the proposed scheme amendment seeks to reinstate a use which was previously permitted in this zone.

The intent of the Additional Use zone will also negate the need to rezone Lot 10 to be Industrial zone, which will protect the environmentally significant area at the site, while permitting uses ancillary to the neighbouring industrial zoned lots.

### 3.1 Storage

The definition of 'Storage' under the LPS 3 is as follows:

*means premises used for the storage of goods, equipment, plant or materials.*

The proposed Additional Use for Storage will be consistent with the TPS 3 definition of Storage.

The proposed Additional Use – Storage will allow for the Storage of large goods within the designated footprint at Lot 10.

No neighbouring properties will be negatively impacted by the use of Lot 10 for storage, as no properties immediately adjoining Lot 10 are improved by dwellings.



Stored products will comprise goods associated with the metal processing operations of J&P Group.

### 3.2 Siting and Operation of Machinery

The proposed Additional Use for Industry – mobile crushing plant is to be appropriately sited to minimise adverse impacts on neighbouring General Farming zoned properties.

The siting and operation of a concrete crusher is considered consistent with definition of Industry – General under TPS 3. The definition of Industry – General under the LPS is as follows:

*an industry other than a cottage, extractive, light, mining, rural or service industry.*

Siting and operation of machinery at Lot 10 is consistent with the operations at surrounding lots, which comprise industry uses. Considering the dearth of residential development in the vicinity of Lot 10, partially using the lot for Industry – mobile crushing plant use will not negatively impact the amenity of nearby areas. Further, considering the environmental significance of lot 10, rezoning the entire lot to be Industrial (consistent with the Shire of Dardanup's Local Planning Strategy) would be detrimental to the environmental health at Lot 10.

## 4 PLANNING FRAMEWORK CONSIDERATIONS

### 4.1 Greater Bunbury Region Scheme

Lot 10 is zoned 'Rural' under the Greater Bunbury Region Scheme (GBRS).

The purpose of the Rural zone under the GBRS is:

*to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments.*

The proposed additional use is consistent with the intent of the GBRS Rural zoning. No change to Lot 10 zoning is proposed under the GBRS.

### 4.2 Greater Bunbury Strategy

The Greater Bunbury Strategy Sub-Regional Strategy published by the then Department of Planning in 2013, identifies Lot 10 as 'Industrial Expansion Area' (see **Figure 2: Greater Bunbury Strategy**). Surrounding land is similarly identified as being either 'Industrial expansion area' or 'Industrial developed land'. An 'Environmental significance area' is located immediately west of Lot 10.

The proposed Additional Use is consistent with the Greater Bunbury Strategy as it responds to the demand for industrial areas to be expanded while limiting opportunity for environmental degradation through provisioning limited industrial uses at the site.

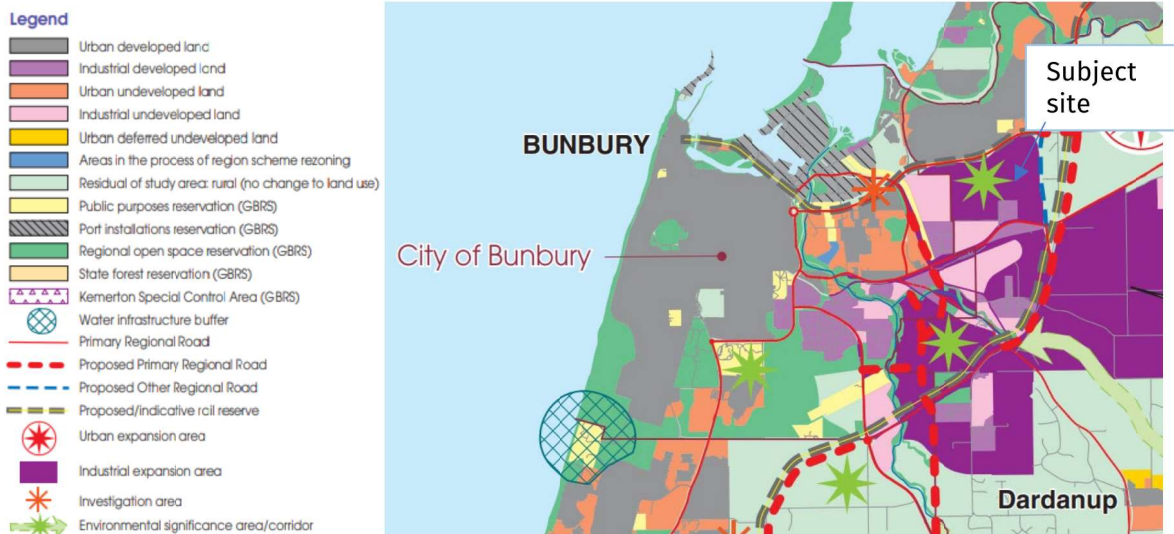


Figure 2: Greater Bunbury Strategy

#### 4.3 Preston Industrial Park (North Precinct) Local Structure Plan

The Local Structure Plan applicable to Lot 10 Temple Road was endorsed by WAPC in May 2009. The Preston Industrial Park Structure Plan (PIPSP) demonstrates Lot 10 to be zoned Rural (see **Figure 3: Preston Industrial Park (North Precinct) Local Structure Plan**). No vegetation buffer areas or conservation areas are demonstrated at Lot 10 in the PIPSP.

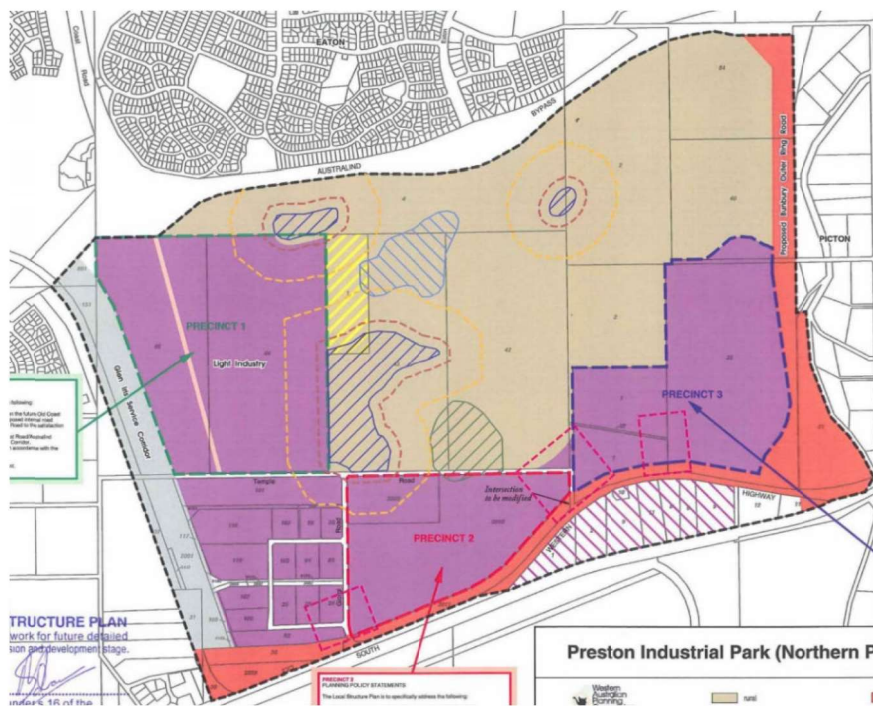


Figure 3: Preston Industrial Park (North Precinct) Local Structure Plan



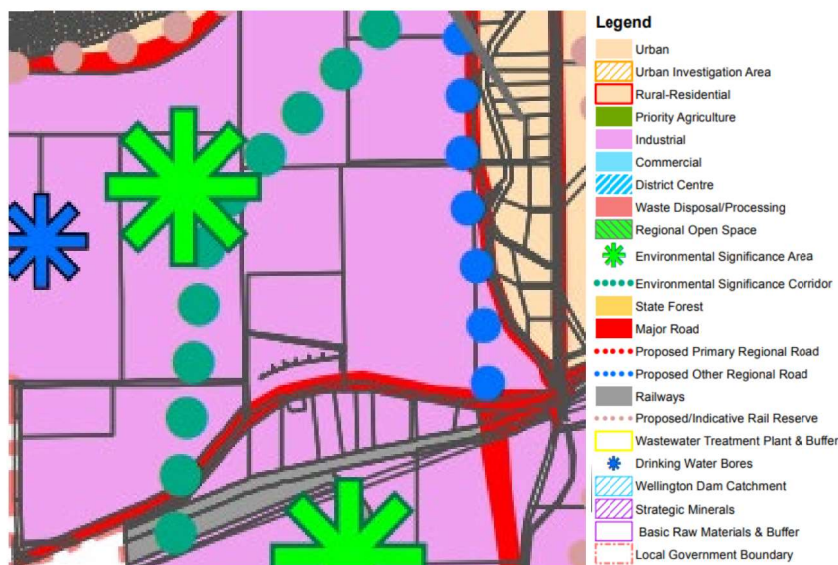
Condition 9 of the PIPSP details 'No Industrial lots are permitted to back onto areas of remnant vegetation or wetlands. A constructed road way should be provided as a physical separation between the lots and the environmentally sensitive areas'.

The proposed Scheme Amendment ensures that Industrial lots remain buffered from areas of remnant vegetation or wetlands. The proposed Scheme Amendment represents a logical fulfilment of the Structure Plan, as it minimises land use conflict between Industrial lots and areas of environmental importance.

The proposed Scheme Amendment to General Farming – Additional Use is consistent with the conditions of the Preston Industrial Park (Northern Precinct) Local Structure Plan. The development ensuing from the proposed Scheme Amendment will be consistent with the Preston Industrial Park (Northern Precinct) Structure Plan.

#### 4.4 Shire of Dardanup Local Planning Strategy

The proposed Scheme Amendment is in accordance with the Shire of Dardanup's Local Planning Strategy ('the Strategy'). Map 2 of the Strategy demonstrates Lot 10 to be Industrial zoned and within close proximity of an Environmental Significance Area and an Environmental Significance Corridor. This is demonstrated at **Figure 4: Shire of Dardanup Local Planning Strategy Map 2 Extract** below.



**Figure 4: Shire of Dardanup Local Planning Strategy Extract**

Part 4.7.1 of the Strategy describes the nature of the Preston Industrial Park (PIP). Notably, Part 4.7.1 of the Strategy identifies:

*The PIP is highly constrained by environmental features, particularly remnant vegetation. The EPA have identified an ecological corridor through the PIP and recommended that the vegetation be protected and enhanced or restored. This will limit the area that can be used for industry.*

The proposed Scheme Amendment responds to the environmental limitations of the PIP and sustains the existing General Farming zone buffer which adjoins Industrial land. The proposed Scheme Amendment, therefore, appropriately maximises use of the land adjoining the Industrial



zone while preserving key areas of remnant vegetation in accordance with the requirement of the EPA.

Part 3.10 of the Strategy determines the Natural Resource Management and Environmental Protection Measures which relate to Environmental Significance Areas and Environmental Significance Corridors. Part 3.10.1 of the Strategy identifies:

*The Strategy Map 2.1 identifies land as 'Environmental Significance Area/Corridor'. These are areas that have been identified by the EPA as areas of environmental significance in its Section 16(e) Advice on Areas of Conservation Significance in the Preston Industrial Park – Bulletin 1282, March 2008. The Strategy recommends the Shire liaise with the EPA and the WAPC to identify the best method for protection of these areas in LPS9.*

While Lot 10 is zoned 'Industrial' in the Strategy, the proposed Scheme Amendment presents an opportunity for greater environmental protection of the Environmental Significance Areas and Environmental Significance Corridor, as is required by the EPA. The proposed Additional Use zoning will minimise opportunity for further environmental degradation through limiting the footprint of development at Lot 10.

The proposed Scheme Amendment is therefore more consistent with the desired environmental outcomes for Lot 10 than is designated within the Strategy. Industrial zoning at Lot 10 would represent greater opportunity for extensive environmental degradation at Lot 10 associated with Industrial use, when compared with the existing and proposed ongoing General Farming zoning of Lot 10.

Therefore, the proposed Scheme Amendment is consistent with the Shire of Dardanup's Local Planning Strategy.

### 4.5 Shire of Dardanup Town Planning Scheme No. 3

Under the Shire of Dardanup's Town Planning Scheme No. 3 (TPS 3) the subject site is zoned 'General Farming'. Due to site specific limitations including the prevalence of vegetation of significant environmental value, the agricultural viability of Lot 10 is highly limited. The LPS 3 identifies the zone objectives of the General Farming Zone to be as follows:

- *To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible with the capability of the land and retain the rural character and amenity of the locality.*
- *To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.*
- *To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised.*

The ability for Lot 10 to be used for General Farming purposes is limited by the Environmental Significance Areas/Corridor at the lot, as well as the proximity to Industrial use lots.

Appendix I – Zoning Table of TPS 3 indicates *Storage* to be a not permitted use in the General Farming Zone. The proposed Scheme Amendment seeks to include the Additional Use of *Storage* at Lot 10. The *Storage* use is to complement the existing use of Lot 10 and the adjoining Industrial lots, while ensuring the longevity of the environmental features of Lot 10.

Appendix I – Zoning Table of TPS 3 indicates *General Industry* to be a not permitted use in the General Farming Zone. The proposed scheme amendment seeks to include the Additional Use of *Industry – mobile crushing plant* at Lot 10. The *Industry – mobile crushing plant* use is to allow for the siting and operation of a concrete crusher on site.



Both proposed Additional Uses detailed within this application were previously permitted in the General Farming zone prior to Scheme Amendment 167 being adopted by the Shire in November 2009. Therefore, this application seeks to reintroduce a land use which was previously permissible at Lot 10.

### 4.6 Environmental Considerations

Bulletin 1282 Preston Industrial Park, prepared by the EPA, identifies Lot 10 as Investigation Area 3 at Figure 5 of the bulletin. Bulletin 1282 identifies that Area 3 achieves four criteria of Regionally Significant Vegetation. In the Executive Summary at the fore of Bulletin 1282, it is identified that areas of high conservation value are to be protected and retained as part of any future rezoning. Therefore, the proposed scheme amendment represents an opportunity to limit impacts on the areas of environmental significance at Lot 10 through minimising the disruption of the natural environment.

Areas of Lot 10 are identified as being an Environmental Significance Area or Environmental Significance Corridor under both the Greater Bunbury Region Scheme and the Shire of Dardanup's Local Planning Strategy. Rezoning Lot 10 to include an Additional Use under the current General Farming zoning presents an opportunity for decision makers to minimise undesirable environmental outcomes which could result if the entirety of Lot 10 was to be rezoned Industrial.

### 4.7 Acoustic Considerations

Acoustic generation from the proposed Additional Use is to be considered when Development Application for specific land uses are submitted to the Shire for determination.

### 4.8 Bushfire Management

Per the Bushfire Management Plan at **Appendix B** of this report, the subject site achieves a BAL of 29 or less at parts of the lot.

## 5 CONCLUSION

As the land subject to this Scheme Amendment is unable to host conventional General Farming pursuits, it is logical and appropriate for the land to be utilised for Additional Use: Storage and Industry – Mobile crushing plant development.

The information contained within this report confirms that the changes proposed to the Shire's TPS 3 are an appropriate outcome consistent with the Regulations, key local and State strategic planning documents and the orderly and proper planning of the Picton industrial area and will contribute to meeting the expansion of industrial land without impeding upon environmental outcomes.

This Scheme Amendment will maintain consistency between the Local Planning Scheme and the Greater Bunbury Region Scheme.

# (Appendix ORD: 12.2.1A)

Planning and Development Act 2005

## RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

### Shire of Dardanup Town Planning Scheme No. 3 Amendment No. 204

RESOLVED that the Council, in pursuance of section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

- (i) Amending Appendix IV to include an additional use for Lot 10 Temple Road, Picton East, as follows:

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- (ii) Amending the Scheme map accordingly.

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1. The Amendment would have minimal impact on land in the Scheme area that is not the subject of the amendment.

**(Appendix ORD: 12.2.1A)**

2. The Amendment would not result in any significant environmental, social, economic or governance impacts on land in the Scheme area.

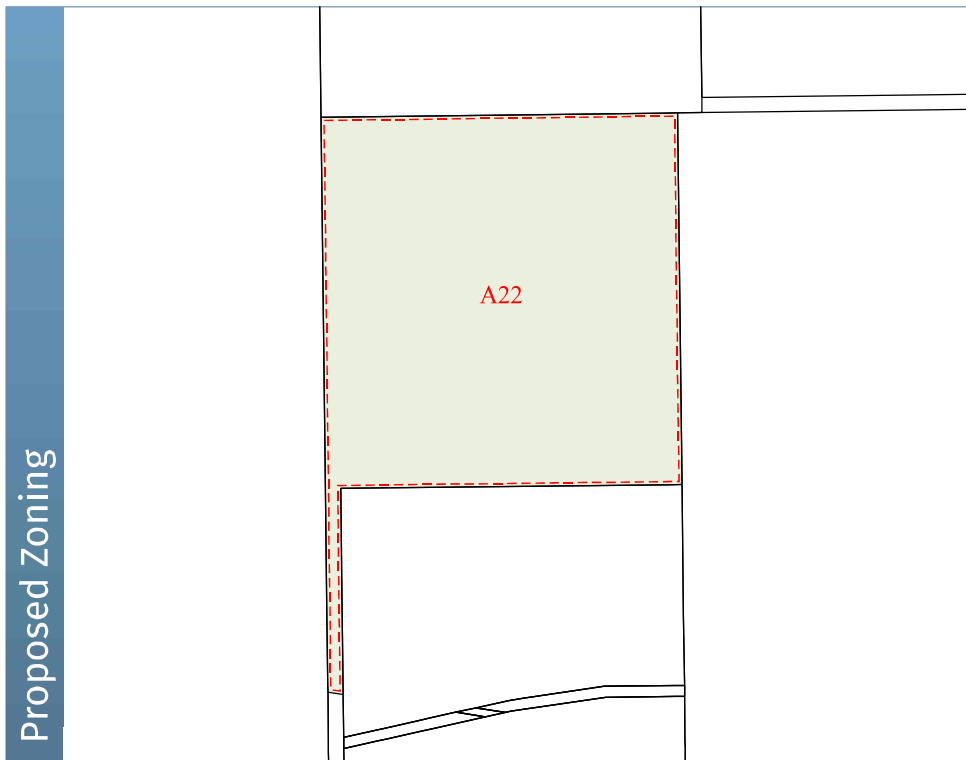
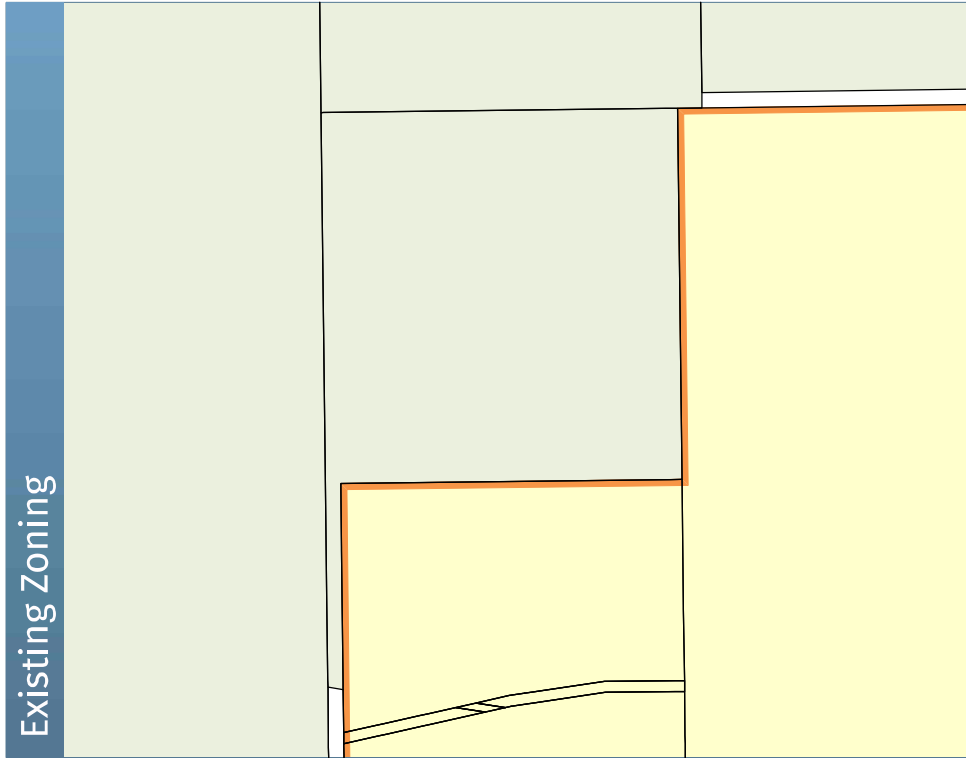
Dated this.....day of.....20...



# SHIRE OF DARDANUP

## Town Planning Scheme No. 3


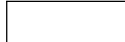
### Amendment No. 204



#### LOCAL SCHEME ZONES

-  Development
-  General Farming

#### OTHER CATEGORIES

-  A22 Additional Uses
-  No Zone

Existing Zoning

Proposed Zoning



**ADOPTION**

This Standard Amendment was adopted and is recommend for approval by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ and the Common Seal of the Shire of Dardanup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Approval

.....  
DELEGATED UNDER S.16 OF  
THE PD ACT 2005  
DATE.....

Approval Granted

.....  
MINISTER FOR PLANNING  
DATE.....

## RISK ASSESSMENT TOOL

**OVERALL RISK EVENT:** Proposed Local Planning Scheme Amendment No. 204

**RISK THEME PROFILE:**

7 - Environment Management

**RISK ASSESSMENT CONTEXT:** Operational

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	By not amending the Scheme to introduce conditions regarding vegetation, clearing could occur.	Major (4)	Rare (1)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.

## (Appendix ORD: 12.2.2A)

To whom it may concern,

I am resubmitting my plans to the Shire with supporting reasons for the said size in the previous application.

If (and I hope) approved by all it is to.....

- Store my classic Chrysler Pacer which is presently being restored at a workplace in Donnybrook.
- As I am also a state and interstate dirt go kart racer and champion, I need the size of the garage to accommodate my karts in a safe and secure manner.
- The height of the garage is to accommodate an elevating hoist to safely store/cleanse my carts underneath as they are too close to the ground to efficiently do otherwise.
- The height and size is also required in preparation for my dream of owning a caravan down the track.

There will be no excessive noise, no more than having a garden shed.

I am prepared to demolish a small garage which is on the property if required and my application is approved.

The safety and security of my home including all vehicles and contents and my relationship with my neighbours is of utmost important and Burekup is where I intend to live permanently.

Trust and hope my application and support of all is approved.

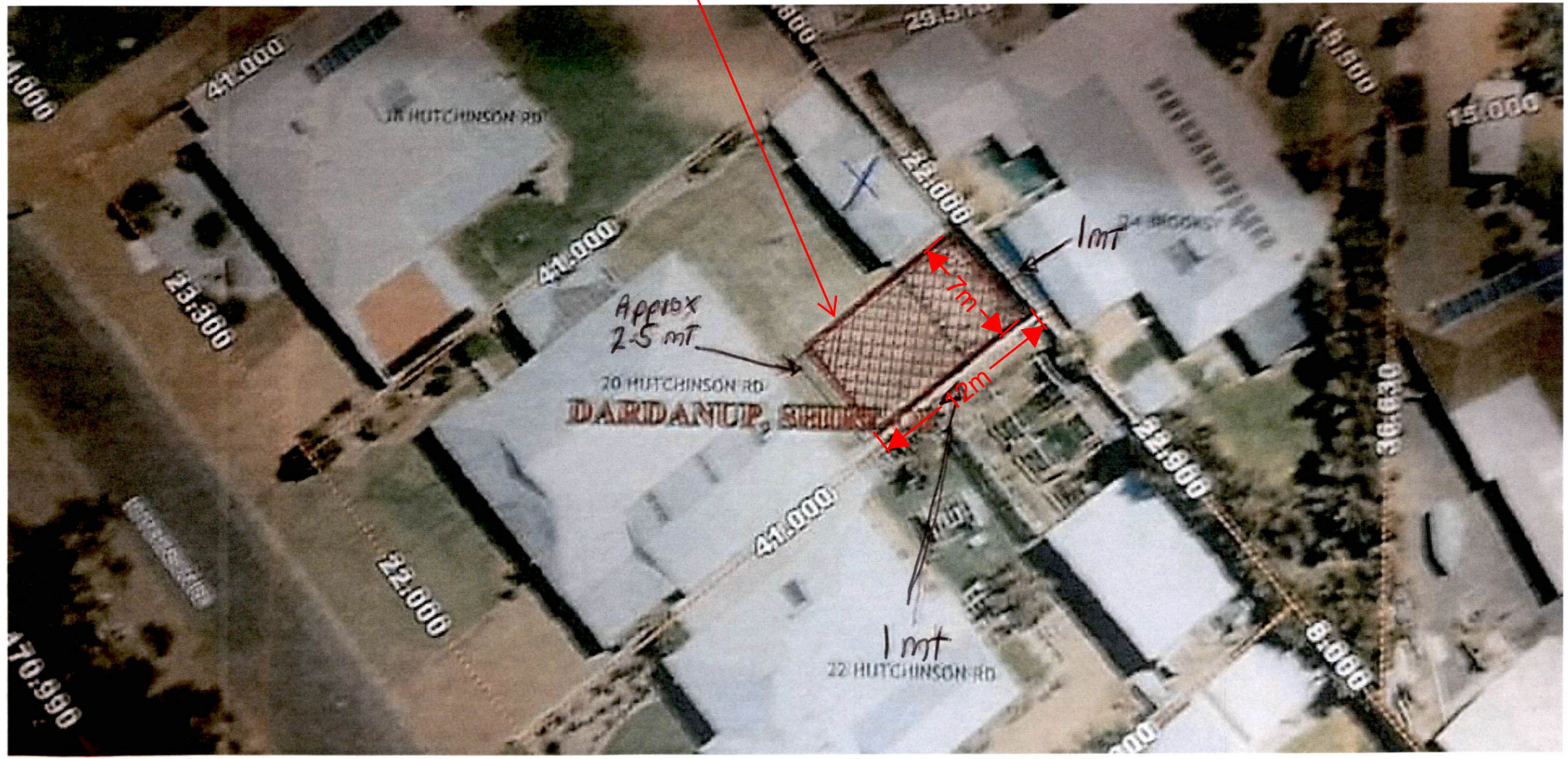
Thank you  
Aron Sharp  
11/09/2021



**PROPOSED OUTBUILDING  
LOT 118 (20) HUTCHINSON RD, BUREKUP  
SITE PLAN  
P1 OF 3**

X Sited to be removed  
within 6 months if  
new proposal  
approved. (Appendix ORD: 12.2.2A)

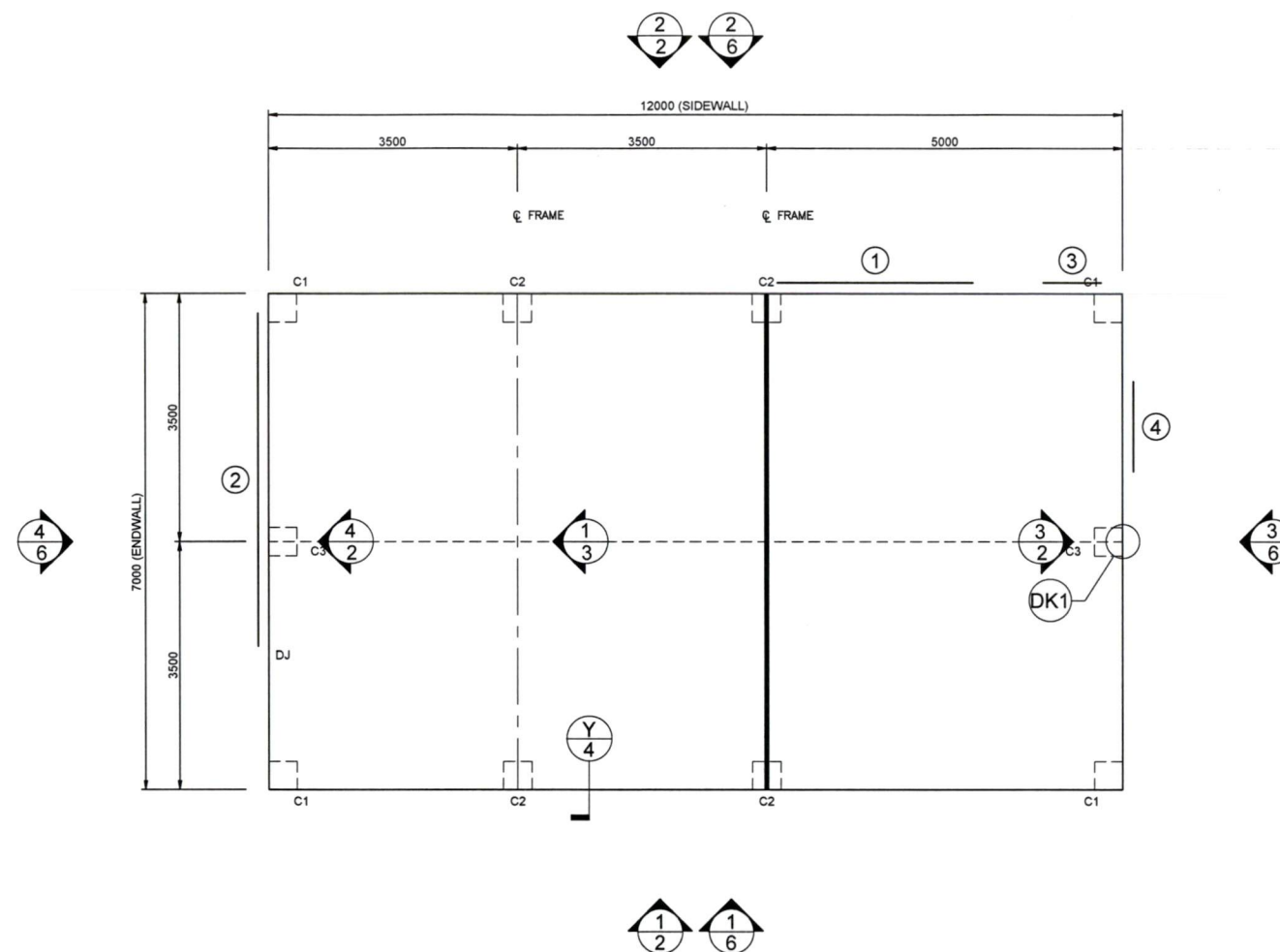
PROPOSED OUTBUILDING  
Lot 118 (20) HUTCHINSON RD, BUREKUP



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(Appendix ORD: 12.2.2A)

IF IN DOUBT, ASK.



1 FOUNDATION PLAN AND MEMBER LAYOUT  
SCALE: 1 = 100

MEMBER LEGEND

C1	C20015
C2	C20024
C3	C15019

FOR INTERNAL WALLS USE MULLION SPECIFICATIONS  
DJ - INDICATES DOOR JAMBS AT THESE LOCATIONS. REFER TO SHEET #4 ON THE DOOR SCHEDULE FOR SIZES

SHEET	1
	OF 6
JOB NO.	BUNY53412
DATE	3/8/2021
CHECKED	TM
DRAWN	FDS

STEEL BUILDING BY (CONTACT)  
**SOUTHERN CITY SHEDS**  
08 97256162  
**ARON SHARP**  
20 HUTCHINSON ROAD  
BUREKUP

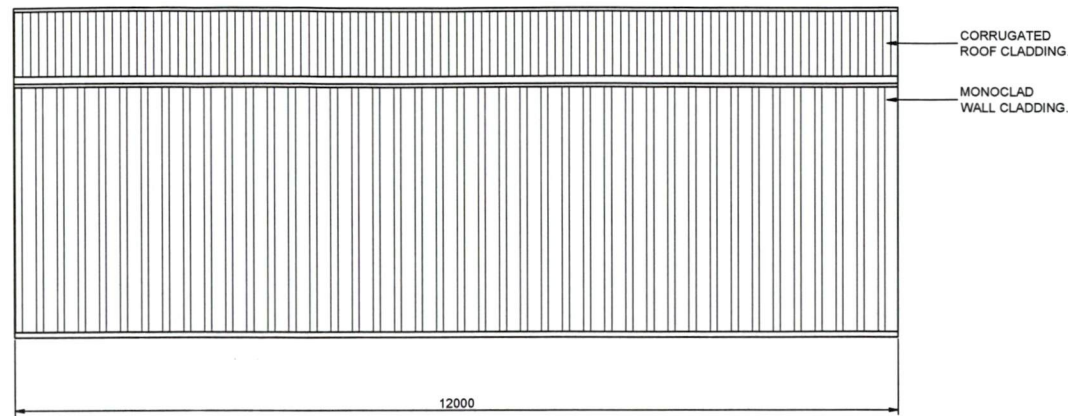
**PROPOSED OUTBUILDING**  
**LOT 118 (20) HUTCHINSON RD, BUREKUP**  
**FLOOR PLAN**  
**P2 OF 3**

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature *T. Messer*  
Date 3/8/2021  
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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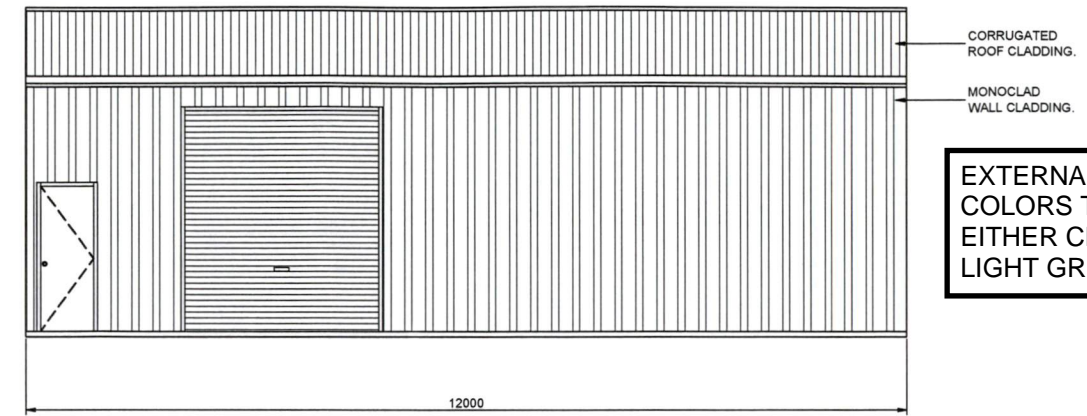
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**(Appendix ORD: 12.2.2A)**



1  
6 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

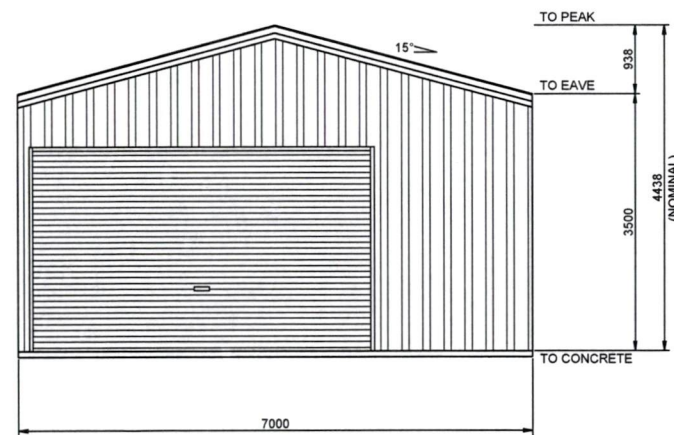
**SOUTH EASTERN ELEVATION**



2  
6 SIDEWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

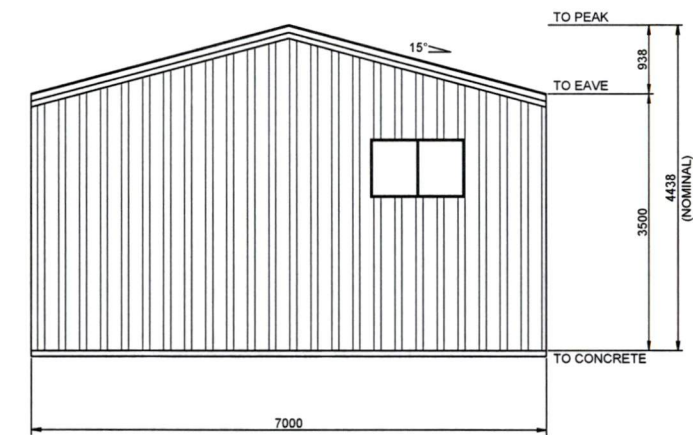
**NORTH WESTERN ELEVATION**

EXTERNAL WALL  
COLORS TO BE  
EITHER CREAM OR  
LIGHT GREY



4  
6 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

**SOUTH WESTERN ELEVATION**



3  
6 ENDWALL EXTERIOR ELEVATION  
SCALE: 1 = 100

**NORTH EASTERN ELEVATION**

BUILDING COLOURS	
WALL	COLORBOND
ROOF	COLORBOND
ROLLER DOOR	COLORBOND
P.A. DOOR	COLORBOND
WINDOW	COLORBOND
DOWNPIPE	COLORBOND
GUTTER	COLORBOND
CORNER FLASHING	COLORBOND
BARGE FLASHING	COLORBOND
OPENING FLASHING	COLORBOND

SHEET	6
	OF 6
JOB NO.	BUNY53412
DATE	3/8/2021
CHECKED	TM
DRAWN	FDS

STEEL BUILDING BY (CONTACT)  
**SOUTHERN CITY SHEDS**  
08 97256162  
FOR  
**ARON SHARP**  
AT  
20 HUTCHINSON ROAD  
BUREKUP

**PROPOSED OUTBUILDING  
LOT 118 (20) HUTCHINSON RD, BUREKUP  
ELEVATIONS  
P3 OF 3**

Mr Timothy Roy Messer BE MIEAust RPEQ  
Signature *T. Messer*  
Date 3/8/2021  
Registered on the NPER in the areas of practice  
of Civil & Structural National Professional  
Engineers Register

## (Appendix ORD: 12.2.2B)

**From:** Julie Buckland [REDACTED]  
**Sent:** Wednesday, 29 September 2021 3:23 PM  
**To:** Submissions Planning  
**Subject:** OPPOSITION FOR SHED PLANS ON 20 HUTCHINSON RD BUREKUP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**⚠ CAUTION:** This email originated from outside the Shire of Dardanup.  
Do NOT click links or open attachments unless you recognize the sender and know the content is safe. Do NOT enter any username or passwords and report any suspicious content.

---

We are the owners of 22 Hutchinson Road Burekup. We are not happy with the height and length of the proposed shed on 20 Hutchinson Road Burekup.

We will be looking into a solid shed wall and due to the height and length, it will create shade which will effect our fruit trees and vegetable garden.

We also feel that having such a large shed right on our boundary, it will de value our property. We have concerns and object to such a large shed.

Julie and Dennis Buckland  
22 Hutchinson Road Burekup WA 6227

Sent from [Mail](#) for Windows



## RISK ASSESSMENT TOOL

**(Appendix ORD: 12.2.2C)**

**OVERALL RISK EVENT:** Refusal of an application for development approval.

**RISK THEME PROFILE:**

3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)

**RISK ASSESSMENT CONTEXT:** Strategic

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	Should Council refuse the application, and the proponent seek a review of that decision, there is likely to be a financial impact through the State Administrative Tribunal process.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.



## (Appendix ORD: 12.2.3A)

### Application for Development Approval

#### 1.0 Introduction

JE Planning Services act for the owners of Lot 5 (37) Weetman Road, Wellington Mills (the subject site) and submit this application on their behalf. The purpose of this application is to seek approval for the construction of a carport and conversion of the existing ancillary dwelling to an additional grouped dwelling on the subject site. This report addresses the suitability of the site to accommodate the proposal.

#### 2.0 Location and Site Details

The subject site is Lot 5 (37) Weetman Road, Wellington Mills, located approximately 19 kilometres southeast of the Dardanup townsite and is adjacent to the Wellington Forest to the west and north and surrounded by a mix of general rural to the east and smallholding lots to the south. The location plan is included in Figure 1 below.

See Figure 1: Location Plan



SOURCE: Shire of Dardanup Online Maps

The subject site is a freehold allotment, with the lot details included in Table 1 below. Refer to **Appendix 1** for a copy of the Certificate of Title.

**Table 1: Certificate of Title details**

Lot Number	Volume	Folio	Plan	Owner
5	2121	642	5/P22113	Judith Elizabeth and Simon Mark Allington

## (Appendix ORD: 12.2.3A)

### 2.1 Description of Site

The subject land:

- a) Is zoned 'General Farming' and is located within the 'Division 2- Landscape Protection Area' under the Shire of Dardanup Local Planning Scheme No. 3.
- b) Is a generally rectangular allotment with an area of 13.47 hectares.
- c) Is accessed via Weetman Road, an unconstructed cul-de-sac approximately 200 metres long that connects to King Tree Road (constructed road). Weetman Road directly services two other properties. Talisman Wines, located to the south, includes a private emergency access way that provides secondary access to King Tree Road. Adjacent to the western boundary of the subject site in the state forest land is a fire emergency access track.
- d) Is gently undulating and characterised by cleared pasture. The subject site includes an east-west corridor of vegetation that traverses the site at its lowest point adjacent to a watercourse and a large dam. A large stand of vegetation comprises the elevated northeast portion of the site. The homestead and associated buildings are situated on an elevated portion of the site, in the property's southwest corner adjacent to the road reserve. Existing development includes the original dwelling constructed around 1898/1902, the ancillary dwelling approved and constructed in 1993, and a range of ancillary farm buildings, including stables, sheds, cattle-yard, and a water tank.
- e) The site has power and telecommunications and provides on-site servicing for water, sewer, and drainage.

### 3.0 Proposal

The existing two-bedroom, one-bathroom ancillary accommodation with verandah has a floor space of 72m<sup>2</sup>. The ancillary dwelling is occupied by the landowner's daughter and her family. The family is expanding and intends to continue to live at the property, requiring a larger home.

The development application proposes to extend the existing ancillary dwelling and modify the layout to accommodate a five-bedroom, two-bathroom dwelling with verandah and alfresco area. The proposal will increase the living space by 123.7m<sup>2</sup> comprising a total floor space of 195.7m<sup>2</sup>, with a 69m<sup>2</sup> alfresco/verandah area. The proposal includes constructing a 36m<sup>2</sup> carport adjacent to the main residence to upgrade parking facilities on site. Development site plans at Appendix 2 provides detail of the proposal.

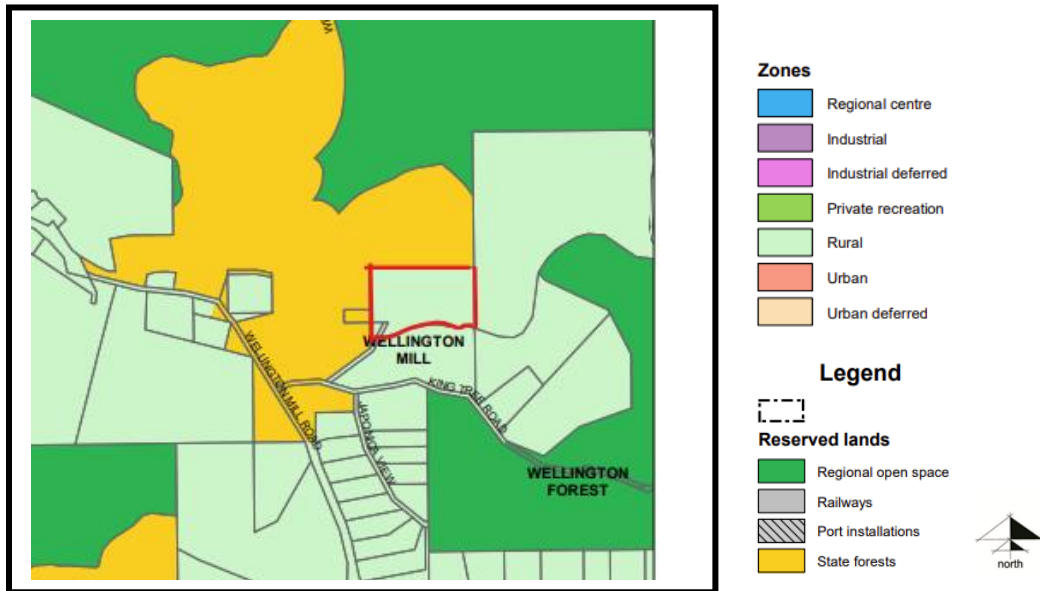
## (Appendix ORD: 12.2.3A)

### 4.0 Planning Context and Considerations

#### 4.1 Greater Bunbury Region Scheme

The subject site is zoned 'Rural' adjacent to 'State Forest' Reserved lands under the Greater Bunbury Region Scheme (GBRS).

Figure 2: Greater Bunbury Region Scheme



SOURCE: Greater Bunbury Region Scheme

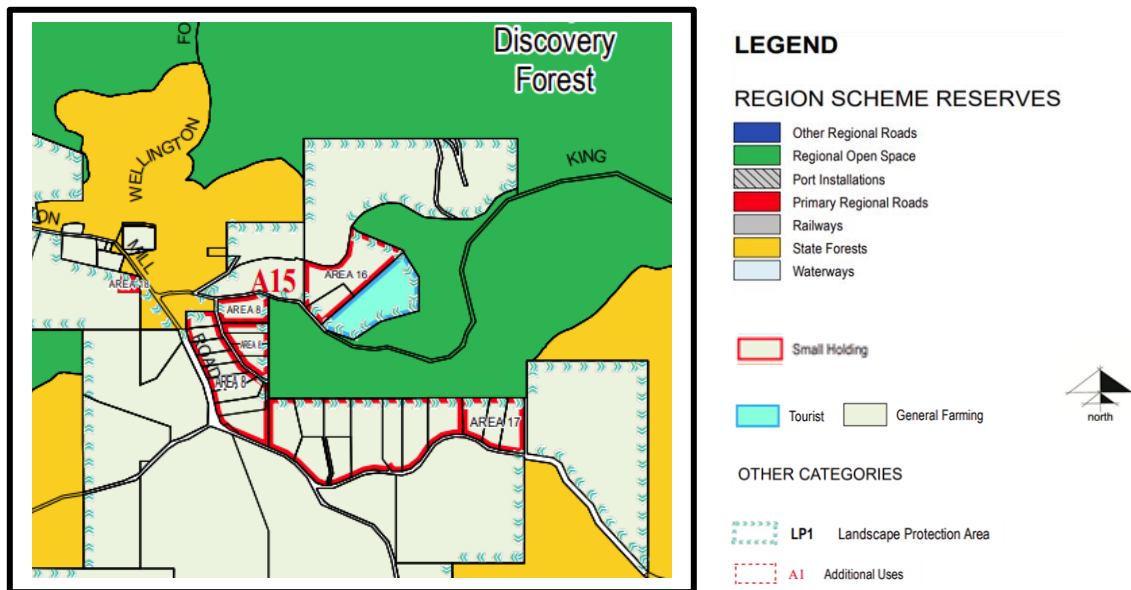
According to the GBRS, the purpose of the Rural zone is 'to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna, and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments. The proposal is consistent with the GBRS Rural zone, and the minor nature of development will not impact the environmental or operational function of the adjacent State Forest.

#### 4.2 Shire of Dardanup Town Planning Scheme No.3

The subject land is zoned 'General Farming' and is located within the 'Landscape Protection Area' under the Shire of Dardanup Town Planning Scheme No.3 (the Scheme). South of the subject land is a Rural Smallholding zone. See Figure 3 below.

**(Appendix ORD: 12.2.3A)**

**Figure 3: Shire of Dardanup Local Planning Scheme No. 3**



SOURCE: Shire of Dardanup Local Planning Scheme

The extension of the ancillary dwelling greater than 100m<sup>2</sup> in floor space changes the definition of the residence to a 'Grouped Dwelling', which is a discretionary use within the 'General Farming' zone. In considering a 'D' (discretionary) use, the Scheme states that the local government will have regard to the matters set out in clause 7.2.4, which are addressed in Table 2 below.

The minimum development setback requirements specified under Appendix II of the Scheme require a 20m setback to a general farming lot's front, rear, and side boundary. The landowners seek a variation to the front setback to 5m and request that the Council exercise discretion under Clause 7.6.1 of the Scheme. Discretion, in this case, maybe exercised if the local government is satisfied that the criteria set out in clause 7.2.4 are met; and that there will be no adverse impact on the inhabitants of the site and locality.

The relevant objectives of the 'General Farming' zone, provisions set out in Clause 7.2.4, and the relevant provisions under Clause 5.2 of the 'Landscape Protection Area', as relating to the proposal, are included in Table 2 below.

**Table 2: Relevant objectives and provisions and associated comment**

Objective	Comment
General Farming	
<ul style="list-style-type: none"> <li>To provide for a wide variety of productive farming activities, ranging from broadacre grazing to horticulture, which are compatible</li> </ul>	The minor extension of the existing use is compatible with the property's rural character and the locality's amenity.

**(Appendix ORD: 12.2.3A)**

<p>with the capability of the land and retain the rural character and amenity of the locality</p>	
<ul style="list-style-type: none"> <li>• To protect areas of significant agricultural value, particularly those in irrigation districts, from conflicting land uses.</li> </ul>	<p>The proposal will not impact the current use or agricultural capability of the site.</p>
<ul style="list-style-type: none"> <li>• To facilitate low-key tourist development where it is incidental to the use of the land for farming purposes and where land use conflict can be minimised.</li> </ul>	<p>Not applicable given that the existing ancillary dwelling will continue to be a permanent dwelling for family members.</p>
<p>Scheme provisions</p>	
<p>Landscape Protection Area</p>	
<p>5.2.2 In a Landscape Protection Area, no person shall without the consent of the Council:</p> <ul style="list-style-type: none"> <li>a) carry out any development;</li> <li>b) clear or excavate land;</li> <li>e) erect or construct any building outbuilding farm building or shed.</li> </ul>	<p>This development application seeks the consent of the Council to carry out the development.</p>
<p>5.2.3 In considering applications for planning consent to commence development on or subdivision or rezoning of any land within a Landscape Protection Area or to do any of the other things mentioned in the preceding clause the Council shall have regard to the following:</p>	<p>Noted. The landscape characteristics of the subject site will be maintained as the proposed development is minor. It should be noted that the subject site is not generally bypassed by tourist traffic given its location at the end of an unconstructed cul-de-sac.</p>
<ul style="list-style-type: none"> <li>a) The areas included within Landscape Protection Areas are considered to be areas of significant landscape beauty.</li> </ul>	
<ul style="list-style-type: none"> <li>b) Buildings and associated services should be regarded as being secondary to the natural features of the area and should not usually be permitted in visually exposed areas</li> </ul>	<p>The extension is located to the rear of the existing building and will not impact the view from the street. The addition of the double carport in the front setback is not in a visually exposed area. The carport is proposed adjacent to the existing main residence. Vehicles currently park on an open stand gravel area at</p>

**(Appendix ORD: 12.2.3A)**

	<p>the end of the cul-de-sac, which traverses the property. (See site plan in Appendix 2 for detail)</p>
<p>c) Buildings should be set back at least one hundred metres from public roads except where the natural vegetation is such that buildings sited closer to a road will be screened by natural vegetation or dense planting of native vegetation.</p>	<p>This provision is not relevant to the subject site as the existing development is located within 100m of Weetman Road. However, given that Weetman Road is an unconstructed cul-de-sac and used for access to only three properties, it is not considered to be of strategic importance in maintaining landscape character view sheds within the locality. It is understood that this provision intends to maintain views and to screen development on constructed roads such as a King Tree Road and Wellington Mills, which carry commuter and tourist traffic.</p>
<p>d) Farm outbuildings should where possible be clustered with the farmhouse and other outbuildings.</p>	<p>The proposed carport is adjacent to the farmhouse. The proposed dwelling extension is in the same location as an existing building.</p>
<p>e) Subdivision proposals should reflect the high-quality rural landscape of the area and lots less than four hectares in area and with less than a one hundred metre frontage to a road should not be permitted.</p> <p>f) Subdivision necessitating new road construction of a nature that would involve cut and fill earthworks or the removal of trees should not be permitted.</p> <p>g) smallholding subdivision and development should not be permitted.</p> <p>h) Where subdivision is not only a minor boundary adjustment, important landscape features such as watercourses wetlands, hilltops and areas on which tree lines are situated, and major rock outcrops should be vested in the Crown as a condition of subdivision.</p>	<p>Provisions 5.2.3 (e-h) are not relevant to this development application.</p>
<p>Provision Clause 7.2.4</p>	
<p>In making its decision on applications for its special approval the Council shall take into consideration the following matters:</p>	



**(Appendix ORD: 12.2.3A)**

<p>a) The provisions of this Scheme and of any other Town Planning Scheme affecting the land the subject of the application or affecting land in the vicinity.</p>	<p>The proposal for the carport and extension of the ancillary dwelling are in keeping with the existing development on-site and will not detract from the use or enjoyment of land within the locality.</p>
<p>b) The nature of the proposed development in relation to the development of any land within the vicinity of the said land.</p>	<p>The proposal is in keeping with the character of the area and the nature of development in the smallholding lots south of Weetman Road.</p>
<p>c) The size, shape, and character of the parcel of land to which the application relates and the nature and siting of the proposed building, the view from the building and the interruption of view likely to be caused by the proposed building.</p>	<p>The subject site is a regular shaped lot, and the proposed dwelling and carport is not considered likely to impact the view from the property or surrounding area. The siting of the extension to the rear of the existing ancillary dwelling will have little impact on the parcel of land. The location of the proposed carport will have little impact on the character of the parcel of land.</p>
<p>d) Any representations which may be made by any statutory authority.</p>	<p>The Shire of Dardanup will review the application and decide if the proposal will warrant referral to Department Fire and Emergency Services for consideration of Bushfire Fire Management (see section 4.3 below and Appendix 3 for detailed bushfire assessment). Also, the Shire of Dardanup will consider if the proposal needs referral to the Western Australian Planning Commission under the GBRS.</p>
<p>e) The submissions received by the Council.</p>	<p>The Shire of Dardanup will determine if the minor additions warrant notification to adjacent landowners. The Shire of Dardanup may need to consider Council Policy P505, which outlines the process for public consultation for planning matters. Given the minor nature of the proposal, with no visual or land use impact on neighbours, it is respectfully requested that formal consultation be considered unnecessary. This request is made to provide for a timely and efficient application process.</p>
<p>f) The existing and likely future amenity of the neighbourhood, including (but without limiting</p>	<p>The proposal will not cause any offsite impacts from its operation.</p>

**(Appendix ORD: 12.2.3A)**

<p>the generality of the foregoing) the question of whether the proposed development is likely to cause injury to such amenity including injury due to the emission of light, noise, electrical interference, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products.</p>	
<p>g) The nature of the roads giving access to the said land</p>	<p>Addressed in the previous comment and in section 4.3 below.</p>
<p>h) What parking facilities are available or proposed and the likely requirements for parking.</p>	<p>Current parking arrangements have not been formalised with undercover parking. The occupants currently park at the end of the cul-de-sac, which encroaches on to the property. The proposal to erect a dedicated carport will formalise parking provision for the site and is considered an improvement. The location of the carport in the front setback utilises existing elevated and cleared land. To clear and develop a site for car parking set back 20 metres from the front boundary would require extensive drainage and earthworks as the land is contoured to slope away from the front boundary and would also require removal of garden vegetation. It is considered that the proposed location of the carport will provide safe and at level access to the street.</p>
<p>i) Whether the proposed development will cause a traffic hazard.</p>	<p>There will be no impact on traffic in this locality.</p>
<p>j) Such other matters as the Council considers relevant.</p>	<p>Bushfire management is the key issue addressed in section 4.3 and Appendix 3.</p> <p>Compliance with Council Local Planning Policy 100 Ancillary Dwellings Grouped Dwellings and Caretaker's <i>Dwellings – Small Holding and General Farming Zones</i> addressed in section 4.4 below.</p>

## (Appendix ORD: 12.2.3A)

### 4.3 State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)

SPP3.7 intends to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfires on property and infrastructure. The subject site is located within a bushfire prone area and is located adjacent to State Forest. In considering the potential for the proposed additions to the subject site, the landowners sought to engage consultants Bushfire Fire Prone Planning to assess the proposal in respect to the requirements of SPP 3.7 and prepare a Bushfire Management Plan (BMP), which is included in Appendix 3.

Bushfire Prone Planning (BPP) has concluded that there is no constraint to progressing the application based on bushfire performance. BPP advise that the proposal does not include a change of land use or a development type that would require the application of SPP 3.7. BPP state that given the maximum number of persons on-site remains the same, there is no intensification in land use and therefore will not require the application of SPP 3.7. Refer to Appendix 3 for the BMP, which is summarised below and includes:

- A Potential Bushfire Impact Assessment (BAL assessment) -The residence and ancillary dwelling are currently subject to BAL-12.5, and the proposed extension has been assessed as BAL-19.
- Assessment against the Bushfire Protection Criteria established by the Guidelines – The proposal meets all applicable acceptable solutions except A3.1 relating to two access routes, for which a variation is developed and justified in section 3.2.1 of the BMP.
- Responsibilities for Implementation and Management of the Bushfire Protection Measures - Includes the requirement to include a minimum 10,000L water tank on-site solely for fire-fighting purposes which has also been included in the Development Application. Other conditions suggest including a 70A notification on the title to ensure that future landowners are also aware of the responsibility for bushfire management on site.

### 4.4 The Shire of Dardanup Local Planning Policy – Local Planning Policy – Ancillary Dwellings Grouped Dwellings and Caretaker's Dwellings – Small Holding and General Farming Zones (CP100)

The Shires policy CP100 provides direction and sets minimum standards regarding proposals for ancillary dwellings, grouped dwellings and caretaker's dwellings. Under the policy, grouped dwellings in the 'General Farming' zone are supported on lots over 20 hectares; however, a local planning policy can be varied, having due regard for the provisions and objectives of the policy. Although the application does not comply with the policy as the lot is 13.47 hectares, in considering a departure from the policy, the existing and surrounding land use, and improved bushfire management and safety outcomes for the existing residents, provide a context in which a variation is requested to be supported.

## **(Appendix ORD: 12.2.3A)**

The proposed grouped dwelling includes an extension of an existing dwelling that will not impose on the agricultural capability of the site and cannot be viewed from the street, therefore in this context would not adversely impact the rural character and amenity of the locality. Furthermore, the development will improve the bushfire management and safety outcomes through the design of the dwelling and upgrading firefighting for the proposed and existing structures by including an additional water tank.

It may be noted that CPP100 does permit a group dwelling on land zoned 'Small Holding'. The Smallholding lots located south are used for small agriculture and rural lifestyle purposes and form part of the rural character of the immediate locality. It is considered that a second dwelling on the subject site in the context of the surrounding character of the area would not adversely impact the amenity of the locality. Further, the subject site is located 20 km from the Dardanup townsite and adjacent to State Forest and Regional open space, and due to its location would not detract from townsite development or set a precedent for an increased rate of development in the area.

### **5.0 Conclusion**

This application has been prepared in detail to demonstrate the suitability of Lot 5 (37) Weetman Road, Wellington Mill, for the proposed extension of the ancillary dwelling and construction of an additional carport. While the application requests consideration for departure from CP100 and the development standards for the front setback, overall, the proposal is considered to meet the principles of orderly and proper planning for the following reasons:

- The proposal meets the relevant objectives and provisions of the Scheme providing a low-intensity use that will not detract from the character or amenity of the area nor have any significant impacts on surrounding land uses.
- The siting and design of the dwelling extension and carport minimises clearing of garden vegetation or earthworks and is located amongst existing development and therefore will not affect the agricultural capability of the subject land.
- Bushfire management and safety has been given primary consideration in developing the proposal, with conditions recommended to provide a safer outcome for the family in this location. The bushfire management plan and recommendations increase awareness for better bushfire management for this property, serving future occupants and ultimately providing a community benefit in the immediate locality.
- Development and servicing will be managed to ensure that any impacts on the receiving environment are acceptable.

In view of the above, it is respectfully requested that the proposal be granted approval under the Shire of Dardanup Town Planning Scheme No.3.

**(Appendix ORD: 12.2.3A)**

**Appendix 1**

Certificate of Title

**(Appendix ORD: 12.2.3A)**

**Appendix 2**

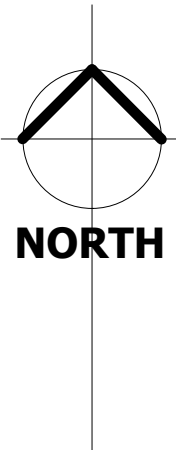
Development Site Plans

**(Appendix ORD: 12.2.3A)**

**Appendix 3**

Bushfire Management Plan

485.2M



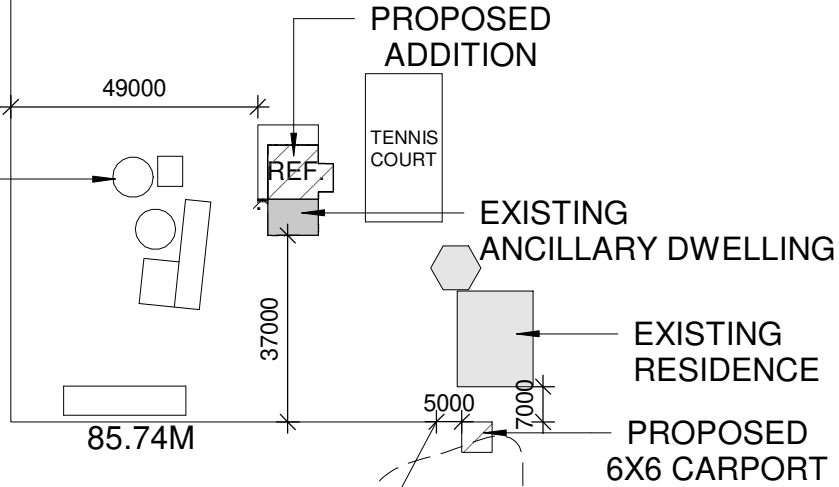
251.46M

283.5M

LOT 5  
13.4727ha

DAM

PROPOSED RWT



85.74M

49000

PROPOSED ADDITION

REF

37000

TENNIS COURT

EXISTING ANCILLARY DWELLING

EXISTING RESIDENCE

PROPOSED 6X6 CARPORT

5000

7000

WEETMAN ROAD

118.32M

60.31M

85.71M

68.45M

50.07M

49.69M

53.88M

50.68M

15.5M

57.36M

Site Plan  
1 : 1500

General Notes  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works.  
The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

Proposed Additions and Carport

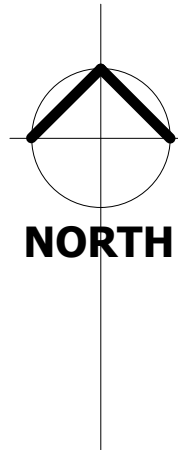
Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington

		REVISION SCHEDULE	Site Plan
REV	DATE	DESCRIPTION	Sheet number: A01
1	22.7.21	ISSUED FOR CONCEPT	Project number: 722-1
2	19.8.21	ISSUED FOR DA	Date: 22/07/2021
			Drawn by: JG
			Scale: 1 : 1500



Phone : 97217471 Fax : 97217471 Mobile : 0418945793  
Email : ghasseb@westnet.com.au  
Address : 9b Wittenoorn Street Bunbury WA 6230





Site Plan Aerial  
1 : 1500

PROPOSED RWT

**General Notes**  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works.  
The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

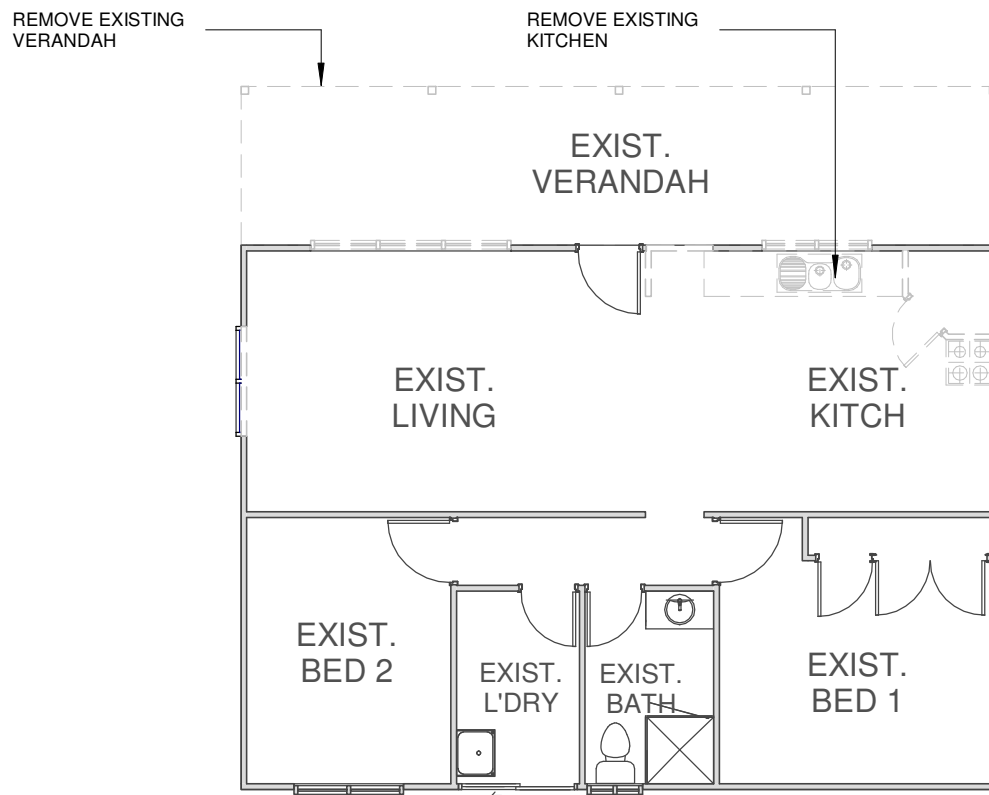
**Proposed Additions and Carport**

**Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington**

		REVISION SCHEDULE	Site Plan Aerial	
REV	DATE	DESCRIPTION	Sheet number:	A01a
2	19.8.21	ISSUED FOR DA	Project number:	722-1
			Date:	22/07/2021
			Drawn by:	JG
			Scale:	1 : 1500



Phone : 97217471 Fax : 97217471 Mobile : 0418945793  
Email : ghasseb@westnet.com.au  
Address : 9b Wittenoorn Street Bunbury WA 6230



**Demolition Plan**  
1 : 100

**General Notes**  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

(C) COPYRIGHT.

Proposed Additions and Carport  Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington	Revision Schedule			Demolition Plan	
	REV	DATE	DESCRIPTION	Sheet number	A02
	1	22.7.21	ISSUED FOR CONCEPT	Project number	722-1
	2	19.8.21	ISSUED FOR DA	Date	22/07/2021
				Drawn by	JG
			Scale	1 : 100	A3 SHEET



Phone : 97217471 Fax : 97217471 Mobile : 0418945793  
 Email : ghasseb@westnet.com.au  
 Address : 9b Wittenoom Street Bunbury WA 6230



Floor Plan  
1 : 100

General Notes

All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards. All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

AREAS	
EXISTING LIVING	= 72m <sup>2</sup>
ADDITION	= 123.7m <sup>2</sup>
ALFRESCO/VER	= 69m <sup>2</sup>

(C) COPYRIGHT.

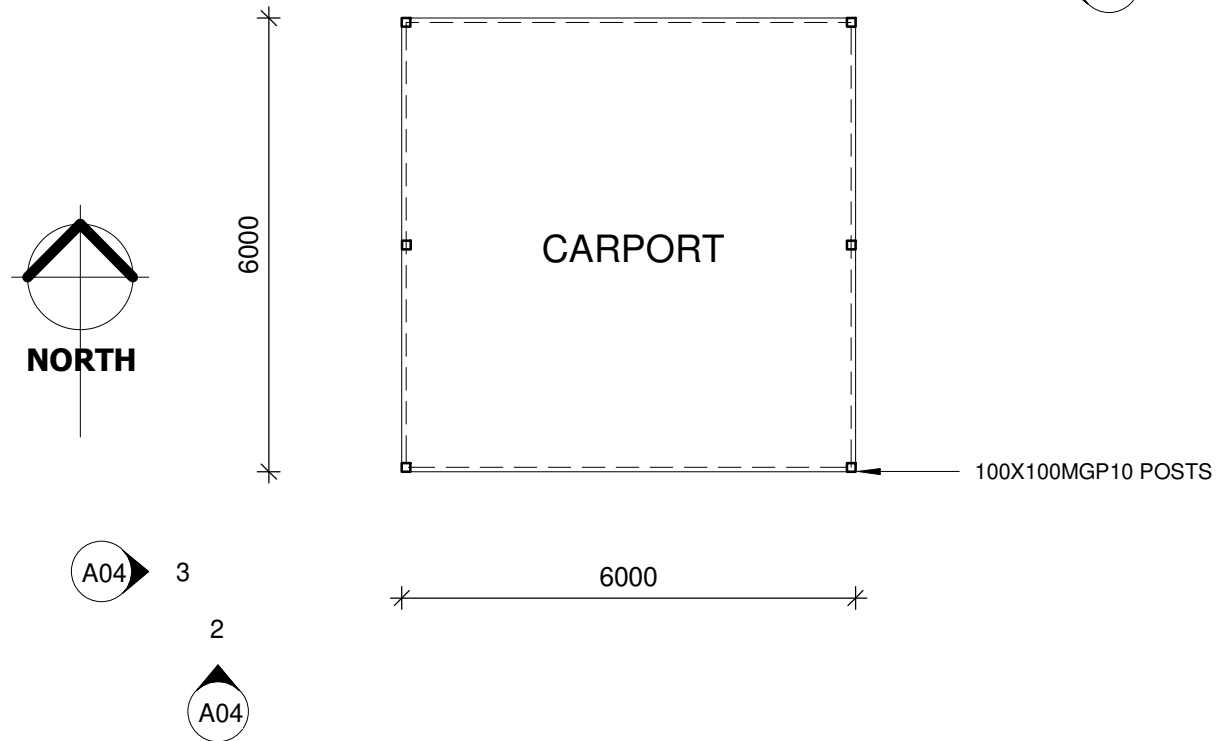
Proposed Additions and Carport

Lot 5 (#37) Weetman Road,  
Wellington Mills For S. Allington

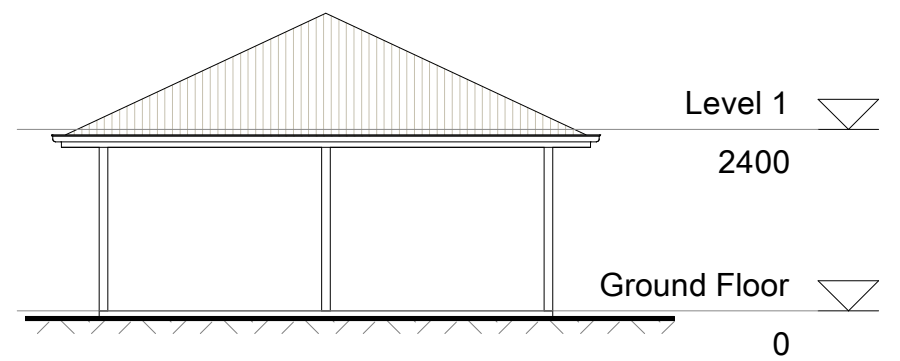
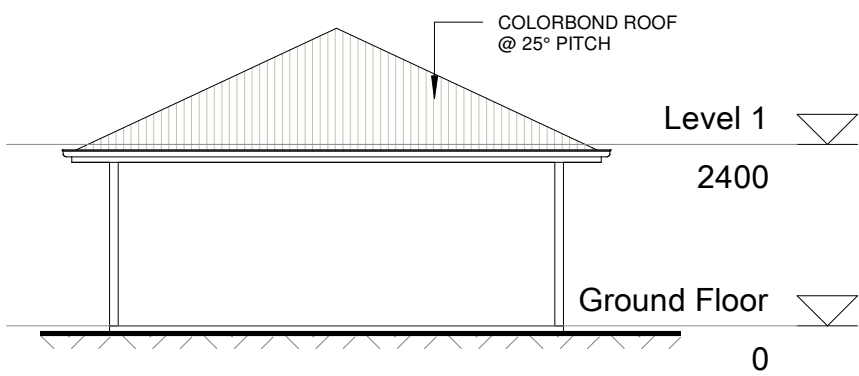
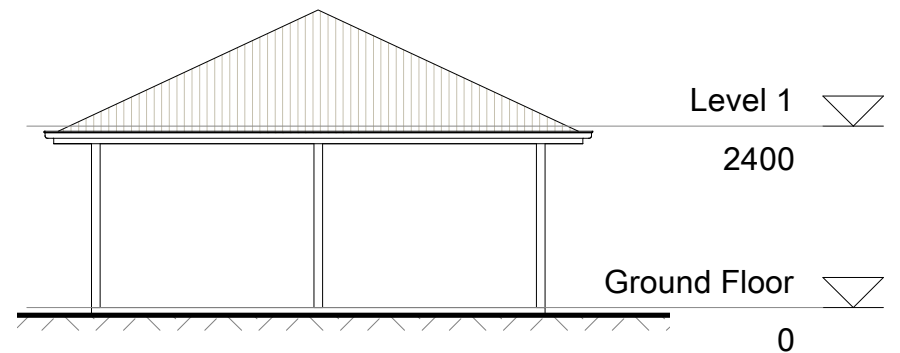
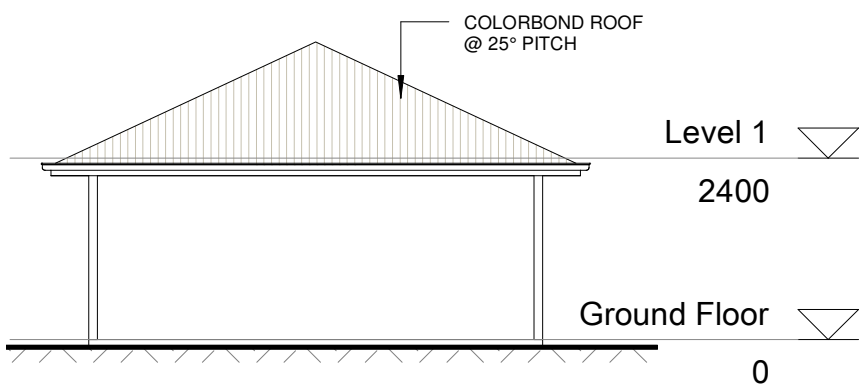
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1	22.7.21	ISSUED FOR CONCEPT	Project number	722-1
2	19.8.21	ISSUED FOR DA	Date	22/07/2021
			Drawn by	JG
			Scale	1 : 100 A3 SHEET



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Address : 9b Wittenoom Street Bunbury WA 6230



**Carport Floor Plan**  
1 : 100



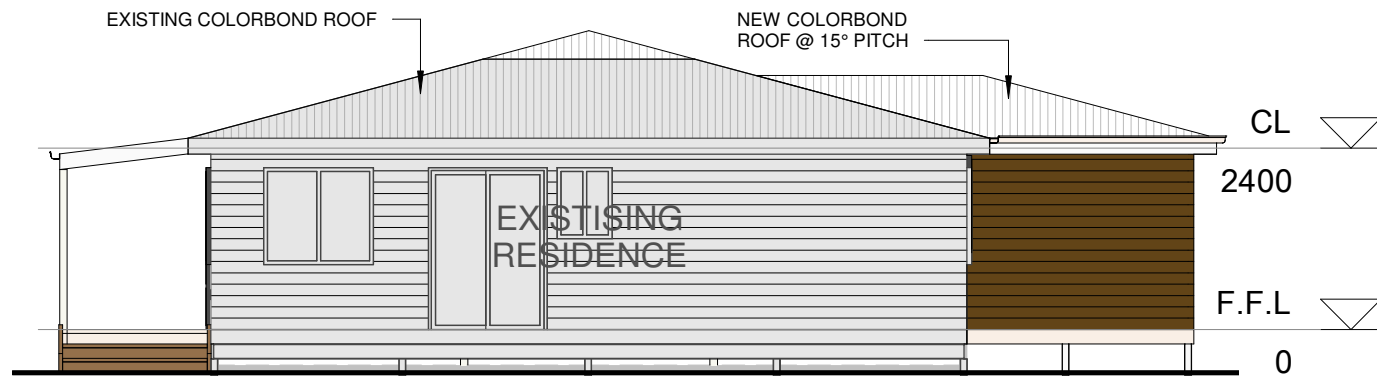
**General Notes**  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

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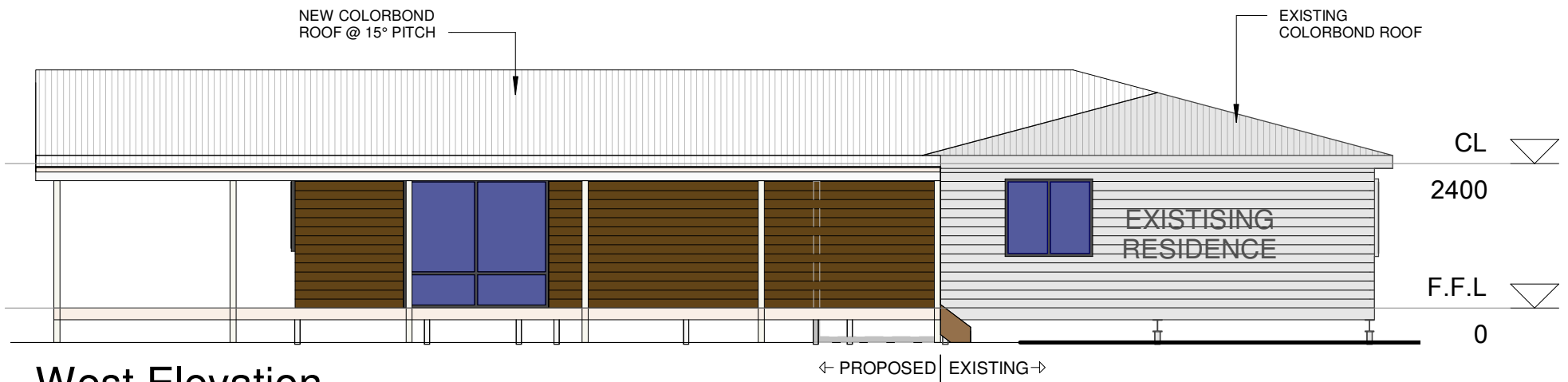
<p><b>Proposed Additions and Carport</b></p> <p>Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington</p>	<b>Revision Schedule</b>			<b>Carport Plan</b>	
	REV	DATE	DESCRIPTION	Sheet number	A04
	1	22.7.21	ISSUED FOR CONCEPT	Project number	722-1
				Date	22/7/21
				Drawn by	JG
				Scale	1 : 100      A3 SHEET



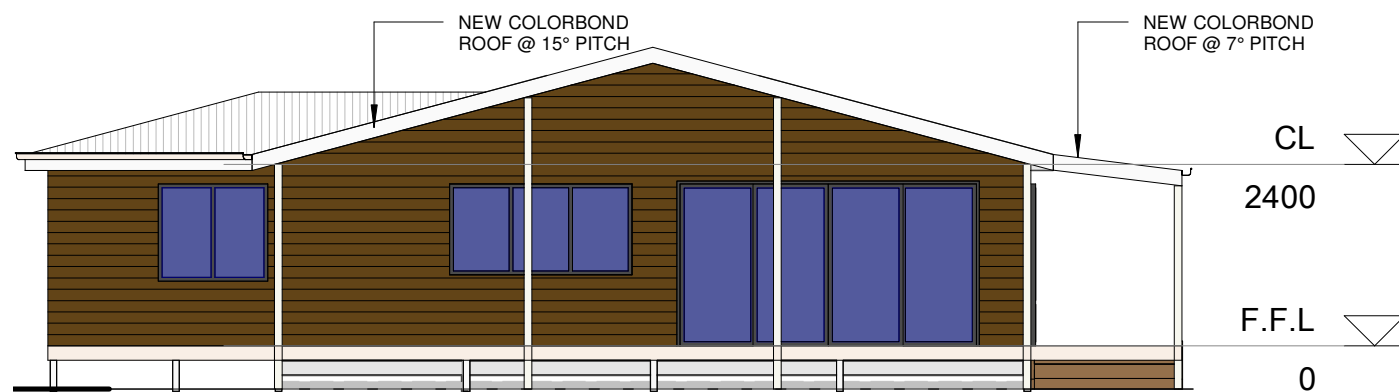
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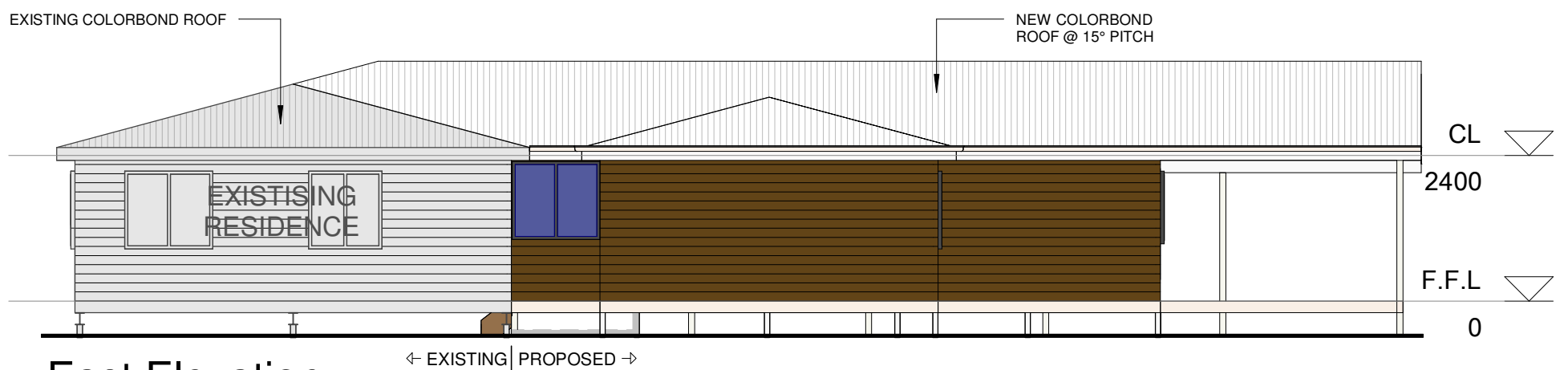
South Elevation  
1 : 100



West Elevation  
1 : 100



North Elevation  
1 : 100



East Elevation  
1 : 100

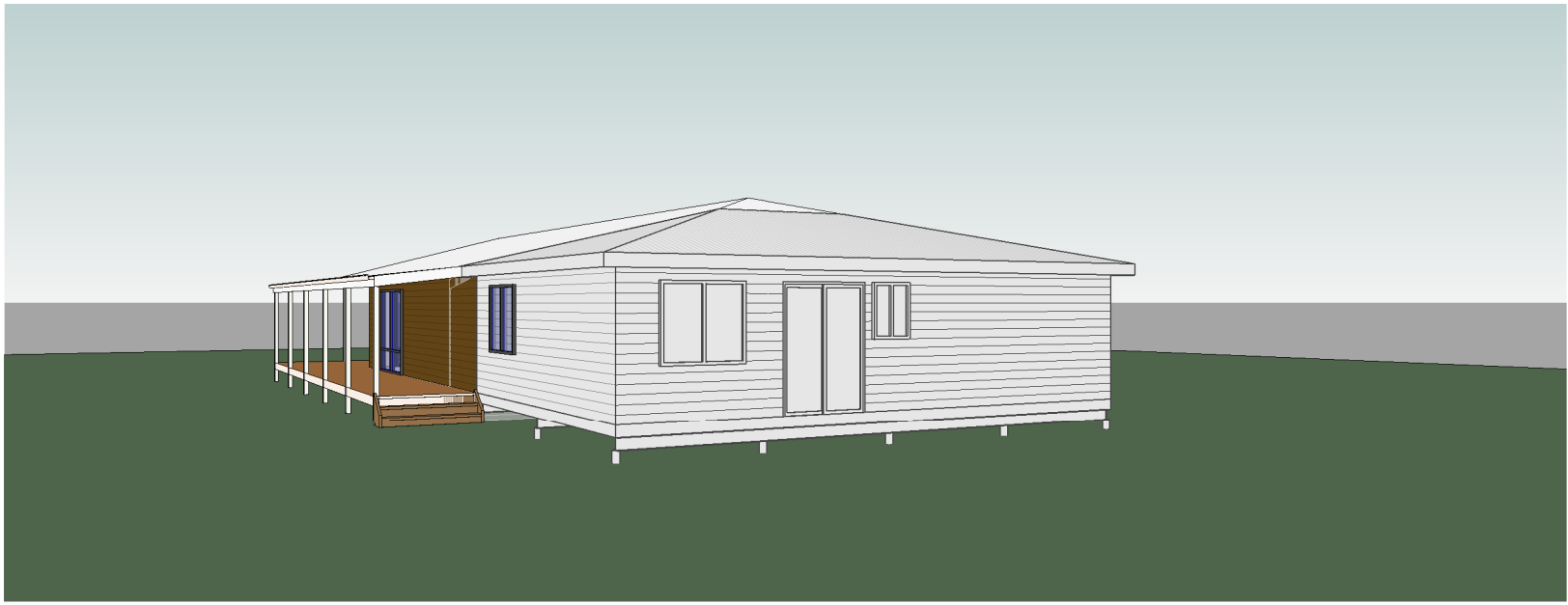
General Notes  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

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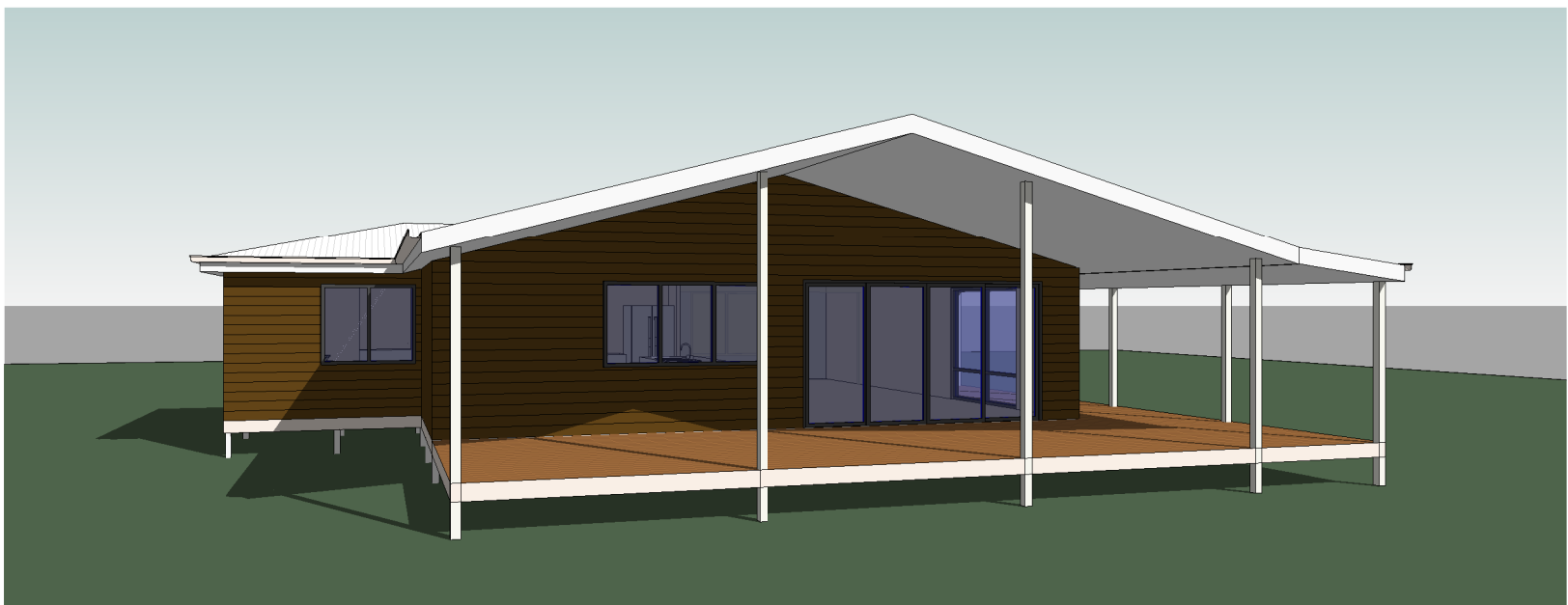
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Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington	1	22.7.21	ISSUED FOR CONCEPT	A05
	2	19.8.21	ISSUED FOR DA	Project number
				722-1
				Date
			22/07/2021	Drawn by
			JG	Scale
			1 : 100	A3 SHEET



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3D View 1



3D View 2



3D View 3

**General Notes**  
 All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
 All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works. The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

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Proposed Additions and Carport  Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington	Revision Schedule		3D Views	
	REV	DATE	DESCRIPTION	Sheet number
	1	22.7.21	ISSUED FOR CONCEPT	A06
	2	19.8.21	ISSUED FOR DA	Project number
				722-1
			Date	22/07/2021
			Drawn by	JG
			Scale	A3 SHEET



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 Address : 9b Wittenoom Street Bunbury WA 6230

## (Appendix ORD: 12.2.3C)

RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b>		Application for Development Approval – Grouped Dwelling – Lot 5 (37) Weetman Road, Wellington Mill						
<b>RISK THEME PROFILE:</b>		3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)						
<b>RISK ASSESSMENT CONTEXT:</b>		Operational						
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	Should Council refuse the application, and the proponent seek a review of that decision, there is likely to be a financial impact through the State Administrative Tribunal process.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	Conditions of the development approval are not complied with.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

## (Appendix ORD: 12.2.3D)

### CLAUSE 67 MATTERS TO BE CONSIDERED BY LOCAL GOVERNMENT

NO.	MATTER TO BE CONSIDERED	COMMENT OR NOT APPLICABLE (N/A)
(a)	The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area	As detailed in the Council agenda report.
(b)	The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving	The application has been assessed against the relevant planning framework and it is considered that conditionally approving the application would not conflict with the requirements of orderly and proper planning.
(c)	Any approved State planning policy	The proposed development is not considered to be intensification under SPP3.7 and the BMP addresses performance based solutions.
(d)	Any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)	N/A
(e)	Any policy of the Commission	N/A
(f)	Any policy of the State	N/A
(g)	Any local planning policy for the Scheme area	As detailed in the Council agenda report.
(h)	Any structure plan, activity centre plan or local development plan that relates to the development	N/A
(i)	Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015	N/A
(j)	In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve	N/A
(k)	The built heritage conservation of any place that is of cultural significance	N/A
(l)	The effect of the proposal on the cultural heritage significance of the area in which the development is located	N/A
(m)	The compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development	It is considered that the extension of the existing dwelling into a second grouped dwelling will not result in any significant impact on the visual amenity of the area nor will it dominate the landscape.
(n)	The amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	All the surrounding lots are of a similar size and used for a number of small agriculture and rural lifestyle purposes which form part of the rural character of the immediate area. Extension of the existing dwelling into a second grouped dwelling would not adversely impact on the rural character and amenity of the locality.
(o)	The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;	No negative impacts are expected to result. The dwelling extension will need to be connected to an approved waste water disposal system of sufficient size.
(p)	Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	No vegetation is proposed to be removed.



## (Appendix ORD: 12.2.3D)

No.	MATTER TO BE CONSIDERED	COMMENT OR NOT APPLICABLE (N/A)
(q)	The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;	Advice note advising landowner is responsible from implementation and management of bushfire measures in BMP recommended.
(r)	The suitability of the land for the development taking into account the possible risk to human health or safety;	N/A
(s)	The adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;	No additional access is proposed.
(t)	The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;	Additional traffic will be negligible.
(u)	The availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); (v) access by older people and people with disability	N/A
(v)	The potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	N/A
(w)	The history of the site where the development is to be located;	N/A
(x)	The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;	N/A
(y)	Any submissions received on the application;	No objections were received.
(za)	The comments or submissions received from any authority consulted under clause 66;	N/A
(zb)	Any other planning consideration the local government considers appropriate.	N/A



# Bushfire Management Plan

Lot 5 (37) Weetman Road, Wellington Mill

Shire of Dardanup

---

<b>Planning Stage:</b>	Strategic Proposal - Local Planning Scheme and Variation
<b>Planning Development Type:</b>	Addition to a Class 1, 2 or 3 Building (or associated 10a building or deck)
<b>Bushfire Policy – Specific Development or Use Type:</b>	N/A

---

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<b>Job Number:</b>	210518
<b>Assessment Date:</b>	21 June 2021
<b>Report Date:</b>	22 October 2021

---

## (Appendix ORD: 12.2.3E)

BPP Group Pty Ltd t/a Bushfire Prone Planning  
ACN: 39 166 551 784 | ABN: 39 166 551 784

Level 1, 159-161 James Street  
Guildford WA 6055

PO Box 388  
Guildford WA 6935

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### DOCUMENT CONTROL

PREPARATION				
Author:	Mike Scott (BPAD Level 3 - No. 27795)			
Co-Author:	Neil Stoney			
VERSION HISTORY				
Version	Version Details	Date		
1.0	Original	3 August 2021		
1.1	Additional clarification of non-compliance and status of the development not being an intensification of land use.	22 October 2021		
BMP (Simple DA-Non-Tourism) Template v8.6				
DISTRIBUTION				
Destination	Version	No. Copies	Hard Copy	Electronic Copy
<b>Person/Business:</b> Janine Eriksson / JE Planning <b>Email:</b> janine@jep.com.au	1.0	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Person/Business:</b> Simon Arlington <b>Email:</b> simon.allington@nutrien.com.au	1.0	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Limitation of Liability:</b> The measures contained in this Bushfire Management Plan, are considered to be minimum requirements and they do not guarantee that a building will not be damaged in a bushfire, persons injured, or fatalities occur either on the subject site or off the site while evacuating. This is substantially due to the unpredictable nature and behaviour of fire and fire weather conditions. Additionally, the correct implementation of the required bushfire protection measures will depend upon, among other things, the ongoing actions of the landowners and/or operators over which Bushfire Prone Planning has no control.</p> <p>All surveys, forecasts, projections and recommendations made in this report associated with the proposed development are made in good faith based on information available to Bushfire Prone Planning at the time. All maps included herein are indicative in nature and are not to be used for accurate calculations.</p> <p>Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.</p> <p><b>Copyright ©2020 BPP Group Pty Ltd:</b> All intellectual property rights, including copyright, in format and proprietary content contained in documents created by Bushfire Prone Planning, remain the property of BPP Group Pty Ltd. Any use made of such format or content without the prior written approval of Bushfire Prone Planning, will constitute an infringement on the rights of the Company which reserves all legal rights and remedies in respect of any such infringement.</p>				

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## EXECUTIVE SUMMARY

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The landowner of subject site at Lot 5 (number 37) Weetman Road, Wellington Mill proposes the extension of an existing ancillary dwelling, which is considered an additional grouped dwelling. The subject site is zoned as General Farming under the Shire of Dardanup Local Planning Scheme. The Local Planning Scheme allows for discretionary approval of an additional grouped dwelling in a Rural zone, and Council Policy considers this appropriate for lots greater than 20 hectares. The subject lot is 13.47 hectares, and thus the landowner seeks a variation to policy to allow the development. This Bushfire Management Plan has been developed to support the above variation.

The residence and ancillary dwelling are currently subject to BAL-12.5 and the proposed extension has been assessed as BAL-19. The assessed BALs of the buildings results from forest vegetation of various structures within the area, and pastoral grassland both onsite and offsite. The forests are semi-continuous with the extensive forests of the locality but are effectively separated from the subject buildings. The BAL-19 rating to the proposed extension is due to the pastoral grassland, which has been classified as a worst-case scenario and is likely to be slashed or grazed prior to the bushfire season.

The proposal does not include a change of land use or a development type which would require the application of SPP 3.7. The proposal cannot be considered an intensification of land use under the relevant bushfire provisions as:

- All occupants are the same family unit
- The number of occupants will remain the same
- No commercial, professional or community uses are proposed
- There are no high-risk activities or materials proposed
- No vulnerable uses (tourism) are proposed
- No subdivision or change of land use is proposed
- Any proposal of future intensification is unlikely to be supported due to the inability of the site to comply with the bushfire provisions due to the legacy local road network.

It must also be noted that as there is no intensification or change in land use.

The landowner has included the installation of a 10,000L firefighting water tank in the site plans to service both buildings. The vehicular access to the site is constrained by the existing lot layout and road network and does not meet the specifications of the Bushfire Protection Criteria outlined in The Guidelines for Planning in Bushfire Prone Areas (WAPC 2017). A variation has been provided in Section 3.2 of this Plan.

The extension to the proposed building will improve the risk of building ignition, and the addition of APZ's and water tank for fire fighting has reduced the bushfire risk to occupants and firefighters.

## 1 PROPOSAL DETAILS

---

### 1.1 Description and Associated Plans and Maps

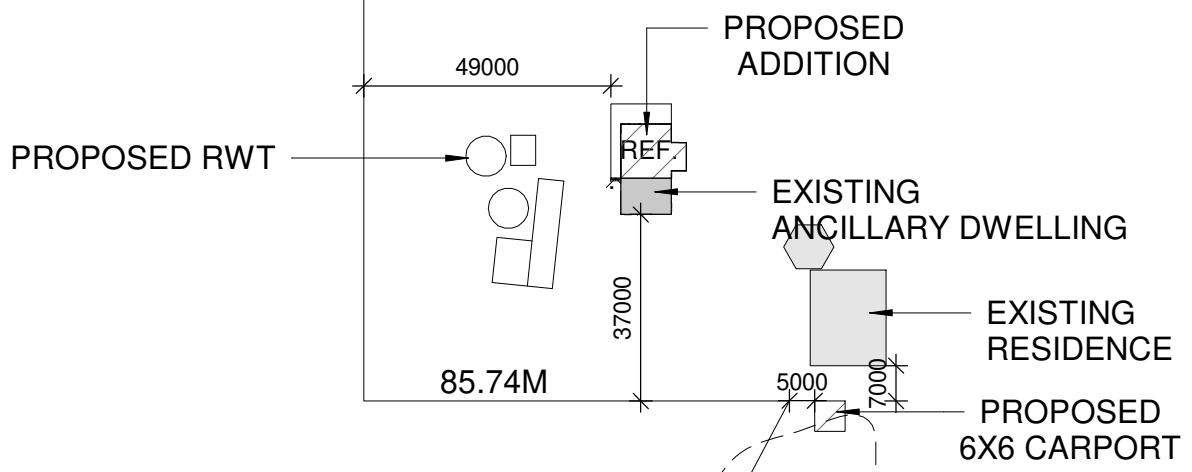
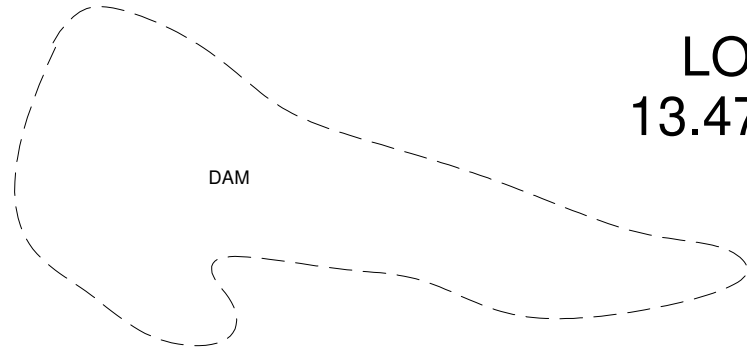
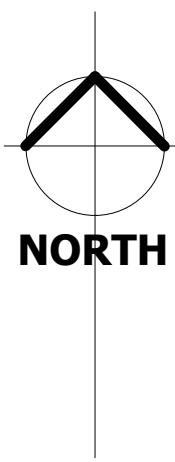
Landowner / Proponent:	Simon Arlington
Bushfire Prone Planning Commissioned to Produce the Bushfire Management Plan (BMP) By:	Janine Eriksson / JE Planning
For Submission To:	Shire of Dardanup
Purpose of the BMP:	To accompany a planning application
'Development' Site Total Area:	13.4727 hectares
No. of Existing/Proposed Lots:	N/A

485.2M

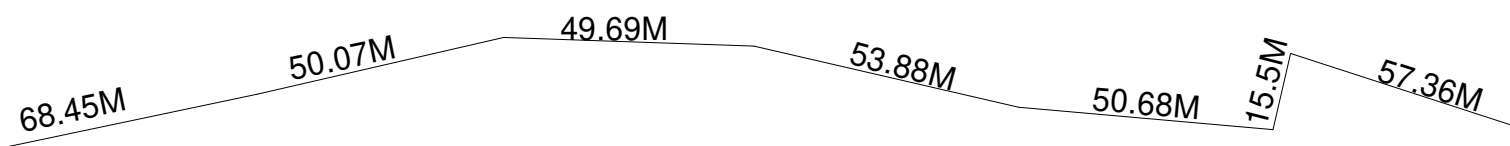
251.46M

283.5M

LOT 5  
13.4727ha



WEETMAN ROAD  
118.32M  
60.31M



Site Plan  
1 : 1500

**General Notes**  
All materials and work practices shall comply with the Building Code of Australia 2019 and all relevant current Australian Standards.  
All dimensions and levels are to be checked and verified by owner/builder and any discrepancies in the documents must be resolved before ordering or commencement of any works.  
The contractor/builder is responsible for setting out and checking all levels and measurements onsite.

**Proposed Additions and Carport**  
  
Lot 5 (#37) Weetman Road, Wellington Mills For S. Allington

		REVISION SCHEDULE	Site Plan
REV	DATE	DESCRIPTION	Sheet number: A01
1	22.7.21	ISSUED FOR CONCEPT	Project number: 722-1
			Date: 22/07/2021
			Drawn by: JG
			Scale: 1 : 1500



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Address : 9b Wittenoorn Street Bunbury WA 6230

1.2 The Specific 'Land Use' and the Bushfire Planning Requirements

SPP 3.7, the associated Guidelines and Position Statements, define certain land uses that require additional and/or alternative bushfire related assessment and additional information to be provided. This is necessary to facilitate planning application assessment and for subsequent operational use.

When such a proposal is unable to fully achieve the implementation of all required bushfire protection measures - as established by the 'acceptable solutions' contained in the Guidelines and Position Statements – further assessments and the development of additional protection measures are required.

The classification that applies to the proposal is identified in Table 1.2, along with the required additional assessments and information and the form and location in which this is provided.

Table 1.2: The determined land use and assessment/information requirements.

THE PROPOSAL CLASSIFICATION AND BUSHFIRE PLANNING REQUIREMENTS		
Assessment / Information / Documents Detail		
The proposed planning application is determined to be:		Strategic Planning Proposal
Attributes of the development application that have enabled the classification:		Application for Variation to Council Policy in implementing the Local Planning Scheme
The Policies, Guidelines and Position Statements against which the proposed land use will be assessed, and which guide the information to be provided. <sup>1</sup>	SPP 3.7	<input checked="" type="checkbox"/>
	Guidelines including the BPC	<input checked="" type="checkbox"/>
	Guidelines excluding the BPC	n/a
	Position Statement - BPC Element 1 and 2	<input checked="" type="checkbox"/>
	Position Statement - Tourism	n/a
The documents and the information developed and the format and location in which they are provided.	Bushfire Management Plan (BMP)	<input checked="" type="checkbox"/> Separate Document
	Risk Management Plan (RMP)	n/a
	Risk Assessment and Treatment Plan	n/a
	Bushfire Emergency Plan (BEP)	n/a
	BEP Supporting Information	n/a
	Additional bushfire protection measures	n/a
	Owner/operator additional responsibilities associated with the land use.	<input type="checkbox"/> In BMP s4
Note 1: State Planning Policy 3.7 Planning in Bushfire Prone Areas; Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3; Bushfire Protection Criteria (BPC) established in the Guidelines; Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design WAPC November 2019; Position Statement: Tourism land uses in bushfire prone areas WAPC October 2019.		



**2 POTENTIAL BUSHFIRE IMPACT ASSESSMENT**

**2.1 Assessment Input**

**2.1.1 Fire Danger Index (FDI) Applied**

AS 3959:2018 Table 2.1 specifies the fire danger index values to apply for different regions. The values used in the model calculations are for the Forest Fire Danger Index (FFDI) and for which equivalent representative values of the Grassland Fire Danger Index (GFDI) are applied as per Appendix B. The values can be modified if appropriately justified.

Table 2.1: Applied FDI Value

FDI VALUE			
Vegetation Areas	As per AS 3959:2018 Table 2.1	As per DFES for the Location	Value Applied
1-4	80	N/A	80

**2.1.2 Vegetation Classification and Effective Slope**

**Classification:** Bushfire prone vegetation identification and classification has been conducted in accordance with AS 3959:2018 s2.2.3 and the Visual Guide for Bushfire Risk Assessment in WA (DoP February 2016).

When more than one vegetation type is present, each type is identified separately, and the applied classification considers the potential bushfire intensity and behaviour from the vegetation types present and ensures the worst case scenario is accounted for – this may not be from the predominant vegetation type.

The vegetation structure has been assessed as it will be in its mature state (rather than what might be observed on the day). Areas of modified vegetation are assessed as they will be in their natural unmodified state (unless maintained in a permanently low threat, minimal fuel condition, satisfying AS 3959:2018 s2.2.3.2(f) and asset protection zone standards). Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its revegetated mature state.

**Effective Slope:** Refers to the ground slope under each area of classified vegetation and is described in the direction relative to the view from the building or proposed development site. Effective slope is not the same as 'average slope', rather it is the slope which most significantly influences fire behaviour. This slope has a direct and significant influence on a bushfire's rate of spread and intensity.



Where there is a significant change in effective slope under an area of classified vegetation, that will cause a change in fire behaviour, separate vegetation areas will be identified to enable the correct assessment.



When the effective slope, under a given area of bushfire prone vegetation, will be different relative to multiple proposed development sites, then the effective slopes corresponding to the different locations, are separately identified.

Table 2.2: Vegetation classification and effective slope.

ALL VEGETATION WITHIN 150 METRES OF THE PROPOSED DEVELOPMENT				
Vegetation Area	Identified Vegetation Types <sup>1</sup> or Description if 'Excluded'	Applied Vegetation Classification <sup>1</sup>	Effective Slope (degrees) <sup>2</sup> (AS 3959:2018 Method 1)	
			Assessed	Applied Range
1	Sown pasture G-26	Class G Grassland	4	downslope >0-5
2	Sown pasture G-26	Class G Grassland	0	upslope or flat
3	Open forest A-03	Class A Forest	0	upslope or flat
4	Gardens, slashed or heavily grazed grasses, and lone or small stands of trees with no understorey.	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	N/A	N/A
Representative photos of each vegetation area, descriptions and classification justification, are presented on the following pages. The areas of classified vegetation are defined, and the photo locations identified on Figure 3.1, the vegetation and topography map.				
Note <sup>1</sup> : Described and classified as per AS 3959:2018 Table 2.3 and Figures 2.3 and 2.4 (A)-(H)				
Note <sup>2</sup> : Effective slope measured as per AS 3959:2018 Section 2.2.5 and Appendix B Part B4				

# (Appendix ORD: 12.2.3E)

VEGETATION AREA 1	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Types Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Winter growth of pasture. The vegetation is likely to be slashed or grazed prior to bushfire season but has been classified as a precautionary approach.
 <p style="font-size: small; text-align: right;">Collie Hospital 33.4531, 115.91192, 146.2m, 281° 21/06/2021 13:46:34</p>	 <p style="font-size: small; text-align: right;">Collie Hospital 33.45366, 115.91141, 143.0m, 277° 21/06/2021 13:49:50</p>
Photo ID: 1	Photo ID: 2

VEGETATION AREA 2	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Types Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Winter growth of pasture. The vegetation is likely to be slashed or grazed prior to bushfire season but has been classified as a precautionary approach.
 <p style="font-size: small; text-align: right;">Collie Hospital 33.45377, 115.91191, 143.0m, 246° 21/06/2021 13:18:42</p>	 <p style="font-size: small; text-align: right;">Collie Hospital 33.45424, 115.91277, 145.9m, 153° 21/06/2021 13:21:55</p>
Photo ID: 3	Photo ID: 4

# (Appendix ORD: 12.2.3E)

## VEGETATION AREA 3

**AS 3959:2018 Vegetation Classification Applied:** Class G Grassland

**Vegetation Types Present:** Pine plantation      Open forest A-03

**Description/Justification:** Discontinuous sections of forest vegetation with greatly variable plant demographics. Peppermint, marri, jarrah, and pine trees 15-20 metres tall with 50-80% canopy cover. Understory includes juveniles, grasses, bracken, and acacia.



Photo ID: 5



Photo ID: 6



Photo ID: 7



Photo ID: 8



Photo ID: 9



Photo ID: 10

# (Appendix ORD: 12.2.3E)

## VEGETATION AREA 4

**AS 3959:2018 Vegetation Classification Applied:**

Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation

**Description/Justification:**

Gardens, slashed or heavily grazed grasses, and lone or small stands of trees with no understorey.



Photo ID: 11



Photo ID: 12



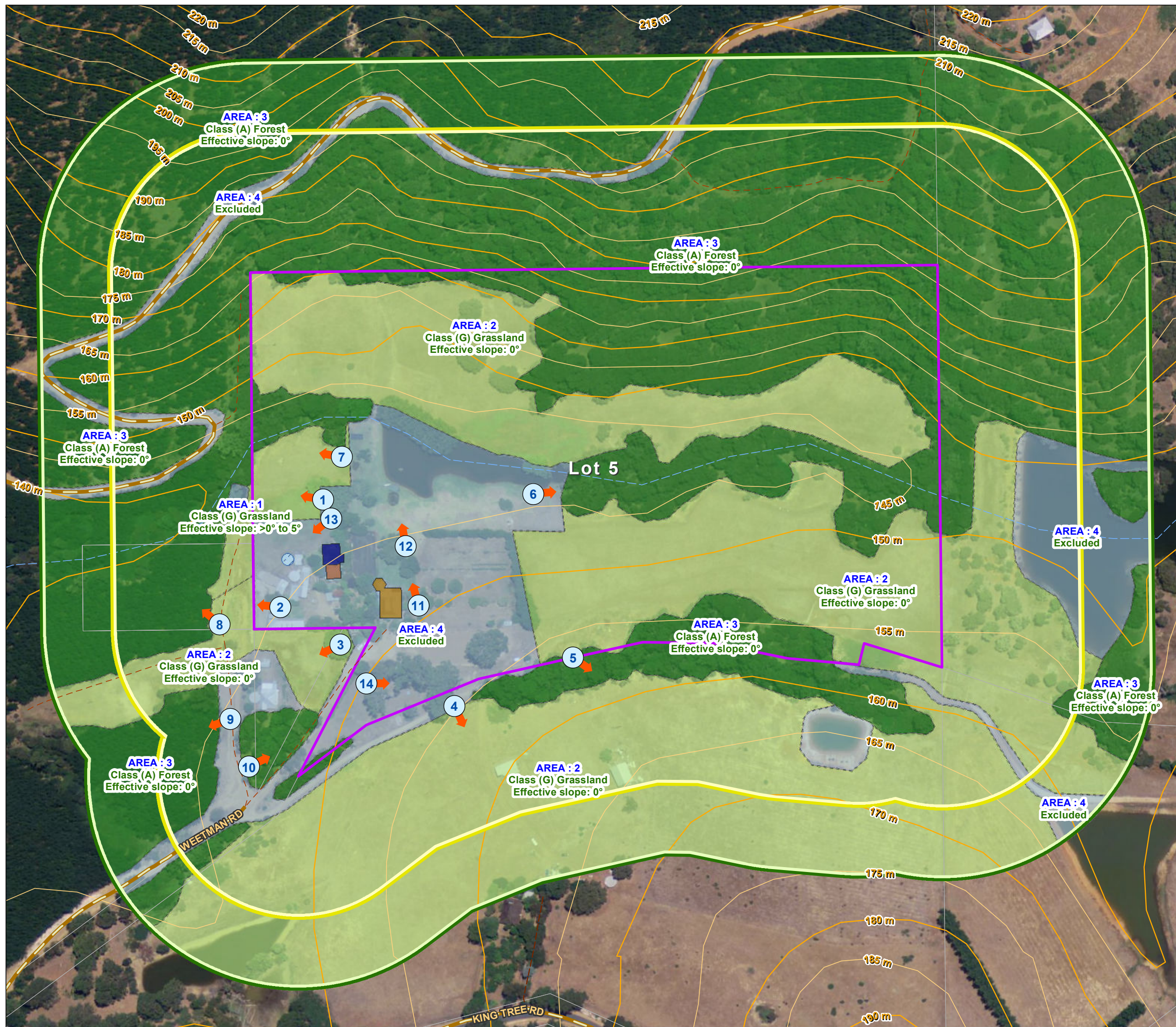
Photo ID: 13



Photo ID: 14

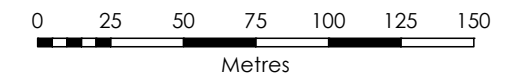
Figure 2.1  
(Appendix B) **ORD: 12.2.3E)**  
**Classified Vegetation**

Lot 5 on Plan/Diagram P022113, Area : 13.47 ha  
37 Weetman Road,  
WELLINGTON MILL 6236  
**SHIRE OF DARDANUP**

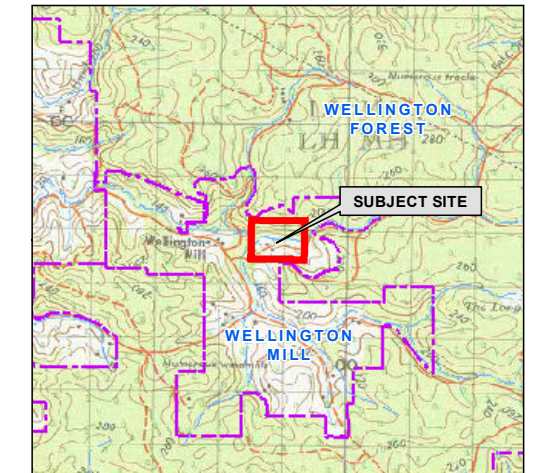


----- LEGEND -----

- Subject Site
- Other Lots
- ↖ Photo & Direction
- Existing Building**
- Residence
- Ancillary Dwelling
- Proposed Building**
- Extension
- Water Tank
- Vegetation Assessment Area**
- 150m from Subject Site
- 100m from Subject Site
- Classified Vegetation**
- Class (A) Forest
- Class (G) Grassland
- Exclusion 2.2.3.2



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP  
Image Date : Feb 2017

Coordinate System: GDA 1994 MGA Zone 50  
Projection: Universal Transverse Mercator Units: Metre  
Map compiled by: Neil 3/08/2021  
Map updated by: Neil 3/08/2021  
A3 Scale 1:2,600

**BUSHFIRE PRONE PLANNING**

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.  
Map Document Path / Name: K:\Projects\Jobs 2021\210518 - Lot 5 (37) Weetman Road Wellington Mills (BMP)\Mapping\MXD\210518\_BMP\_Fig3-1\_VEG\_Lot5 37 Weetman Rd Wellington Mills.mxd

Figure 2.2  
 (Appendix B, Part 3E)

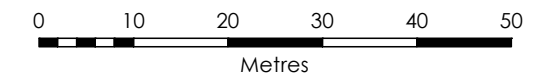
**Distances**

Lot 5 on Plan/Diagram P022113, Area : 13.47 ha  
 37 Weetman Road,  
 WELLINGTON MILL 6236  
**SHIRE OF DARDANUP**

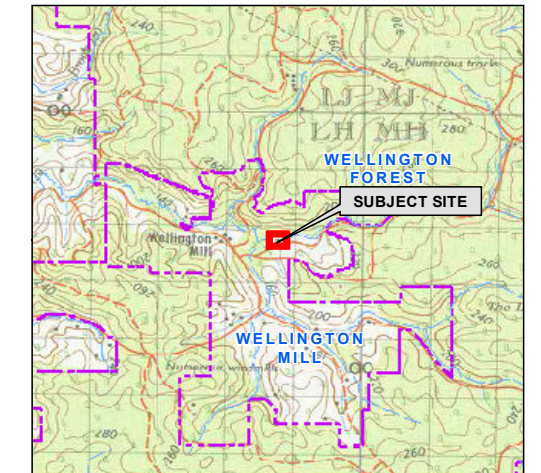


----- **LEGEND** -----

- Subject Site
- Other Lots
- Existing Building**
- Residence
- Ancillary Dwelling
- Proposed Building**
- Extension
- Water Tank
- Classified Vegetation**
- Class (A) Forest
- Class (G) Grassland
- Vegetation Distance



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP  
 Image Date : Feb 2017

Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Neil 3/08/2021  
 Map updated by: Neil 3/08/2021  
 A3 Scale 1:800

### 2.1.3 Vegetation Separation Distance

The vegetation separation distance is the horizontal distance measured from the relevant parts of an existing building or a future building's planned location (within a lot), to the determined edge of an area of classified vegetation.

This separation distance applied to determining a Bushfire Attack Level (BAL) can be either:

- The measured distance – for which the location of the building relative to the edge of classified vegetation must be known. This will result in single determined BAL that will apply to a building. (The measured distance is a required calculation input); or
- A calculated minimum and maximum distance (range) that will correspond to each individual BAL. The calculated distances provide an indicative (or achievable) BAL for which the determined BAL will be dependent on the known location of the building relative to the edge of classified vegetation.

The calculated range of distances corresponding to each BAL can be presented in different formats (tables or a BAL contour map), dependent on the form of information that is most appropriate for the proposed development/use. These distance ranges corresponding to BAL(s) will be presented in Section 2.2: 'Assessment Output'.

For the proposed development/use, the applicable vegetation separation distances will be presented within the Bushfire Management Plan in this location:

In Section 3.2 'Assessment Output' as a table containing the calculated ranges of distance corresponding to each BAL and, as applicable, stating the indicative (achievable) BAL's.



## 2.2 Assessment Output

### UNDERSTANDING THE RESULTS OF THE BUSHFIRE IMPACT ASSESSMENT

#### **Bushfire Attack Levels (BALs) – Their Application in the Building Environment is Different to the Planning Environment**

In the building environment, a **determined BAL** is required for the proposed construction at the building application stage. This is to inform approval considerations and establish the bushfire construction standards that are to apply. An indicative BAL is not acceptable for a building application.

In the planning environment, through the application of SPP 3.7 and associated Guidelines, the deemed to satisfy requirement for a proposed 'development site' or sites (defined by the LPS Amendment Regulations 2015 as "that part of a lot on which a building that is the subject of development stands or is to be constructed"), is that a BAL-29 or lower rating can be achieved once all works associated with the proposal are completed. For planning approval purposes, an **indicative BAL** can provide the required information.

#### **Determined Bushfire Attack Level**

A determined BAL is to apply to an existing building or the 'development site' on which the building is to be constructed and not to a lot or building envelope. Its purpose is to state the potential radiant heat flux to which the building will be exposed, thereby determining the construction standard to be applied.

A determined BAL cannot be given for a future building whose design and position on the lot are unknown or the vegetation separation distance has not been established. It is not until these variables have been fixed that a determined BAL can be stated, and a BAL Certificate can be issued.

The one exception is when a building **of any dimension** can be **positioned anywhere** on a proposed lot (within R-Code building setbacks) or within a defined building envelope, and always remain subject to the same BAL, regardless of the retention of any existing classified vegetation either onsite or offsite.

#### **Indicative Bushfire Attack Level**

If a BAL is not able to achieve 'determined' status it will be an indicative BAL. It indicates the BAL that can be achieved by the proposed development/use. However, it is conditional upon an assessment variable(s) being confirmed at a later stage (e.g. the building location is established/changed, or vegetation is modified/removed to establish the vegetation separation distance).

A BAL certificate cannot be issued for an indicative BAL – unless that BAL cannot vary (refer to 'Determined BAL' above).

In table form, a single or a range of indicative BAL(s) may be presented. If a single indicative BAL is stated for a defined area (i.e. the lot or building envelope), this will be the highest indicative BAL impacting the defined area.

The BAL can only become a determined BAL once the actual location of that building on the land is known and/or the required minimum vegetation separation distance corresponding to the relevant BAL contour is established (refer to Table 2.x).

Table 2.4: BAL assessment results.

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT RESULTS <sup>1</sup>								
The Building Being Assessed (Description)	Vegetation Area	Vegetation Classification	BAL Determination Method Applied (AS 3959:2018)	Effective Slope Under Classified Vegetation (degrees)	Site Slope (degrees)	Separation Distance to Classified Vegetation (metres)	Other Method 2 Inputs Also Applied <sup>1</sup>	Bushfire Attack Level
Existing Residence	1	Class G Grassland	Method 1	Downslope >0-5	AS 3959 M1 default	57	NO	BAL-LOW
	2	Class G Grassland	Method 1	Upslope or flat 0	AS 3959 M1 default	24	NO	BAL-12.5
	3	Class A Forest	Method 1	Upslope or flat 0	AS 3959 M1 default	72	NO	BAL-12.5
	4	Excluded AS3959:2018 2.2.3.2 (f)	N/A	-	-	-	-	BAL-LOW
	<b>DETERMINED BUSHFIRE ATTACK LEVEL</b>							
Ancillary Dwelling and Proposed Extension	1	Class G Grassland	Method 1	Downslope >0-5	AS 3959 M1 default	17	NO	BAL-19
	2	Class G Grassland	Method 1	Upslope or flat 0	AS 3959 M1 default	38	NO	BAL-12.5
	3	Class A Forest	Method 1	Upslope or flat 0	AS 3959 M1 default	66	NO	BAL-12.5
	4	Excluded AS3959:2018 2.2.3.2 (f)	N/A	-	-	-	-	BAL-LOW
	<b>DETERMINED BUSHFIRE ATTACK LEVEL</b>							
BAL Status Statement:	No vegetation removal is proposed and thus the existing buildings and proposed works are subject to a determined BAL.							
<p>Note<sup>1</sup> All assessment inputs applied are presented in Section 2.1.</p> <p>The vegetation area presenting the worst potential bushfire impact to each assessed existing/future building and its associated assessment parameters is identified by the highlighted row.</p> <p>The separation distances are also annotated on the relevant site map unless a BAL contour map has also been developed for this BMP.</p>								

### 3 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA ESTABLISHED BY THE GUIDELINES

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For a development application that is not a 'Tourism Land Use' to be considered compliant with SPP 3.7, it must satisfy (achieve) the intent of each of the four elements of the bushfire protection criteria. These criteria are established by the *Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3*). Compliance can be achieved by either:

- Meeting all applicable acceptable solutions corresponding to each element (i.e. the minimum bushfire protection measures that are deemed to satisfy planning requirements); or
- Where an acceptable solution cannot be met, by developing a performance solution that satisfies the established requirements.

3.1 Assessment Detail

Element 1: Location	
<p><b>Intent:</b> 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.</p>	
<p><b>Compliance:</b> How the proposed development achieves the intent of Element 1:</p>	<p>By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)</p>
<p><b>ASSESSMENT (COMPLIANCE) STATEMENTS</b></p>	
<p>For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the <i>Guidelines (WAPC 2017 v1.3)</i> and apply the interpretation guidance established by the <i>Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design (WAPC Nov 2019)</i>.</p>	
<p><b>Acceptable Solution: A1.1: Development Location</b></p>	
<p><b>ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES</b></p>	
<p>The existing residence and ancillary dwelling onsite and the proposed extensions are located such that BAL-40 or BAL-FZ construction standards will not be required to be applied.</p>	
<p><b>ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE POSITION STATEMENT</b></p>	
<p>The position statement establishes that:</p> <ul style="list-style-type: none"> <li>• The source of risk (the hazard) to be considered in Element 1 is the “level of bushfire exposure” from the type and extent of bushfire prone vegetation and the topography of the land on which it exists; and</li> <li>• “Consideration should be given to the site context” which includes the land both “within and adjoining the subject site”. The “hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context.”</li> </ul> <p>The position statement also recognises:</p> <ul style="list-style-type: none"> <li>• That the proposed development site and its surrounding land may be part of an area “identified for development or intensification of land use prior to the release of SPP 3.7”; consequently</li> <li>• Consideration by decision-makers “should also be given to improving bushfire management of the site and surrounding area, thereby reducing the vulnerability of people property and infrastructure to bushfire”; and</li> <li>• The application of mitigation measures to lessen the risk to the broader area would include improvements to the local road network (including emergency access ways), improvements/additions to firefighting water supply and increasing separation distance from the hazard.</li> </ul>	
<p><b>The Hazard Within the Subject Site</b></p> <p>The subject lot is over 13 hectares and contains a mixture of forest, grassland, and low threat vegetation.</p> <p>A section of remnant Class A Forest follows the northern and north-eastern boundary of the lot. This vegetation is continuous with offsite forests and can may be impacted by an extended fire run. The remnant forest is onsite, but due to the size of the lot the buildings under assessment are approximately 160m from this forest and is thus outside the assessment area.</p> <p>A smaller section of onsite Class A Forest follows the watercourse and is approximately 60 metres at its widest point. It is partially continuous with offsite forest vegetation to the west and onsite to the north. Given the very high moisture content and limited fire run available, this vegetation is unlikely to experience extreme fire behaviour. The buildings</p>	

## Element 1: Location

under assessment are approximately 135m from this forest and are thus within the assessment area but do not influence the assessed BAL.

Onsite grassland has been classified due to winter growth but is likely to be reduced to low threat prior to the bushfire season. Pastural grassland on the subject lot is generally managed, slashed or heavily grazed near the assessed buildings, along with maintained either as gardens or lawns.

The primary bushfire threat from bushfire prone vegetation remaining within the lot will be embers. This threat will be mitigated by the application of appropriate building design, bushfire construction standards and the ongoing maintenance of the APZ to ensure the buildings will not be impacted by consequential fire within combustible materials used, stored or accumulated within the APZ.

### **The Hazard Adjoining the Subject Site**

Bushfire prone vegetation within the rural residential locality exists as native vegetation classified as Class A Forest and Class G Grassland. Most of the land within the locality supports this vegetation except for the asset protection zones surrounding existing dwellings.

The Class A Forest vegetation is greatly variable in structure and species demographic, including peppermint woodland, pine plantations and remnant forests. These forests are partially fragmented by the road network, but major continuous fire runs are available in all directions, particularly from the Wellington Discovery Forest to the north and east outside the assessment area and through the pine plantation immediately west of the subject lot.

The potential exists for extreme bushfire behaviour in the local area and the local landscape, and the site is likely to be impacted by a bushfire at some stage. The current management measures around the subject buildings, and strict maintenance of the APZ, along with application of AS 3959 construction standards to the proposed extensions, will greatly improve the performance of the buildings against bushfire attack.

**Element 2: Siting and Design of Development**

**Intent:** To ensure that the siting and design of development (note: not building/construction design) minimises the level of bushfire impact.

**Compliance:** How the proposed development achieves the intent of Element 2: By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)

**ASSESSMENT (COMPLIANCE) STATEMENTS**

For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the *Guidelines (WAPC 2017 v1.3)* and apply the interpretation guidance established by the *Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design (WAPC Nov 2019)*.

**Acceptable Solution: A2.1: Asset Protection Zone**

**THE APZ - DEVELOPMENT SITING AND DESIGN PLANNING REQUIREMENTS**

The necessary outcome of bushfire planning for development siting and design, is to ensure that a building can be located within the developable portion of any lot (i.e. outside those parts of the lot that form the required R-Code building setbacks, or any other excluded area), and be subject to potential radiant heat from a bushfire not exceeding 29 kW/m<sup>2</sup> (i.e. a maximum BAL of BAL-29).

This will be achieved when the size of the "low fuel area immediately surrounding a building", the asset protection zone (APZ), is large enough. This requires a certain separation distance to exist between the building and areas of classified vegetation. These are the BAL-29 APZ dimensions and they will vary dependent on site specific parameters.

The APZ should be contained solely within the boundaries of each lot, except in instances where the neighbouring lot(s) or adjacent public land will be managed in a low-fuel state on an ongoing basis, in perpetuity.

Where possible, planning for siting and design should incorporate elements that include non-vegetated areas (e.g. roads/parking/drainage) and/or formally managed areas of vegetation (public open space/recreation areas/services installed in a common section of land), as either part of the required APZ dimensions or to additionally increase separation distances to provide greater protection. These elements create robust and easier managed asset protection zones.

**THE ASSESSMENT**

The existing buildings on the subject lot are currently surrounded by an APZ that will limit the potential radiant heat impact of a bushfire. The existing residence and ancillary dwelling are currently subject to 12.5 kW/m<sup>2</sup> (BAL-12.5) and the proposed extension to the ancillary dwelling (including the existing building) is currently subject to 19 kW/m<sup>2</sup> (BAL-19). The required APZ specifications of width, location and management are achieved.

**APZ Width:** The required APZ dimensions to ensure buildings are subject to their assessed BAL (measured from any external wall or supporting post or column to the edge of the classified vegetation), has been determined in Section 2.2 of this BMP and are:

Building	Bushfire Attack Level	Vegetation Area	Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Required Minimum Separation Distance
Existing Residence	BAL-12.5	1	Class G Grassland	Downslope >0-5	20
		2	Class G Grassland	Upslope or flat 0	17
		3	Class A Forest	Upslope or flat 0	42

Element 2: Siting and Design of Development

		4	Excluded AS3959:2018 2.2.3.2 (f)	-	-
Ancillary Dwelling and Proposed Extension	BAL-19	1	Class G Grassland	Downslope >0-5	14
		2	Class G Grassland	Upslope or flat 0	12
		3	Class A Forest	Upslope or flat 0	31
		4	Excluded AS3959:2018 2.2.3.2 (f)	-	-

**APZ Location:** Asset Protection Zones of the widths stated above are contained solely within the boundaries of the lot. No vegetation modification/removal is required.

**APZ Management:** All vegetation that will require future management is onsite and therefore under the control of the landowner. Retained vegetation will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'. The APZ specifications are also detailed in Appendix 1.

**Element 3: Vehicular Access**

**Intent:** To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

**Compliance:** How the proposed development achieves the intent of Element 3:

By meeting all applicable acceptable solutions except A3.1 for which a variation is developed and justified.

**ASSESSMENT (COMPLIANCE) STATEMENTS**

For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the *Guidelines (WAPC 2017 v1.3)*.

**Acceptable Solution: A3.1: Two Access Routes**

The subject lot is serviced by Weetman Road and requires approximately 380 metres of travel before two directions of continuous travel to different destinations are available from King Tree Road. Weetman Road travels through extreme hazard bushfire prone vegetation to reach King Tree Road.

King Tree Road travelling eastbound does not meet the technical requirements of A3.2 regarding horizontal clearance or trafficable surface.

Therefore, two access routes should be considered available when Wellington Forest Road or Wellington Mill Road is met after approximately 500 metres of travel

There are no options available (including provision of an emergency access way) to provide an additional access route to a different destination within 200 metres of the furthest lot boundary.

The intent of the element can be achieved due to the nature and scale of the proposal and is discussed as a variation in Section 3.3.

**Acceptable Solution: A3.2: Public Road**

Weetman, King Tree and Wellington Mill Roads are existing public roads meeting the construction technical requirements established by the Guidelines and/or the local government.

A3.2 is met for the available access route. King Tree Road eastbound does not meet the technical requirements.

Note: The local government roads are well maintained and are considered all-weather roads safe for all road users.

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

Weetman Road is an existing cul-de-sac with a length greater than 200 metres. A variation is discussed in Section 3.3.

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

N/A

**Acceptable Solution: A3.5: Private Driveways**

The construction technical requirements established by the Guidelines and/or the local government can and will be complied with. These requirements are set out in Appendix 2.

**Acceptable Solution: A3.6: Emergency Access Way**

An Emergency Access Way is installed and signed at the terminus of Weetman Road through to King Tree Road and is available for use as required. This route does not meet the requirements of length or trafficable surface set out in Appendix 2 and is thus not an acceptable solution.

**Acceptable Solution: A3.7: Fire Service Access Routes**



## (Appendix ORD: 12.2.3E)

### Element 3: Vehicular Access

N/A

#### **Acceptable Solution: A3.8: Firebreak Width**

The subject lot will comply with the requirements of the Shire of Dardanup Fire Prevention Order issued under s33 of the Bush Fires Act 1954.

## (Appendix ORD: 12.2.3E)

### Element 4: Water

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

**Compliance:** How the proposed development achieves the intent of Element 4:

By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)

#### ASSESSMENT (COMPLIANCE) STATEMENTS

For each applicable acceptable solution, the following statements present the results of the assessment of the proposed development/use against the requirements established by the *Guidelines* (WAPC 2017 v1.3).

#### Acceptable Solution: A4.1: Reticulated Areas

N/A

#### Acceptable Solution: A4.2: Non-Reticulated Areas

N/A

#### Acceptable Solution: A4.3: Non-Reticulated Areas – Individual Lots

The landowner proposes the installation of a 10,000L water tank to service both buildings onsite. This proposed water tank is indicated on Figures 1.1 and 2.1. The landowners currently have permission and/or rights to draw water from the watercourse which traverses their property. It is the intention of the landowner to use this source to ensure the firefighting water tank remains at capacity in perpetuity.

The technical requirements established by the Guidelines and/or the local government can and will be complied with. These requirements are set out in Appendix 3.

### 3.2 Addressing Non-Compliance with Applicable Acceptable Solutions

Where the proposed development/use is unable to fully comply with all required planning elements, for which a corresponding set of acceptable solutions has been established, there are several methodology options that potentially can be applied to progress the proposal for consideration by the decision makers.

These are established by SPP 3.7 (and the associated Guidelines) as risk and merit based assessments, specific DPLH Position Statements or through precedence set by previous planning application cases progressing through relevant State reviewing bodies.

THE ACCEPTABLE SOLUTION(S) UNABLE TO BE COMPLIED WITH	
Acceptable Solution	Brief Description of Non-Compliance
A3.1 Two access routes	Two-way access is available from Wellington Mill Road after approximately 500 metres of travel from the site.
A3.3 Cul-de-sac (including dead end road)	King Tree Road eastbound is does not meet A3.2: Public Roads and therefore two access routes are not available at this intersection.
A3.6 Emergency access way	An Emergency Access Way is currently installed and signed at the terminus of Weetman Road. The Emergency Access Way has some sections which are 3 metres wide, not meeting the required 6-metre-wide trafficable surface for the entire route. The route requires 990m of travel to reach a public road which exceeds the 600-metre maximum requirement. The Emergency Access Way meets King Tree Road farther from the intersection with Wellington Mill Road and is thus unlikely to provide a practical solution.

#### 3.2.1 Variation from the Acceptable Solutions

The vehicular access to the lot through Weetman Road has a single compliant access route which travels through extreme hazard bushfire prone vegetation for a distance greater than 200 metres. The intent of Element 3 of the Bushfire Protection Criteria cannot be met due to the pre-existing lot layout and road design. Bushfire Prone Planning encourages the decision maker to consider the application in view of Discretionary Decision Making (The Guidelines Section 2.5). Point 6 requires decision makers to consider:

‘whether the proposal demonstrates an improvement or innovation in bushfire risk management that improves the bushfire outcome on the site and surrounds...’

Rejection of the proposal and the measures it is required to apply, results in an increased bushfire risk to occupants and property. Neither of the buildings onsite are compliant with AS 3959 construction standards, however the proposed building works will be required to comply, and thus will increase the bushfire resilience of the building and therefore provide a safer shelter location for the occupants of the property. Additionally, approval of the proposal will require compliance with Element 4: Water, and therefore the installation of a dedicated firefighting water tank to service the lot. Neither of these bushfire safety measures will be enacted where the proposal is refused.

There are additional factors regarding compliance with Element 3: Vehicular Access which must be considered regarding true onsite conditions.

- There is no intensification of land use (as considered regarding bushfire risk) associated with the proposal. The maximum number of occupants will remain the same, and there are no additional activities, hazardous materials, traffic, or risks to neighbours.
- The occupants onsite will be familiar with and aware of the surroundings, being the immediate family of the landowner.
- Weetman Road services approximately 5 dwellings. The possibility of traffic congestion during evacuation is negligible.
- The available access route to Wellington Mill Road takes approximately 2 minutes to cover.
- The driveway servicing the subject lot is less than 50 metres in total length, with cars generally parked within 25 metres of the road.

## (Appendix ORD: 12.2.3E)

- The subject site is the only lot serviced for the final 130 metres of Weetman Road. It is unreasonable to distinguish this section of the road from A3.5: Private Driveways.
- An Emergency Access Way does exist and is available for use, however it does not meet the requirements for distance and trafficable width. The requirements are in place to ensure reliable use for Emergency Services rather than evacuees. Private vehicles would not be inhibited in using the Emergency Access Way for evacuation.
- The existing buildings onsite are subject to BAL-12.5, and the proposed extension to BAL-19. Ember attack and consequential fires are the primary hazards to the buildings, and thus shelter-in-place may be considered in a worst-case scenario.

The proposal, being for a variation to Local Government Policy regarding discretionary approval in the implementation the Local Planning Scheme at a residential scale, does not require compliance with SPP 3.7 or the Bushfire Protection Criteria. It is unreasonable to view an application unfavourably based on policy and guidelines with which the proposed development is not required to comply.

**4 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE PROTECTION MEASURES**

Table 4.1: BMP Implementation responsibilities prior to occupancy or building.

Landowner (Developer) - Prior to Building																																															
No.	Implementation Actions																																														
1	<p>The local government may condition a development application approval with a requirement for the landowner/proponent to register a notification onto the certificate of title and deposited plan.</p> <p>This will be done pursuant to Section 70A <i>Transfer of Land Act 1893</i> as amended ('Factors affecting use and enjoyment of land, notification on title'). This is to give notice of the bushfire hazard and any restrictions and/or protective measures required to be maintained at the owner's cost.</p> <p>This condition ensures that:</p> <ol style="list-style-type: none"> <li>1. Landowners/proponents are aware their lot is in a designated bushfire prone area and of their obligations to apply the stated bushfire risk management measures; and</li> <li>2. Potential purchasers are alerted to the Bushfire Management Plan so that future landowners/proponents can continue to apply the bushfire risk management measures that have been established in the Plan.</li> </ol>																																														
2	<p>Prior to building and post planning approval, the entity responsible for having the BMP prepared should ensure that anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information and informed that it contains their responsibilities. This includes the landowners/proponents (including future landowners where the Plan was prepared as part of a subdivision approval), local government and any other authorities or referral agencies ('Guidelines' s4.6.3).</p>																																														
3	<p>Establish the Asset Protection Zone (APZ) surrounding the residence and ancillary dwelling to the largest dimension as determined by either:</p> <ul style="list-style-type: none"> <li>• The dimensions corresponding to the determined BAL of a building (refer to Section 2.2 for explanation of the 'planning' versus 'building' requirements and 'indicative' versus 'determined' BAL); or</li> <li>• The dimensions corresponding to the local government's Firebreak Notice.</li> </ul> <p>The required dimensions are:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Bushfire Attack Level</th> <th>Vegetation Area</th> <th>Vegetation Classification</th> <th>Effective Slope Under Classified Vegetation (degrees)</th> <th>Required Minimum Separation Distance</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Existing Residence</td> <td rowspan="4">BAL-12.5</td> <td>1</td> <td>Class G Grassland</td> <td>Downslope &gt;0-5</td> <td>20</td> </tr> <tr> <td>2</td> <td>Class G Grassland</td> <td>Upslope or flat 0</td> <td>17</td> </tr> <tr> <td>3</td> <td>Class A Forest</td> <td>Upslope or flat 0</td> <td>42</td> </tr> <tr> <td>4</td> <td>Excluded AS3959:2018 2.2.3.2 (f)</td> <td>-</td> <td>-</td> </tr> <tr> <td rowspan="4">Ancillary Dwelling and Proposed Extension</td> <td rowspan="4">BAL-19</td> <td>1</td> <td>Class G Grassland</td> <td>Downslope &gt;0-5</td> <td>14</td> </tr> <tr> <td>2</td> <td>Class G Grassland</td> <td>Upslope or flat 0</td> <td>12</td> </tr> <tr> <td>3</td> <td>Class A Forest</td> <td>Upslope or flat 0</td> <td>31</td> </tr> <tr> <td>4</td> <td>Excluded AS3959:2018 2.2.3.2 (f)</td> <td>-</td> <td>-</td> </tr> </tbody> </table>					Building	Bushfire Attack Level	Vegetation Area	Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Required Minimum Separation Distance	Existing Residence	BAL-12.5	1	Class G Grassland	Downslope >0-5	20	2	Class G Grassland	Upslope or flat 0	17	3	Class A Forest	Upslope or flat 0	42	4	Excluded AS3959:2018 2.2.3.2 (f)	-	-	Ancillary Dwelling and Proposed Extension	BAL-19	1	Class G Grassland	Downslope >0-5	14	2	Class G Grassland	Upslope or flat 0	12	3	Class A Forest	Upslope or flat 0	31	4	Excluded AS3959:2018 2.2.3.2 (f)	-	-
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## (Appendix ORD: 12.2.3E)

	<p>Establish the APZ to the above dimensions and to the standards established by the Guidelines (refer to Appendix 1) or as varied by the local government through their Firebreak Notice (refer to the following responsibility).</p> <p>This is the responsibility of the landowner prior to building.</p>
4	<p>Prior to occupancy, install the required emergency static water supply (10,000 litre tank within the lot) and associated vehicle access, to the standards stated in Appendix 3 or to the specific requirements of the local government.</p>
5	<p>Prior to any building work, inform the builder of the existence of this Bushfire Management Plan and the responsibilities it contains, regarding the required construction standards. This will be:</p> <ul style="list-style-type: none"> <li>• The standard corresponding to the determined BAL, as per the bushfire provisions of the Building Code of Australia (BCA); and/or</li> <li>• A higher standard because the BMP establishes that the construction standard is to correspond to a higher BAL as an additional bushfire protection measure.</li> </ul>

Table 4.3: Ongoing management responsibilities for the Landowner/Occupier.

Landowner/Occupier - Ongoing																																															
No.	Ongoing Management Actions																																														
1	<p>Maintain the Asset Protection Zone (APZ) surrounding all relevant buildings to the largest dimension as determined by either:</p> <ul style="list-style-type: none"> <li>The dimensions corresponding to the determined BAL of a building. Once the building location and vegetation separation distances that exist are known and the building's BAL has been determined for building permit purposes, the required dimensions can be stated (refer to Section 2.2 for explanation of the 'planning' versus 'building' requirements and 'indicative' versus 'determined' BAL); or</li> <li>The dimensions corresponding to the local government's Firebreak Notice.</li> </ul> <p>The required dimensions are:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Bushfire Attack Level</th> <th>Vegetation Area</th> <th>Vegetation Classification</th> <th>Effective Slope Under Classified Vegetation (degrees)</th> <th>Required Minimum Separation Distance</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Existing Residence</td> <td rowspan="4">BAL-12.5</td> <td>1</td> <td>Class G Grassland</td> <td>Downslope &gt;0-5</td> <td>20</td> </tr> <tr> <td>2</td> <td>Class G Grassland</td> <td>Upslope or flat 0</td> <td>17</td> </tr> <tr> <td>3</td> <td>Class A Forest</td> <td>Upslope or flat 0</td> <td>42</td> </tr> <tr> <td>4</td> <td>Excluded AS3959:2018 2.2.3.2 (f)</td> <td>-</td> <td>-</td> </tr> <tr> <td rowspan="4">Ancillary Dwelling and Proposed Extension</td> <td rowspan="4">BAL-19</td> <td>1</td> <td>Class G Grassland</td> <td>Downslope &gt;0-5</td> <td>14</td> </tr> <tr> <td>2</td> <td>Class G Grassland</td> <td>Upslope or flat 0</td> <td>12</td> </tr> <tr> <td>3</td> <td>Class A Forest</td> <td>Upslope or flat 0</td> <td>31</td> </tr> <tr> <td>4</td> <td>Excluded AS3959:2018 2.2.3.2 (f)</td> <td>-</td> <td>-</td> </tr> </tbody> </table> <p>Maintain the APZ to the standards established by the Guidelines (refer to Appendix 1) or as varied by the local government through their Firebreak Notice (refer to the following responsibility).</p>					Building	Bushfire Attack Level	Vegetation Area	Vegetation Classification	Effective Slope Under Classified Vegetation (degrees)	Required Minimum Separation Distance	Existing Residence	BAL-12.5	1	Class G Grassland	Downslope >0-5	20	2	Class G Grassland	Upslope or flat 0	17	3	Class A Forest	Upslope or flat 0	42	4	Excluded AS3959:2018 2.2.3.2 (f)	-	-	Ancillary Dwelling and Proposed Extension	BAL-19	1	Class G Grassland	Downslope >0-5	14	2	Class G Grassland	Upslope or flat 0	12	3	Class A Forest	Upslope or flat 0	31	4	Excluded AS3959:2018 2.2.3.2 (f)	-	-
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2	<p>Comply with the Shire of Dardanup Fire Prevention Order issued under s33 of the Bush Fires Act 1954.</p> <p>This may include specifications for asset protection zones that differ from the Guideline's APZ Standards, with the intent to better satisfy local conditions. When these are more stringent than those created by the Guidelines, or less stringent and endorsed by the WAPC and DFES, they must be complied with. Refer to Appendix 1.</p>																																														
3	<p>Maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.</p>																																														
4	<p>Maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.</p>																																														
5	<p>Ensure that any builders (of future structures on the lot) are aware of the existence of this Bushfire Management Plan and the responsibilities it contains regarding the application of construction standards corresponding to a determined BAL.</p>																																														
6	<p>Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with:</p> <ol style="list-style-type: none"> <li>the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code of Australia (BCA); and</li> <li>with any identified additional requirements established by this BMP or the local government.</li> </ol>																																														

**(Appendix ORD: 12.2.3E)**

Table 4.4: Ongoing management responsibilities for the Local Government.

Local Government - Ongoing	
No.	Ongoing Management Actions
1	Monitor landowner compliance with the Bushfire Management Plan and the annual Shire of Dardanup Fire Prevention Order notice.



**A1.1 Requirements Established by the Guidelines – Standards for Asset Protection Zones**

(Source: Guidelines for Planning in Bushfire Prone Areas - WAPC 2017 v1.3 Appendix 4, Element 2, Schedule 1 and Explanatory Note E2.1)

**DEFINING THE ASSET PROTECTION ZONE (APZ)**

**Description:** An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level (by reducing fuel loads). The width of the required APZ varies with slope and vegetation and varies corresponding to the BAL rating determined for a building (lower BAL = greater dimensioned APZ).

For planning applications, the minimum sized acceptable APZ is that which is of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m<sup>2</sup> (BAL-29). It will be site specific.

For subdivision planning, design elements and excluded/low threat vegetation adjacent to the lot(s) can be utilised to achieve the required vegetation separation distances and therefore reduce the required dimensions of the APZ within the lot(s).

**Defendable Space:** The APZ includes a defendable space which is an area adjoining the asset within which firefighting operations can be undertaken to defend the structure. Vegetation within the defendable space should be kept at an absolute minimum and the area should be free from combustible items and obstructions. The width of the defendable space is dependent on the space, which is available on the property, but as a minimum should be 3 metres.

**Establishment:** The APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity.

The APZ may include public roads, waterways, footpaths, buildings, rocky outcrops, golf courses, maintained parkland as well as cultivated gardens in an urban context, but does not include grassland or vegetation on a neighbouring rural lot, farmland, wetland reserves and unmanaged public reserves.

*[Note: Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation that can be involved in a bushfire, is unsafe.]*

**Schedule 1: Standards for APZ**

**Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.

**Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.

**Fine Fuel Load:** combustible dead vegetation matter less than 6 mm in thickness reduced to and maintained at an average of two tonnes per hectare (example below).



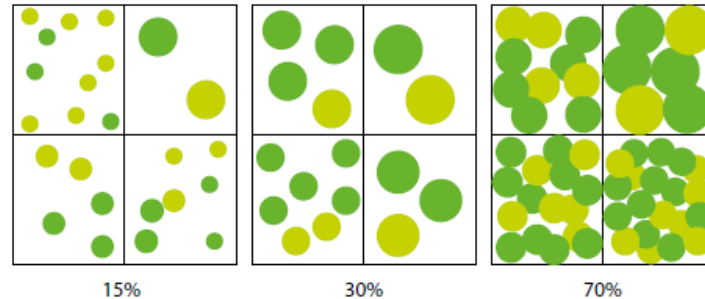
Example: Fine fuel load of 2 t/ha

(Image source: Shire of Augusta Margaret River’s Firebreak and Fuel Reduction Hazard Notice)

## (Appendix ORD: 12.2.3E)

**Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy. Diagram below represents tree canopy cover at maturity.

*Tree canopy cover – ranging from 15 to 70 per cent at maturity*



(Source: Guidelines for Planning in Bushfire Prone Areas 2017, Appendix 4)

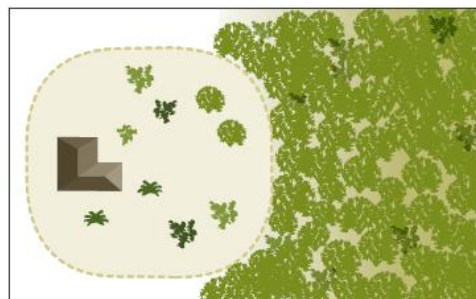
**Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m<sup>2</sup> in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.

**Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.

**Grass:** should be managed to maintain a height of 100 mm or less.

The following example diagrams illustrate how the required dimensions of the APZ will be determined by the type and location of the vegetation.

Hazard on one side



Hazard on three sides



## A1.2 Requirements Established by the Local Government – The Firebreak Notice

The local government's current Firebreak Notice is available on their website, at their offices and is distributed as ratepayer's information. It must be complied with.

These requirements are established by the local government's Firebreak Notice created under s33 of the Bushfires Act 1954 and issued annually (potentially with revisions). The Firebreak Notice may include additional components directed at managing fuel loads, accessibility and general property management with respect to limiting potential bushfire impact.

If Asset Protection Zone (APZ) specifications are defined in the Firebreak Notice, these may differ from the Standards established by the Guidelines, with the intent to better satisfy local conditions. When these are more stringent than those created by the Guidelines, or less stringent and endorsed by the WAPC and DFES, they must be complied with.

The APZ dimensions to be physically established and maintained, will be based on which of the following establishes the larger APZ dimension:

- The dimensions corresponding to the determined BAL of a building (refer to Section 2.2 explanation of the 'planning' versus 'building' requirements and 'indicative' versus 'determined' BAL(s)); or
- The APZ dimensions established by the local government's Firebreak Notice.

## A1.3 Requirements Recommended by DFES – Property Protection Checklists

Further guidance regarding ongoing/lasting property protection (from potential bushfire impact) is presented in the publication 'DFES – Fire Chat – Your Bushfire Protection Toolkit'. It is available from the Department of Fire and Emergency Services (DFES) website.

## A1.4 Requirements Established by AS 3959:2018 – 'Minimal Fuel Condition'

This information is provided for reference purposes. This knowledge will assist the landowner to comply with Management Requirement No. 3 set out in the Guidance Panel at the start of this Appendix. It identifies what is required for an area of land to be excluded from classification as a potential bushfire threat.

*"Australian Standard - AS 3959:2018 Section 2.2.3.2: Exclusions - Low threat vegetation and non-vegetated areas:*

*The Bushfire Attack Level shall be classified BAL-LOW where the vegetation is one or a combination of the following:*

- a) Vegetation of any type that is more than 100m from the site.*
- b) Single areas of vegetation less than 1ha in area and not within 100m of other areas of vegetation being classified vegetation.*
- c) Multiple area of vegetation less than 0.25ha in area and not within 20m of the site or each other or other areas of vegetation being classified vegetation.*
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified vegetation.*
- e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.*
- f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a **minimal fuel condition**, (means insufficient fuel available to significantly increase the severity of a bushfire attack – for example, recognisable as short cropped grass to a nominal height of 100mm), mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks (single row of trees)."*

## APPENDIX 2: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

Each local government may have their own standard technical requirements for emergency vehicular access, and they may vary from those stated in the Guidelines.

When required, these are stated in Section 3.1 of this bushfire management plan.

### Requirements Established by the Guidelines – The Acceptable Solutions

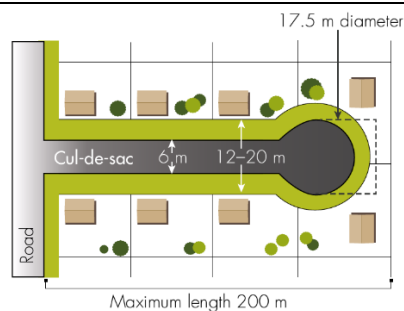
(Source: Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3, Appendix 4)

#### VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 1

##### Acceptable Solution 3.3: Cul-de-sacs (including a dead-end road)

Their use in bushfire prone areas should be avoided. Where no alternative exists then the following requirements are to be achieved:

- Maximum length is 200m. If public emergency access is provided between cul-de-sac heads (as a right of way or public access easement in gross), the maximum length can be increased to 600m provided no more than 8 lots are serviced and the emergency access way is less than 600m in length;
- Turnaround area requirements, including a minimum 17.5m diameter head to allow type 3.4 fire appliances to turn around safely;
- The cul-de-sac connects to a public road that allows for travel in two directions; and
- Meet the additional design requirements set out in Part 2 of this appendix.



##### Acceptable Solution 3.5: Private Driveways

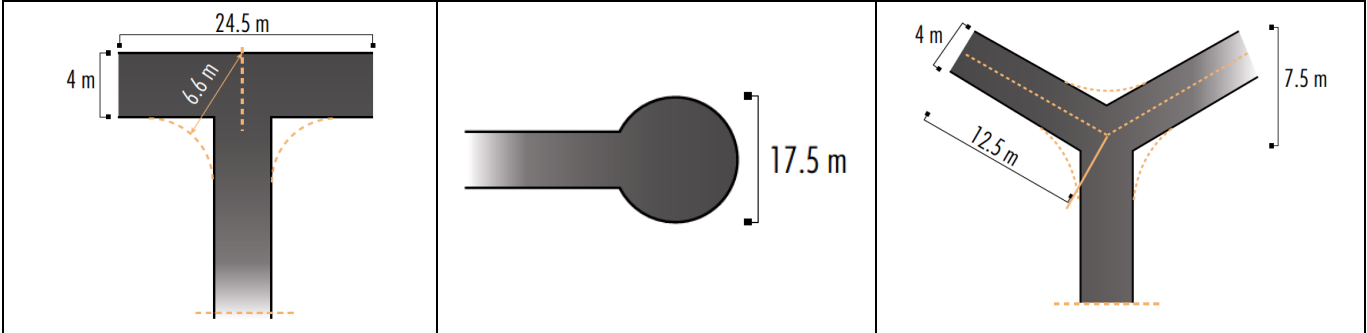
The following requirements are to be achieved:

- The design requirements set out in Part 2 of this appendix; and

Where the house site is more than 50 metres from a public road:

- Passing bays every 200 metres with a minimum length of 20 metres and a minimum width of two metres (ie combined width of the passing bay and constructed private driveway to be a minimum six metres);
- Turn-around areas every 500 metres and within 50 metres of a house, designed to accommodate type 3.4 fire appliances to turn around safely (ie kerb to kerb 17.5 metres);
- Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes; and
- All weather surface (i.e. compacted gravel, limestone or sealed).

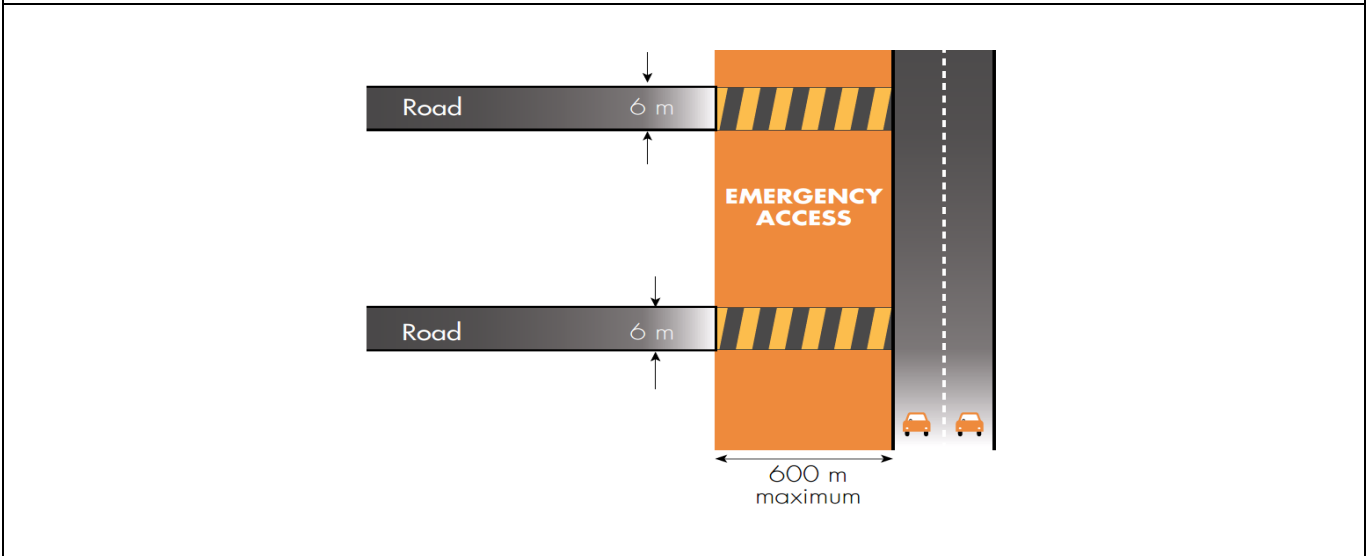
**VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 1**



**Acceptable Solution 3.6: Emergency Access Way**

An access way that does not provide through access to a public road is to be avoided bushfire prone areas. Where no alternative exists, an emergency access way is to be provided as an alternative link to a public road during emergencies. The following requirements are to be achieved:

- No further than 600 metres from a public road;
- Must be signposted including where they ajoin public roads;
- Provided as a right of way or public access easement in gross;
- Where gates are used they must not be locked and they must be a minimum width of 3.6 metres with design and construction approved by local government (refer to the example in this appendix); and
- Meet the additional design requirements set out in Part 2 of this appendix.



**Acceptable Solution 3.8: Firebreak Width**

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

**VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 2**

Technical Component	Vehicular Access Types				
	Public Roads	Cul-de-sacs	Private Driveways	Emergency Access Ways	Fire Service Access Routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	4.5	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10

## (Appendix ORD: 12.2.3E)

### VEHICULAR ACCESS TECHNICAL REQUIREMENTS - PART 1

Minimum weight capacity (t)	15	15	15	15	15
Maximum cross-fall	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

\* A six metre trafficable surface does not necessarily mean paving width. It could, for example, include four metres of paving and one metre of constructed road shoulders. In special circumstances, where 8 lots or less are being serviced, a public road with a minimum trafficable surface of four metres for a maximum distance of ninety metres may be provided subject to the approval of both the local government and DFES.

**APPENDIX 3: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER**

**Non-Reticulated Areas – Single Lots**

Each local government may have their own standard technical requirements for firefighting water supplies, and they may vary from those stated in the Guidelines.

Table A4.2: Non-reticulated areas – Subdivision (single lot) water supply technical requirements.

TECHNICAL REQUIREMENTS FOR STATIC WATER SUPPLY (EXAMPLE ONLY – CHECK WITH LOCAL GOVERNMENT)	
Application:	Single lots above 500 m <sup>2</sup> need a dedicated static water supply on the lot. This solution is only for use if creating one additional lot and cannot be applied cumulatively.
Volume:	Minimum 10,000 litres per tank dedicated to firefighting purposes. The storage tank must not facilitate sharing the water for domestic use due to the potential of contamination from firefighting foam.
Tank Construction:	Above ground tanks constructed using concrete or metal.
Pipe Construction:	Galvanised or copper (PVC if buried at least 300mm below ground).
Vehicle Access:	Hardstand and turnaround area suitable for a 3.4 appliance (i.e. kerb to kerb 17.5metres) is provided at the tank.
Couplings:	Tanks are to be fitted with a full flow gate valve (not ball valve) and a 50mm or 100mm camlock coupling of metal/alloy construction (example below).
Signage:	Multiple buildings and/or firefighting water supplies may require directional signage to guide firefighters to the emergency water supplies.
Responsibility:	A procedure must be in place to ensure that water tanks are maintained at or above designated capacity always.

[Sources: Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3, Appendix 4, Element 4 with example construction / coupling requirements from various sources including FESA (DFES) Operational Circular 07/2011 and Planning for Bushfire Protection Guidelines WAPC 2010]



(Appendix ORD: 12.2.4A)





**(Appendix ORD: 12.2.4B)**

<b>RISK ASSESSMENT TOOL</b>								
<b>OVERALL RISK EVENT:</b>		Proposed Road Names (Bethanie Fields)						
<b>RISK THEME PROFILE:</b>		2 - Business and Community Disruption						
<b>RISK ASSESSMENT CONTEXT:</b>		Operational						
<b>CONSEQUENCE CATEGORY</b>	<b>RISK EVENT</b>	<b>PRIOR TO TREATMENT OR CONTROL</b>			<b>RISK ACTION PLAN</b> (Treatment or controls proposed)	<b>AFTER TREATMENT OR CONTROL</b>		
		<b>CONSEQUENCE</b>	<b>LIKELIHOOD</b>	<b>INHERENT RISK RATING</b>		<b>CONSEQUENCE</b>	<b>LIKELIHOOD</b>	<b>RESIDUAL RISK RATING</b>
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	If road names were not approved the provisions of emergency service responders, utilities and postal deliveries would be compromised.	Moderate (3)	Possible (3)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.



Shire of Dardanup  
1 Council Drive | PO Box 7016  
EATON WA 6232

9 September 2021

**Street Naming Request for Bethanie Fields, 111 Eaton Dr, Eaton WA 6232**

Dear Sir / Madam,

I write to request an update to the Local Council / Landgate maps, to show street names and resident's unit numbers for our Retirement Village site at the above site, which in turn will update other GIS and online mapping systems.

The site includes Bethanie Fields Aged Care Home, Retirement Village and Club House.

Bethanie Fields Retirement Village was completed approximately 15 years ago. Street names and unit numbers were given at that time, however, for some reason, there is no record of this on any online maps. This is a concern mainly with potential delayed response to emergency services.

Please see attached site plan showing the street names within the private land. Also please see attached a title plan.

I have reviewed other Bethanie sites, such as Bethanie Beachside in Yanchep, and Bethanie Waters in Port Kennedy, built around same time and matching design, and street names and numbers are shown on Council and online maps.

We will pay the fee of \$220 by credit card for preparation of a Council report.

Hope to hear from you, and if you require further information, please do not hesitate to contact me.

Yours Sincerely,

*Paul Sinclair*

Paul Sinclair  
Project Manager, Property and Development  
[Paul.sinclair@bethanie.com.au](mailto:Paul.sinclair@bethanie.com.au)  
Mob: 0490 440 805



(Appendix ORD: 12.2.5A)

**Please quote**

Our ref: BP 11003807/Approval

3 November 2021

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

Dear Mr Schonfeldt

**YOUR APPROVED LOTTERYWEST GRANT, APPLICATION: 420174515**

Congratulations.

Your application for a grant has been recommended by the Lotterywest Board and approved by the Premier of Western Australia, the Hon. Mark McGowan MLA. The enclosed information provides important details regarding the management, payment and acquittal of your grant.

When the time comes to make a claim or acquit your grant please use our [Grant Management Tool](#). This tool can also be used if you need to request an extension of time or are seeking a variation to your grant purpose.

Lotterywest is proud to be the only Australian lottery with our own direct grants program. And it is because of our players and retailers that we can make grants like this possible.

Sharing the news about your grant and saying thanks to our retailers and players is a great way to let people know that playing Lotterywest games helps build a better WA together.

Don't forget to tag us with @Lotterywest and #Lotterywest on Facebook, Twitter, Instagram and LinkedIn when you post information on social media about your Lotterywest supported project.

**Public announcement of your grant**

A Member of Parliament has been advised of your grant. You may be contacted to discuss the plans for an announcement of your grant to acknowledge the State Government's support.

If you would like to discuss any of the details in this letter, please contact our Customer Services team on 133 777.

Yours sincerely

A handwritten signature in black ink, appearing to be "J. Hubble", with a long horizontal flourish extending to the right.

Jeremy Hubble  
A/Chief Executive Officer

Organisation name: Shire of Dardanup  
 Organisation number: 11003807  
 Application number: 420174515  
 Grants Development Officer: Caitlin Morgan

**Details of your Approved Grant**

**Total amount granted:** \$20,000.00

**Date granted:** 29 October 2021

**Purpose:** \$20,000 towards the “Enlighten” Public Art Light Installation Project which will connect the community in Dardanup through arts and cultural activities.

**Overall conditions of the grant that must be met before payment can be made on any of the items below:**

- Confirmation that the event is going ahead and complies with relevant State Government COVID Event Guidelines, using the Grants management tool.

**Overall grant accountability requirements that are applicable to all of the items below:**

- The timeframe for final acquittal of this grant is 6 months from date granted and is to be completed using the Grant management tool.

Items	Item specific prepayment conditions	Payment and accountability requirements	Amount approved
<b>Access and Performance Costs</b>			<b>\$20,000.00</b>
Event costs for the “Enlighten” Public Art Light Installation Project.	Not applicable. See Payment & Accountability requirements.	Once the overall conditions (if any) and item specific conditions (if any) have been met, payment will be made IN ADVANCE. Acquittal will be on provision of: <ul style="list-style-type: none"> <li>• Completion of a Grant management tool.</li> </ul>	\$20,000.00
<b>Total amount granted</b>			<b>\$20,000.00</b>

This Grant Approval Schedule is valid as of 3 November 2021

**(Appendix ORD: 12.2.5B)****RISK ASSESSMENT TOOL****OVERALL RISK EVENT:** Unbudgeted Income and Expenditure: Enlighten**RISK THEME PROFILE:**

10 - Management of Facilities, Venues and Events

**RISK ASSESSMENT CONTEXT:** Project

CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
<b>HEALTH</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>FINANCIAL IMPACT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>SERVICE INTERRUPTION</b>	Failure to accept income and expenditure will result in event not proceeding.	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
<b>LEGAL AND COMPLIANCE</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
<b>REPUTATIONAL</b>	Missed opportunity to promote the Shire and attract visitation if the event does not proceed.	Moderate (3)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
<b>ENVIRONMENT</b>	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

2 September 2021

Level 1, Lot 830 Koombana Drive  
Bunbury, Western Australia 6230  
PO Box 252  
Bunbury, Western Australia 6231  
P: +61 8 9791 9197  
E: [admin@australiassouthwest.com](mailto:admin@australiassouthwest.com)  
[www.australiassouthwest.com](http://www.australiassouthwest.com)  
ABN: 34 609 814 029

**RE: Letter of Support**

To Whom It May Concern

I am writing to express Australia's South West's (ASW) support for the Shire of Dardanup's request for funding to support their inaugural event Enlighten.

ASW is the regional tourism organisation responsible for the promotion of product and experiences in the Australia's South West region. The region's uniqueness as a tourism destination rests on the diversity of premium experiences and events on offer.

ASW has strong support of their application, and we congratulate the Shire of Dardanup on their efforts in introducing and planning this visionary event within the Bunbury Geographe region.

This event will utilise digital technology in an exciting way that to our knowledge has not been showcased in the region previously.

Enlighten is an imaginative event which will not only involve and excite the community, but also has the potential to attract visitation to the region from an audience that is eager for a new event experience.

Due to its innovative digital expression of art, this creative event will have the ability to have cut through amongst the many community events staged in Western Australia and bring further attention to this region.

We urge support of this event. Please do not hesitate to contact me on 08 9791 9197 should you require further information.

Yours sincerely,



Catrin Allsop  
Chief Executive Officer  
Australia's South West

