



**Sustainable Development  
Directorate**

# **APPENDICES**

**Item 12.2.1 – 12.2.5**

## **ORDINARY COUNCIL MEETING**

To Be Held

**Wednesday, 28<sup>th</sup> of September 2022**

**Commencing at 5.00pm**

At

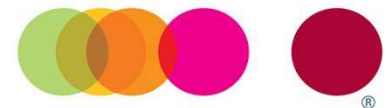
**Shire of Dardanup  
ADMINISTRATION CENTRE EATON  
1 Council Drive – EATON**

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



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

Lot 10 Temple Road,  
Picton East



Harley Dykstra

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
D.1	3/12/2021	Revised	Shire	
D.2	3/12/2021	Final	Shire	Corrected adoption pages
E	21/02/2022	Final	Shire	Updated Scheme Amendment Page

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

Date: 21 February 2022  
Job No: 20145  
Ref: E

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This document has been exclusively drafted. No express or implied warranties are made by the Consultant regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions and research provided and obtained at the time the Consultant conducted its analysis.

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FS 536019





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# [Appendix ORD: 12.2.1A]

FORM 2A

## **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 local government pursuant to 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)	<ol style="list-style-type: none"><li>1. Wherever suitable alternatives exist, development is to be located outside of areas which would require the removal of vegetation.</li><li>2. 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.</li><li>3. In considering any application the local government shall have due regard to the Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (EPA) and may require the preparation of a management plan to address odour, noise, dust, landscaping and stormwater management.</li><li>4. 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.</li><li>5. Stored items must achieve the following setback distances:<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></ul></li></ol>

## [Appendix ORD: 12.2.1A]

				<ul style="list-style-type: none"><li>• A minimum of 20m from eastern and southern boundaries.</li></ul> <ol style="list-style-type: none"><li>6. In considering any application the local government shall have due regard to any relevant issues raised in the s16(e) <i>Advice on areas of conservation significance in the Preston Industrial Park</i>, (EPA Bulletin 1282).</li><li>7. The local government will require the preparation of a local development plan that clearly identifies the spatial extent of the additional use area as shown on the scheme map.</li></ol>
--	--	--	--	---

(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.
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

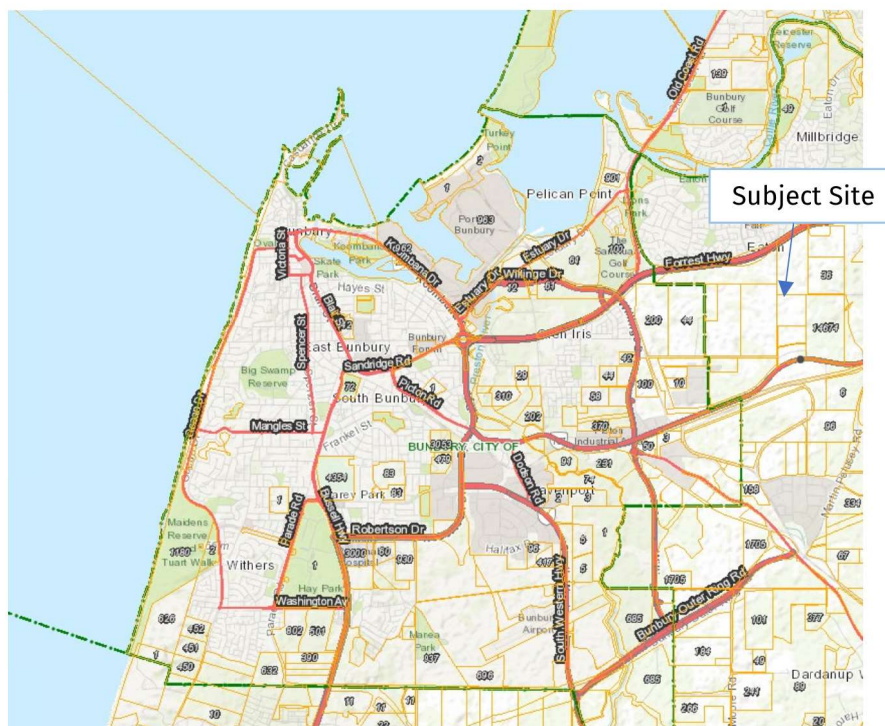
This Local Planning Scheme Amendment report, prepared on behalf of J&P Group, proposes to amend the Shire of Dardanup's Local Planning Scheme No. 3 (TPS 3) to include 'Additional Use' to a portion of the current General Farming zoning of Lot 10 Temple Road, Picton East.

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 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 a portion of 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.

The Additional Use zone will only relate to areas of already cleared land at the subject site. **Figure 2**, below, demonstrates the footprint of the Additional Use zone.



**Figure 2:** Additional Use footprint with aerial underlay

### 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:

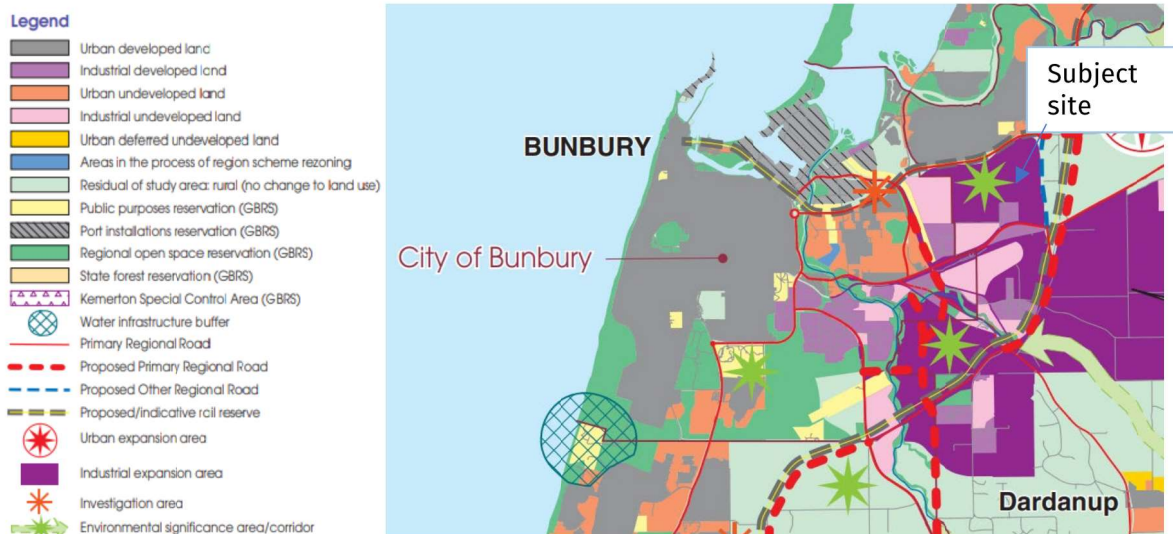
*to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments.*

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 3: 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.

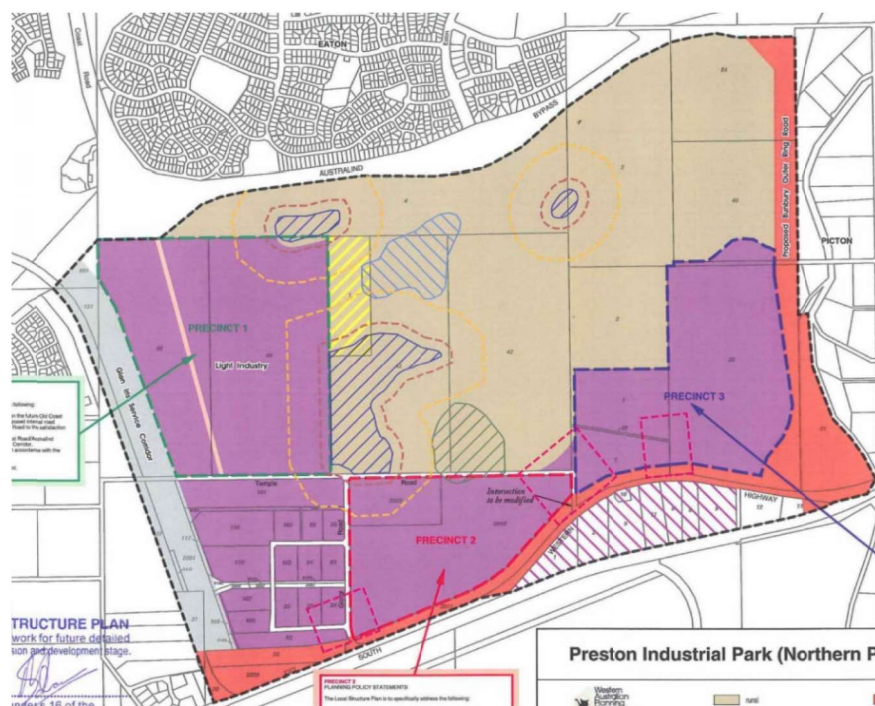
The proposed Additional Use is consistent with the Greater Bunbury Strategy as it responds to the demand for industrial areas to be expanded while limiting opportunity for environmental degradation through provisioning limited industrial uses at the site.



**Figure 3: 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 4: Preston Industrial Park (North Precinct) Local Structure Plan**). No vegetation buffer areas or conservation areas are demonstrated at Lot 10 in the PIPSP.



**Figure 4: Preston Industrial Park (North Precinct) Local Structure Plan**





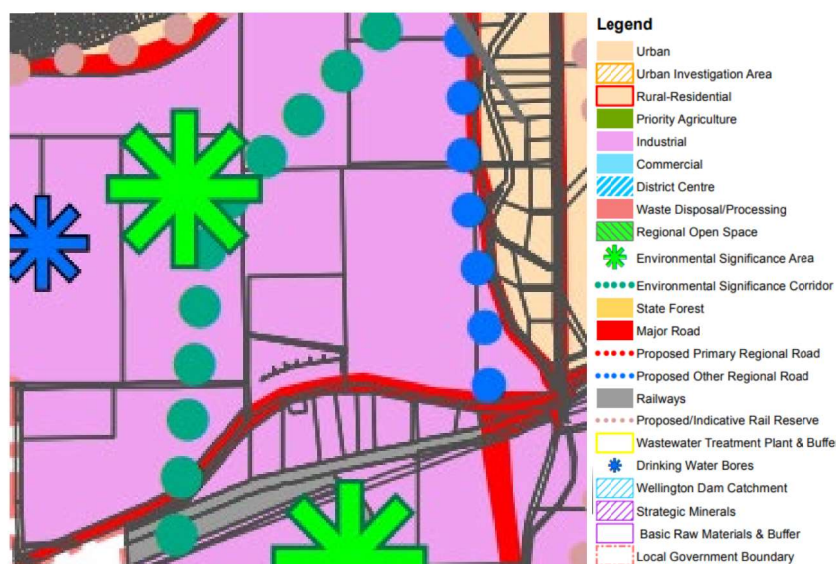
Condition 9 of the PIPSP details ‘No Industrial lots are permitted to back onto areas of remnant vegetation or wetlands. A constructed road way should be provided as a physical separation between the lots and the environmentally sensitive areas’.

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 5: Shire of Dardanup Local Planning Strategy Map 2 Extract** below.



**Figure 5: 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 AMEND LOCAL PLANNING SCHEME**

#### **Shire of Dardanup**

#### **Town Planning Scheme No. 3**

#### **Amendment No. 204**

RESOLVED that the local government pursuant to 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)	<ol style="list-style-type: none"><li>1. Wherever suitable alternatives exist, development is to be located outside of areas which would require the removal of vegetation.</li><li>2. 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.</li><li>3. In considering any application the local government shall have due regard to the Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses (EPA) and may require the preparation of a management plan to address odour, noise, dust, landscaping and stormwater management.</li><li>4. 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.</li><li>5. Stored items must achieve the following setback distances:<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></ul></li></ol>

## [Appendix ORD: 12.2.1A]

				<ul style="list-style-type: none"><li>• A minimum of 20m from eastern and southern boundaries.</li></ul> <ol style="list-style-type: none"><li>6. In considering any application the local government shall have due regard to any relevant issues raised in the s16(e) <i>Advice on areas of conservation significance in the Preston Industrial Park</i>, (EPA Bulletin 1282).</li><li>7. The local government will require the preparation of a local development plan that clearly identifies the spatial extent of the additional use area as shown on the scheme map.</li></ol>
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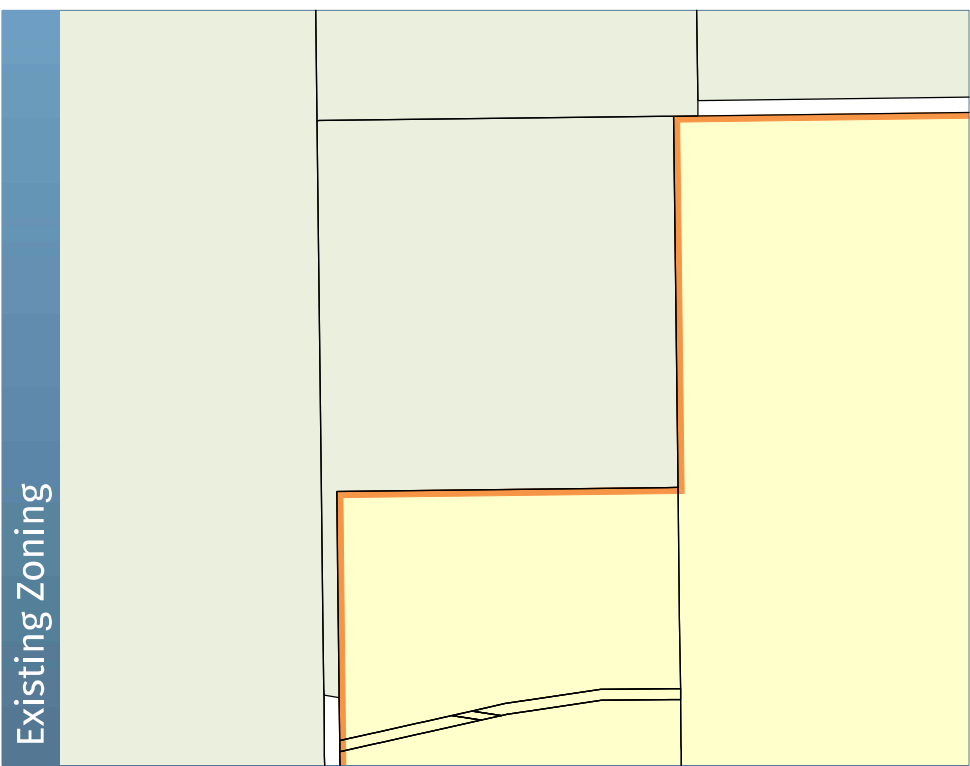
(ii) Amending the Scheme map accordingly.

# SHIRE OF DARDANUP

## Town Planning Scheme No. 3

### Amendment No. 204



Existing Zoning



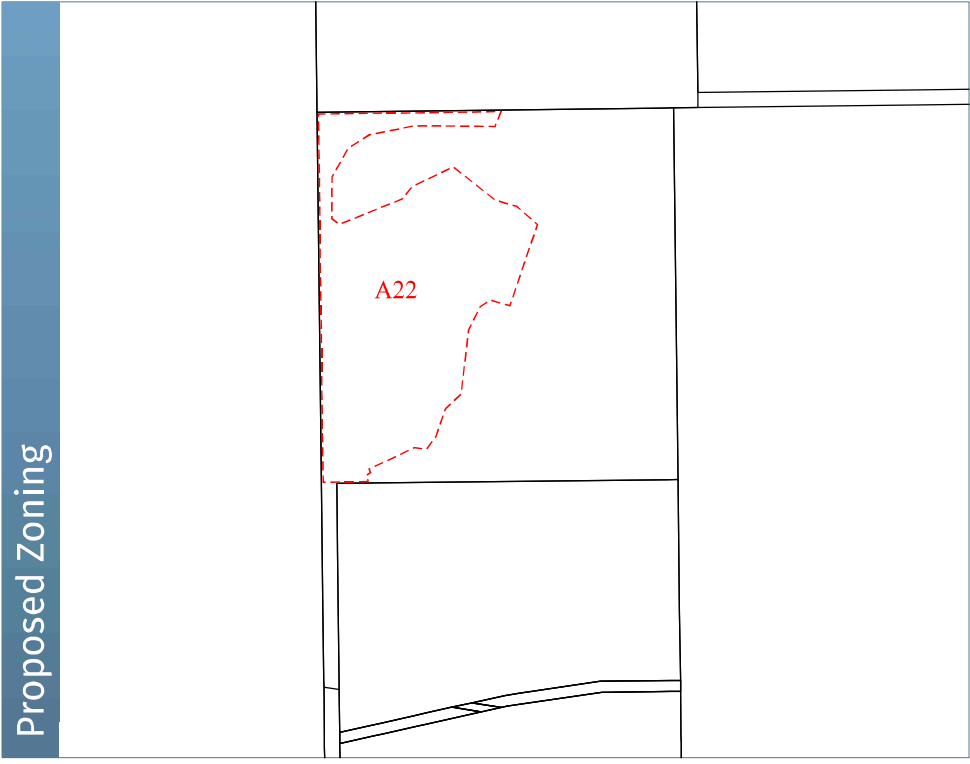
#### LOCAL SCHEME ZONES

-  Development
-  General Farming

#### OTHER CATEGORIES

-  A22 Additional Uses
-  No Zone

Proposed Zoning



# [Appendix ORD: 12.2.1A]

FORM 6A

## COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Dardanup at the Ordinary Meeting of the Council held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, proceed to advertise this Amendment.

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## COUNCIL RECOMMENDATION

This Amendment is recommended for \_\_\_\_\_ by resolution 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:

.....  
SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

## WAPC ENDORSEMENT (r.63)

.....  
DELEGATED UNDER S.16  
OF THE P&D ACT 2005

DATE.....

## APPROVAL GRANTED

.....  
MINISTER FOR PLANNING

DATE.....

**APPENDIX A | CERTIFICATE OF TITLE**



WESTERN



AUSTRALIA

REGISTER NUMBER	
10/DP70159	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

## RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME  
2784FOLIO  
571

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 10 ON DEPOSITED PLAN 70159

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

J & P CORPORATION PTY LTD OF 10 SHORT STREET PICTON

(AF M060055 ) REGISTERED 27/9/2012

### LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. \*H275017 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES. SEE DEPOSITED PLAN 70159. REGISTERED 9/11/1999.
2. \*I249291 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES. SEE DEPOSITED PLAN 70159. REGISTERED 27/9/2002.
3. \*EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 70159.
4. \*M494744 EASEMENT TO BUNBURY WATER BOARD FOR WATER SUPPLY PURPOSES - SEE SKETCH ON DEPOSITED PLAN 76898. REGISTERED 13/12/2013.
5. \*N279316 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 18/3/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP70159  
PREVIOUS TITLE: 1887-592  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF DARDANUP

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L840321

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

Our Ref: CMS 18117  
Enquiries: Maddison Howard, 6364 6424  
Email: [Maddison.Howard@dwer.wa.gov.au](mailto:Maddison.Howard@dwer.wa.gov.au)

Dear Mr Schonfeldt

**DECISION UNDER SECTION 48A(1)(a)**  
***Environmental Protection Act 1986***

<b>SCHEME</b>	<b>Shire of Dardanup Local Planning Scheme 3 Amendment 204</b>
<b>LOCATION</b>	<b>Portion of Lot 10 Temple Road, East Picton</b>
<b>RESPONSIBLE AUTHORITY</b>	<b>Shire of Dardanup</b>
<b>DECISION</b>	<b>Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given. (Not Appealable)</b>

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the attached advice and recommendations. I have also attached a copy of the Chair's determination of the scheme.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the Chair's determination, this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Shaun Meredith', with a long horizontal flourish extending to the right.

**Dr Shaun Meredith**  
**Delegate of the Environmental Protection Authority**  
Executive Director  
EPA Services

18 April 2022

Encl. Chair's Determination  
Scheme Advice and Recommendations

## ADVICE UNDER SECTION 48A(1)(a) ENVIRONMENTAL PROTECTION ACT 1986

### Shire of Dardanup Local Planning Scheme 3 Amendment 204

**Location:** Portion of Lot 10 Temple Road, East Picton

**Determination:** Scheme Not Assessed – Advice Given (not appealable)

**Determination Published:** 19 April 2022

#### Summary

Shire of Dardanup (the Shire) Local Planning Scheme 3 Amendment 204 (Amendment 204) proposes to add 'Additional Use No. 22 (A22)' to a portion of Lot 10 Temple Road, East Picton (Lot 10). The proposed additional uses of 'Storage' and 'Industry – mobile crushing plant' are discretionary ('D') uses and subject to conditions.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the documentation provided by the Shire. Having considered this matter, the following advice is provided.

#### Environmental Factors

Having regard to the EPA's *Statement of Environmental Principles, Factors and Objectives*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation
- Terrestrial Fauna

#### Advice and Recommendations regarding the Environmental Factors

Lot 10 is currently used for storage, which was an allowable use prior to Amendment 167 in 2010. However, under the current local planning scheme, Lot 10 is zoned 'General Farming' which does not permit the proposed additional uses.

The proposed amendment is located within the Preston Industrial Park (PIP) Northern Precinct Structure Plan Boundary.

In the original amendment referral to the EPA, the Shire had not designated the proposed additional uses to a specific location within Lot 10. The Shire has since revised the amendment to apply the proposed additional uses over only the cleared portions of Lot 10 and has added conditions to A22 to manage potential impacts to remnant vegetation at the site; this is supported by the EPA. Further advice specific to environmental factors is provided below:

#### Flora and Vegetation; Terrestrial Fauna

Lot 10 contains native vegetation, threatened ecological communities, and habitat for threatened and priority fauna, including:



## [Appendix ORD: 12.2.1B]

- Banksia dominated woodlands of the Swan Coastal Plain ecological community (listed as Priority 3 (P3) under the *Biodiversity Conservation Act 2016* (BC Act) and endangered under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act))
- Quenda (listed as P4 under the BC Act)
- Western Ringtail Possum (listed as critically endangered (CR) under the BC Act and EPBC Act).
- Habitat for Carnarby's Black Cockatoo and Baudin's Cockatoo (both endangered under the BC Act and EPBC Act), and Forest Red-tailed Black Cockatoo (vulnerable under the BC Act and EPBC Act).

The proposed amendment area is part of the McLarty/Kemerton/Twin Rivers/Preston River/Gwindinnup (north-south ecological linkage). The environmental values contained within the broader PIP provide ecological linkage to the Indian Ocean to the west, the Leschenault Estuary to the north, and the Darling Scarp and Plateau to the east and south.

In March 2008, the EPA published 'Advice on areas of conservation significance in the 'Preston Industrial Park' under section 16(e) of the EP Act. The advice considered native vegetation and flora, native fauna, wetlands and waterways and ecological linkages within the PIP. The advice recommended that all remnant vegetation within the PIP is regionally significant and should be retained. The advice also recommended that -

*"vegetation in its entirety within Recommendation Areas A, B, C, D and E (Figure 6) be reserved as Regional Open Space in a future amendment to the GBRS and appropriately managed" and that "Area A meets the highest number of criteria for regional conservation significance of all the sites, includes areas in best condition, is the largest and most consolidated and is therefore the highest priority conservation area in the PIP".*

It is noted that the proposed amendment area is contained within 'Area A'. Accordingly, the EPA supports the revised amendment that defines the proposal to the cleared areas of Lot 10 and includes conditions for additional use activities.

The EPA notes that the proposed amendment boundary does not provide for a buffer between potential additional use activities and the remnant vegetation on Lot 10. As such, the amendment area, which may provide for activities capable of generating dust, noise, and pollutants, directly abuts the remnant vegetation and possible fauna habitat. To manage potential edge effects and reduce disturbance to fauna, the EPA recommends that future development applications (DA) include a management plan to address dust, noise and pollutants (including light) consistent with Condition 3 of the proposed additional use table. Potential impacts should be contained within the DA area and not extend into the vegetated areas of Lot 10.

It may also be appropriate for the Shire to consider the EPA's '*Guidance for planning and development: Protection of naturally vegetated areas in urban and peri-urban areas*' published under s16(k) of the EP Act. Noting that this guidance is not strictly applicable to the 'General Farming' zoning of the amendment area, it may be utilised as a general planning tool to inform future development in the amendment area.

### **Conclusion**

The EPA concludes the scheme amendment can be managed to meet the EPA's environmental objectives for the above factors through the proposed scheme provisions, and planning requirements. The requirement for a licence under Part V of the EP Act to undertake additional use activities in the amendment area will provide further management of potential

## **[Appendix ORD: 12.2.1B]**

impacts. The EPA recommends its advice is implemented to mitigate potential impacts to the above factors.



GOVERNMENT OF  
WESTERN AUSTRALIA

S48A Referrals

## Environmental Protection Authority

**Title:** Shire of Dardanup Local Planning Scheme 3 Amendment 204

**Location:** Portion of Lot 10 Temple Road, East Picton

**Description:** Amendment 204 proposes to allow 'Additional Use No. 22' of 'Storage' and 'Industry – mobile crushing plant' at a portion of Lot 10 Temple Road, East Picton. The proposed additional uses are discretionary uses ('D') and are subject to conditions.

**Ref ID:** CMS18117

**Date Received:** 29/03/2022

**Date Sufficient Information Received:** 31/03/2022

**Responsible Authority:** Shire of Dardanup PO Box 7016, EATON 6232

**Contact:** Murray Connell

**Preliminary Environmental Factors:** Flora and Vegetation; Terrestrial Fauna;


**Potential Significant Effects:** Potential impacts to native vegetation and fauna at the adjacent portion of Lot 10, including to a priority ecological community and threatened fauna.

**Management:** The amendment area is almost completely cleared and is currently being used for industrial storage. Native vegetation directly abuts the amendment area at all boundaries excepting the north-western corner. Potential impacts to the adjacent vegetation and resident fauna can be managed through proposed scheme provisions and future planning processes. EPA advice is also provided regarding management of environmental impacts.

**Determination:** Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (Not Appealable)

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

**Chair's Initials:** 

**Date:** 13 April 2022



# Bushfire Management Plan

Lot 10 Temple Road, Picton East

Shire of Dardanup

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<b>Planning Stage:</b>	Strategic Proposal - Local Planning Scheme and Amendment
<b>Planning Development Type:</b>	N/A
<b>Bushfire Policy – Specific Development or Use Type:</b>	-

---

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<b>Job Number:</b>	210555
<b>Assessment Date:</b>	22 June 2021
<b>Original Report Date:</b>	28 June 2021
<b>Amended Report Date:</b>	23 August 2022

---



# [Appendix ORD: 12.2.1C]

**BPP Group Pty Ltd t/a Bushfire Prone Planning**  
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## DOCUMENT CONTROL

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Review/Authorise:	Kathy Nastov (BPAD Level 3 - No. 27794)			
VERSION HISTORY				
Version	Version Details			Date
1.0	Original			28 June 2021
1.1	Reviewed wording			15 October 2021
1.2	Vegetation areas 5&6 classification changed; BAL contour map separation distances table inserted.			23 August 2022
BMP (Standard DA-Non-Tourism) Template v8.5				
DISTRIBUTION				
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<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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This Bushfire Management Plan has been prepared for Lot 10 Temple Road Picton East, in the Shire of Dardanup to accompany the Local Scheme Amendment application in order to achieve rezoning of the lot from "rural" to "rural with additional use – storage and industry; general". With acceptance of the submission the objective of the proposal is to use the land for storage and general industry, ensuring the protection of biodiversity and enabling settlement in areas with acceptable bushfire risk.

Future development of the land has not been indicated but will incorporate additional mitigation measures in accordance with the bushfire planning requirements through the implementation of subsequent further detailed bushfire management plans at the development application stages.

Lot 10 Temple Road approximately measures to 241,651.00m<sup>2</sup> in total area, located within a designated bushfire prone area and the proposal requires the application of State Planning Policy No. 3.7: Planning in Bushfire Prone Areas (SPP 3.7). The assessed bushfire risk is considered to be manageable and can be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this plan.

The proposal, as set out in this document addressing the applicable legislation, policy, standards, and guidelines including the four elements of the Bushfire Protection Criteria of Location, Siting and Design, Vehicular Access, and Water Supply. The determination is that the proposal can meet all the requirements once commercial allotments (where applicable) and their associated road layouts are known.

Against the Bushfire Protection Criteria, the decision maker's assessment of a future Proposal will be on the basis of it being able to meet the Acceptable Solutions, as follows:

- For Element 1 'Location', the development is able to achieve the acceptable solution (by being located in an area that will on completion be subject to BAL-29 or less);
- For Element 2 'Siting and Design' any future Proposal is able to meet the acceptable solutions by future buildings being able to achieve an Asset Protection Zone (APZ) of sufficient size to ensure the radiant heat impact does not exceed BAL-29;
- For Element 3 'Vehicular Access', the location of the development area is able to meet the current acceptable solutions A3.1 to A3.8; and
- For Element 4 'Water', A4.2 "non-reticulated areas" acceptable solution is achievable.

Document prepared by Calibre Consulting "Precinct 3 of the Preston Industrial Park – Local Structure Plan (2005 V5)" although isn't directly connected to Lot 10, it does have a direct impact on the access and egress considerations as well as potential conservation requirements regarding the adjoining retained (due revegetation) conservation area. This consideration is also highlighted in The Environmental Protection Authority "Bulletin 1282 – Advice on areas of conservation significance in the Preston Industrial Park (2008)", the subject site is identified as investigation area 3 with significant comments regarding the Vegetation, Flora, Fauna, and environmental considerations. These points are addressed in further detail within this BMP.

The vegetation within the boundaries of the subject land (vegetation consisting of predominantly forest) could be maintained to lower the fire risk, it would require prior assessment and approval from relevant agencies (*No clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits*).

Future buildings within 100 metres of classified vegetation will be required to be constructed to standards which correspond to the determined BAL's, as required by AS 3959-2018 Construction of buildings in bushfire prone areas.

## 1 PROPOSAL DETAILS

### 1.1 Description and Associated Plans and Maps

Landowner / Proponent:	Jim Zheng – J&P Corporation
Bushfire Prone Planning Commissioned to Produce the Bushfire Management Plan (BMP) By:	Mikaela Kerwin – Harley Dykstra
For Submission To:	Shire of Dardanup
Purpose of the BMP:	To accompany a re-zoning application
'Development' Site Total Area:	241,651.00m <sup>2</sup>
No. of Existing/Proposed Lots:	N/A
Description of the Proposed Development/Use:	
Scheme amendment – Rezoning rural lot to "rural with additional use, storage and industry/general uses"	
Supporting documents:	
Local structure plan – Dardanup precinct 3 Preston industrial park EPA Bulletin 1282 – Preston industrial park (Subject site: Area 3)	

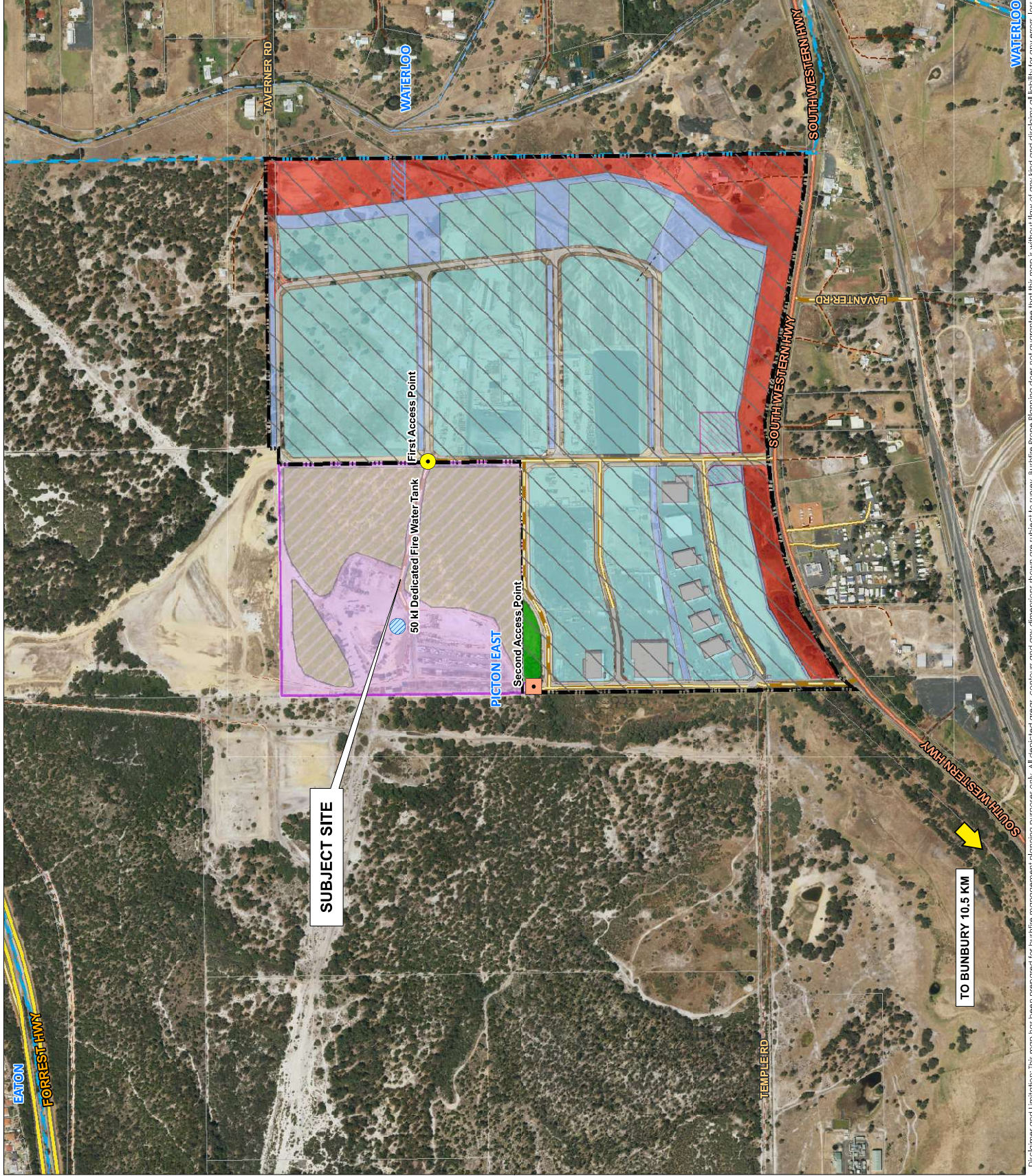


Figure 1.1

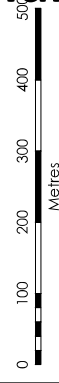
# Proposed Development

Lot 10 on Plan 70159, Area : 241,651 sq m  
 Temple Road  
 PICTON EAST  
 SHIRE OF DARDANUP

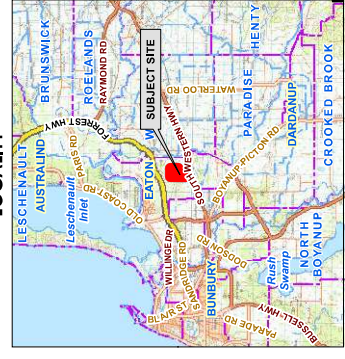
- LEGEND -----
- Subject Site
  - Precinct 3 of the Preston Industrial Park
  - Drainage
  - General Industry
  - Primary Regional Road Reservation
  - EPA Investigation Bulletin 1282 Area 3
  - 50 kl Dedicated Fire Water Tank
  - First Access Point
  - Second Access Point



[Appendix ORD: 12.2.1C]



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP  
 Image Date : Feb 2021  
 Coordinate System: GDA 1994 MGA Zone 50  
 Projection: Universal Transverse Mercator Units: Metre  
 Map compiled by: Ian Ross 12/08/2021  
 Map updated by: Ian Ross 12/08/2021  
 A3 Scale 1:7,500  
**BUSHTIME PRONE PLANNING**

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 Map Document Path / Name: K:\Projects\Lebs 2021\210555 - Lot 10 Temple Road Picton East (BWP) Mapping\MXD\210555\_Fig-1\_Driv Lot10 Temple Road Picton East.mxd

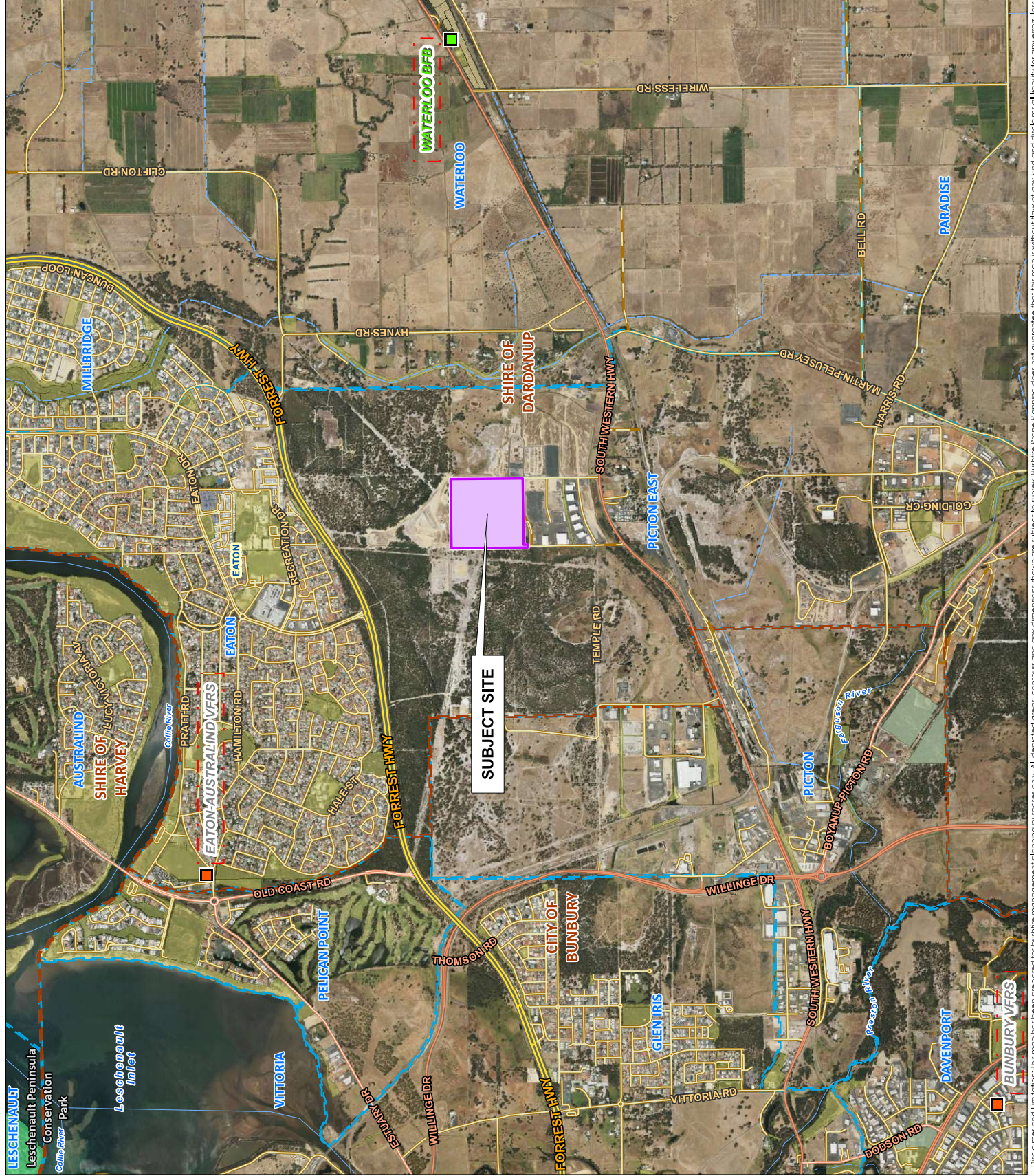


Figure 1.2

## Location Plan

Lot 10 on Plan 70159, Area : 241,651 sq m  
Temple Road  
PICTON EAST  
SHIRE OF DARDANUP

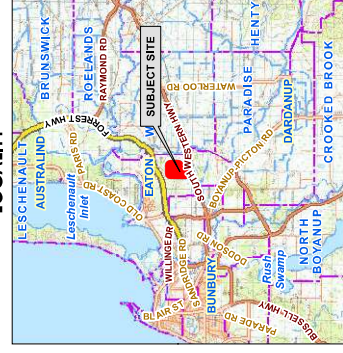
- **LEGEND** -----
- Subject Site
  - Local Government Authority
  - Locality / Suburb
  - Bush Fire Brigade
  - Volunteer Fire & Rescue Service
  - Reserves
- Legislated Lands and Waters**
- Nature Reserve
  - Conservation Park
  - Section 5(1)(h) Reserve



## [Appendix ORD: 12.2.1C]

0 500 1,000 1,500  
Metres

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



Aerial Imagery : Landgate/SLIP  
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Map compiled by: Ian Ross 9/08/2021  
Map updated by: Ian Ross 9/08/2021  
A3 Scale 1:25,000



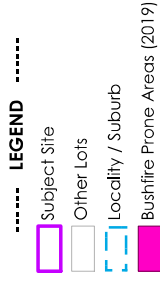
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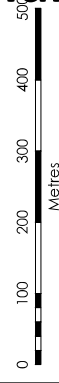
Figure 1.3

## Bushfire Prone Area

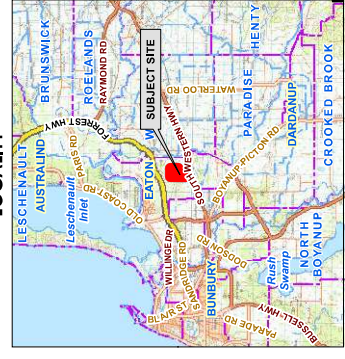
Lot 10 on Plan 70159, Area : 241,651 sq m  
Temple Road  
PICTON EAST  
SHIRE OF DARDANUP



[Appendix ORD: 12.2.1C]



----- LOCALITY -----



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Map Document Path / Name: K:\Projects\Lebs 2021\210555 - Lot 10 Temple Road Picton East (BMP)\Mapping\MXD\210555\_Fig-3\_BPA\_Lot10 Temple Road Picton East.mxd



## 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 land use 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 PROPOSED LAND USE CLASSIFICATION AND BUSHFIRE PLANNING REQUIREMENTS		
Assessment / Information / Documents Detail		
The proposed land use classification is determined to be:		Potential High Risk
Category, type and/or operations of the land use that have determined the classification:		Storage and Industry use
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	
	Position Statement - BPC Element 1 and 2	<input checked="" type="checkbox"/>
	Position Statement – Tourism	- Not applicable -
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
	Additional bushfire protection measures	<input type="checkbox"/> In BMP s5.5
	Owner/operator additional responsibilities associated with the land use.	<input type="checkbox"/> In BMP s5.6
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 ENVIRONMENTAL CONSIDERATIONS

### 2.1 Native Vegetation – Restrictions to Modification and/or Clearing

Many bushfire prone areas also have high biodiversity values. SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values (Guidelines s2.3).

There is a requirement to identify any need for onsite modification and/or clearing of native vegetation and whether this may trigger potential environmental impact/referral requirements under State and Federal environmental legislation. Confirmation that any proposed native vegetation modification and/or clearing is acceptable, should be received from the relevant agencies by the proponent and provided to the bushfire consultant for inclusion in the Bushfire Management Plan if it will influence the required bushfire planning assessments and outcomes. The following table details any potential environmental restrictions of which the author of this report is aware.

Table 2.2: Native vegetation and potential environmental considerations and restrictions.

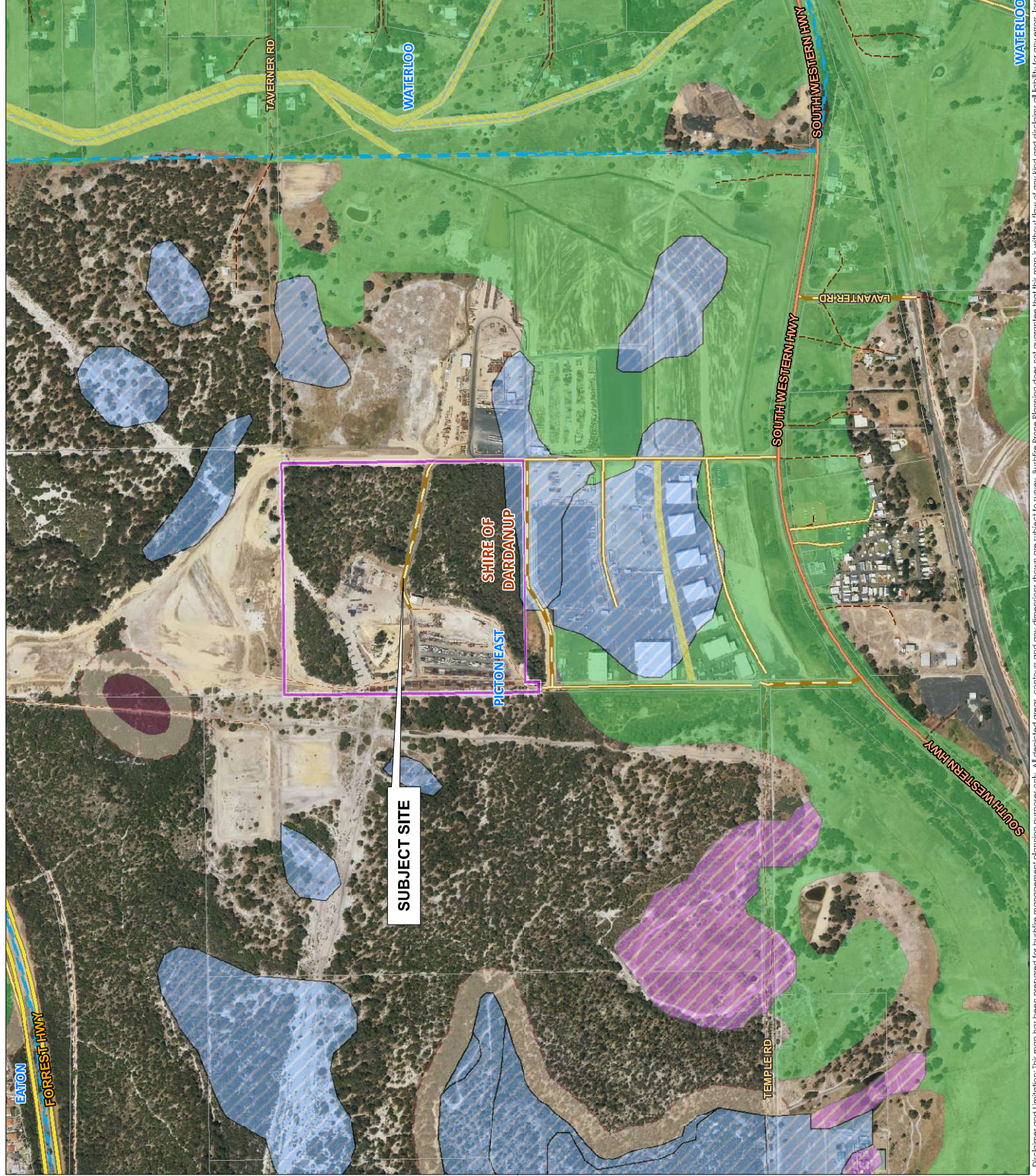
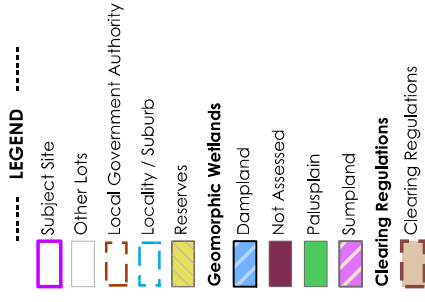
NATIVE VEGETATION MODIFICATION / CLEARING - POTENTIAL ENVIRONMENTAL RESTRICTIONS IDENTIFIED				
Environmental Considerations / Features	Potential Mapping Data Source (SLIP / Local Planning)	Relevant to Proposed Development	Data Applied	Action Required
Onsite clearing of native vegetation is required.		No		
Environmental impact/referral requirements under State and Federal environmental legislation may be triggered.		Unlikely		
National Park / Nature Reserve	DBCA-011	No-Confirmed by Bushfire Consultant	Relevant Database Reviewed by Bushfire Consultant	Proponent to Seek Advice
Conservation Covenant	DPIRD-023	No-Confirmed by Bushfire Consultant	Relevant Database Reviewed by Bushfire Consultant	Proponent to Seek Advice
Bush Forever Site	DPLH-019	No-Confirmed by Bushfire Consultant	Relevant Database Reviewed by Bushfire Consultant	Proponent to Seek Advice
RAMSAR Wetland	DBCA-010	No-Confirmed by Proponent	Relevant Database Reviewed by Bushfire Consultant	Proponent to Seek Advice
Geomorphic and Other Wetland	DBCA-011-019, 040, 043, 044	Yes Confirmed by Bushfire Consultant	Relevant Database Reviewed by Bushfire Consultant	Proponent to Seek Advice
Threatened and Priority Ecological Communities (TECs or PECs)	DBCA-038	Not Known	Data Not Readily Available to Bushfire Consultant	Proponent to Seek Advice
Threatened and Priority Flora including Declared Rare Flora (DRFs)	DBCA-036	Not Known	Data Not Readily Available to Bushfire Consultant	Proponent to Seek Advice
Comments: EPA Bulletin 1282 – Preston Industrial Park, Investigation Area 3 has identified the significance of the vegetation within Lot 10. The report identifies criteria for the investigation areas to meet with either “yes or no”, under the criteria Lot 10 has met the following: Diversity, Rarity, maintaining ecological processes & natural systems and General Criteria for the Protection of Wetland, Streamline and Estuarine Fringing Vegetation and Coastal Vegetation. (No clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits)				



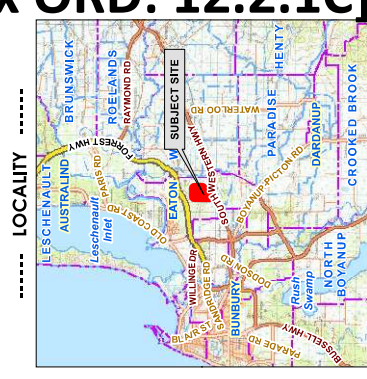
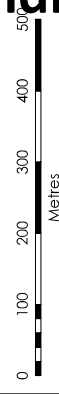
Figure 2.1

## Environmental Considerations

Lot 10 on Plan 70159, Area : 241,651 sq m  
Temple Road  
PICTON EAST  
SHIRE OF DARDANUP



## [Appendix ORD: 12.2.1C]



Aerial Imagery : Landgate/SLIP  
Image Date : Feb 2021  
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A3 Scale 1:7,500  
**BUSHTIME 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. Bushtime 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\Lebs 2021\210555 - Lot 10 Temple Road Picton East [BWP] Mapping\MXD\210555\_Fig2-1\_ENV Lot10 Temple Road Picton East.mxd



## 3 POTENTIAL BUSHFIRE IMPACT ASSESSMENT

### 3.1 Assessment Input

#### 3.1.1 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 3.1: Applied FDI Value

FDI VALUE			
Vegetation Areas	As per AS 3959:2018 Table 2.1	As per DFES for the Location	Value Applied
1-8	80	N/A	80

#### 3.1.2 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 3.2: 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	Open forest A-03	Class A Forest	0°	upslope or flat
2	Open herbfield G-27	Class G Grassland	0°	upslope or flat
3	Open herbfield G-27	Class G Grassland	0°	upslope or flat
4	Open scrub D-14	Class D Scrub	0°	upslope or flat
5	Low open forest A-04	Class A Forest	4.8°	downslope >0-5
6	Low open forest A-04	Class A Forest	0°	upslope or flat
7	Open forest A-03	Class A Forest	1.2°	downslope >0-5
8	Excluded	Excluded as per Section 2.2.3.2 (e&f) Low Threat	-	-
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				





VEGETATION AREA 1	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Types Present:	Open forest A-03
Description/Justification:	Mix species multi-tiered native vegetation overstorey: <i>Corymbia calophylla</i> (Marri), <i>Eucalyptus Marginata</i> (Jarrah), (9-14m in height), <i>Melaleuca Rhaphiophylla</i> (Paperbark), <i>Banksia Illicifolia</i> (Holly-leaved banksia), <i>Banksia Grandis</i> Willd (Banksia) & <i>Banksia Attenuata</i> (Banksia) 30% foliage cover. Middlestorey: <i>Xanthorrhoea</i> (Grass tree), <i>Macrozamia Fraseri</i> (Zamia) and native shrubs. With heavy grass and heavy leaf litter understorey. Upslope
 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:09 -33.33012, 115.7221 Unnamed Road, Picton East WA 6229</p>	 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:09 -33.33122, 115.72354 Unnamed Road, Picton East WA 6229</p>
Photo ID: 1	Photo ID: 2
 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:15 -33.33023, 115.72062 Unnamed Road, Picton East WA 6229</p>	 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:06 -33.33097, 115.72355 Unnamed Road, Picton East WA 6229</p>
Photo ID: 3	Photo ID: 4
 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:31 -33.33314, 115.72255 Unnamed Road, Picton East WA 6229</p>	 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:31 -33.33314, 115.72255 Unnamed Road, Picton East WA 6229</p>
Photo ID: 5	Photo ID: 6





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>	North of the subject site is pasture grass and some areas of leaf litter. Scattered/isolated native trees (8-12m in height) not more than 10% foliage cover. Flat to upslope
<b>Post Dev. Assumptions:</b>	Vegetation is offsite and cannot be managed or removed by subject site landowners. Vegetation is classified as worst-case scenario.
	
Photo ID: 7	


VEGETATION AREA 3	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class G Grassland
<b>Vegetation Types Present:</b>	Sown pasture G-26
<b>Description/Justification:</b>	Within the subject site is pasture grass and some areas of leaf litter. Scattered/isolated native trees (3-9m in height) not more than 10% foliage cover. Flat to upslope
	
Photo ID: 8	





VEGETATION AREA 4	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class D Scrub
<b>Vegetation Types Present:</b>	Open scrub D-14
<b>Description/Justification:</b>	North/west of the subject site mix species multi-tiered native vegetation overstorey: <i>Corymbia calophylla</i> (Marri), <i>Eucalyptus marginata</i> (Jarrah), (6-11m in height) & <i>Banksia Attenuata</i> (Banksia) 25% foliage cover. Middlestorey: native shrubs with grass and heavy leaf litter understorey. Upslope
<b>Post Dev. Assumptions:</b>	Vegetation is offsite and cannot be managed or removed by subject site landowners. Vegetation is classified as worst-case scenario.
<div>   </div>	
Photo ID: 9	Photo ID: 10



VEGETATION AREA 5	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Class A Forest
<b>Vegetation Types Present:</b>	Low open forest A-04
<b>Description/Justification:</b>	West of the subject site mix species multi-tiered native vegetation overstorey: <i>Corymbia calophylla</i> (Marri), <i>Eucalyptus marginata</i> (Jarrah), <i>Agonis flexuosa</i> (Peppermint) (7-14m in height) & <i>Banksia Attenuata</i> (Banksia) 20% foliage cover. Low-lying native shrubs with grass and heavy leaf litter understorey. Downward slope (4.8°)
<b>Post Dev. Assumptions:</b>	Vegetation is offsite and cannot be managed or removed by subject site landowners. Vegetation is classified as worst-case scenario.
<div>   </div>	
Photo ID: 11	Photo ID: 12



VEGETATION AREA 6	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Types Present:	Low open forest A-04
Description/Justification:	West of the subject site mix species multi-tiered native vegetation overstorey: <i>Corymbia calophylla</i> (Marri), <i>Eucalyptus marginata</i> (Jarrah), <i>Agonis flexuosa</i> (Peppermint) (7-14m in height) & <i>Banksia Attenuata</i> (Banksia) 20% foliage cover. Low-lying native shrubs with sparse grass and heavy leaf litter understorey. Upslope.
Post Dev. Assumptions:	Vegetation is offsite and cannot be managed or removed by subject site landowners. Vegetation is classified as worst-case scenario.
 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:25 -33.33278, 115.72053 Unnamed Road, Picton East WA 6229</p>	
Photo ID: 13	

VEGETATION AREA 7	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Types Present:	Open forest A-03
Description/Justification:	South of the subject site mix species multi-tiered native vegetation overstorey: <i>Corymbia calophylla</i> (Marri), <i>Banksia llicifolia</i> (Holly-leaved banksia), <i>Eucalyptus marginata</i> (Jarrah), <i>Agonis flexuosa</i> (Peppermint) (9-14m in height), <i>Melaleuca raphiophylla</i> (Paperbark) & <i>Banksia Attenuata</i> (Banksia) 40% foliage cover. Middlestorey: <i>Xanthorrhoea</i> , <i>Acacia pycnantha</i> (Golden wattle), <i>Pteridium esculentum</i> (Bracken fern) and native shrubs with sparse grass and heavy leaf litter understorey. Downward slope (1.2°)
 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:28 -33.33424, 115.72126 Unnamed Road, Picton East WA 6229</p>	 <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:28 -33.33683, 115.72186 Lot 11 S Western Hwy, Picton East WA 6229</p>
Photo ID: 14	Photo ID: 15



VEGETATION AREA 8	
<b>AS 3959:2018 Vegetation Classification Applied:</b>	Excluded as per Section 2.2.3.2 (e&f) Low Threat Vegetation
<b>Description/Justification:</b>	<p>Managed and maintained residential native and non-native mixed species gardens and landscaping, including verges. Ground covers are a mix of managed and maintained grass areas, gravel, sand, concrete/paved driveways, and bituminised roads.</p> <p>** Multiply Pressure/Fluid &amp; Gas(unconfirmed) cylinders were viewed when completing site assessment**</p>
<div>  <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:06 -33.33097, 115.72353 Unnamed Road, Picton East WA 6229</p> </div> <div>  <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:11 -33.33113, 115.72142 Unnamed Road, Picton East WA 6229</p> </div>	
Photo ID: 16	Photo ID: 17
<div>  <p>Company: Bushfire Prone Planning 210555 - Lot 10 Temple Road 22.06.2021 09:24 -33.33218, 115.7206 Unnamed Road, Picton East WA 6229</p> </div>	
Photo ID: 18	







## 3.1.3 Vegetation classification and topography map

Vegetation and topography assessment indicate that the subject land currently contains vegetation conducive to bushfires. The modification of vegetation through future subdivision may enable a reduction in the hazard levels to a tolerable risk for development to occur. Where land is under the control of the developer/proponent, it is reasonable to conclude that bushfire risk can be lessened and that the appropriate bushfire management measures can be implemented, and hazards mitigated in perpetuity.

## 3.2 Assessment Output

### 3.2.1 Bushfire Attack Level - BAL Contour Map Format

#### INTERPRETATION OF THE BUSHFIRE ATTACK LEVEL (BAL) CONTOUR MAP

The contour map will present different coloured contour intervals extending from the areas of classified bushfire prone vegetation. These represent the different bushfire attack levels that will exist at varying distances away from the classified vegetation in the event of a bushfire in that vegetation.

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain as the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed (or each stage completed).

Each bushfire attack level corresponds to a set range of radiant heat flux that is generated by a bushfire. That range is defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour is a diagrammatic representation of the separation distances from the classified vegetation that correspond to each BAL for each separately identified area of classified vegetation. They have been calculated by the application of the unique site variables including vegetation types and structure, ground slope and applied fire weather.

### 3.2.2 Construction of the BAL Contours

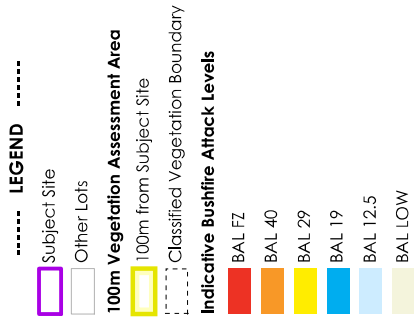
Table 3.3: Vegetation separation distances applied to construct the BAL contours.

BAL CONTOUR MAP – APPLIED VEGETATION SEPARATION DISTANCES								
Derived from the Application of Method 1 BAL Determination Methodology (AS 3959:2018 Section 2, Table 2.5) <sup>1</sup>								
Vegetation Area	Vegetation Classification	Effective Slope (degrees)	BAL and Corresponding Separation Distance (m)					
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW
1	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
2	Class G Grassland	upslope or flat	<6	6-<8	8-<12	12-<17	17-<50	>50
3	Class G Grassland	upslope or flat	<6	6-<8	8-<12	12-<17	17-<50	>50
4	Class D Scrub	upslope or flat	<10	10-<13	13-<19	19-<27	27-<100	>100
5	Class A Forest	downslope >0-5	<20	20-<27	27-<37	37-<50	50-<100	>100
6	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
7	Class A Forest	downslope >0-5	<20	20-<27	27-<37	37-<50	50-<100	>100
Note <sup>1</sup> : It is assumed for the purposes of assessment that Area 1 will continue to be managed in a low threat state in perpetuity. (Established residential area, maintained private gardens and buildings. Cleared bitumen/hardstand areas/roads.								

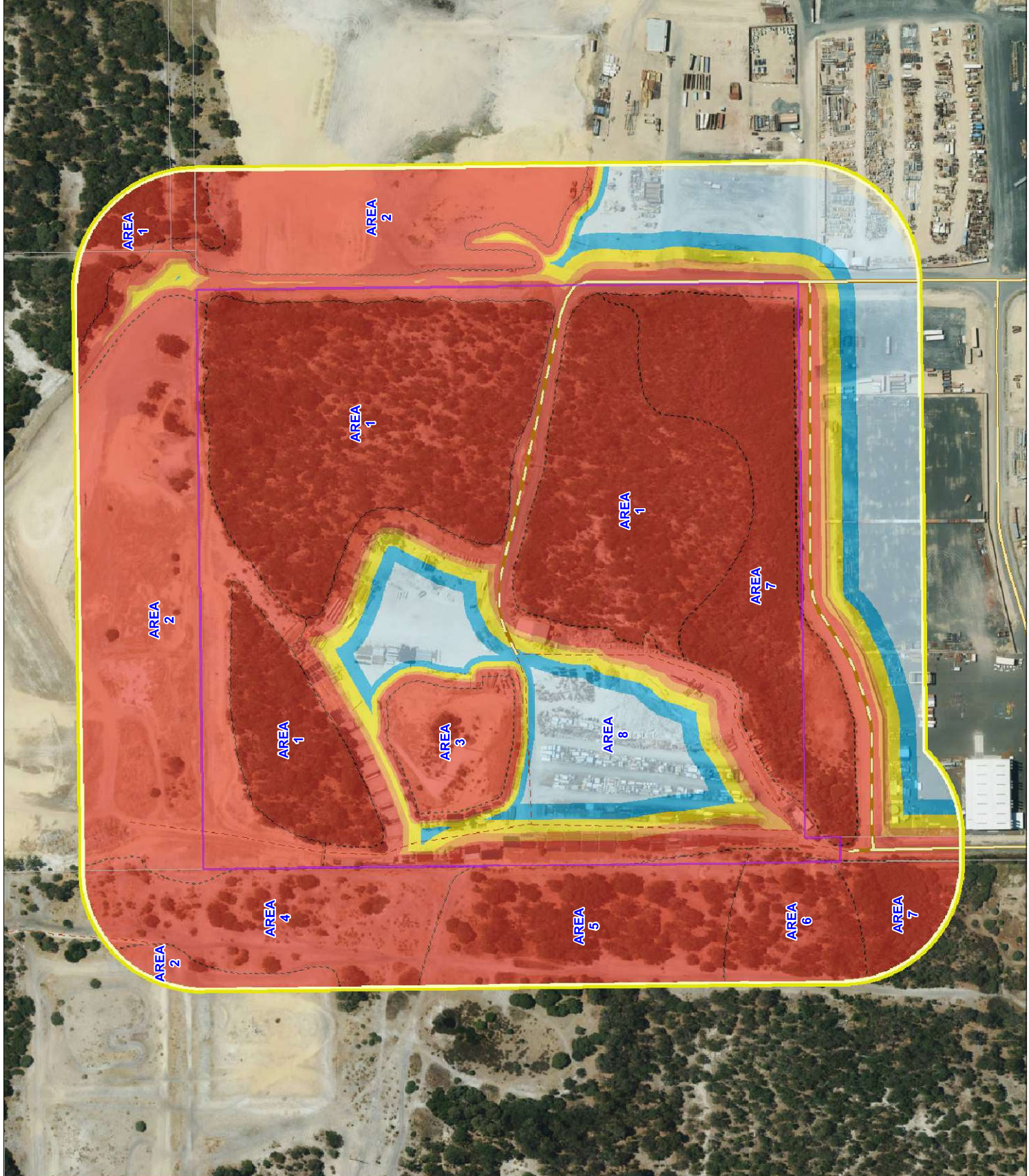
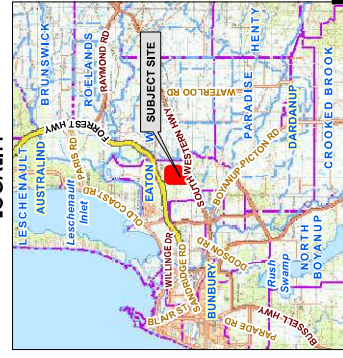


## BAL Contour Map

Lot 10 on Plan 70159, Area : 241,651 sq m  
Temple Road  
PICTON EAST  
**SHIRE OF DARDANUP**



..... LOCALITY .....





## 4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

In response to the Bushfire Management Plan requirements established by Appendix 5 of the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 v1.3), the following statements are made to assist in the understanding of whether the proposal is likely to be able to comply with the bushfire protection criteria now or in subsequent planning stages.

Spatial Context - Broader Landscape Considerations	
Wider road network and access constraints	<p>The surrounding area has an extensive public road network at the larger scale associated within rural/industrial zoning and corresponding average lot sizes. At a more local level access options can be limited to a single road in two directions for a relatively short distance where other options are available.</p> <p>There is no access constraint for the subject site with regard to what is considered acceptable from a planning perspective, however, where development opportunities can increase local access options within the surrounding area, this would have merit that should be considered as benefiting a greater number of residents.</p>
Proximity of settlements and emergency services	<p>The subject site is part of a large industrial area of semi-rural settlement. The Bunbury townsite is 9.7 km and 13 minutes travel time. Emergency services are located in Bunbury and in Davenport (9.5 km 12 minutes travel and 7.1 km 9 minutes travel).</p>
Bushfire prone vegetation types and extent (including conserved vegetation)	<p>Significant extents of bushfire prone vegetation exist across the broader landscape as retained native vegetation but interspersed with improved pastures (grassland) and asset protection zones around existing dwellings. Most of the vegetation is within the lot and on private land, subject to various levels of fuel load management. Forest area &gt;340 ha adjoins the subject lot's northern and western boundary. The forest vegetation will produce significant embers and firebrands in a bushfire event primarily due to the type of bark.</p>
Topography and fire behaviour interactions.	<p>The topography is undulating rather than rugged. Some areas with slopes of zero to five degrees, but most of the land is flat. Bushfire rates of spread can double for every ten degrees of upslope while downslopes will slow the rate of spread.</p>
Potential for extreme fire behaviour and pyro convective events.	<p>Possible but limited likelihood due to the fragmentation of areas of bushfire prone vegetation due to cleared areas, pastured areas, fuel load management by landowners and the availability of emergency services (including being a part of the City of Bunbury area).</p>
Environmental Considerations	
Constraints to implementing required and/or additional bushfire protection measures	<p>Within and surrounding the property is significant amount of Banksia bushland. With relevant agency assessment and approval (see section 2. Environmental considerations) Managing and maintaining the vegetation on the lot would be a benefit to the property, assets within the lot, and the surrounding properties when faced with potential bushfire. It would also provide better opportunity for firefighter's to possibly control the fire. (Vegetation located outside of the lot 10, cannot be considered as manageable) <i>(No clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits)</i></p>
Provision of Access Within the Subject Site	
Potential constraints	<p>No constraints to establishing the required access.</p>
Potential Bushfire Impacts	
Flame and radiant heat and ability to establish an APZ	<p>The subject site will allow a BAL-29 dimensioned APZ to be established within the lot. This will prevent flame contact from the classified vegetation.</p>

Embers/firebrands, smoke and fire-driven wind	These will be the major impacts to the subject site. The appropriate protection measures of building construction and strict management of the APZ will mitigate the risk to what is considered an acceptable level.
<b>Issues to be Considered at Subsequent Planning Stages (additional assessments/documents)</b>	
Specific land uses to be addressed	The rezoning of this property to storage/industry general use could be a risk to firefighters attending an incident at the facility. When on site, there was visual of pressure vessels being stored on the property. Depending on what is proposed to be stored, the proposal may trigger a High Risk Land Use at a later stage.
<b>Discretionary Decision Making and the Precautionary Principle (SPP 3.7 and Guidelines)</b>	
Does the bushfire consultant consider there are issues that need to be addressed in this space?	No.

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

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.

### 5.1 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions of the Bushfire Protection Criteria (BPC) and/or apply technical requirements that vary from those specified in the *Guidelines for Planning in Bushfire Prone Areas (WAPC)*. In such instances, this Proposal will be assessed against these variations and/or any specific local government technical requirements for emergency access and water. Refer to Appendices 2 and 3 for relevant technical requirements.

Will local or regional variations (endorsed by WAPC / DFES) to the applicable acceptable solutions established by the <i>Guidelines</i> or the <i>Position Statement: Tourism land uses in bushfire prone areas WAPC October 2019</i> , apply to this Proposal?	N/A
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## 5.2 Summary of Assessment Against the Bushfire Protection Criteria

SUMMARISED OUTCOME OF THE ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA					
Element of the Bushfire Protection Criteria	Basis for the Proposal Achieving Full Compliance with SPP 3.7			The Proposal Cannot Achieve Full Compliance with SPP 3.7	
	Acceptable Solutions Met	Achieves the Intent of the Element			
	All applicable solutions are fully met	All applicable solutions are not fully met.  A merit based assessment and/or a bushfire performance comparison of the proposals residual risk with that of the residual risk of the acceptable solution is conducted (refer Note 4)	A performance principle-based solution is applied	Bushfire planning development type that may not require full compliance is applied	An improvement in bushfire performance compared to the existing development is detailed (refer Note 4)
1. Location	✓			N/A	
2. Siting and Design of Development	✓				
3. Vehicular Access	✓				
4. Water	✓				
<p>Note: The development proposal has been assessed:</p> <ol style="list-style-type: none"><li>Against the requirements established in Appendix 4 of the <i>Guidelines for Planning in Bushfire Prone Areas</i>, WAPC 2017 v1.3 (<i>Guidelines</i>). The Guidelines are found at <a href="https://www.planning.wa.gov.au/8194.aspx">https://www.planning.wa.gov.au/8194.aspx</a>; and</li><li>Applying the interpretation guidance provided in <i>Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design</i> (WAPC Nov 2019).</li><li>Applying any endorsed variations to the Guideline's acceptable solutions and associated technical requirements that have been established by the local government. If known and applicable these have been stated in Section 5.1 with the detail included as an appendix if required by the local government.</li><li>When non-compliant with SPP 3.7 and when appropriate, by utilising additional compliance pathways that include the application of merit based assessment and comparative bushfire performance. The validity of this approach is derived from relevant decisions made by the responsible authorities (refer Appendix 2).</li></ol>					



## 5.3 Assessment Detail

Element 1: Location	
<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.	
<b>Compliance:</b> How the proposed development achieves the intent of Element 1:	By fully meeting all applicable acceptable solutions established by the bushfire protection criteria (Guidelines v1.3 WAPC 2017)
<b>ASSESSMENT (COMPLIANCE) STATEMENTS</b> 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</i> (WAPC 2017 v1.3) 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</i> (WAPC Nov 2019).	
<b>Acceptable Solution: A1.1: Development Location</b>	
<b>BROADER LANDSCAPE CONTEXT (VEGETATION AND TOPOGRAPHY)</b>  <b>The Hazard Within the Subject Site (Onsite)</b> The proposed rezoning of Lot 10 Temple Road currently zoned rural into rural with additional use – storage/general industry. The subject lot currently lie within a bushfire prone area as defined by the OBRM map of Bushfire Prone Areas, existing in the suburb of East Picton. It is surrounded by predominantly large rural/industrial allotments and native vegetation. The modification and management of classifiable vegetation could be considered to reduce the bushfire risk within the boundaries of the subject site (relevant agencies approval required, <i>no clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits</i> ).  The existing lot is predominantly vegetated with native vegetation classified as Class A Forest except for the asset protection zone established around the existing developed area. The impact of the slopes under the vegetation will be dependent on a bushfire's direction of travel, but slopes in the range of zero to five degrees do exist and bushfire travelling upslope will have increased intensity and rate of spread.  However, the ability to establish a BAL-29 dimensioned APZ within the lot's boundaries removes the threat of greater levels of radiant heat or flame contact upon any future development.  The primary bushfire threat from bushfire prone vegetation remaining within the proposed 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.	
<b>The Hazard Adjoining the Subject Site (Offsite)</b> The current offsite areas of bushfire prone vegetation for this proposal consist of a mix of Class A – Forest and Class G – Grassland. All areas of classified vegetation are located within 150 m of this proposal.  Where future development is proposed on the original allotments, it will be subject to potential radiant heat from a bushfire not exceeding 29kW/ m <sup>2</sup> (i.e. a BAL-29 rating or less will apply) (Refer to Figures 3.2 of this plan). This can be achieved by using positioning, design, and appropriate vegetation modification and management (relevant agencies approval required, <i>no clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits</i> ) the remaining bushfire risk to an acceptable level by the existence/implementation and ongoing maintenance measure as identified in this plan. These measures include the requirements for vegetation management, vehicular access and firefighting water supply.	

## 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

Future buildings on the lot can be surrounded by an APZ that will ensure the potential radiant heat impact of a bushfire does not exceed 29 kW/m<sup>2</sup> (BAL-29). The required APZ specifications of width, location and management can be achieved.

**APZ Width:** The required APZ dimensions to ensure buildings are subject to a maximum BAL of BAL-29 (measured from any external wall or supporting post or column to the edge of the classified vegetation), has been determined in Section 3.2 of this BMP and are:

BAL-29 APZ Dimensions		
Applicable to Lot 10:	Building to Vegetation Area 1	Minimum 21 metres
	Building to Vegetation Area 2 <sup>1</sup>	Minimum 8 metres
	Building to Vegetation Area 3	Minimum 8 metres
	Building to Vegetation Area 4 <sup>1</sup>	Minimum 13 metres
	Building to Vegetation Area 5 <sup>1</sup>	Minimum 17 metres
	Building to Vegetation Area 6 <sup>1</sup>	Minimum 14 metres
	Building to Vegetation Area 7	Minimum 27 metres

- <sup>1</sup> Indicates unmanaged vegetation that is also located outside of the subject land. Vegetation that is onsite is within the control of the subject site's landowner/s and therefore could potentially be removed or

## Element 2: Siting and Design of Development

maintained to mitigate the bushfire risk, subject to relevant agencies approval. Vegetation that is located offsite however, cannot be removed or modified for BAL reduction purposes as it is not within the control of the subject site landowner *(No clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits)*

- Area 8 does not require minimum distance as it is considered BAL LOW.

**APZ Location:** Asset protection zones of the widths stated above can be contained solely within the boundaries of the lot. Onsite vegetation could be modified/removed for better protection, the approval for which will need to be received from the relevant agencies.

The BAL-29 APZ will exist within the lot. The portions of the required size APZ that exist inside the lot consist of:

- Hardstand/Roads
- Parking bays
- landscaping

**APZ Management:** Classified vegetation areas 1,3 & 7 could be modified (relevant agencies prior approval required) and continually managed in the future, areas of vegetation located within the property boundaries are under the control of the landowner. *(No clearing is to occur as a result of the proposed Scheme Amendment. If clearing is to occur in the future, it will be subject to its own consents and permits)*

Retained vegetation can 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 and the Shire of Dardanup may have additional requirements established by their Fire Prevention Order.



Element 3: Vehicular Access	
<b>Intent:</b> To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.	
<b>Compliance:</b> How the proposed development achieves the intent of Element 3:	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 <i>Guidelines</i> (WAPC 2017 v1.3).	
Acceptable Solution: A3.1: Two Access Routes	
The Lot considered for rezoning is located within a rural area, located on the southern and eastern boundaries are access and egress points (see figure 1.1). The adjoining lots 11 & 38 have an approved local structure plan (see figure 1.1) creating a network of new roads, this doesn't affect the current points of access to Lot 10. Within 800m of both access points is "Southwestern Highway" which also provides access to two different directions/destinations. All roads are always available to emergency and private vehicles under all weather conditions.	
Acceptable Solution: A3.2: Public Road	
All public roads existing and future meet or will meet the requirements for public roads within the guidelines. Providing the property and surrounding community with all vehicle types, access during any weather condition.	
Acceptable Solution: A3.3: Cul-de-sacs (including a dead-end road)	
- Not applicable -	
Acceptable Solution: A3.4: Battle-axe	
The existing lot is a battle axe, the original battle axe leg is subject to merge with Lot 11 as per the local structural plan, where much smaller leg is retained for Lot 10 to gain access to the future road network.	
Acceptable Solution: A3.5: Private Driveways	
All vehicular private roads meet the guidelines requirements, with multiply areas to turn around. 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	
- Not applicable -	
Acceptable Solution: A3.7: Fire Service Access Routes	
- Not applicable -	
Acceptable Solution: A3.8: Firebreak Width	
<p>Lot 10 Temple Road will comply with the requirements of the local government annual firebreak notice issued under s33 of the Bush Fires Act 1954. Firebreaks to be established/installed prior to subdivision clearance.</p> <p><i>Shire of Dardanup fire Prevention order:</i></p> <p>"With reference to Section 33 of the Bush Fires Act 1954, you are required to carry out fire prevention work on land owned or occupied by you, in accordance with the provision. BARE EARTH firebreaks of 2 metres in width and 4 metres in height must be maintained within 6 metres inside and along all boundaries of the land."</p>	

Element 4: Water	
<b>Intent:</b> To ensure water is available to the subdivision, development, or land use to enable people, property and infrastructure to be defended from bushfire.	
<b>Compliance:</b> 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 <i>Guidelines</i> (WAPC 2017 v1.3).	
Acceptable Solution: A4.1: Reticulated Areas	
<p>A future connection to reticulated water supply is being planned for the site. When finalised the provisions of water access for firefighting purposes will be taken into account.</p> <p>The construction technical requirements established by the Guidelines and/or the local government can and will be complied with.</p>	
Acceptable Solution: A4.2: Non-Reticulated Areas	
<p>Until future connection to reticulated water is made available, a 50,000L water tank will be made available within the property boundaries dedicated to firefighting purposes. Centrally located with access to the connection point (maximum 3m distance from connection point) providing a hardstand and turnaround point to accommodate fire appliance type 3.4 (kerb to kerb 17.5m). Fittings to be made of non-combustible material.</p> <p>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.</p>	
Acceptable Solution: A4.3: Non-Reticulated Areas – Individual Lots	
- Not applicable -	

## 6 RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE PROTECTION MEASURES

Table 6.1: BMP Implementation responsibilities prior to occupancy or building.

Landowner (Developer) - Prior to Scheme Amendment	
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 sale, 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 an Asset Protection Zone (APZ) surrounding any future 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 (refer to Section 3.2 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>Establish an 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.</p>
4	<p>Prior to sale of the subject lot, it is to be compliant with Shire of Dardanup fire Prevention order issued under s33 of the Bushfires 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>
5	<p>Prior to scheme amendment, install the required emergency static water supply (50,000 litre tank within the lot) and associated vehicle access, to the standards stated in the relevant acceptable solution and applying the guidance provided in Appendix 3, or to the specific requirements of the local government.</p>



Table 6.3: Ongoing management responsibilities for the Landowner/Occupier.

Landowner/Occupier - Ongoing	
No.	Ongoing Management Actions
1	<p>Maintain an Asset Protection Zone (APZ) surrounding any future 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 (refer to Section 3.2 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>Maintain an 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>
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	Maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.
4	Maintain the emergency water supply tank and its associated fittings and vehicular access in good working condition.
5	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.
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>

Table 6.4: 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 Fire Prevention order notice.

## APPENDIX 1: TECHNICAL REQUIREMENTS FOR ONSITE VEGETATION MANAGEMENT

### 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  $29\text{kW/m}^2$  (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).

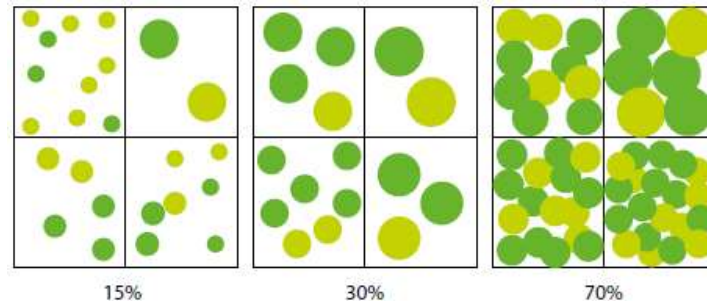


Example: Fine fuel load of 2 t/ha

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

**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.

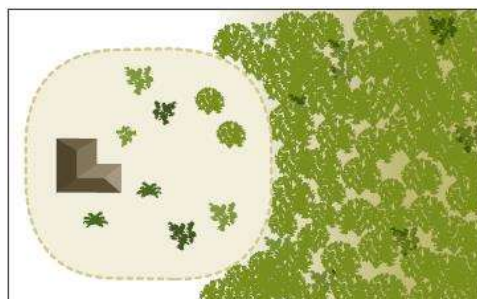
**Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 mm in height. Ground covers greater than 0.5 metres in height are to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

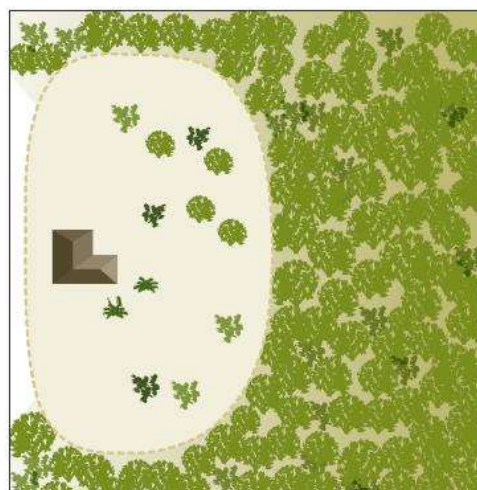
Hazard on one side

APZ



Hazard on three sides

APZ





## 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 Guideline's, 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 3.2 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 5.1 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 3.4: Battle-axe

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

- Maximum length 600m and minimum width 6m; and
- Comply with minimum standards for private driveways.



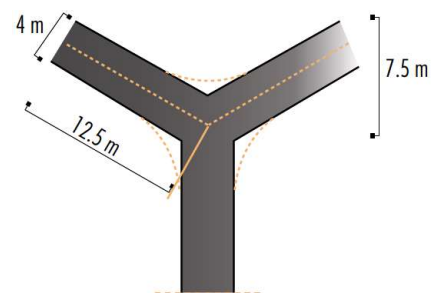
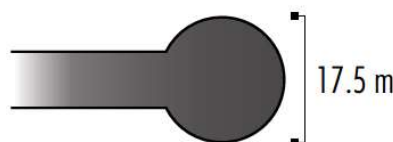
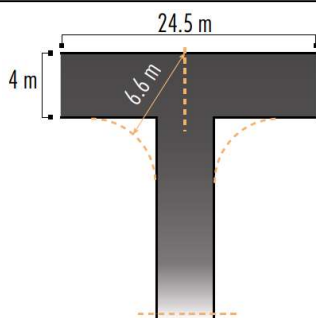
##### Acceptable Solution 3.5: Private Driveways

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).



##### 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
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
<p>* 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.</p>					



## APPENDIX 3: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER

### Reticulated Areas

[Source: Guidelines for Planning in Bushfire Prone Areas WAPC 2017 v1.3, Appendix 4, Element 4]

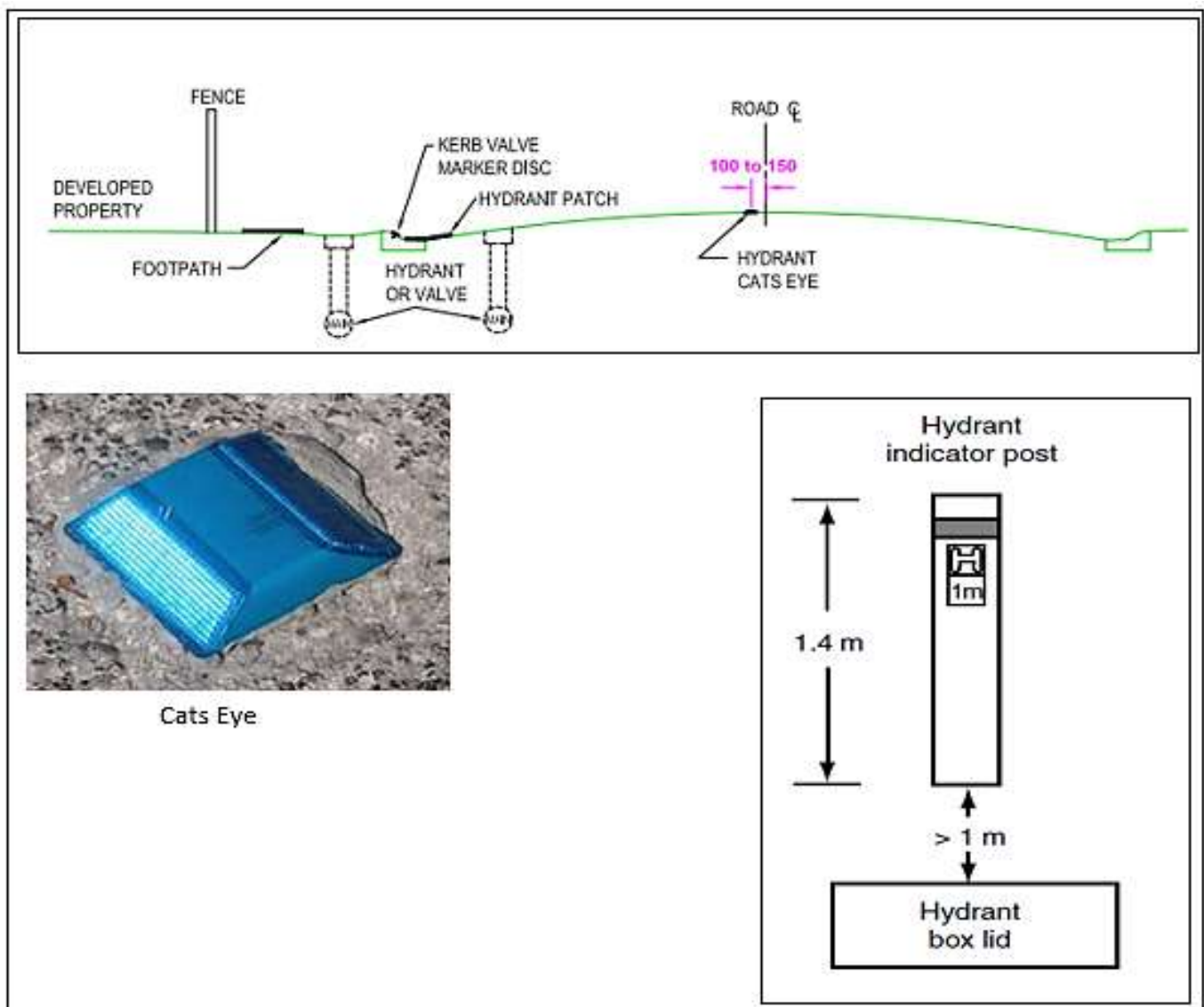
The Water Corporation's 'No 63 Water Reticulation Standard' is deemed to be the baseline criteria for developments and should be applied unless local water supply authority's conditions apply.

The requirement is to supply a reticulated water supply and fire hydrants, in accordance with the technical requirements of the relevant water supply authority and DFES.

Key specifications in the most recent version/revision of the design standard include:

- **Residential Standard** – hydrants are to be located so that the maximum distance between the hydrants shall be no more than 200 metres.
- **Commercial Standard** – hydrants are to be located with a maximum of 100 metre spacing in Industrial and Commercial areas.
- **Rural Residential Standard** – where minimum site areas per dwelling is 10,000 m<sup>2</sup> (1ha), hydrants are to be located with a maximum 400m spacing. If the area is further subdivided to land parcels less than 1ha, then the residential standard (200m) is to be applied.

Figure A4.1: Hydrant Location and Identification Specifications



## Non-Reticulated Areas – Single Lot

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 50,000 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 valve and a 50mm cam-lock 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 / frequently asked questions and Planning for Bushfire Protection Guidelines WAPC 2010]



# [Appendix ORD: 12.2.1D]

## SCHEDULE OF SUBMISSIONS – Shire of Dardanup Town Planning Scheme No. 3, Amendment No. 204.

No.	Submitter	Nature of Submission	Recommendation / Comment
1.	Water Corporation	<p>Water Corporations reticulated water and sewerage are currently not immediately available to the subject land.</p> <p>The Vindictive Sub B Drain traverses the subject site. The developer is required to protect all works.</p> <p>Developments within this catchment are required to contain the flows from a one in one-hundred-year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels.</p> <p>No adverse discharge or runoff from the subject land would be allowed into our drainage system.</p>	<p>Note submission.</p> <p>The issues raised would be addressed during the development application process which would involve the referral of an application to the Water Corporation for comment.</p>
2.	Department of Water and Environmental Regulation (DWER)	<p>No objection.</p> <p>As advice the Department has undertaken an assessment of J &amp; P Corporation's application for a licence under the Environmental Protection Act 1986, relating to the temporary storage and crushing of construction and demolition waste using a mobile crushing plant at Lot 10, Temple Road.</p> <p>The Department has decided to grant the licence subject to the conditions prescribed, at the same time advising the proponent of their obligation to ensure all relevant planning approvals are in place, prior to commencing activities at the site.</p>	Note submission.
3.	Department of Health (DoH)	No objection.	Note submission.
4.	Aqwest	No comments.	Note submission.
5.	Main Roads WA (MRWA)	<p>No objection in principle.</p> <p>It is noted that the proponents are currently upgrading the existing access/ driveway to South Western Highway which will facilitate access to the site.</p> <p>Further, the existing intersection of Temple Road and South Western Highway is proposed to be closed in the future when alternative access is available through the local road network.</p>	Note submission.



# [Appendix ORD: 12.2.1D]

## SCHEDULE OF SUBMISSIONS – Shire of Dardanup Town Planning Scheme No. 3, Amendment No. 204.

No.	Submitter	Nature of Submission	Recommendation / Comment
6.	Department of Fire and Emergency Services (DFES)	<u>Vegetation Classification</u>  Vegetation Areas 5 and 6 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. Photos 11, 12 and 13 do not support the vegetation classification. The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.	Uphold submission.  A revised BMP was submitted that re-classified Vegetation Area 5 as 'Class A Forest'.
		<u>BAL Contour Inputs</u>  The separation distances required to achieve the calculated BAL ratings are not included in Table 3.2. The separation distance for BAL-29 should be used to inform the scheme amendment report.	Uphold submission.  A revised BMP was submitted that includes a new section '3.2.2 Construction of the BAL Contours' which validates the BAL ratings and details the distances to achieve the BAL ratings.
		<u>Location and Siting and Design</u>  BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above Table 3.2.	
		<u>Vehicular Access</u>  Temple Road does not appear to be a gazetted public road. It is unclear if the road meets the technical standard of a public road or if it is dependent on future subdivision in the area. Two vehicular access routes, both of which connect to the public road network, providing safe access and egress to two different destinations has not been demonstrated. The lot is approximately 600 metres from the intersection of South Western Highway before access to two different destinations in two different directions becomes available. The BMP incorrectly states that compliance with the acceptable solution has been achieved.	Dismiss submission.  The BMP details the existing structure plan that is approved over land adjoining Lot 10. The structure plan addresses the access issues and upon full development will provide two separate roads for access and egress to Lot 10.
		<u>Water</u>  It is unclear if the reticulation system in the area meets the specification of the local water authority for a commercial lot. There is a hydrant to the south of the lot boundary but it is approximately 600 metres to the rear of Lot 10.	Dismiss submission.  The BMP details the two options that are to be implemented for water. Until connection to the future planned water reticulation is achieved a 50,000L water tank will be made available within the property for dedicated firefighting purposes.

# [Appendix ORD: 12.2.1E]

Development  
Services

629 Newcastle Street  
Leederville WA 6007

PO Box 100  
Leederville WA 6902

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



Your Ref: Amd204  
Our Ref: 138094321 - TPS387305  
Enquiries: Kevin Purcher  
Direct Tel: 9420 2385  
Email: land.planning@watercorporation.com.au

27 July 2022

Chief Executive Officer  
Shire Of Dardanup  
1 Council Dr  
EATON WA 6232

Attention of: Melanie Young

**Re: TPS 3 Amendment 204 - Lot 10 Temple Rd, Picton East**

Thank you for your letter dated 29 June 2022. We offer the following comments regarding this proposal.

## **Water and Wastewater**

The Water Corporations reticulated water and sewerage are currently not immediately available to the subject land.

## **Drainage**

The subject area falls within the Collie River Drainage District, a rural drainage system. The Vindictive Sub B Drain traverses the subject site. The developer is required to protect of all works.

Rural drains are not designed to give flood protection at all times and some inundation of land can be expected. Water Corporation maintains its existing drains to ensure they are capable of clearing water from adjacent rural properties within three days of a storm event, where contours and internal drainage make this physically possible.

Developments within this catchment are required to contain the flows from a one in one-hundred-year storm event on site. Discharge to Water Corporation drains must be compensated to pre-development levels.

No adverse discharge or runoff from the subject land would be allowed into our drainage system.

## **General Comments**

The information provided above is correct at the date of this letter but subject to review and may change. Confirm that this information is still valid may be required in the future.

## [Appendix ORD: 12.2.1E]

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

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

A handwritten signature in black ink, appearing to read 'K Purcher', with a stylized, cursive script.

Kevin Purcher  
Senior Planner  
Development Services



# [Appendix ORD: 12.2.1E]

**From:** Brendan Kelly <brendan.kelly@dwer.wa.gov.au>  
**Sent:** Thursday, 28 July 2022 8:01 AM  
**To:** Records  
**Cc:** Melanie Young  
**Subject:** Amendment 204 - Shire of Dardanup Town Planning Scheme No. 3 – Lot 10 Temple Road.

**⚠ 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.

---

28 July 2022

Our Reference: PA050179, DWERT50~75

Your Reference: TPS Amendment 204

To: Shire of Dardanup

From: Department of Water and Environmental Regulation

Attention: Melanie Young

Re: Amendment 204 - Shire of Dardanup Town Planning Scheme No. 3 – Lot 10 Temple Road.

Dear Melanie,

Thank you for providing this application for development approval (DA) for the Department of Water and Environmental Regulation (Department) to consider.

## **BACKGROUND**

The Shire of Dardanup (Shire) has initiated Amendment 204 (Amendment) to its Town Planning Scheme No. 3 (TPS3) to:

1. Include an additional land use of 'Storage' and 'Industry – mobile crushing plant' for Lot 10 Temple Road, Picton East,
2. Amending Appendix IV – Additional Use Zones to include the additional Permitted land use 'A22 'Storage' and 'Industry-mobile crushing plant' with conditions,
3. Update the Scheme map accordingly.

The intention of Amendment 204 is to retain the 'General Farming' zoning of the site, providing for additional industrial land uses with conditions to ensure development is consistent with the endorsed Preston Industrial Park (Northern Precinct) Structure Plan.

## **ADVICE**

The Department has undertaken an assessment of J & P Corporation's application for a licence under the Environmental Protection Act 1986, relating to the temporary storage and

## [Appendix ORD: 12.2.1E]

crushing of construction and demolition waste using a mobile crushing plant at Lot 10, Temple Road.

The Department has decided to grant the licence subject to the conditions prescribed, at the same time advising the proponent of their obligation to ensure all relevant planning approvals are in place, prior to commencing activities at the site.

- **The Department has no objection to the approval of Amendment 204.**

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact Brendan Kelly on 97264194.

Regards

Brendan

**Brendan Kelly**  
Senior Natural Resource Management Officer  
Department of Water & Environmental Regulation,  
Planning Advice, South West Region  
Telephone: 08 97264194 | Mobile: 0407219515  
Email: [brendan.kelly@dwer.wa.gov.au](mailto:brendan.kelly@dwer.wa.gov.au)

*Work days are Tuesday, Wednesday, Thursday, however I am available on the mobile most times.*



Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



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

Your Ref: Amd204 TPS-R1239466  
Our Ref: F-AA-14495 D-AA-22/345337  
Contact: Melanie Hogg 9222 2000

Andre Schonfeldt  
Chief Executive Officer  
Shire of Dardanup  
1 Council Drive  
EATON WA 66232

Attention: Melanie Young – Senior Planning Officer

Via email: [submissions@dardanup.wa.gov.au](mailto:submissions@dardanup.wa.gov.au)

Dear Mr Schonfeldt

**RE: AMENDMENT 204 TO SHIRE OF DARDANUP TOWN PLANNING SCHEME  
NO.3 LOT 10 TEMPLE ROAD, PICTON EAST**

Thank you for your letter of 28 June 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH has no objections to the proposal.

Should you have any queries or require further information please contact Melanie Hogg on 9222 2000 or [eh.eSubmissions@health.wa.gov.au](mailto:eh.eSubmissions@health.wa.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Lindsay'.

Dr Michael Lindsay  
**EXECUTIVE DIRECTOR**  
**ENVIRONMENTAL HEALTH DIRECTORATE**

27 July 2022



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

**Email: [reception@dardanup.wa.gov.au](mailto:reception@dardanup.wa.gov.au)**

28 July 2022

Dear Sir/Madam,

**RE: AMENDMENT 204 TO SHIRE OF DARDANUP TOWN PLANNING SCHEME NO. 3 FOR LOT 10  
TEMPLE ROAD, PICTON EAST**

With regards to the abovementioned amendment, Aqwest wish to advise the following condition(s) will apply:

- Please be advised that Aqwest has no comments in relation to the above matter.

Yours faithfully



Adam Gornall  
**ASSET DELIVERY COORDINATOR**



# [Appendix ORD: 12.2.1E]



Our Ref: D25007  
Your Ref:

Melanie Young  
Shire of Dardanup  
[Reception@dardanup.wa.gov.au](mailto:Reception@dardanup.wa.gov.au)

Dear Ms Young

## **RE: LOCAL PLANNING SCHEME AMENDMENT NO 204 – LOT 10 TEMPLE ROAD, EAST PICTON**

I refer to your email dated 28 June 2022 regarding the submission of a Bushfire Management Plan (BMP) (Version 1.1), prepared by Bushfire Prone Planning and dated 15 October 2021, for the above proposal.

This advice relates only to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.

### **General Comments**

High level consideration of bushfire risk is one of the most effective means of preventing inappropriate development in bushfire prone areas. A BHL assessment provides a 'broad brush' means of determining the potential intensity of a bushfire for an area. It is a pre-development tool used to inform decision making at subsequent planning stages (structure planning, subdivision and development).

DFES urges the Shire to ensure that further consideration is given to the bushfire protection at subsequent planning stages to reduce the vulnerability of dwellings and residents from the impact of a bushfire, and to ensure continued compliance with SPP 3.7 and the Guidelines.

### **Assessment**

- The draft Scheme Amendment Report (point 5) has minimum separation distances required from the boundary of the 'additional use area'. The separation distances should correlate to the separation distances required to achieve BAL-29, otherwise the scheme amendment would allow the proposed land use within BAL-FZ.
- It is noted the BMP has been prepared in accordance with V1.3 of the Guidelines, which has now been rescinded. DFES have assessed the BMP against version 1.4 of the Guidelines.

**Melanie Young**

---

**Subject:** FW: Shire of Dardanup - Amendment 204 Additional Use Storage and Mobile crushing - Lot 10 Temple Road Picton East

**From:** DAVIES Paul (Con) <[paul.davies@mainroads.wa.gov.au](mailto:paul.davies@mainroads.wa.gov.au)>

**Sent:** Thursday, 28 July 2022 10:26 AM

**To:** Eaton Reception Mailbox <[Reception@dardanup.wa.gov.au](mailto:Reception@dardanup.wa.gov.au)>

**Cc:** NAUDE Daniel (RCPM) <[Daniel.Naude@mainroads.wa.gov.au](mailto:Daniel.Naude@mainroads.wa.gov.au)>; MCLEAN Owen (MAMO/A) <[owen.mclean@mainroads.wa.gov.au](mailto:owen.mclean@mainroads.wa.gov.au)>

**Subject:** RE: Shire of Dardanup - Amendment 204 Additional Use Storage and Mobile crushing - Lot 10 Temple Road Picton East

**⚠ 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.

Hi Rebecca and Melonie

I refer to your email below and advise that Main Roads has no objection in principle to the proposed scheme amendment.

It is noted that the proponents are currently upgrading the existing access/ driveway to South Western Highway which will facilitate access to the site.

Further, the existing intersection of Temple Road and South Western Highway is proposed to be closed in the future when alternative access is available through the local road network.

If you have any queries please phone Daniel Naude

Regards Paul Davies

**Daniel Naude**

ROAD CORRIDOR PLANNING MANAGER

Metropolitan and Southern Regions / South West

p: +61 9724 5724 | m: +61 4189 31078

w: [www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)



**mainroads**  
WESTERN AUSTRALIA

*We're working for  
Western Australia.*



**A:** 1 Council Drive | PO Box 7016 | Eaton WA 6232

**T:** (08) 9724 0000 | **E:** [rebecca.hobby@dardanup.wa.gov.au](mailto:rebecca.hobby@dardanup.wa.gov.au)

**W:** [www.dardanup.wa.gov.au](http://www.dardanup.wa.gov.au)



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# [Appendix ORD: 12.2.1E]

## 1. Policy Measure 6.3 a) (ii) Preparation of a BAL Contour Map

Issue	Assessment	Action
<b>Vegetation classification</b>	<p>Vegetation Areas 5 and 6 cannot be substantiated as Class B Woodland with the limited information and photographic evidence available. The foliage cover appears to exceed 30%. Photos 11, 12 and 13 do not support the vegetation classification.</p> <p>The BMP should detail specifically how the Class B Woodland classification was derived as opposed to Class A Forest.</p> <p>If unsubstantiated, the vegetation classification should be revised as per AS3959:2018, or the resultant BAL ratings may be inaccurate.</p>	Modification to the BMP is required.
<b>BAL Contour Inputs</b>	<p>The separation distances required to achieve the calculated BAL ratings are not included in Table 3.2. The separation distance for BAL-29 should be used to inform the scheme amendment report (point 5).</p>	Modification to the BMP is required.

## 2. Policy Measure 6.3 c) Compliance with the Bushfire Protection Criteria

Element	Assessment	Action
<b>Location and Siting and Design</b>	<p><b>A1.1 – not demonstrated</b></p> <p>The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table.</p>	Modification required. Resolve issues in the table above to ensure compliance to Elements 1 and 2.
<b>Vehicular Access</b>	<p><b>A 3.1 – not demonstrated</b></p> <p>Temple Road does not appear to be a gazetted public road. It is unclear if the road meets the technical standard of a public road or if it is dependent on future subdivision in the area.</p>	Insufficient information.
	<p><b>A 3.2a – not demonstrated</b></p> <p>Two vehicular access routes, both of which connect to the public road network, providing safe access and egress to two different destinations has not been demonstrated. The lot is approximately 600 metres from the intersection of South Western Highway before access to two different destinations in two different directions becomes available.</p> <p>The BMP incorrectly states that compliance with the acceptable solution has been achieved.</p>	Modification to the BMP is required. Please demonstrate compliance or provide substantiated evidence of a performance principle-based solution.
<b>Water</b>	<p><b>A 4.2 – not demonstrated</b></p> <p>It is unclear if the reticulation system in the area meets the specification of the local water authority for a commercial lot. There is a hydrant to the south of the lot boundary but it is approximately 600 metres to the rear of Lot 10.</p>	Insufficient information. Decision maker to be satisfied that the proposal complies with the

## [Appendix ORD: 12.2.1E]

		requirements of Element 4.
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**Recommendation – not supported modifications required**

DFES has assessed the BMP for the proposed scheme amendment and has identified a number of issues that need to be addressed prior to support of the proposal.

If you require further information, please contact me on telephone number 9395 9703.

Yours sincerely



**Sasha De Brito**  
**SENIOR LAND USE PLANNING OFFICER**

5 August 2022

# [Appendix ORD: 12.2.1F]

RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b> Approval of Town Planning Scheme Amendment No. 204 – ‘Additional Use’ for Lot 10 Temple Road, Picton East <b>RISK THEME PROFILE:</b> 3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory)  <b>RISK ASSESSMENT CONTEXT:</b> 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
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failing to pass resolution in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	Minor (2)	Rare (1)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

**Minister for Emergency Services; Innovation and ICT; Medical Research; Volunteering;  
Deputy Leader of the Government in the Legislative Council**

Our Ref: 62-31537

Ms Erin Hutchins  
Shire of Dardanup

[erin.hutchins@dardanup.wa.gov.au](mailto:erin.hutchins@dardanup.wa.gov.au)

Dear Ms Hutchins

**ALL WEST AUSTRALIANS REDUCING EMERGENCIES (AWARE) 2022-2023  
GRANT ROUND**

Thank you for your submission to the AWARE 2022-2023 competitive grant program.

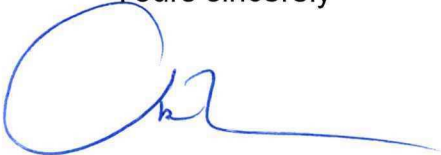
This important State Government program invests in capacity building and preparedness activities at a local level to support the delivery of projects that benefit the community and reduce disaster risk for the State.

I am pleased to inform you that your application for the Local Emergency Welfare Support Project has been successful and will receive the requested funding amount of \$10,000 (ex GST).

The Grant Program Administrator at the Department of Fire and Emergency Services will soon provide you with a draft Grant Funding Agreement and an outline of the next steps required. If you have any questions in the interim, please email [semc.grants@dfes.wa.gov.au](mailto:semc.grants@dfes.wa.gov.au).

I look forward to the successful delivery of this important project.

Yours sincerely



Hon Stephen Dawson MLC  
**MINISTER FOR EMERGENCY SERVICES**  
24 AUG 2022



**RISK ASSESSMENT TOOL**

**OVERALL RISK EVENT:** Failure to accept, or comply with the conditions of, the All West Australians Reducing Emergencies (AWARE) Competitive Grants Program 2022-2023

**RISK THEME PROFILE:**  
8 - Errors, Omissions and Delays

**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
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Failure to comply with the conditions of the 2022-2023 AWARE Competitive Grants Program will cause payment of grant funding to be declined resulting in financial losses.	Minor (2)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Failure to comply with the conditions of the 2022-2023 AWARE Competitive Grants Program will cause the termination of the agreement for default.	Catastrophic (5)	Rare (1)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Failing to accept or comply with the conditions of the 2022-2023 AWARE Competitive Grants Program Funding will cause the grantor to decline future grant applications made by the Shire.	Minor (2)	Likely (4)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.

**Murray Connell**

---

**From:** Noeline Fishwick <noelinefishwick@gmail.com>  
**Sent:** Friday, 9 September 2022 1:29 PM  
**To:** Murray Connell  
**Subject:** Re: New Football Pavilion

⚠ **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.

Hello Murray

My sincerest apologies for the delay getting this to you

Mum has requested that the new Pavillion be named R D and J E Fishwick Pavillion

This may seem insignificant but it is the way mum has completed all paperwork and addressed all her correspondence. This is most familiar to mum

Thank you for your, and the council's consideration of this small change. Please do not hesitate to contact if you need to discuss further

On behalf of mum and my brothers and all our family, I take this opportunity to express our gratitude and honour of the naming of the new Pavilion

Thanks again and  
Kind regards  
Noeline Fishwick  
0114 946 411

# [Appendix ORD: 12.2.3B]

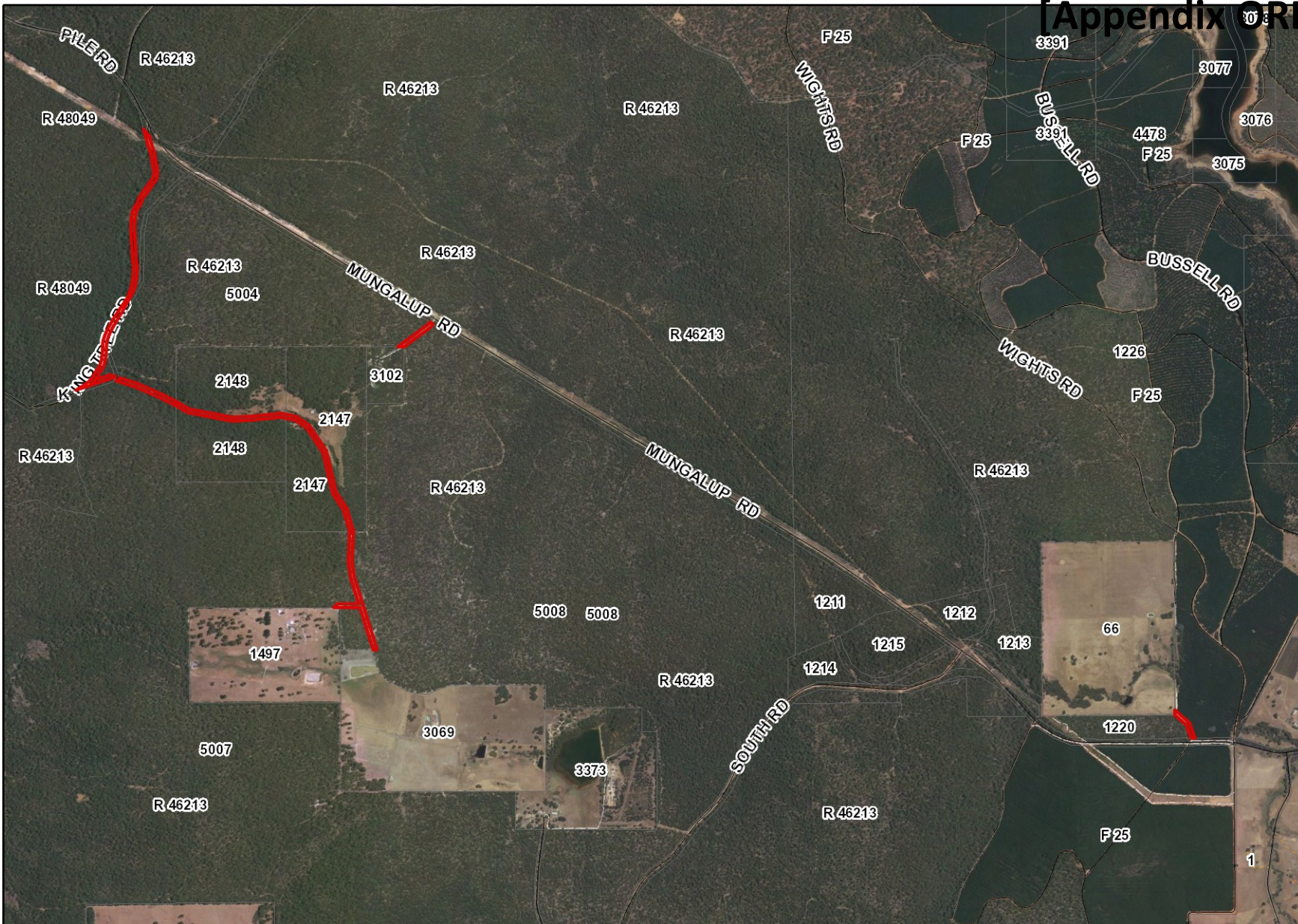
RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b> Naming of the R & J Fishwick Pavilion (Eaton Oval Junior Football Club) <b>RISK THEME PROFILE:</b> 10 - Management of Facilities, Venues and Events <b>RISK ASSESSMENT CONTEXT:</b> Operational								
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Ensuring that Council buildings and facilities are appropriately named based on community members contribution.	Insignificant (1)	Possible (3)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.





### Legend

- ☐ Cadastre (View 2)
- Roads**
  - Minor
  - Track
  - ... Not Applicable



**UCL Lots 301-304 and 306 on DP 419903, UCL Lot 3004 on DP 420658 and PIN 515924**

**DPLH BUSINESS USE ONLY**

Internal Spatial Viewer



0 0.78 1.56 Kilometres

1: 36,112

at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

### Notes:

\* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

\* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuery.

Date produced:

09-Mar-2022





### Legend

#### Roads

- Minor
- - - Track
- Not Applicable

#### Land Tenure Small Scale ALL

- Lot on Survey (Type 1)
- State Forest
- Reserve

#### Land Tenure Small Scale 256K

- Crown Allotment (Type 2)
- Lot on Survey (Type 1)
- Reserve

#### Land Tenure Small Scale 64K

- Crown Allotment (Type 2)
- Lot on Survey (Type 1)
- Tramway
- Water Isolation
- Public Road

#### Land Tenure Small Scale 16K

- Crown Allotment (Type 2)
- Lot on Survey (Type 1)
- Tramway
- Water Isolation
- Public Road

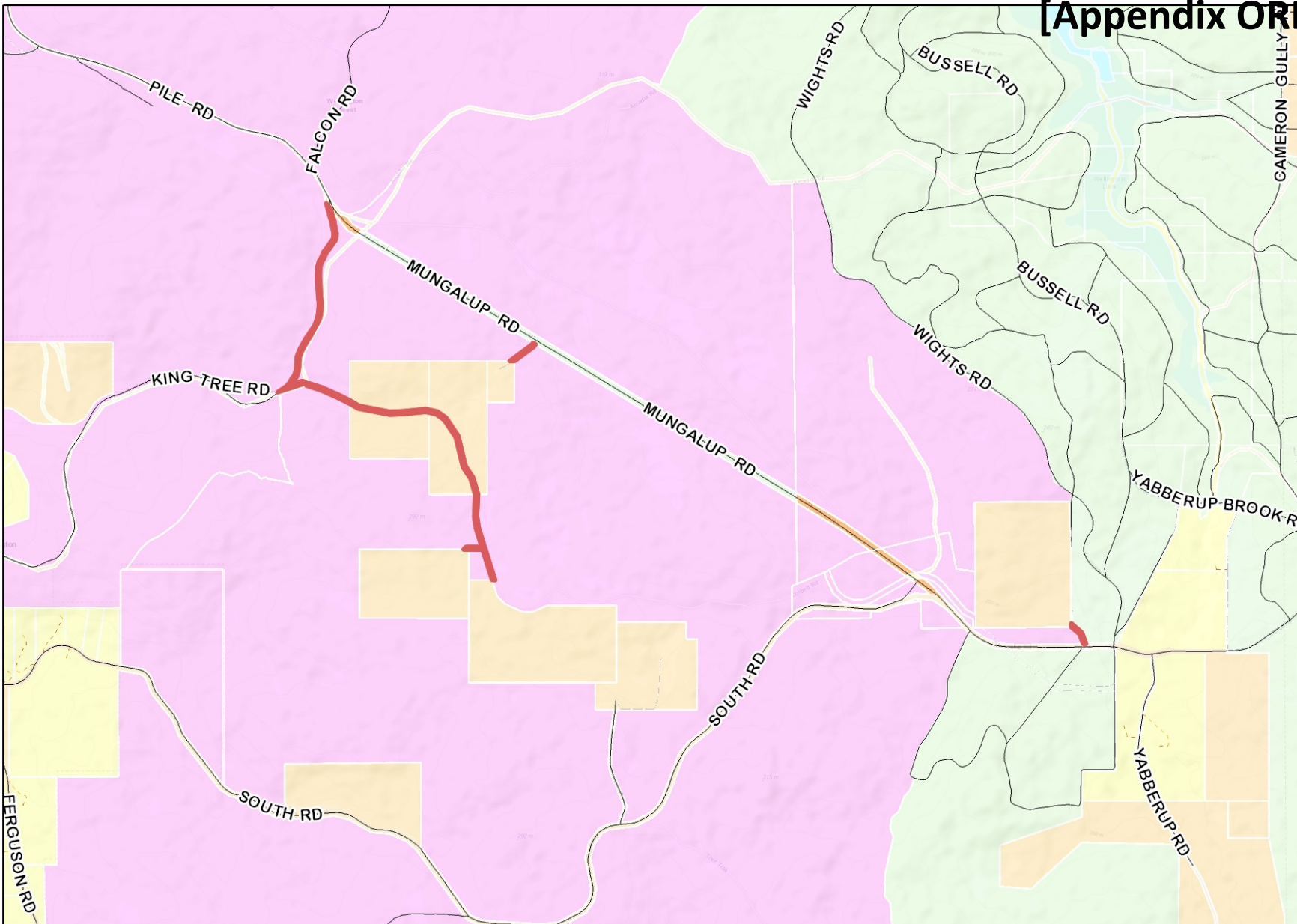
### Notes:

\* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

\* This map is not intended for measurement purposes.

Map was produced using DPLH's InQuiry.

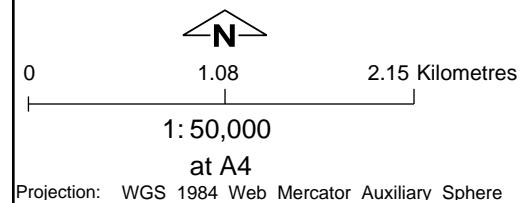
Date produced: 08-Mar-2022



**UCL Lots 301-304,306 on DP 419903, UCL Lot 3004 on DP 420658 and PIN 515924**

**DPLH BUSINESS USE ONLY**

Internal Spatial Viewer




AREA OF LOT 310 - SEE SHEET 3  
ROADS ARE PARALLEL UNLESS OTHERWISE DEFINED  
ENLARGEMENTS (A) (B) & (C) - SEE SHEET 2  
ENLARGEMENTS (D) (E) & (F) - SEE SHEET 3  
ENLARGEMENTS (G) & (H) - SEE SHEET 4

TYPE CROWN

ON	REFERENCE
SEE SMARTPLAN	DPLH FILE: 01248/2000 JOB: 132220

SCALE @A2:  
ALL DISTANCES  
ARE IN METRES


1:20000



A horizontal scale bar with a rectangular border. Inside, there are four vertical tick marks dividing the bar into five equal segments. Above the bar, the numbers 0, 200, 400, 800, 1200, and 1600 are printed, corresponding to the tick marks.

SUBJECT TO SURVEY

NOT FOR ALIENATION PURPOSES

SURVEY FIRM		LANDGATE - M.BAKER
		DATE 01/06/2021
LODGED  DATE 02/06/2021  FEE PAID N/A ASSESS No. N/A	TYPE OF VALIDATION  FULL AUDIT NM 02/06/2021  LEGAL COMPONENT  CERTIFIED CORRECT  <i>Heino M. Baker</i> 02/06/2021 Lead Consultant Graphic Services	

SUBJECT TO		IN ORDER FOR DEALINGS	
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 02/06/2021

FOR AUTHORISED LAND OFFICER DATE

APPROVED
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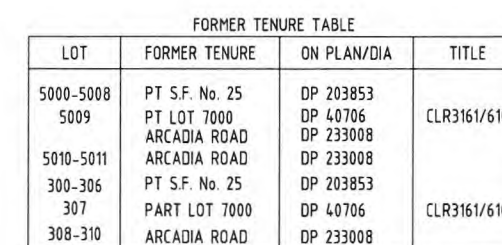
AUTHORISED LAND OFFICER \_\_\_\_\_ DATE \_\_\_\_\_



DEPOSITED PLAN

419903

SHEET 1 OF 4 VERSION 1



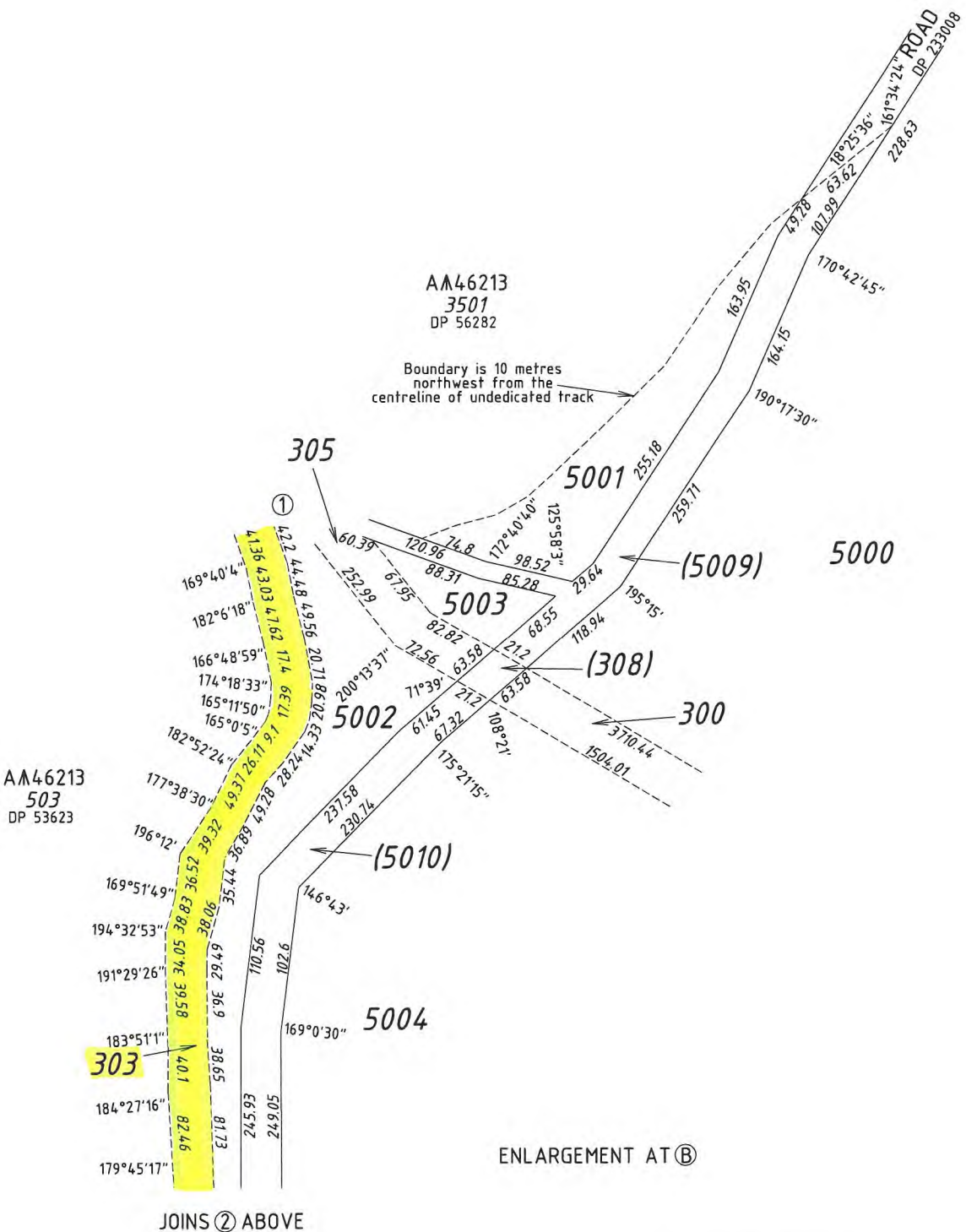
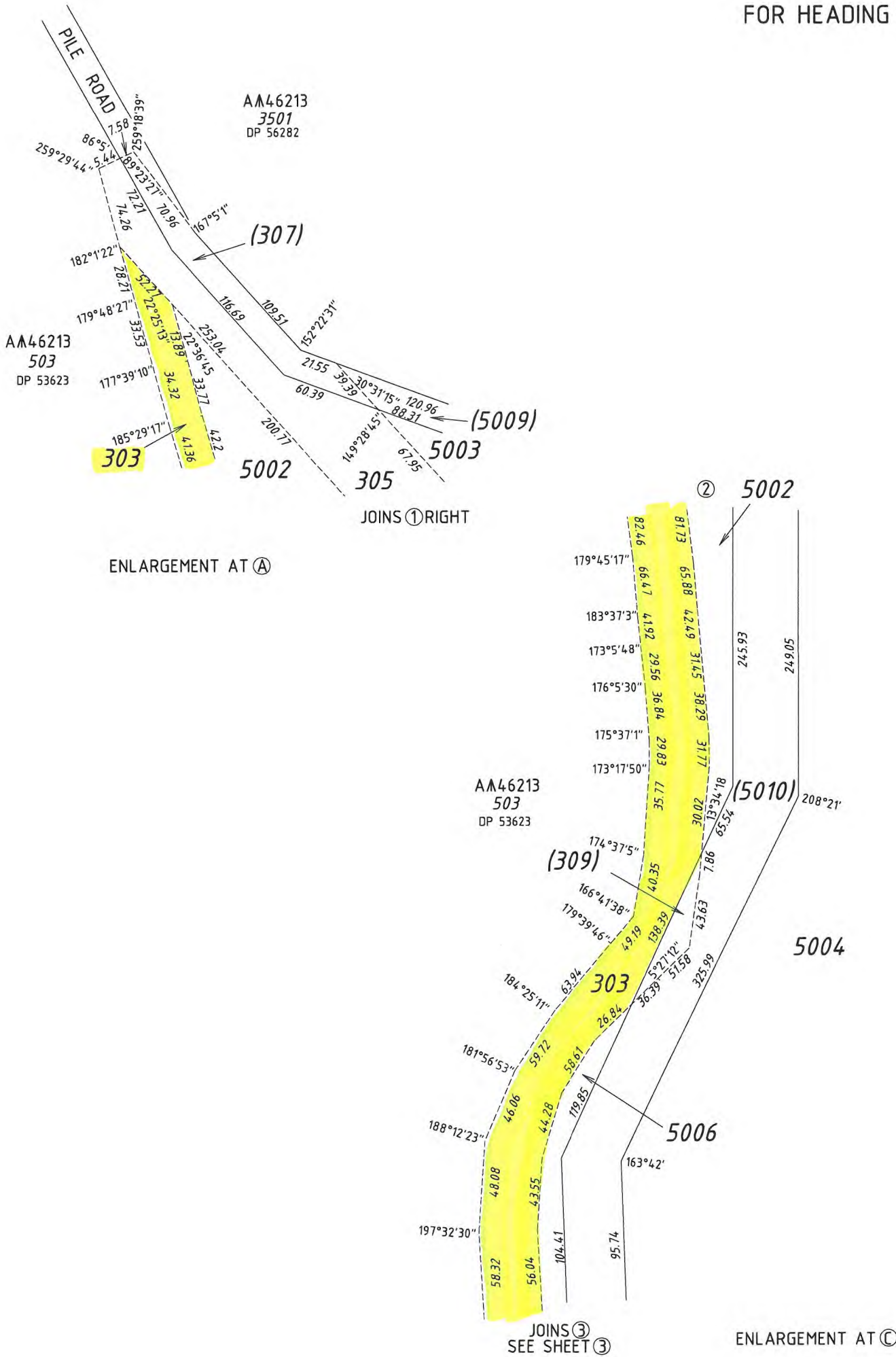
HELD BY LANDGATE  
IN DIGITAL FORM ONLY





[Appendix ORD: 12.2.4B]

HELD BY LANDGATE  
IN DIGITAL FORM ONLY

FOR HEADING SEE SHEET 1

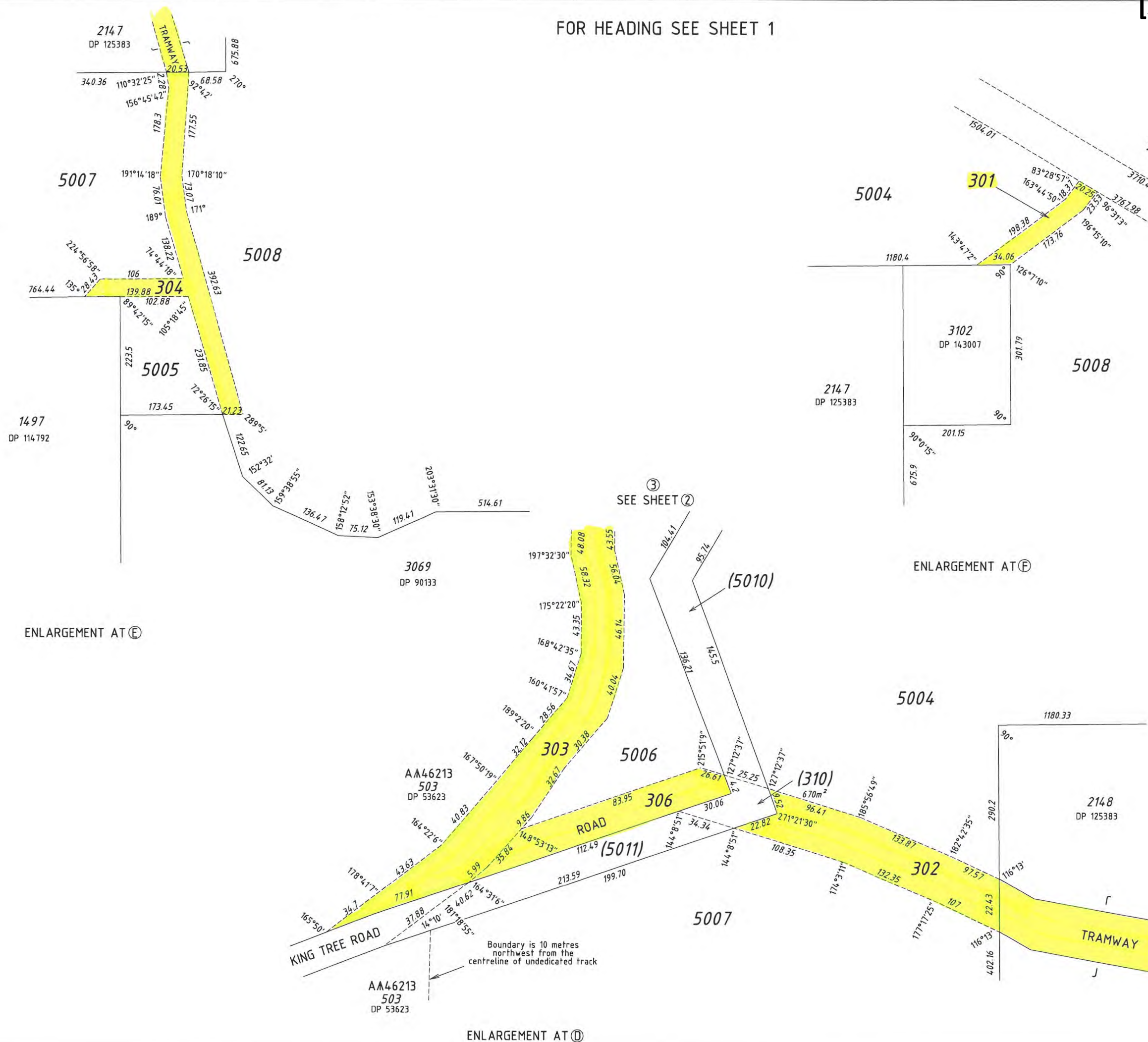


SCALE @A2: ALL DISTANCES ARE IN METRES		ENLARGEMENTS NOT TO SCALE	
			
	Landgate		
	DEPOSITED PLAN		
419903			
SHEET 2 OF 4		VERSION 1	

[Appendix ORD: 12.2.4B]

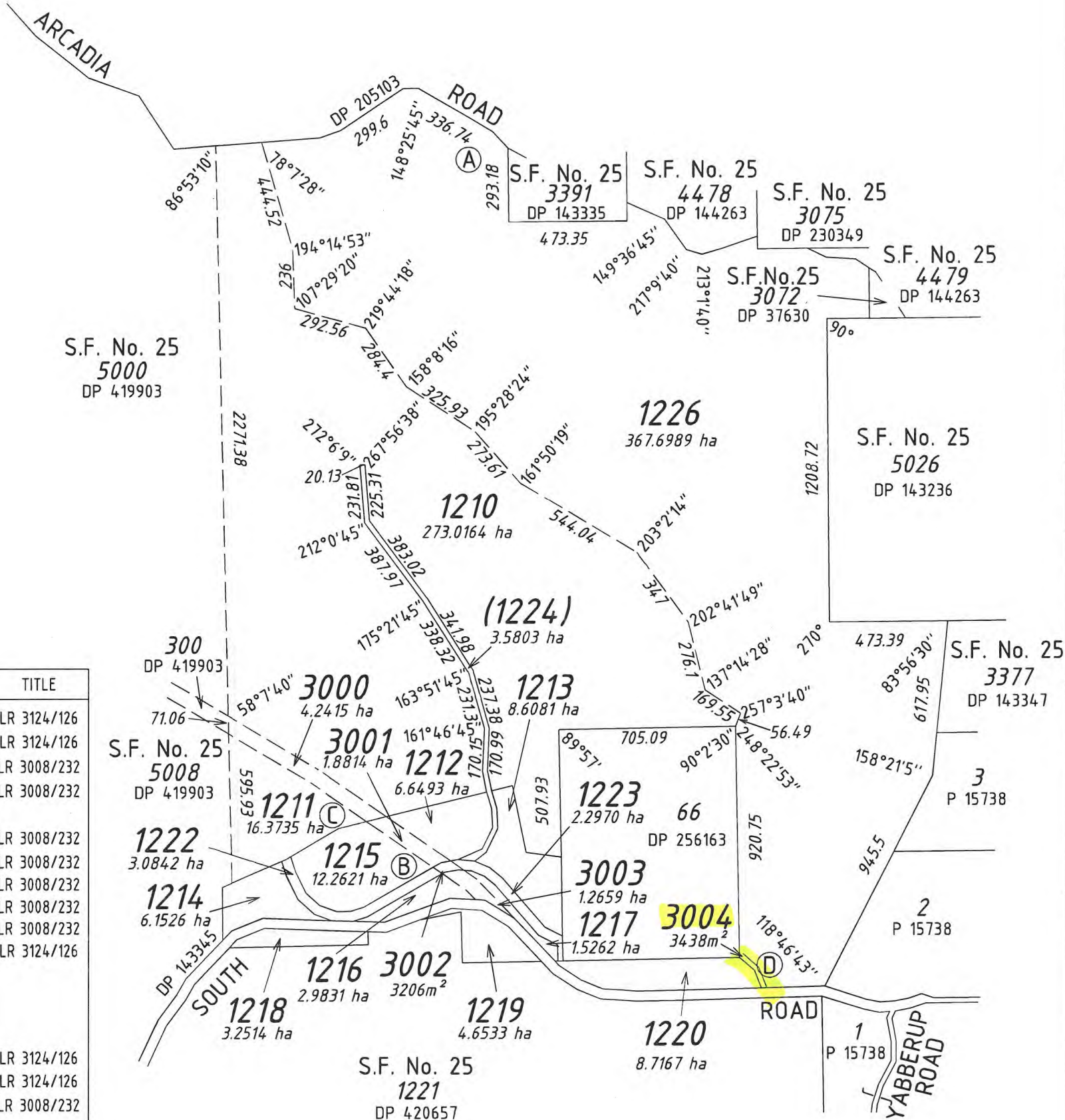
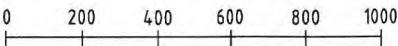
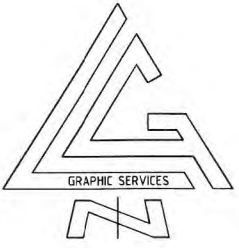


HELD BY LANDGATE  
IN DIGITAL FORM ONLY

FOR HEADING SEE SHEET 1



SCALE @A2: ALL DISTANCES ARE IN METRES		ENLARGEMENTS NOT TO SCALE	
			
		DEPOSITED PLAN <b>419903</b>	
SHEET 3 OF 4		VERSION 1	




VER	AMENDMENT	AUTHORISED BY	DATE	ENLARGEMENTS (A) & (B) SEE SHEET 2	TYPE	CROWN			
1	AMENDED FORMER TENURE TABLE	DPLH	3/11/2021	ENLARGEMENTS (C) & (D) SEE SHEET 3	PURPOSE	SUBDIVISION			
					PLAN OF		LOTS 1210 - 1220, 1222 - 1223, 1226, 3000 - 3004 & DEDICATED ROAD (LOT 1224)		
					DISTRICT			WELLINGTON	FORMER TENURE  SEE TABLE
					TOWNSITE			-	
					TRIM FILE			05211-2020	
					LOCAL AUTHORITY		SHIRE OF DARDANUP		
					LOCALITY		WELLINGTON FOREST		
					REFERENCE		INDEX		
					SF 25 DPLH FILE: 01248-2000 JOB: 132220		SEE SMARTPLAN		
					SCALE @A3: ALL DISTANCES ARE IN METRES		1:20000 		
SUBJECT TO SURVEY NOT FOR ALIENATION PURPOSES									
LODGED		TYPE OF VALIDATION		SURVEY FIRM					
DATE: 02/06/2021		FULL AUDIT, N.M. 02/06/2021		LANDGATE - F.FANG DATE: 01/06/2021					
FEE PAID		LEGAL COMPONENT							
N/A		CERTIFIED CORRECT							
ASSESS No.		Lead Consultant							
N/A		Graphic Services							
IN ORDER FOR DEALINGS									
SUBJECT TO									
APPROVED						DEPOSITED PLAN			
22/11/2021						420658			
AUTHORISED LAND OFFICER						SHEET 1 OF 3			
DATE						VERSION 2			

ROADS ARE PARALLEL UNLESS OTHERWISE DEFINED

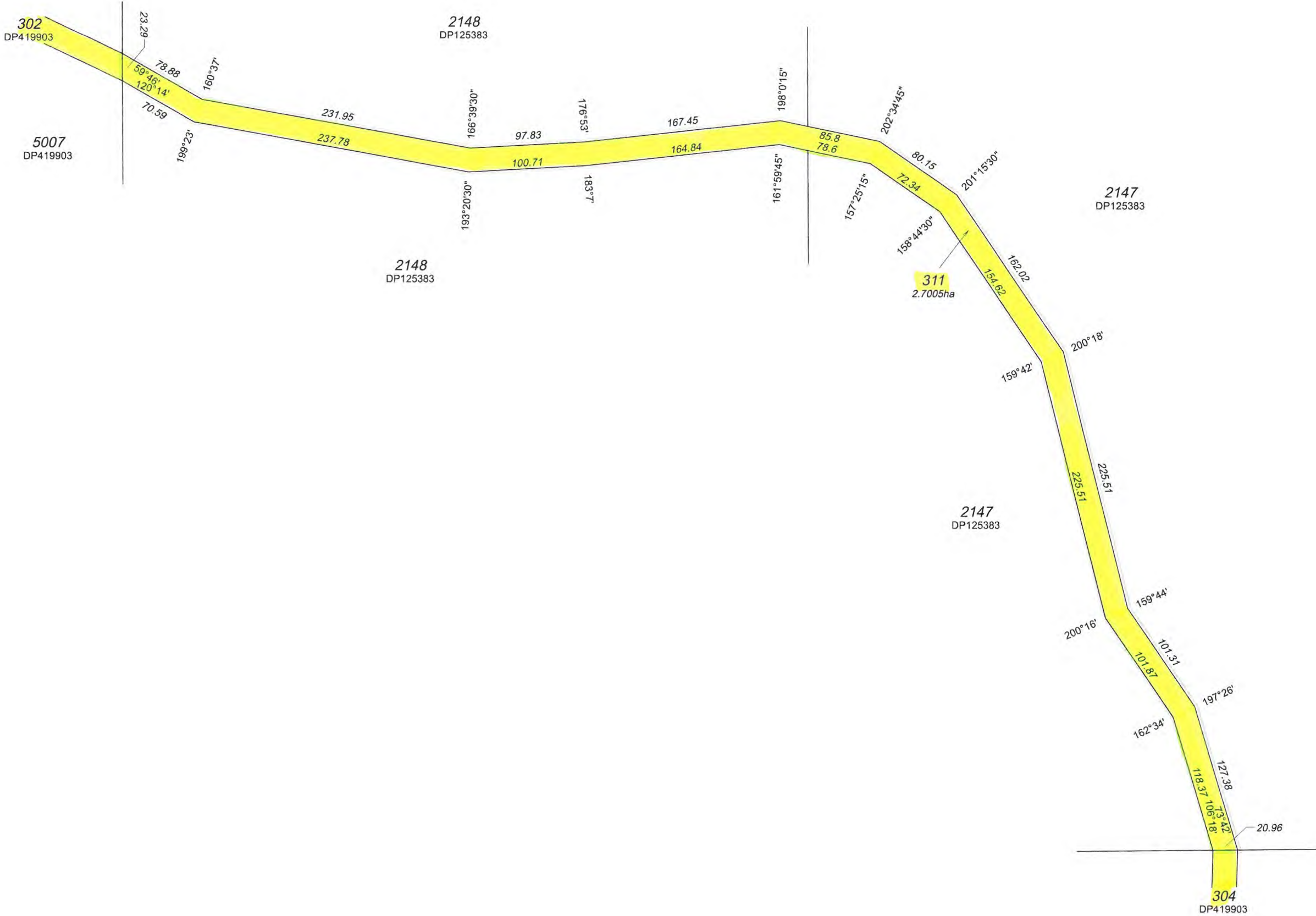
LOT	FORMER TENURE	ON PLAN/DIA	TITLE
1210	PT LOT 6099	DP 28107	LR 3124/126
1211	PT LOT 6099	DP 28107	LR 3124/126
1212	PT LOT 3379	DP 143345	LR 3008/232
1213	PT LOT 3379	DP 143345	LR 3008/232
1214	PT SF25	DP 203853	
1215	PT LOT 3379	DP 143345	LR 3008/232
1216	PT LOT 3379	DP 143345	LR 3008/232
1217	PT LOT 3379	DP 143345	LR 3008/232
1218	PT LOT 3379	DP 143345	LR 3008/232
1219	PT LOT 3379	DP 143345	LR 3008/232
1220	PT LOT 6099	DP 28107	LR 3124/126
1222	TRAMWAY	DP 143345	
1223	TRAMWAY	DP 143345	
(1224)	ROAD	DP 143345	
		DP 205103	
1226	PT LOT 6099	DP 28107	LR 3124/126
3000	PT LOT 6099	DP 28107	LR 3124/126
3001	PT LOT 3379	DP 143345	LR 3008/232
3002	TRAMWAY	DP 143345	
3003	PT LOT 3379	DP 143345	LR 3008/232
3004	PT LOT 6099	DP 28107	LR 3124/126





Graphic Services

[Appendix ORD: 12.2.4B]



**JOHN KINNEAR AND ASSOCIATES**  
Consulting Surveyors  
45 Collie Street  
SUBIANTO WA 6101  
Telephone (08) 9542 1153  
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ADDITIONAL SHEETS  
ENDORSEMENT SHEET

SHEET  
2 OF 2

VERSION NUMBER  
1

DEPOSITED PLAN  
423359



# [Appendix ORD: 12.2.4C]

RISK ASSESSMENT TOOL								
<b>OVERALL RISK EVENT:</b> Corbett and King Tree Road Dedications, Wellington Forrest <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
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	Section 56 of the Land Administration Act 1997 requires a local government to make a resolution to request the Minister for Lands to dedicate land as road.	Insignificant (1)	Unlikely (2)	Low (1 - 4)	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	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: 12.2.5]

## RISK ASSESSMENT TOOL

**OVERALL RISK EVENT:** Glen Huon Oval Lighting – Softball and AFL

### RISK THEME PROFILE:

1 - Asset Sustainability Practices

15 - Supplier and Contract Management

2 - Business and Community Disruption

**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
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	Out of Scope Items that is unforeseen can increase the expenditure over the allocated budget.	Moderate (3)	Possible (3)	Moderate (5 - 11)	Careful management of the construction works.	Moderate (3)	Unlikely (2)	Moderate (5 - 11)
SERVICE INTERRUPTION	Risk that the construction will impact how clubs can operate on the reserve while construction is occurring.	Moderate (3)	Possible (3)	Moderate (5 - 11)	Discuss with user groups to examine potential alternative locations to train under lights if required	Not required.	Possible (3)	Low (1 - 4)
LEGAL AND COMPLIANCE	Risk of non-compliance to LGA Regulations and Council's procurement Policy.	Moderate (3)	Possible (3)	Moderate (5 - 11)	A procurement and project plan to be completed to comply with all LGA regulations and Council Policies.	Moderate (3)	Possible (3)	Moderate (5 - 11)
REPUTATIONAL	Risk to the Shires reputation if the construction runs over time and budget.	Major (4)	Unlikely (2)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.