



MINUTES

Ordinary Council Meeting

16 July 2024

CONFIRMATION OF MINUTES

These Minutes have been CONFIRMED by Council as the official record for the Shire of Gingin's Ordinary Council Meeting held on 16 July 2024.



**Councillor C W Fewster
SHIRE PRESIDENT**

Date of Confirmation: 20 August 2024

DISCLAIMER

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Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.

ACKNOWLEDGEMENT OF COUNTRY



The Shire of Gingin would like to acknowledge the Yued people who are the traditional custodians of this land. The Shire would like to pay respect to the Elders past, present and emerging of the Yued Nation and extend this respect to all Aboriginal people. The Shire also recognises the living culture of the Yued people and the unique contribution they have made to the Gingin region.

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**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**



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ORDER OF BUSINESS

1 DECLARATION OF OPENING

The President declared the meeting open at 3:01 pm and welcomed all in attendance.

2 RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – C W Fewster (President), L Balcombe (Deputy President), R Kestel, F Peczka, E Sorensen, L Stewart, J Weeks and N Woods

Staff – A Cook (Chief Executive Officer), L Crichton (Executive Manager Corporate and Community Services), J Bayliss (Executive Manager Regulatory and Development Services), M Taylor (Communications & Marketing Officer), L Burt (Coordinator Governance), and K Johnston (Governance Support Officer/Minute Officer)

Gallery – There were 16 members of the public present in the Gallery.

2.2 APOLOGIES

2.3 LEAVE OF ABSENCE

Councillor Johnson

The President announced that it was the Chief Executive Officer's final Council meeting and that he would like to extend thanks to Mr Cook for his six years of service. The President welcomed Mr James Bayliss to his first meeting as the Executive Manager of Regulatory and Development Services.

3 DISCLOSURES OF INTEREST

A Cook (Chief Executive Officer)

Item: Item 19.2 Appointment of Temporary/Acting Chief Executive Officer

Interest: Financial

Reason: It has been proposed to extend my finishing date and to act as a Temporary CEO from 20 November 2024 to 3 January 2025.

4 PUBLIC QUESTION TIME

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

4.1.1 Kate Lane – Neergabby Guilderton Café

Q1. The purchase list I was supplied with following my request under the Freedom of Information Act stated that the total cost of the Plant and Equipment purchases was \$73,296.07 – this is \$1,703.93 less than the invoiced \$75,000 – why has this additional amount been paid?

A1. Information provided to you under the Freedom of Information Act, was provided by the Shire's Records Officer in accordance with the scope of your request.

Negotiations between Belgravia and the Shire in May 2023 resulted in the Shire offering and the prior lessee accepting an offer of \$75,000 plus GST for the purchase of the kitchen equipment and other capital upgrades totalling over \$320,000. This was a significant reduction on the amount originally sought by the lessee, and its full reimbursement has been affected through an increase in the lease payments.

The payment was made on 21 December 2023 on receipt of the lessee's invoice for \$75,000 plus GST.

Q2. Is this an error? What steps will be taken to recoup this apparent overpayment?

A2. No, as detailed above, the invoice was raised in line with the negotiations made between the Shire and Belgravia.

4.1.2 Kerry Butler – Gingin CU@Park

Q1. The floorboards at CU@Park at the moment, can I ask what the slip rating is on the floors?

A2. A consultant has been engaged and a report has been received which is now being considered. Advice will be provided in the near future.

4.2 PUBLIC QUESTIONS

4.2.1 Ronald Will – Lancelin Unfinished Projects

Q1. How many dollars have been spent in the last 20 years on consultants in projects that haven't happened? I can think of two projects along the coast in the last 20 years that haven't happened, one was the FLUMP and the second one being the sewerage plan.

Response by the President

Question taken on notice

Regarding the sewerage, that project did go ahead as part of the town is deep sewered.

Q2. A very small amount and commercial premises only. If you could think about what that could do for the town, environmentally etc, why has that never gone ahead?

Response by the President

Simply because there was no grant funding available. The State Government ceased funding assistance with regards to deep sewerage within country towns. The country sewerage program finished about 15 years ago just after Lancelin was done.

Q3. Back in the early 2000's, I was the Chairman of the Lancelin Residents and Ratepayers Association, and we regularly wrote to Council to get things done. One day we received a reply from a ward councillor in Gingin and in that letter, they stated as long as they were on Council, Lancelin would get nothing. What has changed?

Response by the President

I can't speak on behalf of the councillor. That was their point of view and is not how it should be.

5 PUBLIC STATEMENT TIME

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe

SECONDED: Councillor Woods

That Council resolve to amend the order of business for the meeting to include Public Statement Time.

CARRIED UNANIMOUSLY

8 / 0

FOR: Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks

AGAINST: Nil

**5.1 Clint Moss – Lancelin
Coastal Hazard Risk Management Adaptation Plan (CHRMAP)**

Mr Moss made a statement expressing dissatisfaction with the CHRMAP document.

**5.2 Mike Cramb – Lancelin
Coastal Hazard Risk Management Adaptation Plan (CHRMAP)**

Mr Cramb made a statement expressing dissatisfaction with the CHRMAP document.

6 PETITIONS

A petition of 251 signatures in total, comprising (as far as can be ascertained) 161 signatures from electors and 90 signatures from non-electors has been received by the CEO prior to the meeting. The petition reads as follows:

We, the undersigned, all being Electors of the Shire of Gingin, do formally request Council's consideration of the following matters:

- That the Council defers voting to adopt the Coastal Hazard Management Plan (CHRMAP) as is proposed for the Council meeting to be held in July 2024.*
- That the Councillors comply with Council policy to act for and in the interests of the ratepayers they represent and recognise the overwhelming rejection of the CHRMAP recommendations.*
- That the Council amend the CHRMAP to incorporate the comments and recommendations from the 2023 public consultation process and report whether the recommended proposed changes set out in Table 8 of the CHRMAP (commencing page 258) have been adopted to what extent and why.*
- That the Council re-engage with the public concerning the amended plan as outlined by The International Association of Public Participation (IAPP) and the Coastal Hazard Risk Management and Adaptation Planning Guidelines issued by the WA Dept of Planning, Lands and Heritage and Western Australian Planning Commission (July 2019).*
- That the Council comply with the governance requirements outlined in section VI of the IAPP and engage a Steering Committee throughout all aspects of the process.*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel

SECONDED: Councillor Balcombe

That, in accordance with cl.5.10(3)(b) of the Shire of Gingin Meeting Procedures Local Law 2014, the petition be received and referred for a report from the CEO.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

2. A petition has been received requesting a Special Meeting of Electors. The details of the matter to be discussed at the Special Meeting are as follows:

- *That the Council defers voting to adopt the Coastal Hazard Management Plan (CHRMAP) as is proposed for the Council meeting to be held in July 2024.*
- *That the Councillors comply with Council policy to act for and in the interests of the ratepayers they represent and recognise the overwhelming rejection of the CHRMAP recommendations.*
- *That the Council amend the CHRMAP to incorporate the comments and recommendations from the 2023 public consultation process and report whether the recommended proposed changes set out in Table 8 of the CHRMAP (commencing page 258) have been adopted to what extent and why.*
- *That the Council re-engage with the public concerning the (amended) plan as outlined by The International Association of Public Participation (IAPP) and the Coastal Hazard Risk Management and Adaptation Planning Guidelines issued by the WA Dept of Planning, Lands and Heritage and Western Australian Planning Commission (dated July 2019).*
- *That the Council comply with the governance requirements outlined in section VI of the IAPP and engage a Steering Committee throughout all aspects of the process.*

The details of the petition are currently being assessed.

The President noted that there is no need for a Council resolution to receive this petition as, if the request is found to comply with the requirements of s.5.28 of the *Local Government Act 1995*, then a Special Meeting of Electors must be held within 35 days of the day on which the request was received by the President.

If this is the case then a venue, date and time for the requested Special Meeting of Electors will be publicly advertised on the Shire's website and on official noticeboards at the Shire's Gingin and Lancelin offices and public libraries, and written notification will also be provided to the head petitioner. The petition was received on 10 July 2024, and therefore if a Special Meeting of Electors is to be held then the deadline for this to take place is 14 August 2024.

7 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe

SECONDED: Councillor Sorensen

That Council confirm the Minutes of the Ordinary Council Meeting held on 18 June 2024 and the Special Council Meeting held on 2 July 2024 as a true and accurate record.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

9 ANNOUNCEMENTS BY THE PRESIDING MEMBER

The President announced that with respect to Item 12.2 Coastal Hazard Risk Management Adaptation Plan, cl. 5.10(4) of the Shire's Meeting Procedures Local Law prohibits Council from voting on any matter that is the subject of a petition presented to that meeting unless the matter is the subject of a report included in the agenda, and Council has considered the issues raised in the petition.

A further report will be presented to a future Council meeting.

10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

11 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

12 REPORTS - OFFICE OF THE CEO

12.1 LANCELIN GAZEBO

File	RES/21
Reporting Officer	Aaron Cook - Chief Executive Officer
Refer	Nil
Appendices	1. Lancelin Gazebo [12.1.1 - 1 page] 2. LDCA Advice [12.1.2 - 1 page]

DISCLOSURES OF INTEREST

Nil

PURPOSE

This item is presented to advise staff and the community of the future of the Gazebo installed in the dunes adjacent to Harold Park in Lancelin.

BACKGROUND

The Lancelin District Community Association (LDCA) made application to Council in early 2021 to design and install a beach shelter/gazebo in the dunes close to the beach at Harold Park.

The LDCA representatives and the Reporting Officer went onsite in 2021 to view the proposed location and at the time the proposed site was some 5 metres back from the edge of the dune.

Mr Les Crichton (Executive Manager Corporate and Community Services) advised the LDCA of the approval of its Community Funding application by Council for \$10,000 towards the project. The LDCA then progressed to commence the project.

Through 2021, 2022 and 2023 the project advanced with difficulty as the original builder who applied for the building permit left the job, with another builder then completing the project to where it sits today. The building permit was not signed over and there are several aspects which have still not been resolved.

During the recent storms in May and June the Lancelin Foreshore eroded in front of the gazebo and left the structure with little support across the beach side. This has resulted in stress on the timbers, and it is potentially being affected structurally.

The structure is made from timber and can be potentially lifted by a crane to be relocated or broken down and removed in sections. The LDCA has proposed that the structure be lifted and relocated back into the dune closer to Harold Park.

COMMENT

The LDCA was contacted to seek its guidance as to what action was planned to be taken with the structure due to the erosion and the advice as attached (**see appendices**) states that the LDCA is not the owner of the structure and that this is up to Council to resolve.

The location of the gazebo at the time of initial discussion seemed appropriate as it was in an area that was not heavily vegetated and installation would not damage a significant area of dune as the vegetation would not lie under the structure. Unfortunately the structure is now exposed to the sea, with all of the foredune having been lost due to recent erosion.

The initial intention of the project was to provide a shaded area for parents of children taking part in swimming lessons to watch their children, and for others to use the walk path to the gazebo to observe the coastline.

With the reality of coastal erosion again affecting the Lancelin coast this is an opportunity for Council to consider the ongoing benefit provided by this structure.

In considering the LDCA proposal to have the structure relocated further back into the dune closer to Harold Park, the reasoning for the structure placement initially, being for parents to watch the children undertaking swimming lessons, is mostly lost due to the distance to the water. In addition further dune vegetation will be affected and removed, weakening the structure of the dune that works to protect Lancelin residents and infrastructure. As such, is there a better use for the gazebo structure in Lancelin?

One alternative area for potential relocation of the gazebo is the newly created grass area at Cunliffe Street where the memorial seat is to be located for Sid (Alistair) McLean. Other alternatives are the grassed area of Harold Park, or even the Lancelin Off Road Vehicle Area where shade is lacking.

Whilst there will be contention surrounding the removal of the gazebo, the most contentious matter will be its new location and ensuring that further dune vegetation is not negatively affected. As such the officer is proposing to dismantle and remove the gazebo structure, being clearly labelled, and stored at the Lancelin Depot until a new location can be discussed and agreed to.

An assessment will be made by Shire staff to investigate if this can be undertaken in house if this is Council's decision.

STATUTORY/LOCAL LAW IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

If Council agrees to dismantle and remove the gazebo an allocation will need to be included in the budget for this and its re-erection to occur. It is proposed to allocate \$5,000 for this to occur within the 2024/25 budget.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.1 Management of Assets - Maintain civic buildings, public places, plant, roads, cycleways and pathways based on asset management plans and identified priorities.

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen

SECONDED: Councillor Balcombe

Councillor Peczka foreshadowed an Alternative Motion to authorise the dismantling and re-erection of the Lancelin gazebo structure should the motion under debate be lost.

That Council:

1. Authorise the dismantling and removal of the gazebo structure from the Harold Park Dune (leaving the wooden walkway in situ), with the dismantled structure to be stored at the Shire's Lancelin Depot; and
2. Agree that the CEO will consult with the Lancelin and Districts Community Association as to a preferred relocation site, with a further report to be submitted to Council for consideration.

LOST
1 / 7

FOR: Councillor Sorensen

AGAINST: Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Stewart, Councillor Woods and Councillor Weeks

COUNCIL RESOLUTION/ALTERNATIVE MOTION

MOVED: Councillor Peczka

SECONDED: Councillor Balcombe

That Council authorise the dismantling of the Lancelin Gazebo structure and re-erection at the western (pine post rail fence line) boundary of Harold Park, which is the preferred relocation site identified by the Lancelin District Community Association.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Reason for Alternative Motion

1. Relocation and re-erection of the Lancelin Gazebo to the western pine post rail fence boundary will provide absolute shade to the northern section of Harold Park.
2. Currently no shade to the northern section of Harold Park.
3. No shade for parents and children at the open children's playground area.
4. No shade for family reflection at the Lancelin RSL War Memorial.
5. The Gazebo will maintain a sight line and safety overview for swimming at the beach and/or towards the community swimming pontoon by its elevated position at the pine post and rail fence boundary line.
6. The Gazebo relocation distance from the beach edge dune is much more tangible and maintains a variety of benefits and improves safety by being closer to Harold Park.



Kelli Johnston

Subject: FW: Lancelin Gazebo

From: Peter Murphy <plmurphy@bigpond.net.au>
Sent: Monday, June 3, 2024 12:48 PM
To: Aaron Cook <Aaron.Cook@gingin.wa.gov.au>; ldcacommittee@gmail.com
Cc: lakehse@bigpond.net.au
Subject: RE: Lancelin Gazebo

Hi Aaron,

We acknowledge receipt of your email of 28 May 2024.

LDCA considers the Beach Shelter to belong to the Shire and any work on the structure to be the responsibility of the Shire.

This opinion is based on the following: -

1. The structure is on Shire land with the site location selected by yourself as Shire CEO in conjunction with me and Bevan Henderson with no council involvement. At the time of that on site discussion you were provided with a copy of our proposed shelter plan and its associated descriptive write up. (see attached)
2. The structure was financed by group funding including LDCA, the Gingin Shire and others.
3. The location of the structure was approved by the Shire 20 May 2022. (see attached)

The fact that Roz has chosen to make structural amendments almost a year after completion is not consistent with normal building procedures or normal practice. In so, we acknowledge that the walkway connection to the shelter should have been at the mid-point of the shelter, as directed in our initial write-up (see attached) and we have taken action to have this addressed.

Again, we reiterate that the structure was proposed by LDCA, located on Shire land, the proposal was approved and financially supported by the Shire.

With respect to your email of 30 May I would suggest that two moves for the structure would be expensive, it better to have only one move.

In conclusion, LDCA does not have the funds to support any amendments.

Regards

Peter Murphy
LDCA Vice Chairman

12.2 COASTAL HAZARD RISK MANAGEMENT ADAPTATION PLAN

This Item was withdrawn prior to the commencement of the meeting. See Item 6 Petitions (page 8).

12.3 PROPOSED CHANGE OF TIME - AUGUST COUNCIL MEETING

File	GOV/8
Author	Kelli Johnston - Governance Support Officer
Reporting Officer	Aaron Cook - Chief Executive Officer
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider changing the start time for the Ordinary Council Meeting scheduled to be held on 20 August 2024.

BACKGROUND

At its meeting on 21 November 2023, Council resolved to adopt a schedule of dates and times for its Ordinary meetings to be held in 2024.

As part of this resolution, 3:00pm was confirmed as the start time for all ordinary Council meetings.

Any proposal to vary the time for a scheduled ordinary meeting of Council will be subject to public advertising in accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996*.

COMMENT

The Shire is in receipt of a request for the Gingin District High School (GDHS) Student Council and students from the Lancelin Primary School to attend the Ordinary Council meeting on 20 August 2024.

Council Meetings are a great way for members of the Student Council to gain an understanding of local government processes, which assists them in their development as Student Councillors.

Council Meetings are usually scheduled in advance to be held from 3:00pm. Unfortunately, this is outside of school hours, which means students and teachers are not able to attend. It is therefore proposed that the start time for the August Ordinary Council Meeting be amended from 3:00pm to 1:00pm to accommodate the request from GDHS and Lancelin Primary School.

If approved by Council, the amended commencement time will be advertised in advance for public information.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995

Part 5 – Administration

Division 2 – Council meetings, committees and their meetings and electors' meetings

Subdivision 1 – Council meetings

Clause 5.3 – Ordinary and special council meetings

Local Government (Administration) Regulations 1996

Part 2 – Council and committee meetings

Regulation 12 – Meetings, public notice of (Act s.5.25(1)(g))

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	2. Connections & Wellbeing - Grow and Nurture Community Connectedness and Wellbeing
Strategic Objective	2.3 Youth Investment - Promote and undertake activities that provide youth retention and capacity building in our communities

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe

SECONDED: Councillor Stewart

That Council agree to amend the commencement time of the Ordinary Council Meeting to be held on 20 August 2024 from 3:00pm to 1:00pm.

CARRIED UNANIMOUSLY

8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

13 REPORTS - CORPORATE AND COMMUNITY SERVICES

13.1 LIST OF PAID ACCOUNTS JUNE 2024

File	FIN/25
Author	Alarna Richards - Coordinator Financial Planning and Reporting
Reporting Officer	Les Crichton- Executive Manager Corporate and Community Services
Refer	Nil
Appendices	1. Voucher List 2023-2024 - June 2024 [13.1.1 - 8 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

For Council to note the payments made in June 2024.

BACKGROUND

Council has delegated authority to the CEO to exercise the power to make payments from the Municipal Fund (Delegation 1.1.13 Payments from the Municipal or Trust Funds). The CEO is required to present a list to Council of those payments made since the last list was submitted.

COMMENT

Accounts totalling \$1,699,316.52 were paid during the month of June 2024.

A payment schedule is included as **an appendix** to this report.
The schedule details:

- | | |
|---|----------------|
| • Municipal Fund electronic funds transfers (EFT) | \$1,372,705.73 |
| • Municipal Fund cheques | \$22,791.90 |
| • Municipal Fund direct debits | \$303,818.89 |
| • Municipal Fund - Transfer to Term Deposit Investments | \$0.00 |

TOTAL MUNICIPAL EXPENDITURE	\$1,699,316.52
------------------------------------	-----------------------

- | | |
|---|--------|
| • Reserve Fund – Transfer to Term Deposit Investments | \$0.00 |
|---|--------|

TOTAL RESERVE FUND EXPENDITURE	\$0.00
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TOTAL EXPENDITURE	\$1,699,316.52
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All invoices have been verified, and all payments have been duly authorised in accordance with Council's procedures.

In accordance with Regulation 13A of the *Local Government (Financial Management) Regulations 1996* requiring details of purchasing card expenditure, the list of payments includes details of fuel card purchases in addition to previously supplied credit card purchases.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
s.6.4 – Financial Report

Local Government (Financial Management) Regulations 1996
Reg. 13 – Payments from municipal fund or trust by CEO
Reg. 13A – Payments by employees via purchasing cards.

Shire of Gingin Delegation Register – Delegation 1.1.13 Payments from the Municipal or Trust Funds

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocations.

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	4. Excellence & Accountability - Deliver Quality Leadership and Business Expertise
Strategic Objective	4.4 Strategic & Sustainable Financial Planning - Undertake long-term resource planning and allocation in accordance with the Integrated Planning and Reporting Framework

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Kestel

SECONDED: Councillor Woods

That Council note all payments made by the Chief Executive Officer under Delegation 1.1.13 for June 2024 totaling \$1,699,316.52 as detailed in the appendices to this report, comprising:

• Municipal Fund electronic funds transfers (EFT)	\$1,372,705.73
• Municipal Fund cheques	\$22,791.90
• Municipal Fund direct debits	\$303,818.89
• Municipal Fund term deposit investment	\$0.00
• Reserve Fund term deposit investment	\$0.00

CARRIED UNANIMOUSLY

8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

MINUTES ORDINARY COUNCIL MEETING 16 JULY 2024

APPENDIX 13.1.1

Payments made under Delegated Authority 2.1 Payment of Creditors for the period 01/06/2024 - 30/06/2024

TYPE	DATE PAID	NAME	Payment Category	AMOUNT
			L - Local, R - Reimbursement, F - Funded, S - Staff, PF -	
			DETAILS	
EFT-41870	5/06/2024	Advance Office Solutions	Franking Machine -quarterly rental 2023/24 - May	643.50
EFT-41871	5/06/2024	AMPAC Debt Recovery WA Pty Ltd	Debt recovery costs	50.55
EFT-41872	5/06/2024	Brown Automotive Gingin	GG007- inspection & replacement brake pads	680.00 L
EFT-41873	5/06/2024	Cat Haven	Cat Adoption Report	22.00
EFT-41874	5/06/2024	Duncan Solutions	Upgrade for Guilderton parking machines	6,471.30
EFT-41875	5/06/2024	Ecowater Services	Quarterly Service and call out ATU	1,435.00
EFT-41876	5/06/2024	Elizabeth French Consulting	Contract Environmental Health Officer Services	7,203.00
EFT-41877	5/06/2024	Ergolink	Replacement of damaged office furniture	525.80
EFT-41878	5/06/2024	Extra Mile Writing Services	Summer Suite of Events 2023/24 Acquittal	274.30 L
EFT-41879	5/06/2024	Full Flow Plumbing and Gas	Unblock toilets Guilderton	448.25 L
EFT-41880	5/06/2024	Gingin Fuel & Tyres	GG056 and GG02	198.00 L
EFT-41881	5/06/2024	Gingin Tree Services	Property line pruning	5,335.00 L
EFT-41882	5/06/2024	IQPC	Two touch screen monitors for Building Department	4,001.73
EFT-41883	5/06/2024	LG Best Practices	EOY Rates Training	1,320.00
EFT-41884	5/06/2024	Lo-Go Appointments	Temporary Staffing Rates Department	1,181.31
EFT-41885	5/06/2024	Michael Liddelow (Gingin Nursery)	Supply of plants for CEO residence	407.00 L
EFT-41886	5/06/2024	Robert Kelly	50% Reimbursement of Mobile Phone Plan	50.00 R
EFT-41887	5/06/2024	Sherrin Rentals Pty Ltd	Hire Water Truck	9,723.45
EFT-41888	5/06/2024	St John Ambulance Western Australia	Donation towards purchase of new ambulance	49,813.25 F
EFT-41889	5/06/2024	Sunny Signs Company Pty Ltd	Assorted signs	1,819.25
PAY-114	6/06/2024	Shire of Gingin	Net Payroll PE: 06/06/2024	144,570.94
EFT-41890	11/06/2024	AFGRI Equipment Pty Ltd	Grader blade bolts	801.35
EFT-41891	11/06/2024	Australian Taxation Office (PAYG)	Payroll deductions PE: 04/06/2024	44,226.00
EFT-41892	11/06/2024	BOC Pty Ltd	Gas & Oxygen supplies for the Workshop and Gingin Medical Centre	107.40
EFT-41893	11/06/2024	Brown Automotive Gingin	GG073 - Service	395.00 L
EFT-41894	11/06/2024	Bunnings Building Supplies Pty Ltd	Temp fencing, accessories and water filters	1,042.23
EFT-41895	11/06/2024	Cortex Lifting Pty Ltd t/as The Rigging Shed	GG6014 - Tarp cabling	183.92
EFT-41896	11/06/2024	CFMEU	Payroll deduction PE: 04/06/2024	60.00
EFT-41897	11/06/2024	Chittering Pest and Weed	Timber and Radiant Bait Inspection	25,125.42 L
EFT-41898	11/06/2024	Cortec Laboratory Services Pty Ltd	Emergency works on emergency eye wash shower	1,351.02
EFT-41899	11/06/2024	CU@Park	Gingin depot	
EFT-41900	11/06/2024	David Wilson	Compensation Payment 27/03/2024 - 29/03-2024	2,142.84 L
EFT-41901	11/06/2024	Eagleeye Technical Services	Community Resilience Coordinator Contract	1,600.00 L
EFT-41902	11/06/2024	Frontline Fire and Rescue Equipment	Depot - external flood light replacement	2,365.00 L
			CESM Vehicle: Sirens and Lighting, Livery, Solar Power Inverter and Rescue Winch	32,548.59
EFT-41903	11/06/2024	Get Pumped CWS Pty Ltd t/as Chittering Septic Service	Pump out ATU admin	2,237.00 L
EFT-41904	11/06/2024	Gingin IGA Express	Supermarket Purchases May 2024	495.69 L
EFT-41905	11/06/2024	Gingin Trading	Gingin Hardware Purchases May 2024	3,562.50 L
EFT-41906	11/06/2024	Gingin Tree Services	Western Power road tree pruning	20,432.50 L
EFT-41907	11/06/2024	Indian Ocean Painting and Decorating	Lancelin Aged Units - Unit 10, Kitchen Wall painting	385.00 L
EFT-41908	11/06/2024	IT Vision	ALTUS End of Year Training 23/24: Payroll	247.50
EFT-41909	11/06/2024	Jason Weeks	Travel Expenses 08/11/2023 to 31/12/2023	594.59 R
EFT-41910	11/06/2024	Lancelin IGA	Supermarket Purchases May 2024	82.39 L
EFT-41911	11/06/2024	Lancelin Trade and Rural Supplies	Lancelin Hardware Store Purchases for May 2024	810.45 L
EFT-41912	11/06/2024	LGRCEU (WA Division)	Payroll deduction for PE: 04/06/2024	44.00
EFT-41913	11/06/2024	McLeods Barristers and Solicitors	Prosecution Fees - Food Act Violation	1,362.90
EFT-41914	11/06/2024	MinterEllison	Legal expenses	15,623.52
EFT-41915	11/06/2024	Moore Catchment Council	23/24 Community Grant - Guilderton Dunes Restoration	5,500.00
EFT-41916	11/06/2024	Moore River Electrical Services	Install power point at Guilderton Depot	297.00 L
EFT-41917	11/06/2024	MyLollies.com.au	Refreshments for Council Meetings - Lollies	227.82
EFT-41918	11/06/2024	Officeworks	5PK Document Wallet Zip Closure A4	49.65
EFT-41919	11/06/2024	Omnicom Media Group Australia Pty Ltd (Marketforce)	Advertisements - employment, Public Tender, Abandoned Vehicle	939.53
EFT-41920	11/06/2024	Osborne Autos Pty Ltd t/a Osborne Park Isuzu Ute	Purchase one (1) new Isuzu Ute D-Max 22MY SX Crew - CESM	46,057.69
EFT-41921	11/06/2024	Presidential Facility Services Pty Ltd	Final Shire Cleaning Service	7,579.00
EFT-41922	11/06/2024	Rogers Auto Electrics	Beacon lights - supply and install	681.40 L
EFT-41923	11/06/2024	Rylan Concrete	Concrete works for Constable Street	5,916.90
EFT-41924	11/06/2024	Stewart & Heaton Clothing Co Pty Ltd	Firefighter PPC/PPE - 1 x Boots	373.47
EFT-41925	11/06/2024	Team Global Express Pty Ltd	Courier Charges: Stewart & Heaton to Gingin	85.33
EFT-41926	11/06/2024	Thomas Kusters	Replace sewer inspection opening Pioneer Park; Lancelin Aged Unit 1 gas oven repair	330.00 L
EFT-41927	11/06/2024	Tiffany's Catering	Catering - Staff Meeting 22 May 2024	300.00 L
EFT-41928	11/06/2024	WA Stump Grinding & Tree Services	Kingfisher Drive - removal of trees	363.00
EFT-41929	11/06/2024	WANT Plumbing Services Pty Ltd	Hot water system replacement and repair work	2,926.00 L
EFT-41930	11/06/2024	WEX Australia Pty Ltd	Caltex Fuel Card Purchases for May 2024	2,237.91
EFT-41931	11/06/2024	Zinciad	Guilderton Caravan Park Chalet verandah roof	44,555.50 L
EFT-41932	14/06/2024	Adform Engraving & Signs	2024 Student Council Desk Plaques	523.60
EFT-41933	14/06/2024	Annemaree Jensen	Reimbursement Lancelin Arts Festival	140.47 R
EFT-41934	14/06/2024	Australia Day Council of Western Australia Inc	Auspire Australia Day Council WA 2024/25	762.00 F
EFT-41935	14/06/2024	Australia Post	Australia Post Charges - May 2024	2.00

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EFT-41936	14/06/2024	Avon Waste	Kerbside Bin Stock - 224 sets	49,280.00
EFT-41937	14/06/2024	Boya Equipment	2 x Kubota Mower Service	1,234.49
EFT-41938	14/06/2024	Cooee Couriers & Transport	Freight Charges for May 2024	765.60 L
EFT-41939	14/06/2024	Country Copiers	Colour copier fees	1,404.03
EFT-41940	14/06/2024	CSStech	Mobile and Office Phone Management	165.00
EFT-41941	14/06/2024	Danica Todd	Reimbursement Tafe Fees	388.80 R
EFT-41942	14/06/2024	Department of Communities - Housing Authority	50% cost replacing asbestos fence 4 Fewster Street Gingin	1,409.22
EFT-41943	14/06/2024	Gingin Fuel & Tyres	Bulk Diesel and 9GG ULP	25,293.62 L
EFT-41944	14/06/2024	Gingin Tree Services	Remove fallen tree from Old Mooliabeenee Rd	990.00 L
EFT-41945	14/06/2024	Greenway Solutions Pty Ltd t/as Greenway Turf Solutions	5L Pesticide - Mite Control	990.00
EFT-41946	14/06/2024	Gull Gingin Pty Ltd	Student Council Meeting Catering and Fuel Purchases	232.86 L
EFT-41947	14/06/2024	K B Riley & Sons Pty Ltd t/a Lancelin Sands	Supply of sand cover for Lancelin and Seabird Waste Management Facilities	16,623.13 L
EFT-41948	14/06/2024	Karen Grant	Cleaning Shire Facilities	1,386.00 L
EFT-41949	14/06/2024	Lancelin Appliance Services	Decommission and replace existing air conditioning units at Lancelin Aged Units	5,320.00 L
EFT-41950	14/06/2024	Lancelin Beach Breaks	Accommodation - Lancelin Aged Units	7,020.00 L
EFT-41951	14/06/2024	Lancelin Primary School P & C Assoc	23/24 Community Grants - Monster Fete	1,000.00
EFT-41952	14/06/2024	Ledge Point Community Association - LPCA	Ledge Point Community Association PLI Grant Contribution 50%	457.00 F
EFT-41953	14/06/2024	Ledge's Kanga Service and Skip Bin Hire	Jetty Bin Collection	2,200.00 L
EFT-41954	14/06/2024	Local Government Professionals WA - LGPA	Employment advertisement - Works Manager Operations, Senior Planning Officer, Planning Officer, CESM, General Hand	660.00
EFT-41955	14/06/2024	McLeods Barristers and Solicitors	Preparation of Assignment of Lease - portion of Lot 301 King Drive, Woodridge	455.40
EFT-41956	14/06/2024	Minuteman Press Balcatta	Name Badges	214.50
EFT-41957	14/06/2024	Moore River Electrical Services	Replace connectors on reticulation system at Woodridge Recreation Grounds	440.00 L
EFT-41958	14/06/2024	Moore River Roadhouse	Shire and Fire Brigade Purchases	1,261.29 L
EFT-41959	14/06/2024	Rural Infrastructure Services	Road project funding preparation and costings	9,097.39 L
EFT-41960	14/06/2024	Seek Limited	Employment Advertisement - CESM	363.00
EFT-41961	14/06/2024	Stewart & Heaton Clothing Co Pty Ltd	Firefighter PPC/PPE - 2x Name Badge	8.40
EFT-41962	14/06/2024	Team Global Express Pty Ltd	Courier Charges - Stewart & Heaton, Belmont to Gingin & Certex Lifting, Wangara to Gingin	81.90
EFT-41963	14/06/2024	Tiffany's Catering	Catering - Briefing Session, EMRDS Council Farewell, Bushfire Training	1,020.00 L
EFT-41964	14/06/2024	Tony Pisconeri	Waste Facility Management Lancelin and Seabird	17,374.00 L
EFT-41965	14/06/2024	Uniforms at Work	Ranger Uniform	327.60
EFT-41966	19/06/2024	Altus Planning Pty Ltd	Planning Services - RJDAP Lancelin	5,500.00
EFT-41967	19/06/2024	ASK Waste Management Pty Ltd	Training and support Health - consultation	9,581.00
EFT-41968	19/06/2024	Ausrecord Pty Ltd	100 Tube clip set	91.30
EFT-41969	19/06/2024	Avantgarde Technologies	24/25: Forcepoint: Email spam filter subscription	5,318.50
EFT-41970	19/06/2024	Avon Waste	Kerbside Collection Services	21,304.07 F
EFT-41971	19/06/2024	Belgravia PRO Pty Ltd	Guilderton Caravan Park - Management Fees	39,653.16
EFT-41972	19/06/2024	Bunnings Building Supplies Pty Ltd	Fencing panels for Guilderton Country Club	292.91
EFT-41973	19/06/2024	Cat Haven	Cat adoption Report	11.00
EFT-41974	19/06/2024	Department of Planning, Lands & Heritage - DPLH	Development Assessment Panel Fee (BLD2967 P2687)	6,168.00 F
EFT-41975	19/06/2024	Department of Transport	Release of Information fee Parking Infringement Notices	92.40
EFT-41976	19/06/2024	Dynamic Planning and Developments Pty Ltd	Planning Services - Nature Based Camping	6,930.00 F
EFT-41977	19/06/2024	Gingin Fuel & Tyres	Steer tyres, balancing and disposal. Slasher spare parts	2,350.90 L
EFT-41978	19/06/2024	Iron Mountain Australia Group Services Pty Ltd	Storage Business Cartons	345.96
EFT-41979	19/06/2024	Joyce McKinlay	Refund over-payment	480.02 R
EFT-41980	19/06/2024	Kleenheat Gas Pty Ltd	Guilderton Caravan Park LPG Bulk Gas	1,351.01
EFT-41981	19/06/2024	Lancelin Angling and Aquatic Club Inc. (LAAC)	23/24 Community Grants - John Bray Junior Fishing Competition	869.00 F
EFT-41982	19/06/2024	Lancelin Gull Roadhouse	Fuel Purchases	246.13 L
EFT-41983	19/06/2024	LD Total	Mowing Shire Facilities	21,915.40
EFT-41984	19/06/2024	Ledge Point Country Club Inc	23/24 Community Grant - Community Events	2,750.00 F
EFT-41985	19/06/2024	Ledge's Kanga Service and Skip Bin Hire	Skip Bin Hire and Removal Ledge Point Oil Depot	550.00 L
EFT-41986	19/06/2024	Leigh Solomon	Lancelin Office reception re-fit	567.00 L
EFT-41987	19/06/2024	McLeods Barristers and Solicitors	Legal Expenses	1,532.30
EFT-41988	19/06/2024	Moore Demo & Civil	Rock breaking and grease trap at Guilderton Caravan Park	2,035.00 L
EFT-41989	19/06/2024	Moore River Electrical Services	Guilderton Caravan Park replace isolator and electrical pit box	3,850.00 L
EFT-41990	19/06/2024	Northern Valley News	Advertising Northern Valley News June 2024	800.00 L
EFT-41991	19/06/2024	Plumb It Right Pty Ltd	Guilderton Caravan Park grease trap repairs	3,135.00 L
EFT-41992	19/06/2024	West Coast Shade Pty Ltd	Removal of shade sails from GOAS and Aquatic Centre	1,452.00
EFT-41993	19/06/2024	Youthcare	23/24 Funding Assistance Scheme Grant - Chaplaincy Gingin District High School	5,500.00 L

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EFT-41994	19/06/2024	Jack of All Fencing Pty Ltd	Lancelin Sporting Complex - Contribution to LLFC Pirates for Boundary Fencing	65,650.00 F
EFT-41995	20/06/2024	Advance Office Solutions	Ink cartridge for franking machine - Shire mail	669.90
EFT-41996	20/06/2024	Andrea Dackins	Reimbursement for Pre-Employment Medical	165.00 R
EFT-41997	20/06/2024	Aurora Delta Pty Ltd	Medical Subsidy Payment	6,401.00 R
EFT-41998	20/06/2024	Brown Automotive Gingin	GG017 and GG050 Service	660.00
EFT-41999	20/06/2024	Duncan Solutions	Guilderton Parking Meters - Credit Card Transactions and monthly support fee	165.43
EFT-42000	20/06/2024	Element Advisory Pty Ltd	Processing of Scheme Amendment No. 23 - Section 26 Order	616.00
EFT-42001	20/06/2024	Ergolink	2 x Chairs - Lancelin Reception	1,231.00
EFT-42002	20/06/2024	Frontline Fire and Rescue Equipment	Hose reel assembly and hardware	1,113.72
EFT-42003	20/06/2024	Gingin Fuel & Tyres	Mower Beacon Lights and GG01 Diesel	365.44 L
EFT-42004	20/06/2024	Gull Gingin Pty Ltd	Catering BFAC Meeting	200.00 L
EFT-42005	20/06/2024	JLT Risk Solutions Pty Ltd	Risk Co-ordinator Fee	8,348.12
EFT-42006	20/06/2024	Lancelin Primary School	23/24 Funding Assistance Scheme Grant - Annual year 5/6 Camps	2,200.00 L
EFT-42007	20/06/2024	Midwest Building (WA) Pty Ltd	Hire scaffold for Granville Hall electrical works	165.00 L
EFT-42008	20/06/2024	Mills Corporation Pty Ltd	CEO Recruitment - 2nd Instalment	6,709.40
EFT-42009	20/06/2024	MJB Industries Pty Ltd	Concrete supplies: Drainage for various areas (stock)	19,525.00
EFT-42010	20/06/2024	Moore Septics	Urgent pump out of Gingin Caravan Dump Point	1,155.00 L
EFT-42011	20/06/2024	Plumb It Right Pty Ltd	Guilderton Caravan Park: Inspect and carry out repairs to chalet 9 -10 toilets and showers	522.50 L
EFT-42012	20/06/2024	Stewart & Heaton Clothing Co Pty Ltd	Firefighter PPC/PPE - Jacket	177.00
EFT-42013	20/06/2024	Tiffany's Catering	Catering - BFB/VFRS Awards Ceremony, farewell M/Tea for EMRDS and CSM,	1,555.00 L
PAY-115	20/06/2024	Shire of Gingin	Net Pays PE: 20/06/2024	147,414.07
EFT-42014	26/06/2024	ACS Swan Express Print	3000x Business Cards	462.00
EFT-42015	26/06/2024	Alanah Klomp	Rate Refund - pension rebate	699.04 R
EFT-42016	26/06/2024	Aurora Delta Pty Ltd	Pre-employment Medical - CSSO	185.00
EFT-42017	26/06/2024	Australian Taxation Office (PAYG)	Payroll deduction PE: 20/06/2024	44,804.00
EFT-42018	26/06/2024	CFMEU	Payroll deduction PE: 20/06/2024	60.00 F
EFT-42019	26/06/2024	Henry Morris	2023/2024 Waste Facility Cell Management	26,061.00 L
EFT-42020	26/06/2024	JJJ Concrete Services Pty Ltd	Gingin/Seabird and Lancelin Facilities	
EFT-42021	26/06/2024	Kevin Vine	Ledge Point Look Out Concreting	5,280.00 L
EFT-42022	26/06/2024	LGRCEU (WA Division)	Cleaning of facilities - May	6,664.54
EFT-42023	26/06/2024	Lo-Go Appointments	Payroll deduction PE: 20/06/2024	44.00 F
EFT-42024	26/06/2024	Neil Collins	Temporary Staffing Rates Department	2,362.62
EFT-42025	26/06/2024	PLE Computers Pty Ltd	Rate refund - incorrect payment	30.00 R
EFT-42026	26/06/2024	Tiffany's Catering	Hard drive docking cases	212.00
			Catering - Draft Budget Meeting, Council Meeting, Fire training	1,333.00 L
EFT-42027	26/06/2024	Waterlogic Australia Pty Ltd	Rental and service of SD5 Cool & Cold Countertop and Clean Stream	167.67
EFT-42028	27/06/2024	Colin Fewster	Shire President Quarterly Payment	8,525.00 C
EFT-42029	27/06/2024	Erik Sorensen	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42030	27/06/2024	Frank Johnson	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42031	27/06/2024	Frank Peccka	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42032	27/06/2024	Jason Weeks	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42033	27/06/2024	Lincoln Stewart	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42034	27/06/2024	Linda Balcombe	Shire Deputy President Quarterly Payment	3,705.00 C
EFT-42035	27/06/2024	Nicole Woods	Shire Councillor Quarterly Payment	2,705.00 C
EFT-42036	27/06/2024	Belgravia PRO Pty Ltd	Belgravia Pro Pty Ltd Bond refund request REF-240	10,000.00
EFT-42037	27/06/2024	Construction Training Fund	Construction Training Fund (CTF) with refund request REF-239	2,123.25 F
EFT-42038	27/06/2024	Department of Mines, Industry Regulation and Safety - Bond Administrator DMIR	Building Services Levy (BSL) with refund request REF-238	5,916.63 F
EFT-42039	27/06/2024	Eilen Brockman Integrated Catchment Group Inc	23/24 Funding Assistance Scheme - Landcare in the Gingin Brook Catchment	5,500.00 L
EFT-42040	27/06/2024	Ivana Scotford	Rate Refund	20.00 R
EFT-42041	27/06/2024	Lower Coastal Neighbourhood Watch - Gingin Shire	23/24 Funding Assistance Scheme Grant - Meetings	868.07 L
EFT-42042	27/06/2024	Lower Moore River Working Group	23/24 Funding Assistance Scheme Grant - Annual	5,000.00 L
EFT-42043	27/06/2024	Shire of Gingin	CTF and BSL Commissions	207.75 R
EFT-42044	28/06/2024	ACS Swan Express Print	384x Presentation Folders	1,299.10
EFT-42045	28/06/2024	Avon Midland Country Zone WALGA	Membership Subscription 2023/24	2,420.00
EFT-42046	28/06/2024	Avon Waste	Kerbside Collection Services	21,285.09 F
EFT-42047	28/06/2024	Belgravia PRO Pty Ltd	Guilderton Caravan Park Payments 85% Pure Glamping hire equipment	2,676.92
EFT-42048	28/06/2024	Brightmark Group Pty Ltd	Cleaning Tender May/June	55,906.04
EFT-42049	28/06/2024	Brown Automotive Gingin	GG040 - service	405.00 L
EFT-42050	28/06/2024	Bunnings Building Supplies Pty Ltd	Poly carbonate roof sheet and fixings	601.88
EFT-42051	28/06/2024	Carrington's Traffic Services	Traffic control: Military Road	1,226.50
EFT-42052	28/06/2024	Cellarbrations Gingin	Council Meetings and Executive Management Farewell	74.97 L

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EFT-42053	28/06/2024	Certex Lifting Pty Ltd t/as The Rigging Shed	Stainless steel 5mm wire rope for Tarp GG6014	209.88
EFT-42054	28/06/2024	David Wilson	Community Resilience Coordinator	1,600.00 L
EFT-42055	28/06/2024	Eagleeye Technical Services	Internal switch board upgrade at Granville Civic Centre	10,395.00 L
EFT-42056	28/06/2024	Eastern Hills Chainsaws & Mowers Pty Ltd	BG 86 C-E Blower, Stihl Cutter	437.65
EFT-42057	28/06/2024	Eco Exchange Pty Ltd	Refund over-payment	539.55 R
EFT-42058	28/06/2024	Ergolink	Office Chair	668.80
EFT-42059	28/06/2024	Extra Mile Writing Services	Flavours of Gingin 2023 - Acquittal FRRR	367.00
EFT-42060	28/06/2024	FireSmart	Fire Awareness & Extinguisher Training, Fire Warden Training & Travel	650.00
EFT-42061	28/06/2024	Frontline Fire and Rescue Equipment	Celcall numbers for CESM Vehicle	506.00
EFT-42062	28/06/2024	Gingin Fuel & Tyres	Hydraulic oil GG045	330.00 L
EFT-42063	28/06/2024	Hersey's Safety Pty Ltd	Line marker paint	577.50
EFT-42064	28/06/2024	IT Vision	Payroll Training - Award Policy Schedules	2,079.00
EFT-42065	28/06/2024	Jason Industries & Signmakers	Supply Ben sign GG305 to replace stolen sign	194.77
EFT-42066	28/06/2024	JB Hi-Fi	Iphones Rangers x 3	3,285.00
EFT-42067	28/06/2024	Local Government Professionals WA - LGPA	Employment Advertisement - EMOA	165.00
EFT-42068	28/06/2024	Lo-Go Appointments	Temporary Staffing Rates Department	1,181.31
EFT-42069	28/06/2024	M G Edwards & Co	Wet hire of Loader for fire fighting operations	570.00 L
EFT-42070	28/06/2024	McGees Property	Valuation Fees: Lancelin Plaza	2,172.50
EFT-42071	28/06/2024	Moray & Agnew Perth	Preparation of Template Deed - Transfer of Responsibility for Shire Assets	207.68
EFT-42072	28/06/2024	Northern Garage Doors (WA)	Install new garage roller door at 4 Fewster Street Gingin	1,490.00
EFT-42073	28/06/2024	Novatec Energy Solutions Pty Ltd	Supply and install new A/C in the server room	2,288.00
EFT-42074	28/06/2024	Ohura Consulting	ER/IR Consultancy	17,137.50
EFT-42075	28/06/2024	PME Plastic & Metal Engraving	Memorial Plaque	232.10
EFT-42076	28/06/2024	RingCentral Australia Pty Ltd	RingCentral service	1,178.10
EFT-42077	28/06/2024	Robert Kelly	50% reimbursement of Mobile Pan	50.00 R
EFT-42078	28/06/2024	Rural Infrastructure Services	Assessment of Engineering Design Drawings for Developers and Provision of secretariat duties for WBN Regional Road Group	6,673.82 L
EFT-42079	28/06/2024	Seek Limited	Employment Advertisement - EMOA	484.00
EFT-42080	28/06/2024	St John Ambulance Western Australia Ltd	Attendance: Lancelin Arts Festival and Youth Fun Day	968.00
EFT-42081	28/06/2024	Strettle Pty Ltd	Preparation of New/Amendment/Repeal Local Laws	1,072.50
EFT-42082	28/06/2024	Sunny Signs Company Pty Ltd	Councillor Parking with Disabled Symbol sign	52.25
EFT-42083	28/06/2024	Team Global Express Pty Ltd	Freight Charges	244.00
EFT-42084	28/06/2024	The National Trust of Western Australia	Gingin Railway Station - Rent	255.37
EFT-42085	28/06/2024	Thomas Kusters	Plumbing Services - Upper Coastal	695.00 L
EFT-42086	28/06/2024	Tiffany's Catering	Catering - CEO Selection Panel Committee Meeting	90.00 L
EFT-42087	28/06/2024	WANT Plumbing Services Pty Ltd	Repairs: Granville Ablutions, CRC Waterline, HWS Gingin Medical Centre and Gingin Men's Shed. Supply pipe for Constable Street Drain. Water meter back flow testing. Grave Digging Service.	5,914.00 L
EFT-42088	28/06/2024	Weeks Services Pty Ltd t/as Lancelin Mechanical	Service GG020 and GG033	903.00 L
EFT-42089	28/06/2024	Woodridge Community Association	23/24 Community Grants - Woodridge Spring Fair	3,000.00 L
EFT-42090	28/06/2024	Work Clobber	Ranger 1 Uniform Order	492.80
EFT TOTAL				1,372,705.73
CHEQUES				
CHQ-116492	10/06/2024	Shire of Gingin (Petty Cash)	Replenish Petty Cash Float Purchases	486.20
CHQ-116493	26/06/2024	Shire of Gingin	Shire of Gingin (Department of Transport) Fleet Schedule Renewal B9380 24/25	22,084.95
CHQ-116494	28/06/2024	Shire of Gingin (Petty Cash)	EOFY 23/24 Float Reconciliation	220.75
CHEQUES				22,791.90
DIRECT				
DE-5118	1/06/2024	Bendigo Bank	Bendigo Bank - De Fees	62.50
DE-5119	1/06/2024	Bendigo Bank	Bendigo Bank - Bpay Biller Fees	512.16
DE-5142	1/06/2024	Go Go Media	Monthly ON-HOLD MESSAGES Service June 2024	75.90
DE-5120	3/06/2024	Bendigo Bank	Bendigo Bank - Tyro Fees	66.41
DE-5121	3/06/2024	Bendigo Bank	Bendigo Bank - Tyro Fees	33.00
DE-5122	3/06/2024	Bendigo Bank	Bendigo Bank - Tyro Fees	1,613.59
DE-5123	3/06/2024	Bendigo Bank	Bendigo Bank - CBA Merchant Fee	740.45
DE-5124	3/06/2024	Bendigo Bank	Bendigo Bank - CBA Merchant Fee	234.38
DE-5125	3/06/2024	Bendigo Bank	Bendigo Bank - CBA Merchant Fee	64.00
DE-5126	3/06/2024	Bendigo Bank	Bendigo Bank - Fts De Process GST	5.96
DE-5077	4/06/2024	Precision Administration Services Pty Ltd	Payroll deduction PE: 04/06/2024	28,012.76
DE-5127	4/06/2024	Department of Transport	Police Licensing DOT - 30.05.2024	1,677.10 F

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DE-5128	4/06/2024	Western Australian Treasury Corporation (WATC)	Loan 124A - Regional Hardcourt Facility Repayment: 20	15,660.20
DE-4987	5/06/2024	Synergy	Electricity Charges: 14 Barlee St, Gingin	46.63
DE-4988	5/06/2024	Synergy	Electricity Charges: Lot 148 Robinson St, Gingin	334.87
DE-4989	5/06/2024	Synergy	Electricity Charges: 1 Weld Street, Gingin	4,523.43
DE-4990	5/06/2024	Synergy	Electricity Charges Lot 134 Constable Street, Gingin	109.48
DE-5066	5/06/2024	Telstra	Telephone Charges: Guilderton Caravan Park	240.30
DE-5129	5/06/2024	Bendigo Bank	Bendigo Bank: De Fees	3.00
DE-5130	5/06/2024	Department of Transport	Police Licensing DOT	10,466.95 F
DE-5081	6/06/2024	Westnet Internet Services	Internet Services - CEO Residence	74.99
DE-4999	6/06/2024	Synergy	Electricity Charges: Street Lighting	10,939.96
DE-5000	6/06/2024	Synergy	Electricity Charges: Lot 99 Weld Street, Gingin	587.46
DE-5131	6/06/2024	Department of Transport	Police Licensing DOT	885.35 F
DE-5136	6/06/2024	Bendigo Bank	Bendigo Bank: De Fees	11.85
DE-5008	7/06/2024	Synergy	Electricity Charges: 57 Lefroy Street, Gingin	209.78
DE-5006	7/06/2024	Synergy	Electricity Charges: Lot 580 U A Jones Street, Gingin	177.39
DE-5007	7/06/2024	Synergy	Electricity Charges: 5 Weld Street, Gingin	72.97
DE-5009	7/06/2024	Synergy	Electricity Charges: Lot 32 Church Street, Gingin	202.18
DE-5001	7/06/2024	Synergy	Electricity Charges Lot 126 Constable St, Gingin	174.56
DE-5002	7/06/2024	Synergy	Electricity Charges: Brockman Street, Gingin	730.62
DE-5003	7/06/2024	Synergy	Electricity Charges: Lot 326 Roe St, Gingin	995.10
DE-5004	7/06/2024	Synergy	Electricity Charges: 3 Fewster St, Gingin	83.77
DE-5135	7/06/2024	Department of Transport	Police Licensing DOT	2,048.10 F
DE-5137	7/06/2024	Synergy	Electricity Charges: U A 37 Lefroy St, Gingin	114.88
DE-5076	10/06/2024	Telstra	Telecommunications: Group Plan	2,109.22
DE-5182	10/06/2024	Synergy	Electricity Charges: 13 King Drive, Woodridge	1,737.65
DE-5035	10/06/2024	Water Corporation	Water Usage & Service: 7 Brockman Street, Gingin Lot 163 RES 2581	192.09
DE-5041	10/06/2024	Water Corporation	Water Usage & Service Charges : Brockman St Gingin Lot 600	891.19
DE-5033	10/06/2024	Water Corporation	Water Usage & Service Charges: 18-20 Brockman Street, Gingin	140.48
DE-5034	10/06/2024	Water Corporation	Water Usage & Service Charges : 11 Constable Street, Gingin	11.47
DE-5032	10/06/2024	Water Corporation	Water Usage & Service Charges: 6 Constable Street Gingin Lot 126	212.16
DE-5031	10/06/2024	Water Corporation	Water Usage & Service Charges: 14 Barlee Street, Gingin Lot 149 RES32955	567.67
DE-5030	10/06/2024	Water Corporation	Water Usage & Service Charges : 4 Fewster Street, Gingin Lot 103	119.96
DE-5028	10/06/2024	Water Corporation	Water Usage & Service Charges: 3 Fewster Street Gingin, Lot 73	192.81
DE-5026	10/06/2024	Water Corporation	Water Service & Usage Charges: 37A Lefroy Street, Gingin Lot 20	4,386.51
DE-5010	10/06/2024	Synergy	Electricity Charges : Lot 10 Cockram Road Gingin	268.03
DE-5011	10/06/2024	Synergy	Electricity Charges: Lot 501 Honeycombe Road, Gingin	1,132.80
DE-5067	10/06/2024	Telstra	Telecommunications	883.85
DE-5138	10/06/2024	Water Corporation	Water Usage & Service Charges: 57 Lefroy St, Gingin	49.05
DE-5139	10/06/2024	Department of Transport	Police Licensing DOT	2,941.00 F
DE-5133	11/06/2024	Department of Transport	Police Licensing DOT	2,777.10 F
DE-5134	11/06/2024	Bendigo Bank	Bendigo Bank: De Fees	6.30
DE-5023	12/06/2024	Synergy	Electricity Charges : Lot 324 Gingin Road, Lancelin	518.19
DE-5024	12/06/2024	Synergy	Electricity Charges : Lot 323 Rock Way, Lancelin	445.53
DE-5025	12/06/2024	Synergy	Electricity Charges : Lot 102 Gingin Road, Lancelin	488.32
DE-5143	12/06/2024	Department of Transport	Department of Transport - Police Licensing DOT	6,442.50 F
DE-5181	13/06/2024	Synergy	Electricity Charges : 9 King Street, Lancelin	244.73
DE-5149	13/06/2024	Helen Sampson	Supervision & Management of Gingin Waste Management Facility	2,538.46
DE-5040	13/06/2024	Water Corporation	Water Usage & Service Charges: Weld Street, Gingin Lot 99	457.16
DE-5039	13/06/2024	Water Corporation	Water Usage & Service Charges: Roe Street Gingin Lot 7, 24-6 R7573, 41-2	702.42
DE-5038	13/06/2024	Water Corporation	Water Usage & Service Charges : Jones Street Gingin Lot 500 RES 50843	37.27
DE-5037	13/06/2024	Water Corporation	Water Usage & Service Charges 19/03/2024 - 22/05/2024: 7kL: 3 Horan Street, Gingin Lot 8	20.07
DE-5036	13/06/2024	Water Corporation	Water Usage & Service Charges: 1 weld Street, Gingin	2,648.02
DE-5057	13/06/2024	Water Corporation	Water Usage & Service Charges: Edwards St Guilderton Lot 424 RES 36048	282.72
DE-5141	13/06/2024	Department of Transport	Police Licensing DOT	3,247.90 F
DE-5146	14/06/2024	Department of Transport	Police Licensing DOT	1,050.05 F
DE-5147	14/06/2024	Bendigo Bank	Bendigo Bank: De Fees	5.10
DE-5148	14/06/2024	HP Financial Services (Australia) Pty Ltd	Printer Develop Ineo 958 Monthly payment	705.40
DE-5159	14/06/2024	Credit Card - EMCCS	EMCCS Credit Card Purchases	187.55
DE-5166	14/06/2024	Credit Card - EMRDS	EMRDS Credit Card Purchases	1,903.06
DE-5047	14/06/2024	Synergy	Electricity Charges: Jones Street Ledge Point	671.52
DE-5048	14/06/2024	Synergy	Electricity Charges: Lot 646 Robertson Road Ledge Point	801.76

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DE-5049	14/06/2024	Synergy	Electricity Charges: Lot 1 Cunliffe Street Lancelin	333.21
DE-5116	14/06/2024	Credit Card - CEO	Credit Card Purchases - CEO	457.10
DE-5115	14/06/2024	Credit Card - CESM	Credit Card Purchases - CESM	904.80
DE-5164	17/06/2024	Department of Transport	Department of Transport - Police Licensing DOT	2,564.05 F
DE-5165	17/06/2024	Bendigo Bank	Bendigo Bank: Trans Fees	61.13
DE-5053	17/06/2024	Water Corporation	Water Usage & Service Charges: 60 King Drive, Woodridge	60.21
DE-5052	17/06/2024	Water Corporation	Water Usage & Service Charges: 60 King Drive Woodridge Lot 267	54.47
DE-5051	17/06/2024	Water Corporation	Water Usage & Services Charges: 13 King Drive Woodridge Lot 301	650.81
DE-5050	17/06/2024	Water Corporation	Water Usage & Service Charges: Moore River Drive Guilderton Lot RES 26561	169.15
DE-5054	17/06/2024	Synergy	Electricity Charges: U Cs 2 Atkinson Way Lancelin	170.53
DE-5087	17/06/2024	Business Service Brokers T/A TeleChoice	5037665- 3733 - TeleChoice Mobile charges for the period 01/05/2024 - 31/05/2024	195.00
DE-5168	18/06/2024	Department of Transport	Police Licensing DOT	2,580.00 F
DE-5171	18/06/2024	Water Corporation	Water Usage & Supply Charges: Shop, Edwards Street, Guilderton	424.69
DE-5058	18/06/2024	Water Corporation	Water Usage & Service Charges : 232l Wedge Street Guilderton Lot 232	67.25
DE-5059	18/06/2024	Water Corporation	Water Usage & Service Charges: Dewar Street Guilderton Lot1 RES25007, 2 RES36048	5,814.28
DE-5055	18/06/2024	Synergy	Electricity Charges: U A 3 De Burgh St Ledge Point	205.95
DE-5078	19/06/2024	Water Corporation	Water Usage & Service Charges: 77L McCormick Street Seabird	421.45
DE-5079	19/06/2024	Water Corporation	Water Usage & Service Charges: Heffron Way Gabbadah	323.97
DE-5080	19/06/2024	Water Corporation	Water Usage & Service Charges: 21 Edwards Street Seabird Lot 261	28.67
DE-5173	19/06/2024	Department of Transport	Police Licensing DOT	4,669.45 F
DE-5174	19/06/2024	Bendigo Bank	Bendigo Bank: De Fees	4.20
DE-5082	20/06/2024	Water Corporation	Water Usage & Service Charge: De Burgh Street Ledge Point Lot 459, 498 RES31377	54.47
DE-5083	20/06/2024	Water Corporation	Water Usage & Service Charges: Jones Street Ledge Point Lot 744 RES31684	384.18
DE-5176	20/06/2024	Department of Transport	Police Licensing DOT	977.55 F
DE-5177	20/06/2024	Bendigo Bank	Bendigo Bank: Telegraphic Transfer Fee	2.00
DE-5178	20/06/2024	Bendigo Bank	Bendigo Bank: De Fees	2.85
DE-5179	20/06/2024	Bendigo Bank	Bendigo Bank: Windcave Pty Limited	1,128.42
DE-5180	20/06/2024	Bendigo Bank	Bendigo Bank: De Fees	14.70
DE-5175	20/06/2024	Precision Administration Services Pty Ltd	Payroll deduction PE: 20/06/2024	28,673.43
DE-5170	20/06/2024	Western Australian Treasury Corporation (WATC)	LN-132-Gingin Outdoor Activity Space (GOAS) Repayment: 6	9,530.27
DE-5169	20/06/2024	Western Australian Treasury Corporation (WATC)	LN-131-Altus Financials Suite Software Upgrade Repayment: 6	6,084.73
DE-5084	20/06/2024	Water Corporation	Water Usage & Service Charges: Jones Street Ledge Point Lot 744	11.47
DE-5086	20/06/2024	Synergy	Electricity Charges: Lot 390 U 54 Ledge Point Road	2,695.18
DE-5085	20/06/2024	Water Corporation	Water Usage & Service Charges : Res646 De Burgh Street Ledge Point Lot 646	174.89
DE-5191	21/06/2024	Department of Transport	Police Licensing DOT	3,113.85 F
DE-5192	21/06/2024	Western Australian Treasury Corporation (WATC)	LN-133-Cunliffe Street Foreshore Redevelopment Repayment: 2	15,703.31
DE-5172	21/06/2024	Western Australian Treasury Corporation (WATC)	LN-120-Regional Hardcourt Facility Repayment: 30	19,775.92
DE-5090	21/06/2024	Water Corporation	Water Usage: Seaview Dr Karakin	54.47
DE-5093	22/06/2024	Vocus Communications	Vocus Communications P1162913	1,769.90
DE-5193	24/06/2024	Department of Transport	Police Licensing	3,505.50 F
DE-5194	24/06/2024	Water Corporation	9017163587: BILL ID 0079: Water usage and supply charges 10/04/2024 - 05/06/2024: 126kL: Unit 6-11 Atkinson Way Lancelin Lot 84	246.08
DE-5089	24/06/2024	Australia Post	1013285044: Australia Post Charges	2,364.35
DE-5102	24/06/2024	Water Corporation	Water usage and service charges: Unit 6/2 Atkinson Way, Lancelin	266.55
DE-5100	24/06/2024	Water Corporation	Water usage and service charges: 2 Atkinson Way Lancelin	47.10
DE-5099	24/06/2024	Water Corporation	Water usage and supply charges: Unit 5/2 Atkinson Way Lancelin Lot 84	291.94
DE-5103	24/06/2024	Water Corporation	Water usage and service charges: Unit 7/2 Atkinson Way, Lancelin	280.22
DE-5104	24/06/2024	Water Corporation	Water usage and service charge: Unit 8/2 Atkinson Way, Lancelin	273.38
DE-5105	24/06/2024	Water Corporation	Water usage and service charges : Unit 9/2 Atkinson Way Lancelin	266.55
DE-5106	24/06/2024	Water Corporation	Water usage and service charges : Unit 10/2 Atkinson Way Lancelin	272.41
DE-5107	24/06/2024	Water Corporation	Water usage and service charges: Unit 11/2 Atkinson Way Lancelin	268.50
DE-5108	24/06/2024	Water Corporation	Water usage and service charges : 63 Gingin Road Lancelin	162.96

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DE-5111	24/06/2024	Water Corporation	Water usage and supply charges: Unit 1/2 Atkinson Way Lancelin	301.70
DE-5112	24/06/2024	Water Corporation	9Water usage and service charges: Unit 2 /2 Atkinson Way Lancelin	265.57
DE-5113	24/06/2024	Water Corporation	Water usage and service charges: Unit 3/2 Atkinson Way Lancelin	270.46
DE-5114	24/06/2024	Water Corporation	Water usage and service charges: Unit 4/2 Atkinson Way Lancelin	285.41
DE-5092	25/06/2024	Water Corporation	Water Usage and Supply Charges: Gingin Road Lancelin Lot 102, 190 RES 24022	414.53
DE-5091	25/06/2024	Synergy	Electricity Charges: Street Lights	10,578.28
DE-5195	25/06/2024	Department of Transport	Police Licensing DOT	3,799.40 F
DE-5145	26/06/2024	Telstra	Internet Charges	98.70
DE-5097	26/06/2024	Synergy	Electricity Charges: Lot 9505 Lancelin Road	413.22
DE-5096	26/06/2024	Water Corporation	Water usage charges: L500 Fisher Way Lancelin Lot 500	258.03
DE-5095	26/06/2024	Water Corporation	Water usage and service charges : 6 Hopkins Street Lancelin Lot 701 RES 53340	448.15
DE-5098	26/06/2024	Synergy	Electricity Charges: Lot 1 Brockman Street Gingin	135.47
DE-5094	26/06/2024	Water Corporation	Water Usage and Service Charges: 4 Hopkins Street Lancelin Lot 606 RES 32942	126.15
DE-5196	26/06/2024	Department of Transport	Police Licensing	1,265.25 F
DE-5198	26/06/2024	Bendigo Bank	Bendigo Bank: De Fees	2.10
DE-5110	27/06/2024	Water Corporation	Water usage and service charges 10/04/2024 - 30/06/2024: 117kL: Atkinson Way Lancelin Lot 323 RES 44490	519.16
DE-5109	27/06/2024	Water Corporation	Water usage and service charges: 131 Gingin Road Lancelin Lot 324 REs 41400	68.81
DE-5197	27/06/2024	Department of Transport	Police Licensing DOT	2,939.05 F
DE-5199	28/06/2024	Helen Sampson	Management of the Gingin Waste Facility	2,538.46
DE-5200	28/06/2024	Bendigo Bank	Bendigo Bank: De Fees	2.40
DE-5201	28/06/2024	Bendigo Bank	Bendigo Bank: De Fees	7.05
DE-5202	28/06/2024	Department of Transport	Police Licensing DOT	34,394.15
DE-5117	30/06/2024	LJ Hughes	Allocation of lease payment	669.50
DE-5088	30/06/2024	Dell Financial Services Pty Ltd	IT Server Refresh	1,651.29
DIRECT				303,818.89
TERM DEPOSIT INVESTMENTS				0.00
TERM DEPOSIT INVESTMENTS TOTAL				0.00
TOTAL MUNICIPAL				1,699,316.52
RESERVE - TERM DEPOSIT INVESTMENT				0.00
RESERVE - TERM DEPOSIT INVESTMENT TOTAL				0.00
TOTAL				1,699,316.52
CREDIT CARD BREAK-UP				
May	CEO	Eventbrite	Tickets for State Budget Announcement	100.00
		Mailchimp	Subscription	119.11
		Verge Café	Refreshments Councillor Tour	69.00
		Canva Pro	Annual Subscription	164.99
		Bendigo Bank	Bank fee	4.00
				457.10
	EMCCS	Department of Transport	GG070 Plate Remake	46.50
		Department of Transport	New Skid Steer Plate Remake	20.85
		Discount Party Supplies	Volunteers Day Movie Night Supplies	116.20
		Bendigo	Bank fee	4.00
				187.55
	EMRDS	Spot Me	GPS Subscription	360.50
		Quad Lock	Iphone Accessories	209.94
		Equifax	REV Check	38.95
		Pan Pacific Perth	Accommodation: World Congress	1,608.86
		Pan Pacific Perth	Parking: World Congress	40.00
		Officeworks	Batteries 4GG	10.00
		Rayban3.com	Fraudulent Transaction Dispute Lodged & Resolved	-369.19
		Bendigo Bank	Bank fee	4.00
				1,903.06

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CESM	Gull Roadhouse	Firefighter Refreshments	324.00
	Jaycar Joondalup	UHF Radio GG071	539.00
	Department of Transport	Plate Transfer	37.80
	Bendigo Bank	Bank Fee	4.00
			<u>904.80</u>
Total			<u>3,452.51</u>
PUMA CARD BREAKUP			
May	WEX Australia	2GG - 55.7L	108.00
		4GG - 25.73L	50.41
		GG005 - 68.29L	133.10
		GG033 - 506.58L	1,042.88
		GG034 - 26.44L	53.80
		GG05 - 29.36L	58.69
		GG06 - 52.24L	104.43
		GG070 - 174.11L	349.48
		GG09 - 170.15L	336.62
		Transaction Fees	0.50
Total			<u>2,237.91</u>

14 REPORTS - REGULATORY AND DEVELOPMENT SERVICES

14.1 SUBDIVISION REFERRAL - LOT 9000 MOOLIABEENEE ROAD, GINGIN (FARM VIEW ESTATE)

File	LND/724
Applicant	Rowe Group
Location	Lot 9000 Mooliabeenee Road, Lennard Brook
Owner	Grosvenor Equities Pty Ltd Kelly Porter Roy Weston Corporate Pty Ltd
Zoning	Future Development
WAPC No	200293
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	<ol style="list-style-type: none"> 1. Aerial Map [14.1.1 - 1 page] 2. Subdivision Report [14.1.2 - 18 pages] 3. Proposed Subdivision Plan v 2 [14.1.3 - 1 page] 4. Bushfire Management Plan [14.1.4 - 50 pages] 5. Site and Soil Evaluation [14.1.5 - 34 pages] 6. WAP C-140468 [14.1.6 - 6 pages] 7. WAPC - 151266 [14.1.7 - 5 pages] 8. WAPC - 127606 [14.1.8 - 5 pages] 9. Location Plan [14.1.9 - 1 page]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider a subdivision referral from the Western Australian Planning Commission (WAPC) to subdivide Lot 9000 Mooliabeenee Road, Lennard Brook.

BACKGROUND

The WAPC is the responsible authority for subdivision approvals in Western Australia. Subdivision applications are registered by the Department of Planning, Lands and Heritage (DPLH) and then referred to relevant State agencies and the local government for comment.

The subject land consists of a portion of Lot 9000 Mooliabeenee Road, Lennard Brook. The subject portion of land is located to the east of the existing Farm View Estate, with the balance portion of land being located on the northern side of Mooliabeenee Road.

Aerial imagery and a location plan are provided (**see appendices**).

A copy of the Applicant's proposal is provided (**see appendices**) and includes the following components:

- Planning Report
- Plan of Subdivision
- Site and Soil Evaluation
- Bushfire Management Plan

The following is also provided (**see appendices**) for Council information:

- Deed of Agreement (confidential)
- WAPC Approval 127606
- WAPC Approval 140468
- WAPC Approval 151266

The relevant history of the Farm View Estate is outlined below:

- The Estate formed part of the Honeycombe Farm Outline Development Plan (ODP).
- On 17 August 2005, the WAPC approved Application No. 127604 for subdivision of the land, which delineated 8 lots over the portion of land subject to this proposal. The approval subsequently lapsed on 17 August 2008.
- Further approval was issued by the WAPC (140468 refers) which repeated the same conditions of the earlier approval. The approval again delineated 8 lots over the portion of land subject to this proposal.
- As part of the subdivision clearance for No.140468, the landowner entered into a Deed of Agreement (**see confidential appendices**) regarding the ceding of 10% of the land area for the purpose of Public Open Space (POS). The Deed relates not only to the subject land, but also to Lot 505 Cockram Road, which abuts the balance land to the north of Mooliabeenee Road.

The Shire agreed to allow the POS to be ceded as part of 'Stage 2' subdivisional works, on advice from the landowner that Lot 505 Cockram Road and the balance land of Lot 9000 would form part of 'Stage 2' of the subdivision.

This proposal varies the earlier commitment, and the proposal does not advise how the ceding of POS will be revised or addressed.

- The original subdivision (WAPC 127604) provided minimum lot sizes of 4000sqm, reflective of a Residential 2.5 density code, consistent with the Honeycombe Farm ODP.
- The second subdivision, (WAPC 140468) provided minimum lot sizes of 4000sqm, reflective of a Residential 2.5 density code, consistent with the Honeycombe Farm ODP.
- The WAPC issued subdivision approval (WAPC 151266) for 8 lots over the subject land on 31 March 2015. The configuration was consistent with the approved Honeycomb Farm ODP. Minimum lot sizes were 4000sqm – reflective of an R2.5 density code. This approval has subsequently lapsed.
- The proposed subdivision being considered (WAPC 200293) now seeks approval for 10 lots – an increase of 2 additional lots on all earlier approvals. This does not align with the ODP or underlying density code of R2.5. The proposal does not satisfy the minimum lot sizes for R2.5 coded land under the State Planning Policy 7.3 – Residential Design Codes (R-Codes).
- The Shire advised the Applicant of the underlying density of R2.5 on 6 April 2023. The Shire reiterated this advice, amongst other things, on 30 May 2023.

Stakeholder Consultation

Subdivision proposals are lodged with and processed by the WAPC, through the DPLH. Local government does not have carriage of the subdivision process and is unable to undertake community consultation.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject land is zoned Future Development, the objectives of which are to:

- Designate land considered to be generally suitable for future development and to prevent such land being used or developed in a manner which could prejudice its possible future use for planned infrastructure.*
- Provide for sustainable development of land in an orderly manner with appropriate levels of physical infrastructure and human services; and*
- Ensure the orderly development of the land, through the requirement for the preparation and endorsement of a Structure Plan in accordance with the provisions of Part 4 of the deemed provisions, as a pre-requisite to subdivision or development of the land.*

The land has long been earmarked for urban development which is to be guided by the approved Honeycombe Farm ODP. The ODP is due to expire in 2025.

Subdivision of the land in itself is not controversial and is orderly in the sense that the proposal represents a continuation of an earlier subdivision. However, the proposed lot yield departs from the underlying density code within the ODP, departs from the earlier approvals issued by the WAPC and does not satisfy the minimum lot size under the R-Codes for the applicable R2.5 density code.

The proposal also questions the integrity of the Shire's strategic planning framework and infers that little regard should be afforded to the longstanding planning documents that guide expansion of the Gingin townsite and surrounds.

The above departures, without any sound reasons, are not viewed as orderly development of land and depart from the applicable framework. The proposal is viewed as being inconsistent with the objectives of LPS 9 outlined above.

Local Planning Policy 1.1 – Structure Plans (LPP 1.1)

LPP1.1 applies to all lots zoned 'Future Development' and its purpose is to provide for orderly and coordinated subdivision, development and expansion of urban areas.

The Gingin Townsite and Rural Surrounds Structure Plan (Structure Plan) was endorsed by Council on 18 December 2012 and subsequently endorsed by the WAPC on 2 July 2014.

Clause 28(2) of the Deemed Provisions outlines that an approved Structure Plan or ODP (an Outline Development Plan is taken to be a Structure Plan under Regulation 79 of the Regulations) has effect until 19 October 2025. The Structure Plan and Honeycombe Farm ODP therefore remain operational and are to be afforded due regard.

In the context of the *Planning and Development Act 2005*, the term 'due regard' is interpreted to mean that a decision-maker must give proper, genuine and realistic consideration.

The Structure Plan identifies the subject land for 'Rural Living' purposes and the balance portion as 'scenic protection'. This therefore forecasts low density residential development. It is also noteworthy that Lot 505 Cockram Road, linked to this subdivision via a Deed, is outlined as 'scenic protection'.

The applicant suggests that the Structure Plan has not been endorsed by the WAPC and therefore should be afforded little weight in the assessment process. This is inaccurate as the Structure Plan has been endorsed by the WAPC and must be afforded proper and genuine consideration. In the context of the Structure Plan identifying low-density development on the land, increasing a lot yield beyond that previously identified under the ODP and previous subdivision approvals is not viewed as being orderly and proper planning.

Furthermore, Council recently resolved to inform the WAPC via the Report of Review (RoR) of LPS 9 that the Local Planning Strategy (2012) is satisfactory and fit for purpose. The RoR was endorsed by the WAPC in this context. By consequence, the Structure Plan would naturally be taken to remain fit for purpose.

To avoid any doubt, and to avoid further assertions to that of the applicant proposal, the Structure Plan is intended to be renewed without modification, prior to its expiry in late 2025. The officer therefore suggests significant weight should be afforded to the Structure Plan in accordance with the defined meaning under the *Planning and Development Act 2005*.

The general principles underlying the phrase ‘orderly and proper planning’ mean that assessments and decisions should be disciplined, methodical, logical and systematic. Any departure from the planning framework should not be supported without sound reasons for doing so, for reasons which themselves have planning merit. No reasons have been outlined within the proposal, other than that the Structure Plan has not been endorsed and therefore should have little bearing on the assessment.

Notwithstanding the above, the Structure Plan will seemingly have more of a profound impact on the development outcome of the balance portion of Lot 9000 and Lot 505.

Coding

As outlined above, the Shire advised the Applicant of the underlying density of R2.5 on 6 April 2023. The Shire reiterated this advice, amongst other things, on 30 May 2023. The proposed subdivision design results in 8 of the 10 lots not meeting the minimum lot size for an R2.5 coding under the R-Codes.

There does not appear to be any sound planning reason to support the departures.

Public Open Space (POS)

As part of clearing conditions of WAPC Application No. 14046, the landowner requested to defer providing POS at the time and committed to ceding the POS as part of Stage 2. This proposition was secured via a Deed of Agreement.

The Deed applies to Lots 507, 508 and 505 Cockram Road. Lot 508 was extinguished by progression of Farm View Estate, and the balance of Lot 507 became Lot 9000.

The Deed outlines that Stage 2 subdivision was committed to including the balance of Lot 507 (now 9000) and the whole of Lot 505 Cockram Road. The amount of POS to be ceded is 2.15084 hectares and is to be ceded from Lot 505 Cockram Road. This must be ceded before the deposited plan for Stage 2 is lodged with Landgate. The various land parcels and this subdivision are therefore fundamentally connected.

The landowner will need to enter a replacement agreement to progress with this subdivision as the Deed prohibits lodgment of the DP to Landgate without ~2 hectares of land being ceded.

The Shire's interest is protected by an absolute caveat on the land titles, and that caveat will not be lifted until a satisfactory arrangement has been entered.

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

The subject site is partially located within a Bushfire Prone Area. As such, a Bushfire Management Plan (BMP) including a Bushfire Attack Level (BAL) contour assessment has been prepared by WA Fire Safety Bushfire Safety Consulting in support of the proposal.

The subdivision is viewed as being acceptable from a bushfire risk perspective and this is expected to be addressed by DFES and the DPLH.

Summary

The officer summarises the proposal as follows:

- The fact the hard zoning (i.e. R2.5) has not been applied as per the ODP, a legacy issue on various sites within Gingin, may be viewed as an opportunity to increase the lot yield beyond the longstanding planning identified for the land, and earlier subdivision approvals issued by the WAPC.
- Section 4.3 of the Applicant's report seemingly seeks to diminish the Shire's Local Planning Framework by questioning the weight to be afforded to the Structure Plan. The officer disagrees with this position, and is of the view that proper, realistic and genuine consideration (as required by the Act) of the planning framework suggests that a 10 lot subdivision is without merit.
- Undermining of the standing of the Structure Plan may set an undesirable precedent, which is relevant considering the development potential of the balance land and Lot 505 Cockram Road, both intertwined with this proposal via a Deed.
- The Applicant's intention regarding a replacement Deed of Agreement to address POS contributions has not been resolved. This issue could be captured via a condition, and if not, the Shire's absolute caveat on the land title will prohibit any dealings on the land until the matter has been addressed.
- Given the lot design (long and narrow) the side setback provisions under Table 1 of the R-Codes (for R2.5 coding) will unlikely be met. The additional lots compound this issue.

Based on the above, the officer does not support a 10 lot subdivision. Notwithstanding this position, an 8 lot subdivision outcome consistent with the three earlier approvals would be supported.

The officer has provided a recommendation to reflect the above.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Planning Scheme No. 9

POLICY IMPLICATIONS

Local Planning Strategy (2012)

Local Planning Policy 1.1 – Structure Plans

Liveable Neighbourhoods (WAPC)

Government Sewerage Policy (2019)

State Planning Policy 7.3 – Residential Design Codes (Volume 1)

Development Control Policy 1.1 – Subdivision of Land - General Principles (WAPC)

Development Control Policy 2.2 – Residential Subdivision (WAPC)

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements incorporating economic development objectives and community amenity

VOTING REQUIREMENTS - SIMPLE MAJORITY

SUBSTANTIVE MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe

SECONDED: Councillor Peczka

That Council:

1. Advise the Western Australian Planning Commission that the proposed subdivision of Lot 9000 Mooliabeenee Road, Lennard Brook is not supported for the following reasons:
 - a. The subdivision proposal is inconsistent with the Honeycomb Farm Outline Development Plan.
 - b. The subdivision proposal is inconsistent with the Gingin Townsite and Rural Surrounds Structure Plan (Structure Plan).
 - c. The subdivision proposal is inconsistent with Local Planning Policy 1.1 – Structure Plans.
 - d. Support of the subdivision proposal does not represent orderly and proper planning.
 - e. Support of the subdivision proposal will set an undesirable precedent.
2. Advise the Western Australian Planning Commission that subdivision of Lot 9000 Mooliabeenee Road, Lennard Brook into 8 lots consistent with Application No. 151266 is supported subject to all earlier conditions being imposed, with the addition of the following:
 - a. Satisfactory arrangements being made with the local government for ceding of Public Open Space to be vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.
 - b. Satisfactory arrangements being made with the local government for landscaping of the Public Open Space to be ceded.
 - c. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of the proposed lots. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

A reticulated sewerage service is not available to the lot. A suitable on-site effluent disposal system to the specification of the Department of Health and the local government is required. Additional building requirements may apply to development on the land.

- d. Suitable arrangements are to be made with the local government for the installation of uniform rural fencing to the satisfaction of the Shire of Gingin.
- e. The landowner/applicant is to prepare a Local Development Plan (LDP) to be submitted to the Shire of Gingin for approval. The LDP shall at a minimum, include the following items:
 - a. Building setbacks/ envelopes.
 - b. Designated LAA areas.
 - c. Boundary fencing details.
- f. A notification, pursuant to section 70A of the *Transfer of Land Act 1893*, is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram(s) or plan(s) of survey (deposited plan(s)). The notification is to state as follows:

The lots are subject to the provisions of a Local Development Plan.

AMENDMENT MOTION

MOVED: Councillor Fewster

SECONDED: Councillor Woods

That the motion be amended by the addition of:

- 3. Advise Administration and the landowner that Council's preference to obtain a cash in lieu payment for public open space as opposed to an equivalent land holding.

CARRIED UNANIMOUSLY

8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

The amendment was incorporated into the Substantive Motion, which was then put to the vote.

COUNCIL RESOLUTION

MOVED: Councillor Balcombe

SECONDED: Councillor Peczka

That Council:

1. Advise the Western Australian Planning Commission that the proposed subdivision of Lot 9000 Mooliabeenee Road, Lennard Brook is not supported for the following reasons:
 - a. The subdivision proposal is inconsistent with the Honeycomb Farm Outline Development Plan.
 - b. The subdivision proposal is inconsistent with the Gingin Townsite and Rural Surrounds Structure Plan (Structure Plan).
 - c. The subdivision proposal is inconsistent with Local Planning Policy 1.1 – Structure Plans.
 - d. Support of the subdivision proposal does not represent orderly and proper planning.
 - e. Support of the subdivision proposal will set an undesirable precedent.
2. Advise the Western Australian Planning Commission that subdivision of Lot 9000 Mooliabeenee Road, Lennard Brook into 8 lots consistent with Application No. 151266 is supported subject to all earlier conditions being imposed, with the addition of the following:
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- d. Suitable arrangements are to be made with the local government for the installation of uniform rural fencing to the satisfaction of the Shire of Gingin.
- e. The landowner/applicant is to prepare a Local Development Plan (LDP) to be submitted to the Shire of Gingin for approval. The LDP shall at a minimum, include the following items:
 - a. Building setbacks/ envelopes.
 - b. Designated LAA areas.
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- f. A notification, pursuant to section 70A of the *Transfer of Land Act 1893*, is to be placed on the certificate(s) of title of the proposed lot(s). Notice of this notification is to be included on the diagram(s) or plan(s) of survey (deposited plan(s)). The notification is to state as follows:

The lots are subject to the provisions of a Local Development Plan.

- 3. Advise Administration and the landowner that Council's preference to obtain a cash in lieu payment for public open space as opposed to an equivalent land holding.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

Reason for Amendment

Council felt it was important to advise Administration and the landowner the preference to obtain a cash in lieu payment for public open space and to provide guidance to Administration through negotiations.



Proposed Subdivision

Lot 9000 Mooliabeenee Road and Lot 505 Cockram Road,
Gingin



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Document Control

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This report has been authorised by;



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Proposed Subdivision
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Attachments

- 1. Site Aerial Plan
- 2. Certificate of Title and Deposited Plan
- 3. Caveat and Deed of Agreement
- 4. Proposed Subdivision Plan
- 5. Bushfire Management Plan
- 6. Site and Soil Evaluation Report

1. Introduction

Rowe Group acts on behalf of the landowners of Lot 9000 Mooliabeenee Road and the adjoining Lot 505 Cockram Road, Gingin (collectively, **subject site** or **site**). Following pre-lodgement discussions with the Shire of Gingin (**Shire**), the Department of Planning, Lands and Heritage (**DPLH**) and the Water Corporation, our client has instructed us to prepare and lodge this Application for Subdivision Approval (**Application**) with the Western Australian Planning Commission (**WAPC**).

This Application proposes to subdivide the portion of Lot 9000 south of Mooliabeenee Road into 10 freehold ('green title') lots (**Proposal**). The northern portion of Lot 9000 is to be retained as a 'balance' (freehold) lot.

The adjoining northern property, Lot 505 Cockram Road (within the same ownership as the site) also comprises part of this Application, however has been included only for the purposes of accommodating an expected easement (or similar). The easement (or similar) would be to ensure formal access is available between the subject site and the existing Water Corporation infrastructure located on Lot 9701 (on DP182740), to ensure connection to the reticulated water network.

In support of this Application, please find attached the following:

- A copy of the Certificate of Title (**CT**), Deposited Plan (**DP**) and Caveat;
- Proposed Subdivision Plan;
- Bushfire Management Plan; and
- Site and Soil Evaluation Report.

Justification in support of this Application is provided within the relevant sections of this Report for the WAPC's consideration.

2. Description of Site

2.1 Location

The subject site is located to the south of the existing Gingin Townsite. The overall site straddles Mooliabeenee Road at its intersection with Cockram Road and it is the southern portion of the site which is principally relevant to this Proposal.

Refer Figures 1 and 2 – Regional and Local Location respectively.

This southern portion is effectively ‘horseshoe’ shaped and obtains its access from Farm View, which is a cul-de-sac.

Refer Figure 3 – Site Plan.

2.2 Cadastral Information

The subject site has a land area of approximately 7.06ha in aggregate and consists of two land parcels, being:

- Lot 9000 on DP57102, contained within CT Volume 2750, Folio 940; and
- Lot 505 on Plan 21284, contained within CT Volume 2067, Folio 336

As previously stated, Lot 505 has been included in this Application only for the purposes of accommodating an expected water services easement (or similar).

Refer Attachment 1 – Site Aerial Plan and Attachment 2 – Certificate of Title and Deposited Plan.

2.3 History of Site

In August 2005, subdivision of the southern portion of the site was approved by the WAPC (*WAPC ref. 127604*) (**2005 Approval**). This 2005 Approval lapsed in August 2008; however a further subdivision application (*WAPC ref. 140468*) was approved in February 2010 (**2010 Approval**) which essentially replicated the 2005 Approval.

Based on aerial photography, various works were undertaken to enact the 2010 Approval, which included the construction of Farm View. Ultimately 9 of the approved lots, located adjacent to the south-west of Farm View progressed through to separate titles, due to water servicing constraints relating to water pressure given the topography of the locality. The rest of the land remained as a ‘balance’ lot (being Lot 9000, the subject site).

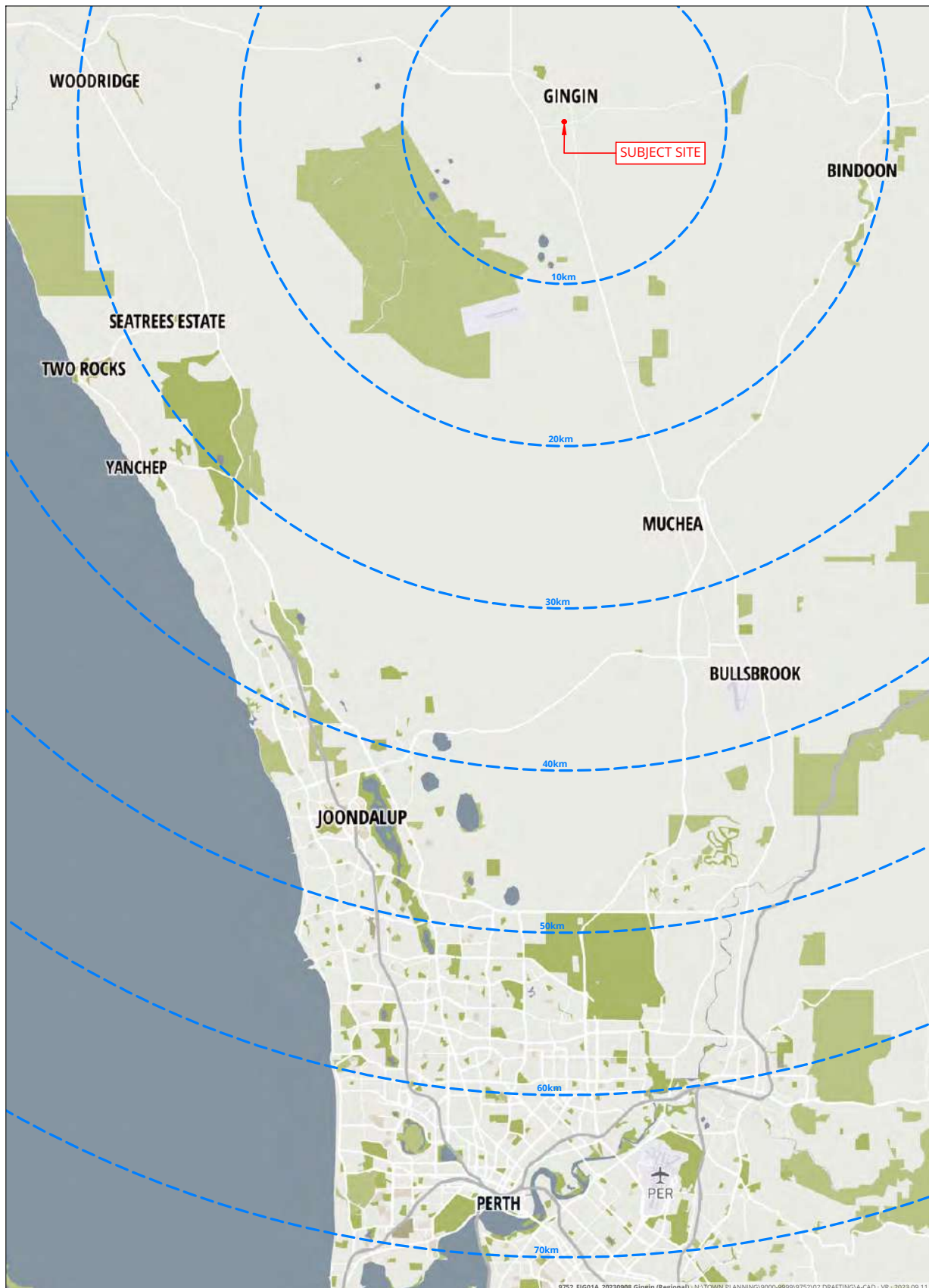
2.3.1 Caveat

Condition 15 of the 2010 approval required land to be ceded for the provision of Public Open Space (**POS**). Ultimately, the Shire agreed to allow POS to be deferred until a later stage of subdivision, provided a Deed of Agreement and a Caveat was arranged to secure the POS outcome.

In this regard, Caveat L403370 and the associated 12 May 2010 Deed of Agreement between the landowners and the Shire requires the provision of 10% of the subdividable area (approximately 2.15ha) to be surrendered free of cost.

Following pre-lodgement discussions with the Shire, it is anticipated the Deed will need to be reviewed.

Refer Attachment 3 – Caveat and Deed of Agreement.



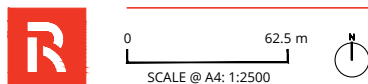
**FIGURE 1
REGIONAL LOCATION**



0 375 m
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FIGURE 2
LOCAL CONTEXT



52

3. Description of Proposal

As previously stated, the Proposal involves subdividing the undeveloped southern portion of the site into 10 freehold lots, with the northern portion of the site being retained as a 'balance' freehold lot (11 in total).

The proposed lot layout effectively represents a continuation of the 2010 Approval given the consistency of lot sizes and configuration proposed, being between 3,100m² to 4,158m² with either direct frontage or 'battlease' access provided from Farm View.

Refer **Attachment 4 – Proposed Subdivision Plan.**

4. Town Planning Considerations

4.1 Local Planning Strategy

Figure 2 of the Shire's Local Planning Strategy (**Planning Strategy**) identifies the subject site as 'Existing urban', and Figure 3 goes on to identify the subject site within the 'locality boundary' of the 'Gingin Townsite'.

Section 2.3.7 ('Key Issues Summary') of the Planning Strategy species inter alia the following for the Gingin Townsite:

"...

- *Expansion of new residential development fronts.*
- *Coordination of infill residential development.*
- *Provision of improved infrastructure, particularly sewer and upgraded water supply.*

..."

Within Section 3.1, the Planning Strategy goes on to identify that priorities for the Shire include "*growth of townsites, with the ability to share population increases, subject to infrastructure upgrades;*".

With respect to all the above, it is submitted that the Proposal is a logical extension to the implementation of past subdivisions within the locality (in particular the 2010 Approval which created the lots west of Farm View). Furthermore, from a strategic perspective, it is submitted that the Proposal represents a 'rounding out' of Townsite land (as illustrated in the Planning Strategy) previously identified as suitable for future development.

Based on the above, the proposal is considered consistent with the Planning Strategy and is therefore acceptable in this regard.

4.2 Local Planning Scheme No. 9

The subject site is zoned 'Future Development' pursuant to the Shire's *Local Planning Scheme No. 9 (LPS9 or Scheme)*.

Refer Figure 4 – LPS9 Zoning.

Clause 3.2.9 of the Scheme sets out the objectives for the Future Development zone, as follows:

- a) *designate land considered to be generally suitable for future development and to prevent such land being used or developed in a manner which could prejudice its [sic] possible future use for planned development;*
- b) *provide for the sustainable development of land in an orderly manner with appropriate levels of physical infrastructure and human services; and*
- c) *ensure the orderly development of the land, through a requirement for the preparation and endorsement of a Structure Plan in accordance with the provisions of Part 4 of the deemed provisions, as a pre-requisite to subdivision or development of the land."*

In regard to the above, a Structure Plan was prepared for the site and surroundings which addresses these considerations.

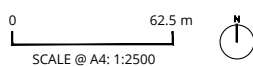
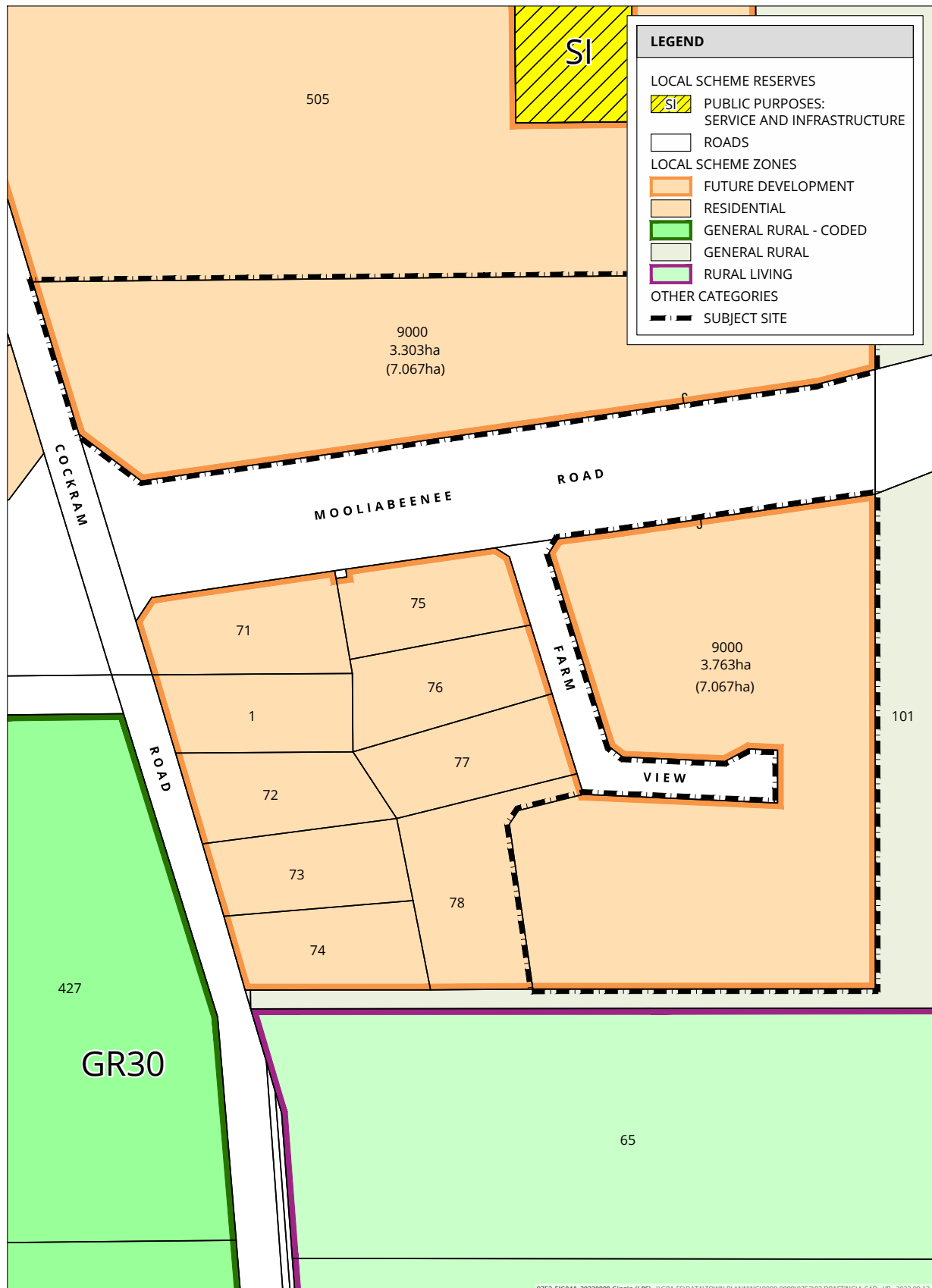


FIGURE 4
SHIRE OF GINGIN LOCAL PLANNING SCHEME NO.9

4.3 Gingin Townsite & Rural Surrounds Structure Plan

The draft *Gingin Townsite & Rural Surrounds Structure Plan (Draft Structure Plan)* was prepared for the locality in December 2012 however it has not been endorsed by the WAPC.

Notwithstanding, Figure 8 of the Draft Structure Plan identifies the southern portion of the site as 'Rural Living'. As stated in Section 4.2.5 of the Draft Structure Plan, the intent of 'Rural Living' areas is to facilitate rural lifestyle lots of 1ha.

As previously stated, pre-lodgement discussions were undertaken with the DPLH and the Shire. The DPLH advised it did not raise any objections to the concept plan presented, on the proviso that bushfire and effluent disposal technical considerations are adequately addressed.

Pre-lodgement engagement with the Shire queried the Draft Structure Plan's 'Rural Living' designation for the site. In response, the Shire advised the proposed lots would be consistent with the prevailing lot size within the locality. In this regard, the Shire's subsequent 20 April 2023 email correspondence further acknowledged prior subdivisions within the area, particularly to the north-west of the site and it is submitted that the proposed lots are consistent with the prevailing established lot pattern within these wider surrounds.

Consistent with the principles behind Schedule 2, Part 4, Clause 27(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (and particularly in light of the absence of WAPC-ratification), it is submitted that the Draft Structure Plan is, at best, given 'due regard' status in the decision-making process.

In this regard, the Proposal represents a continuation of the 2010 Approval and from a broader locality perspective, the existing lot pattern established to the north-west of the site.

4.4 State Planning Policy 3.7 - Planning in Bushfire Prone Areas

The south-eastern corner of the site is located within a bushfire prone area.

Refer Figure 5 - Bushfire Prone Areas.

In this regard, WA Fire and Safety has prepared a Bushfire Management Plan (**BMP**) in support of the Proposal in accordance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP3.7)* and its associated *Guidelines for Planning in Bushfire Prone Areas (Bushfire Guidelines)*.

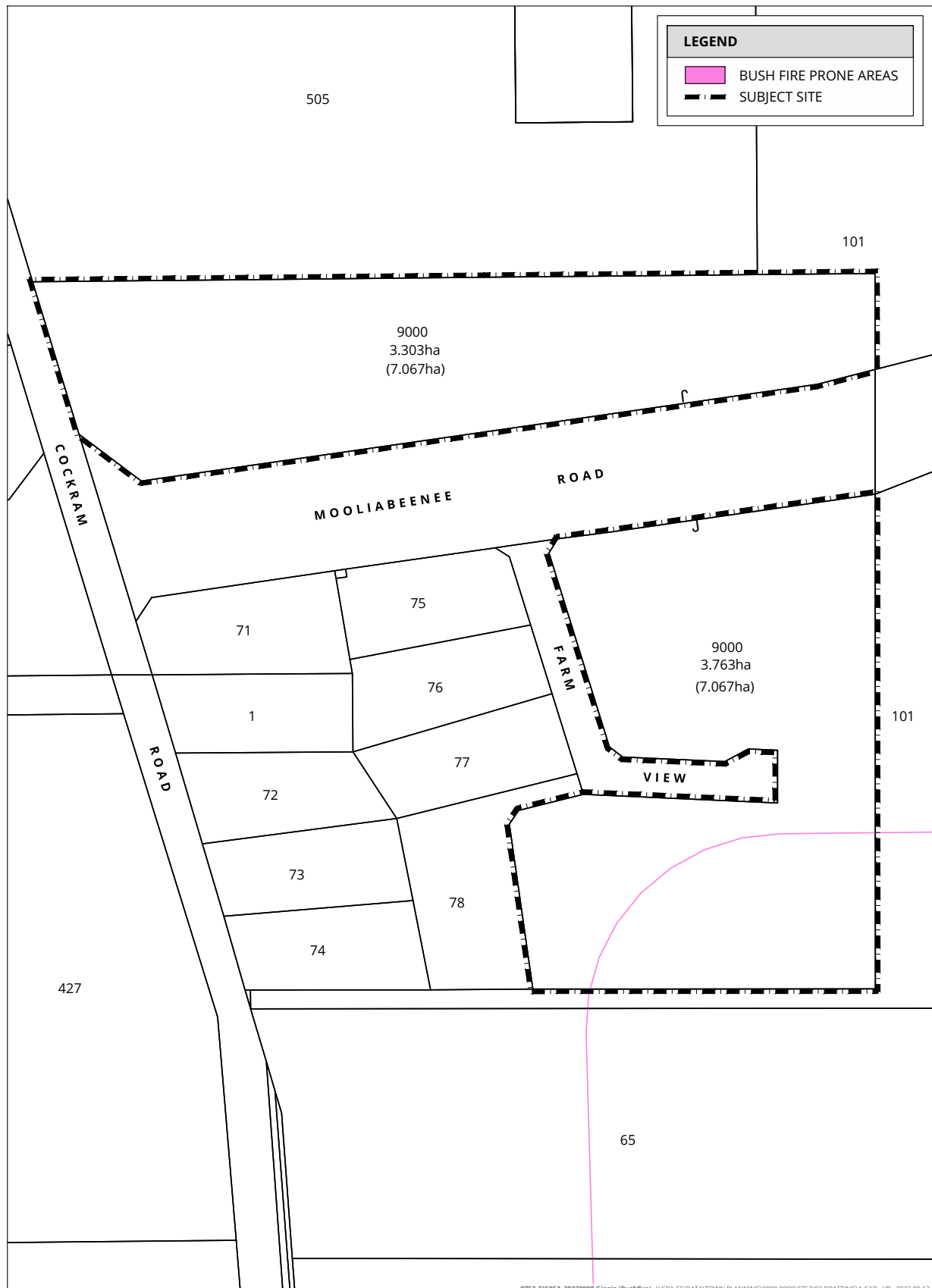
Refer Attachment 5 – Bushfire Management Plan.

In summary, the main findings of the BMP are as follows:

- Excluding setback areas, the remainder of the proposed lots (excluding Lot 7) have been identified as having a BAL-12.5 rating;
- The majority of Lot 7 has been identified as having a BAL-19 to BAL-29 rating;
- Asset Protection Zones can be accommodated within the boundaries of all proposed lots. Accordingly, outside of the nominated setback areas, habitable buildings can be located within the respective lots and achieve a rating of BAL-29 or less;
- The remaining developable portion of these lots otherwise have a BAL-12.5 to 19 rating;
- Noting the "legacy" length and configuration of Farm View endorsed as part of the 2010 Approval, 'Acceptable Solutions' are proposed within this BMP for all relevant bushfire protection criteria, including that the lots will be serviced by public roads which allows for travel in 2 separate directions and will also be connected to reticulated water.

Further to the above, we submit that only Lots 6 to 10 should be subject to a notification on title ('F2' WAPC Model Subdivision Condition) as the remaining proposed lots (i.e. Lots 1 to 5) are located outside the designated bushfire prone area.

Based on the above, the Proposal is consistent with SPP3.7 and the Bushfire Guidelines and is therefore acceptable from a bushfire perspective.



0 62.5 m
SCALE @ A4: 1:2500



FIGURE 5
BUSHFIRE PRONE AREAS

4.5 Government Sewerage Policy

In relation to the *Government Sewerage Policy (GSP)*, Bayley Environmental Services has prepared a Site and Soil Evaluation Report (**SSE**) in support of the Proposal.

Refer Attachment 6 – Site and Soil Evaluation Report.

The SSE confirms the Proposal is suitable for on-site effluent disposal and its main findings can be summarised as follows:

- All lots exceed the relevant minimum lot size requirement (1,000m² as per Section 5.2.1 of the GSP);
- All lots will have a sufficient Land Application Area (**LAA**) for sewage disposal, between 339m² and 620m² in size. Each LAA will be located more than 100m from the nearest watercourse ('Gingin Brook'). Furthermore, no wetlands exist within proximity of the site;
- Effluent treatment and disposal can be achieved by a conventional septic tank and leach drain system or alternatively, an aerobic treatment unit;
- The site is not within a Sewage Sensitive Area, Public Water Supply Area or Underground Water Pollution Control Area and also is not susceptible to flooding (for a 1-in-10 year event); and
- The soil profile of the site is sufficient with respect to its slope, permeability, phosphorus retention index and vertical clearance from groundwater, without the need for any soil modification or additional fill.

Based on the above, the Proposal complies with the GSP is therefore acceptable from an effluent disposal perspective.

4.6 Local Planning Policy 1.1 – Structure Plans

The Shire's *Local Planning Policy 1.1 – Structure Plans (LPP1.1)* applies to all lots zoned 'Future Development' and its purpose is to (via a Structure Plan) provide for orderly and coordinated subdivision, development and expansion of urban areas.

Whilst it is noted the Draft Structure Plan has not been endorsed by the WAPC, it is nonetheless submitted that it is afforded 'due regard' status. In relation to this, the Draft Structure Plan has identified the site is suitable for future development. Furthermore, the site abuts existing established roads and with particular regard to Mooliabeenee Road, its alignment is not expected to change in the future.

With respect to the overall layout, the proposed lot configuration, in effect, replicates the existing lots to the west of Farm Way, thereby introducing a consistent and predictable development outcome for the locality.

Based on the above, the objectives of LPP1.1 have already been met and thus approval of the Proposal would not result in a contrary outcome.

5. Other Considerations

5.1 Access

Vehicle access to all proposed lots will be from Farm Way, either via direct frontage or 'battleaxe' access legs. No access is to occur from Mooliabeenee Road given its 'OBD1' (27.5m oversize B-Double) classification by Main Roads WA and in this regard, we are aware of the Restrictive Covenant imposed on Lots 71 and 75 (to the west of the subject site, opposite Farm View) as part of the 2010 Approval.

5.2 Servicing

Based on current Water Corporation 'ESINET' mapping, the existing reticulated water network extends approximately halfway down the length of Farm Way.

Furthermore, and as previously stated, pre-lodgement discussions with the Water Corporation were undertaken in June 2023 to discuss connecting the Proposal to reticulated water. This confirmed the proposed lots are able to connect to the existing reticulated water network via the use of a "booster pump" from the existing Water Corporation Infrastructure located on Lot 9701 on DP182740 (**WC Infrastructure**), approximately 80m north of the subject site.

In this regard, it is submitted that an easement (or similar) from the WC Infrastructure across the northern portion of the site would provide a sufficient mechanism to ensure the Proposal is serviced by reticulated water.

5.3 Aboriginal Heritage

The subject site is situated within 'Place 16036', which covers a large portion of Mooliabeenee Road, between Old Mooliabeenee Road (approximately 1.3m east of the site) and Brand Highway (approximately 2.5km west of the site), as identified on the DPLH's 'Aboriginal Cultural Heritage Inquiry System' (**ACHIS**). The ACHIS lists the 'Place Type' as 'Creation / Dreaming Narrative; Historical; Landscape / Seascape Feature; Other; Plant Resource'.

With respect to the above and as previously stated, it is submitted that the Proposal represents a 'rounding out' of Townsite land previously identified as suitable for future development (as per the Shire's Planning Strategy). Furthermore, it is expected that any ground disturbance would be minimal on the basis of Farm View having already been constructed and which provides a suitable location to accommodate the necessary infrastructure (e.g. electricity, reticulated water) to service the lots.

On this basis, it is submitted there will be no detrimental impact to aboriginal cultural heritage and therefore, no specialist aboriginal cultural heritage reporting is required. Should an approval such as a 'Section 18 Consent' be required pursuant to the *Aboriginal Heritage Act 1972* (as amended), this could be applied for post-subdivision approval, noting it is a separate regulatory process.

6. Conclusion

As previously stated, the Proposal seeks to subdivide the portion of the site south of Mooliabeenee Road into 10 new freehold lots, with the northern portion being retained as a 'balance' lot (11 lots total).

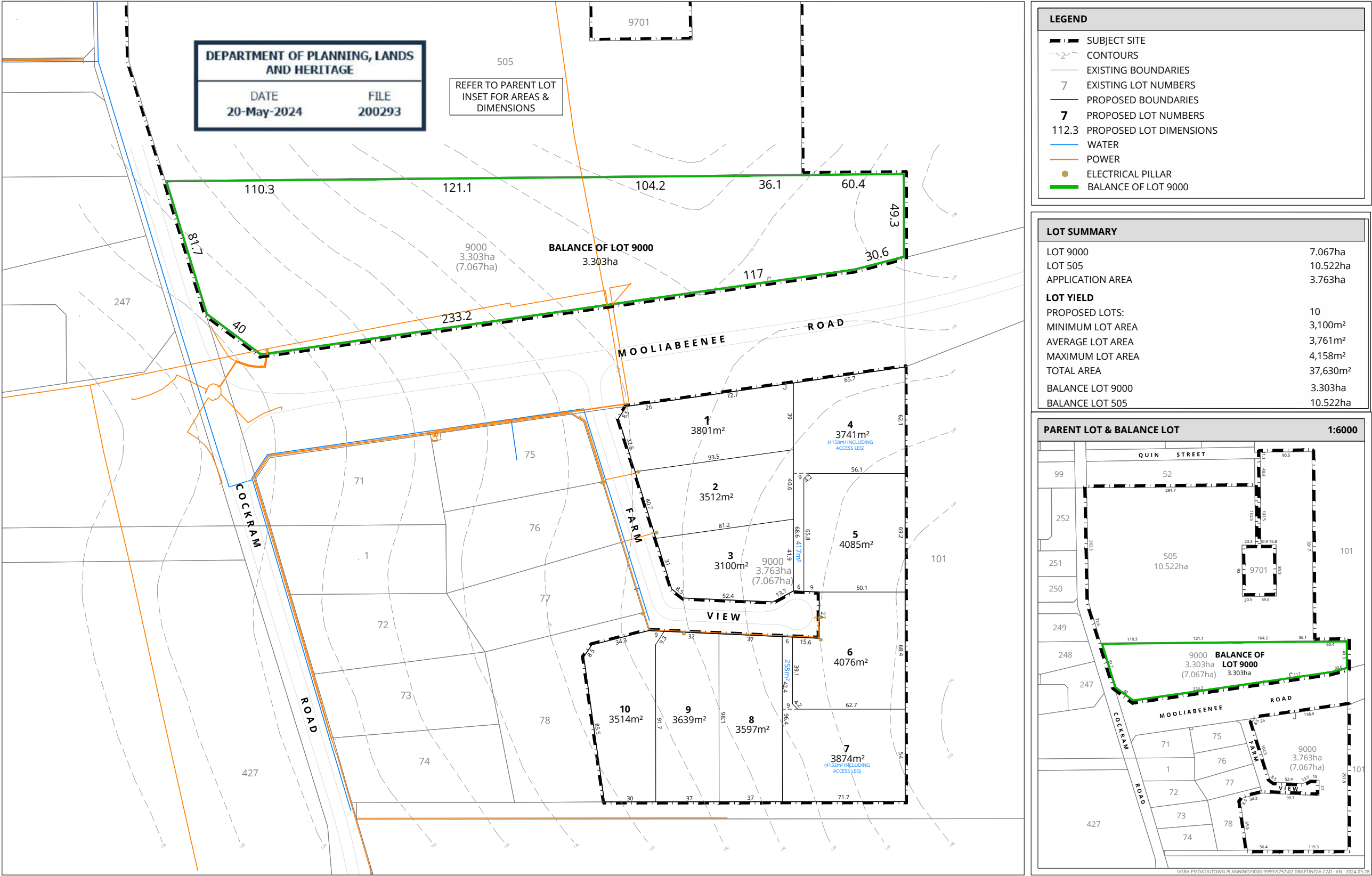
From a strategic perspective, the Proposal represents a 'rounding out' of the Gingin Townsite (as identified in the Shire's Planning Strategy) and an extension to the prevailing density and lot layout which already exists to the north-west of the site.

The proposed lots are effectively a continuation of the prior 2010 Subdivision Approval (which created the lots abutting the western side of Farm View) in terms of providing consistent lot sizes and in a similar configuration.

All lots will obtain access to Farm View via direct frontage to or via 'battleaxe' legs and servicing for the proposed lots (e.g. connection to reticulated water) can be accommodated within the existing Farm View road reserve. As for effluent disposal, this will occur on-site. In this regard, the soil profile is suitable and there is sufficient area to facilitate this.

With respect to bushfire, a BMP has been prepared which confirms a BAL-12.5 rating for the developable portion of the majority of the lots, with each lot also able to meet the relevant bushfire protection criteria requirements pertaining to asset protection zones, vehicular access and water supply.

Accordingly, we submit that the proposal is capable of, and warrants, approval by the WAPC.



PLAN OF SUBDIVISION
LOTS 505 COCKRAM ROAD & 9000 MOOLIABEENE ROAD
GINGIN

N

0 50m

SCALE @ A3: 1:2000
9752-SUB-01-B

DRAWN: VR
DATE CREATED: 2024.03.28
PROJECTION: MGA50 GDA94
CADASTRE: LANDGATE

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**APPENDIX
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Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

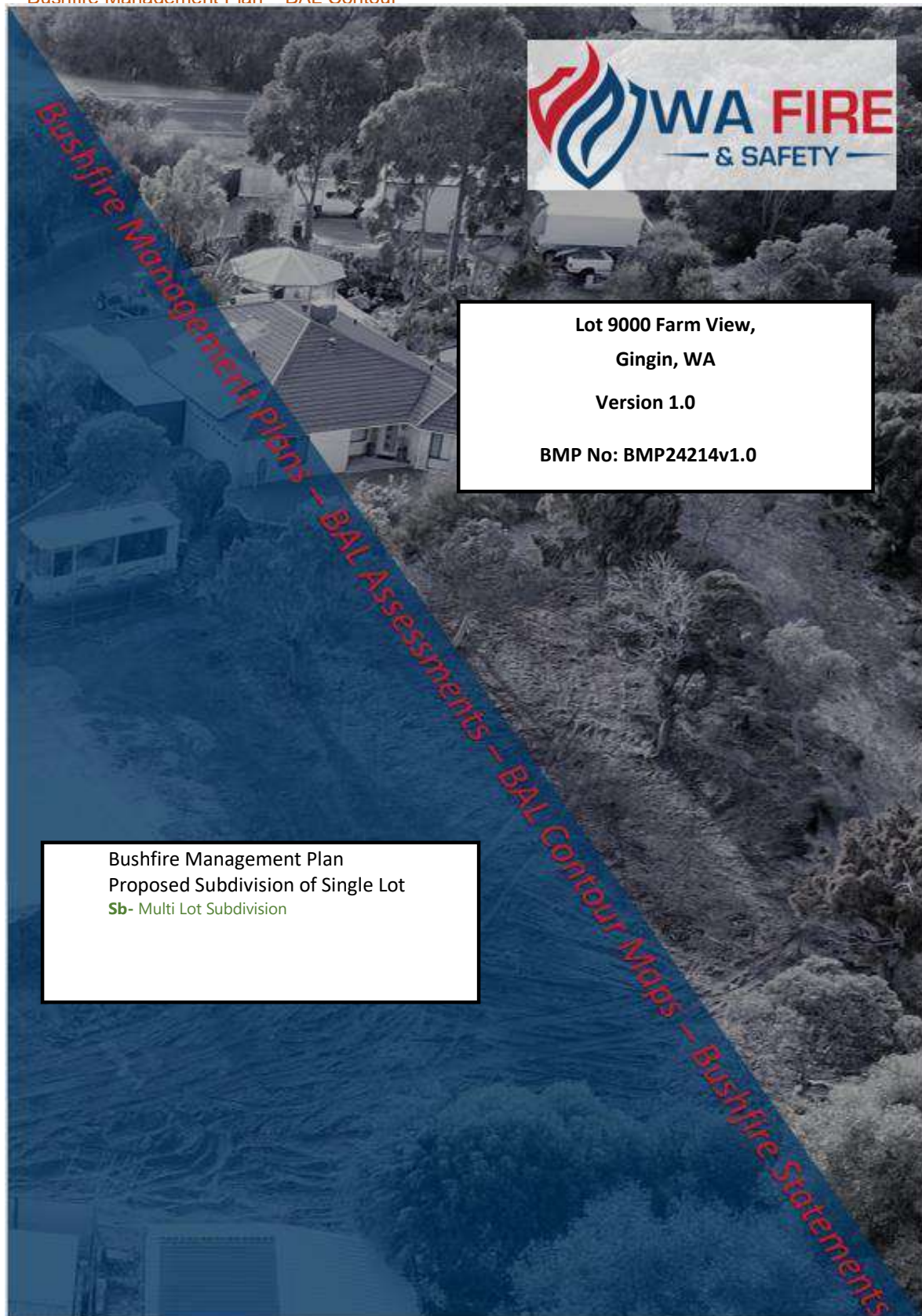


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Bushfire Management Plan Coversheet

Addressing the Bushfire Protection Criteria

Site Address: Lot 9000 Farm View, Gingin, Western Australia,

Site Visit: Yes ☒ No ☐

Date of site visit: 15th December 2023

Report Author: Dwayne Griggs, WA Fire & Safety

(BMP) Bushfire Management Plan Number: BMP 24214v1.0

BMP Date: 15 Feb 2024

Yes No

Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?		X
Have any of the bushfire protection criteria elements been addressed using a performance principle (tick no if only acceptable solutions have been used to address all the bushfire protection criteria elements)?		X
Is the proposal any of the following (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)		X
Strategic planning proposal (including rezoning applications)		X
High risk land-use		X
Vulnerable land-use		X

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

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



Dwayne Griggs, WA Fire & Safety, 15 February 2024

Document control

Report version	Purpose	Author/reviewer and accreditation details	Date submitted
1.0	Approval of a 10 Lot Subdivision with balance lot.	Dwayne Griggs Level 2- BPAD40466	15 February 2024

Disclaimer

The Bushfire Management Plan prepared by WA Fire & Safety (Dwayne Griggs BPAD40466), is solely intended for the use of:

1. Current & future landowners
2. Developers & contractors engaged by the current landowners
3. Local Government Authority (LGA)

The enclosed strategies intended for the mitigation of the bushfire risk for this development are the minimum standard and the risk is assessed to the ability of the bushfire consultant and provided information from all stakeholders at the time of the accepted task.

This BMP considers the bushfire aspects of planning only and does not consider all the environmental aspects involved. A limited environmental survey has been completed and further consultation and/or approval for vegetation clearances is up to the Local Government Authority (LGA).

The setbacks and distances for the Asset Protection Zone(s) APZs should be confirmed at the time of vegetation modification for the proposed structures and after the vegetation clearance a final inspection may be required to provide a to confirm distance and issue a BAL certificate, thus ensuring the correct risk mitigation distances has been achieved, the decision for a final inspection is up to the LGA.

There is no guarantee that in the event of a bushfire that property loss will not occur, and the author has used the information provided, appropriate guidelines and due care to provide what they believe is the best possible solution to combat a relatively unpredictable fire threat.

WA Fire & Safety (Dwayne Griggs) excludes all liability for any damage, loss, injury or claim from any fire event, by the acceptance of this BMP the property owner is made aware and agrees to this exclusion of liability.

The ongoing responsibility falls on the landowner for the correct site maintenance to maintain the BAL Levels outlined inside this BMP and their continuance to mitigate the risks involved with extreme fire behaviour. The poor maintenance of vegetation, fuel loads, APZ requirements, Local government fire break notices and fire risk mitigation strategies provided within this BMP can severely impact the level of risk that a fire event can have. If the landowner believes that any factors have changed or modified the potential risk, then the bushfire consultant should be informed, and a new BMP may be required.

On submission of this BMP the landowner authorises direct contact from the LGA to the bushfire consultant for any issues, changes, or queries, contact details are below.

This Bushfire Management Plan is Valid for 3 years from the date completed.

Compliance Statement

This document has been prepared in accordance to the State Planning Policy 3.7 Planning in bushfire prone areas 2021 and the Guidelines for planning in bushfire prone areas v1.4 December 2021.

Bushfire Management Plan Author & Reviewer:
WA Fire & Safety, Maida Vale, Western Australia
Dwayne Griggs
Level 2 FPAA Accredited Practitioner
Accreditation Number: BPAD40466
Phone: 0415684681
Email Admin@wafiresafety.com.au



1.0 Introduction and Proposal Details

This BMP has been requested by the landowners for the proposed subdivision of Lot 9000 Farm View, Gingin, Western Australia, within the LGA of the shire of Gingin.

The zoned rural residential lot is currently identified as partly inside the bushfire prone area, this lot is currently in an undeveloped state and is proposing a 10 lot subdivision, with a balance lot to the north.

This proposed application is for a ten lot subdivision creating:

1. Lot 1 (north) of 3801m²
2. Lot 2 of 3512m²
3. Lot 3 of 3100m²
4. Lot 4 of 3741m² being a battle axe. (4158m² including access leg)
5. Lot 5 of 4085m²
6. Lot 6 of 4076m²
7. Lot 7 of 3874m² Being a battle axe. (4132m² including access leg)
8. Lot 8 of 3597m²
9. Lot 9 of 3639m²
10. Lot 10 (south) of 3514 m²
11. Balance lot of 9000 (3.303ha)

The assessed bushfire risk for the lot is Low to extreme, BAL-29 or less is achievable within each lot with vegetation separation and an APZ (Asset Protection Zone) established inside the lot. This will need to be re-assessed during the building stage. Setbacks have been provided for dwelling siting as an alternative to a building envelope.

Determined BAL rating is BAL-FZ on the day of the site visit and further vegetation modification is required to achieve BAL-29 or below post development.

1.1 Site Location

The proposed development is located on Mooliabeenee Road and Farm View with limited access due to being in a cul-de-sac.

1.2 Aims and Objectives

The aim of this Bushfire Management Plan is to identify issues, requirements and provide bushfire risk mitigation measures for the proposed development. Aims for this site include:

- avoid increasing the threat to people, property and infrastructure
- reduce the developments vulnerability from extreme bushfire behaviour
- allow ingress and egress for fire and emergency services
- consider and minimize environmental impacts by reducing vegetation modification.

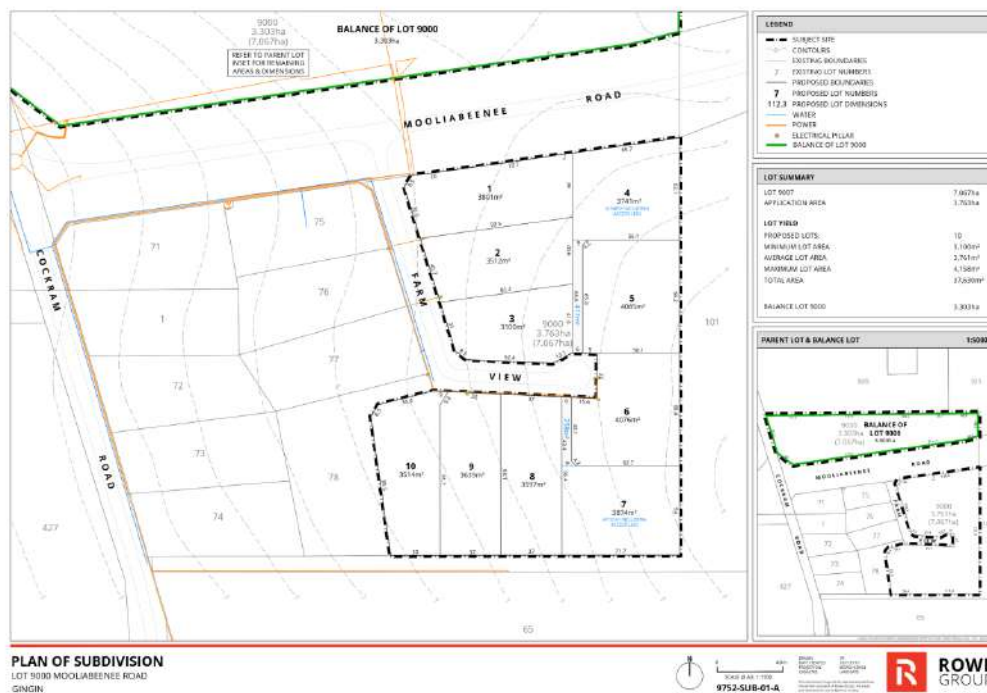
The objectives of this Bushfire Management Plan are to:

- demonstrate suitability for development
- display bushfire risk levels, fuels, vegetation types and the impact before and after
- show Bushfire management strategies recommended for the site
- demonstrate compliance with the bushfire protection criteria and the use of acceptable solutions for the site.

1.3 Document Preparation

Dwayne Griggs from WA Fire & Safety a BPAD Level 2 accredited practitioner with the Fire Protection Association of Australia has conducted the site assessment and prepared this BMP.

FIGURE 1: Copy of Site Plans



Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

FIGURE 2: Proposed Location



FIGURE 3: Map of Bushfire Prone Areas for the subject site



Site is partially inside the bushfire prone area.

2.0 Environmental Considerations

Limited considerations below have been assessed with no issues:

Department of Biodiversity, Conservation and Attractions (DBCA)

Conservation category wetlands and buffer **DBCA-019**,

Augusta to Walpole **DBCA-017**)

RAMSAR wetlands (**DBCA-010**)

Threatened and priority flora (**DBCA-036**) – May require investigation.

Threatened Ecological Communities (**DBCA-038**) – May require investigation.

Department of Planning, Lands and Heritage

Bush Forever areas 2000 (**DPLH-019**)

Department of Water and Environmental Resources (DWER)

Clearing regulations – Environmentally Sensitive Areas (**DWER-046**)

Swan Bioplan Regionally Significant Natural Areas 2010 (**DWER-070**)

Department of Primary Industries and Regional Development (DPIRD)

Conservation Covenants Western Australia (**DPIRD-023**)

2.1 Native vegetation – Modification and Clearing

The area of 3.757ha of Class G Grassland will be required to be modified to the Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas – Appendices (appendix 1) and the requirements of the Local Government Authority Firebreak Notice (Appendix 2) in order to establish BAL-29 within the lots.

There are no alternative bushfire management design solutions that will reduce the extent of vegetation clearing as the dwelling location has been provided to minimise vegetation modification using minimum setbacks to the north while providing suitable access in and out without restriction.

The proposed layout will result in an appropriate balance between bushfire risk mitigation and vegetation retention.

2.2 Revegetation/Landscape Plans

Revegetation inside the APZ will be designed and maintained as per the standards for APZ's (Appendix 1) and the Local Government Authority Firebreak Notice (Appendix 2)

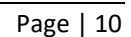
Landscaping plans have not been provided; the intention is to have the existing native vegetation modified to a low threat state inside the APZ as per the Standard for APZ's (Appendix 1).

3.0 Bushfire Assessment Results

The site requires a BAL assessment in accordance with clause 6.5 of SPP 3.7. The assessment of this site or development was undertaken by Dwayne Griggs of WA Fire & Safety, a BPAD Accredited Level 2 Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959 - 2018 Simplified Procedure (Method 1). All vegetation within 150m of the proposed site has been assessed and classified in accordance with AS3959.

Vegetation and land use within 150 m of the site has been classified as per descriptions included in AS 3959 – 2018 *Construction of Buildings within Bushfire Prone Areas*.

FIGURE 4: Vegetation Classification Map



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Bushfire Management Plan – BAL Contour


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Photo ID:	7	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads				
Photo ID:	72	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads				
Photo ID:	107	Plot:	1	
Vegetation Classification or Exclusion Clause				
Class G Grassland				
Description / Justification for Classification				
Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads				
Photo ID:	113	Plot:	1	
Vegetation Classification or Exclusion Clause				

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Bushfire Management Plan – BAL Contour

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Class G Grassland					
Description / Justification for Classification				<p>Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads</p>	
Photo ID:	91	Plot:	2		
Vegetation Classification or Exclusion Clause				<p>Class C Shrubland</p>	
Description / Justification for Classification				<p>1-2m in Height Canopy Cover of 10-30% Understorey of Grasses Average surface, Near surface and Intermediate Fuel loads</p>	
Photo ID:	93	Plot:	2		
Vegetation Classification or Exclusion Clause				<p>Class C Shrubland</p>	
Description / Justification for Classification				<p>1-2m in Height Canopy Cover of 10-30% Understorey of Grasses Average surface, Near surface and Intermediate Fuel loads</p>	
Photo ID:	66	Plot:	3		
Vegetation Classification or Exclusion Clause					

<p>Class G Grassland</p> <p>Description / Justification for Classification</p> <p>Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads</p>			
<p>Photo ID: 15</p> <p>Plot: 4</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Class A Forest</p> <p>Description / Justification for Classification</p> <p>Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads</p>			
<p>Photo ID: 17</p> <p>Plot: 4</p> <p>Vegetation Classification or Exclusion Clause</p> <p>Class A Forest</p> <p>Description / Justification for Classification</p> <p>Overstorey up to 30m in height Canopy Cover of 30-70% Understorey of Low Trees, Shrubs, Scrub and Grasses High surface, Near surface and Intermediate Fuel loads</p>			
<p>Photo ID: 23</p> <p>Plot: 5</p>			

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Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

**APPENDIX
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Vegetation Classification or Exclusion Clause			
Class D Scrub			
Description / Justification for Classification			
More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads			

Photo ID:	59	Plot:	5
Vegetation Classification or Exclusion Clause			
Class D Scrub			
Description / Justification for Classification			
More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads			

Class D Scrub			
Description / Justification for Classification			
More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads			

Photo ID:	61	Plot:	5
Vegetation Classification or Exclusion Clause			
Class D Scrub			
Description / Justification for Classification			
More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads			



Class D Scrub			
Description / Justification for Classification			
More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads			

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14.1.4**

Photo ID: 130 Plot: 5	
Vegetation Classification or Exclusion Clause Class D Scrub	
Description / Justification for Classification More than 2m in height less than 6m Canopy Cover of 30-70% Understorey of Shrubs and Grasses Moderate surface, Near surface and Intermediate Fuel loads	
Photo ID: 9 Plot: 6	
Vegetation Classification or Exclusion Clause Class G Grassland	
Description / Justification for Classification Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads	
Photo ID: 27 Plot: 6	
Vegetation Classification or Exclusion Clause Class G Grassland	
Description / Justification for Classification	

<p>Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads</p>			
Photo ID:	64	Plot:	6
Vegetation Classification or Exclusion Clause			
Class G Grassland			
Description / Justification for Classification			
<p>Grassland of >100mm in Height Canopy Cover of 10-30% Understorey of Grasses Minimal surface, Near surface and Intermediate Fuel loads</p>			

3.2 Slope

The survey is mostly downslope no more than -10°, with some flat ground to the north.

Table 3A: Vegetation Classification and Slopes

Plot	Vegetation Classification	Effective Slope
1	Class G Grassland	0/Upslope
2	Class C Shrubland	5-10 Downslope
3	Class G Grassland	5-10 Downslope
4	Class A - Forest	0-5 Downslope
5	Class D Scrub	0-5 Downslope
6	Class G Grassland	0-5 Downslope

3.3 Fire Danger Index

The nominated fire danger index (FDI) for Western Australia is 80

Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

3.4 BAL- Contour Assessment

Figure 6 is a BAL Contour assessment that shows the ratings within the subject lot where the vegetation inside the lot is in a managed state, this is what the site will be once in a managed state before lot disposal.

Setbacks are also provided for the siting of any class 1a or associated class 10a structures at a rating of BAL-29 or less.

Figure 5: Indicative BAL Contour Map

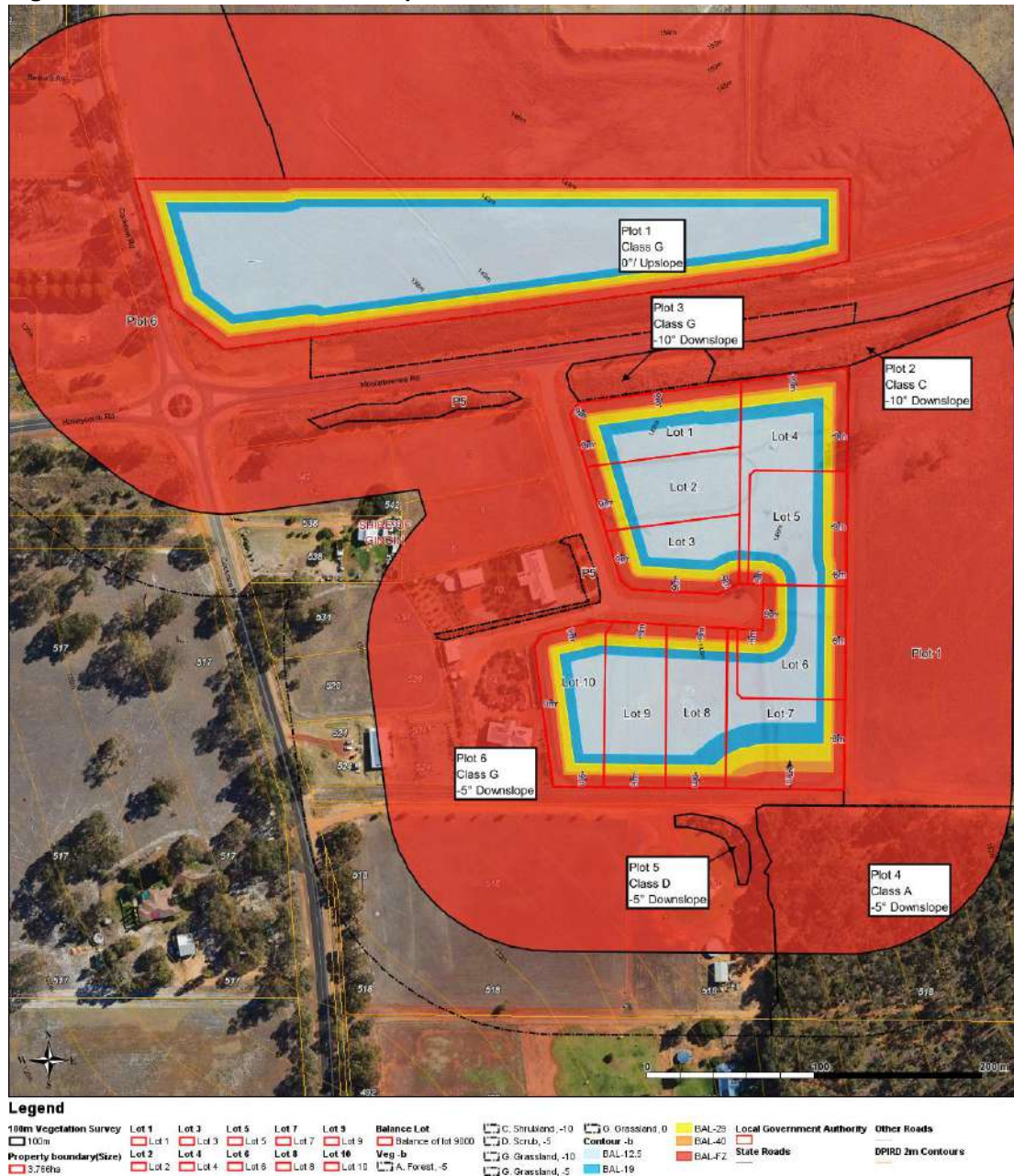


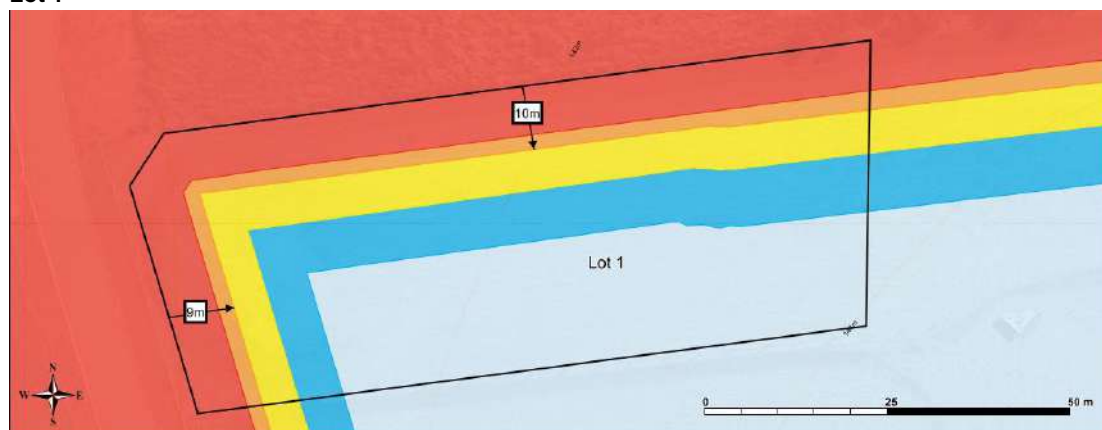
Table 3B provides the indicative BAL setback distances within the proposed lots and indicates that BAL-29 or less is achievable within both lots. All lots within the development are considered managed in a low fuel state where the responsibility will be handed over to the purchaser on the disposal of the lot.

Table 3B: Indicative BAL contour ratings

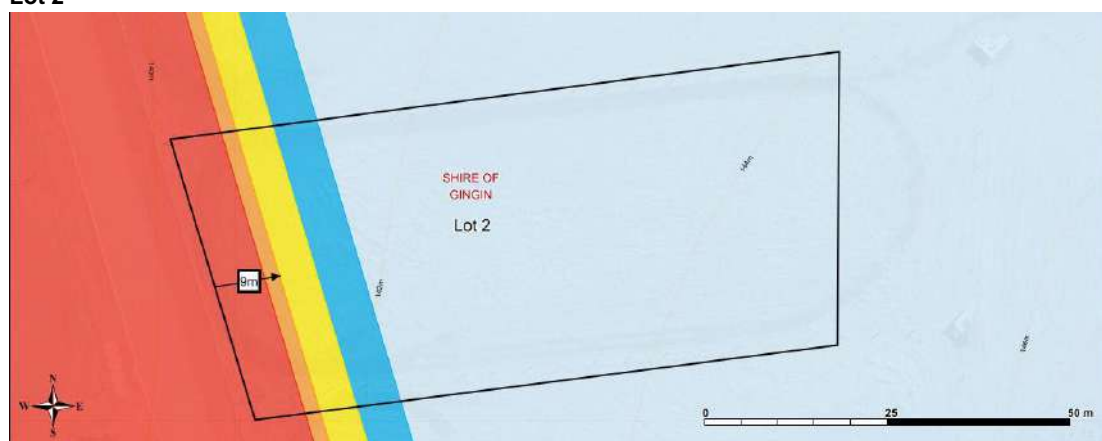
Lot	Vegetation Class	Effective Slope	Separation (m)	Highest BAL	Lowest BAL
1	Class G Grassland	5-10 Downslope	10m	BAL – FZ	BAL – 12.5
2	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
3	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
4	Class C Shrubland	5-10 Downslope	11m	BAL – FZ	BAL – 12.5
5	Class G Grassland	0-5 Downslope	10m	BAL – FZ	BAL – 12.5
6	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
7	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
8	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
9	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5
10	Class G Grassland	0-5 Downslope	9m	BAL – FZ	BAL – 12.5

Figure 6 Individual Lot minimum Setback Maps

Lot 1

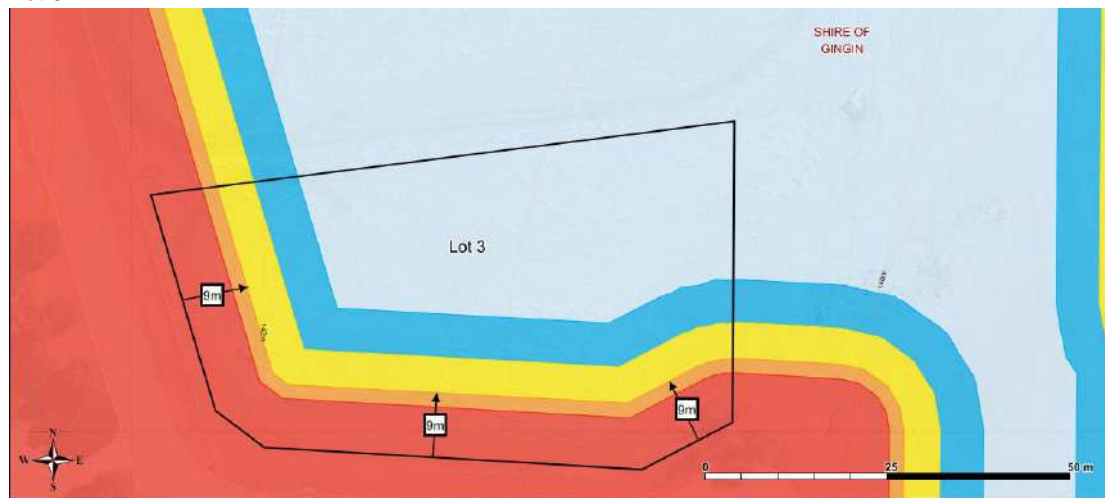


Lot 2



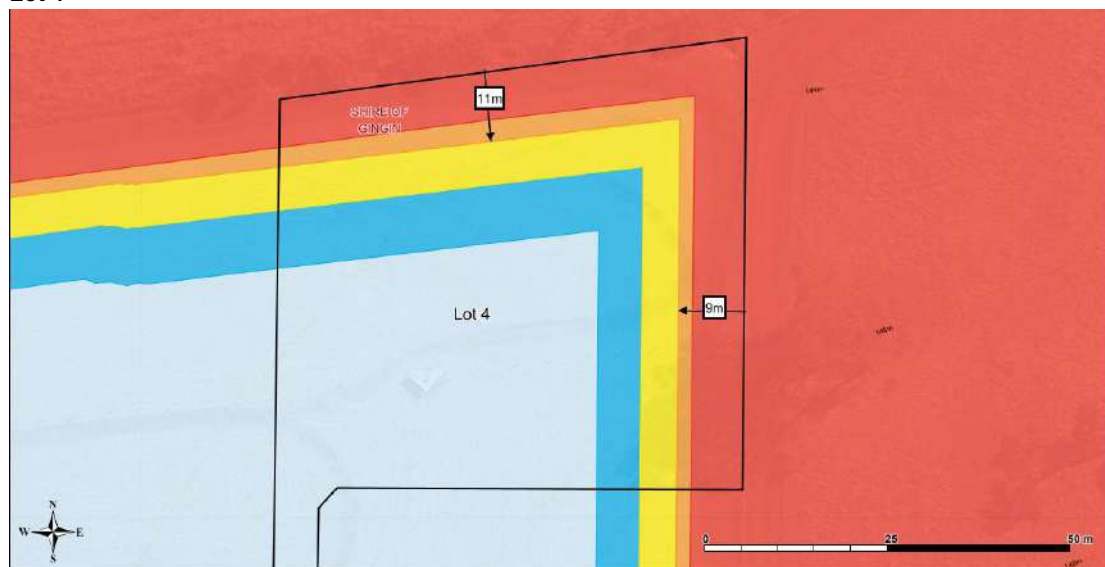
Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

Lot 3



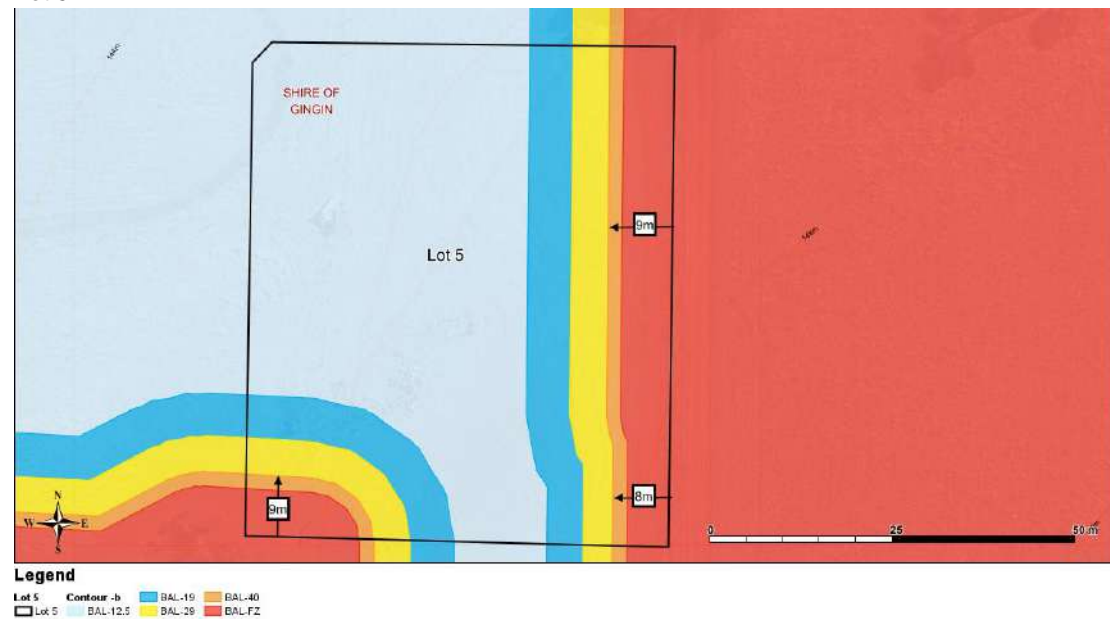
Legend
 Lot 3 Contour -b BAL-19 BAL-40
 Lot 3 BAL-12.5 BAL-29 BAL-FZ

Lot 4

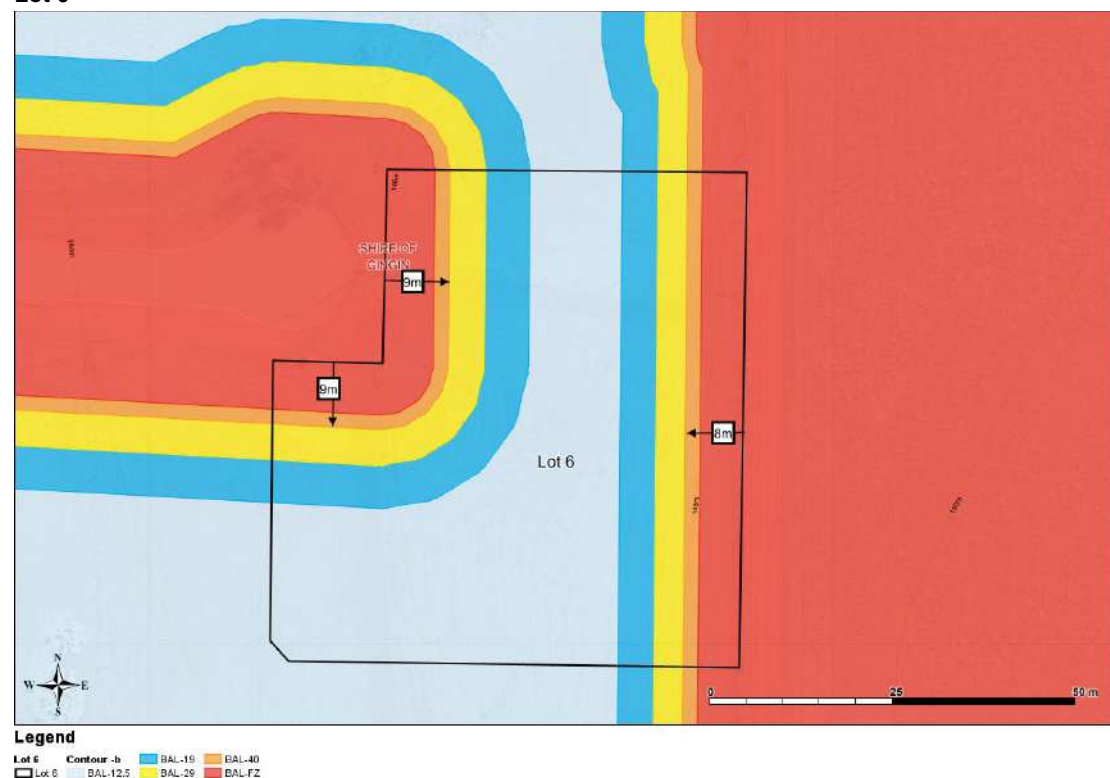


Legend
 Lot 4 Contour -b BAL-19 BAL-40
 Lot 4 BAL-12.5 BAL-29 BAL-FZ

Lot 5

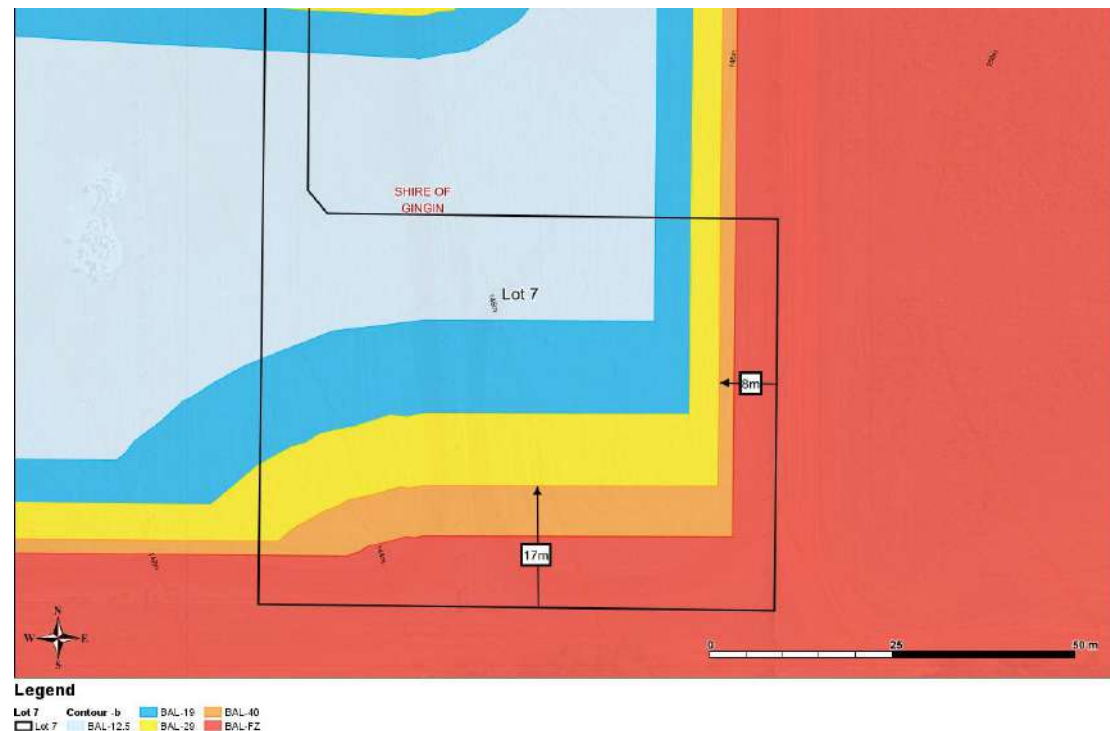


Lot 6



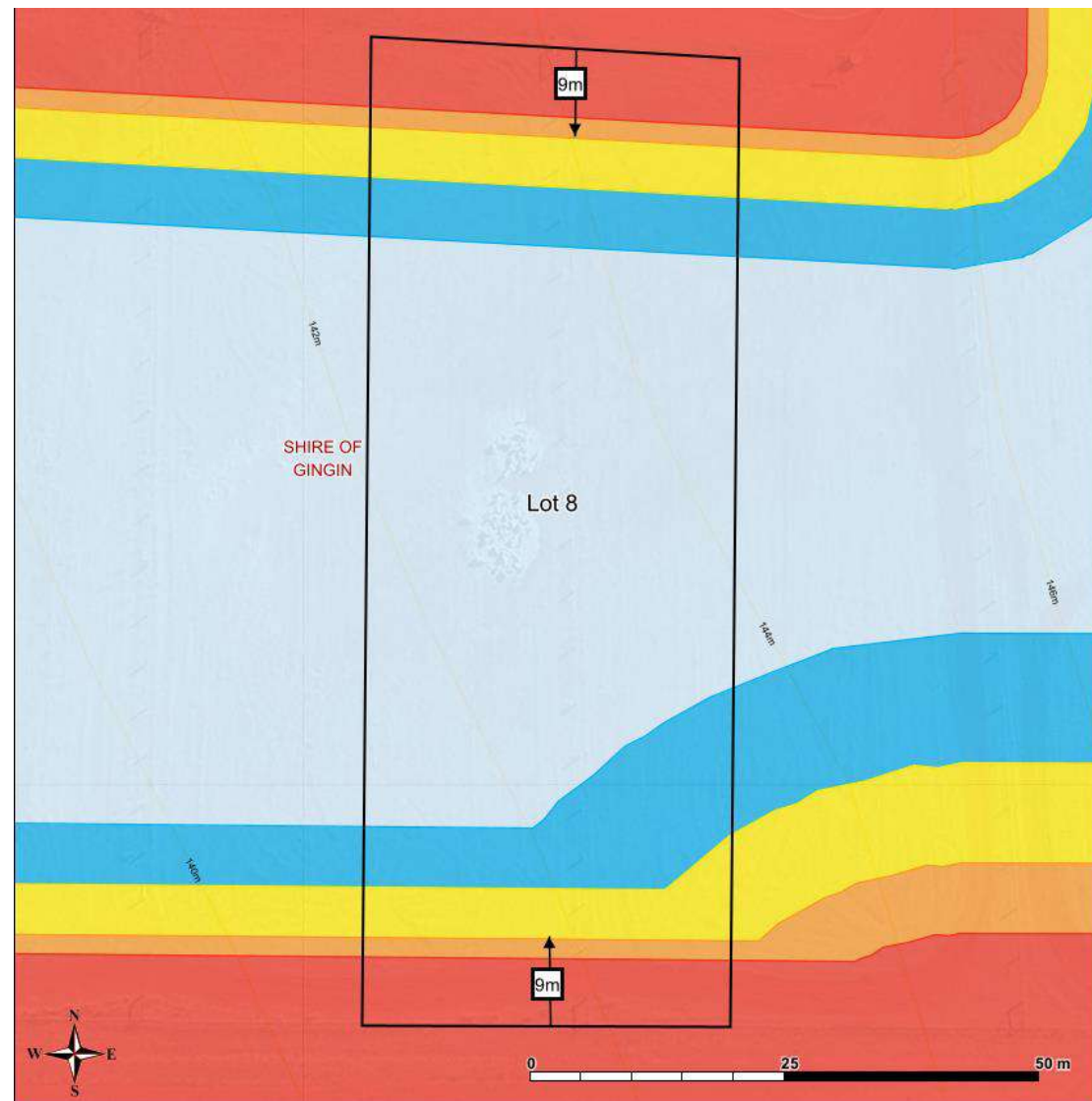
Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

Lot 7



Lot 9000 Farm View, Gingin, Western Australia
Bushfire Management Plan – BAL Contour

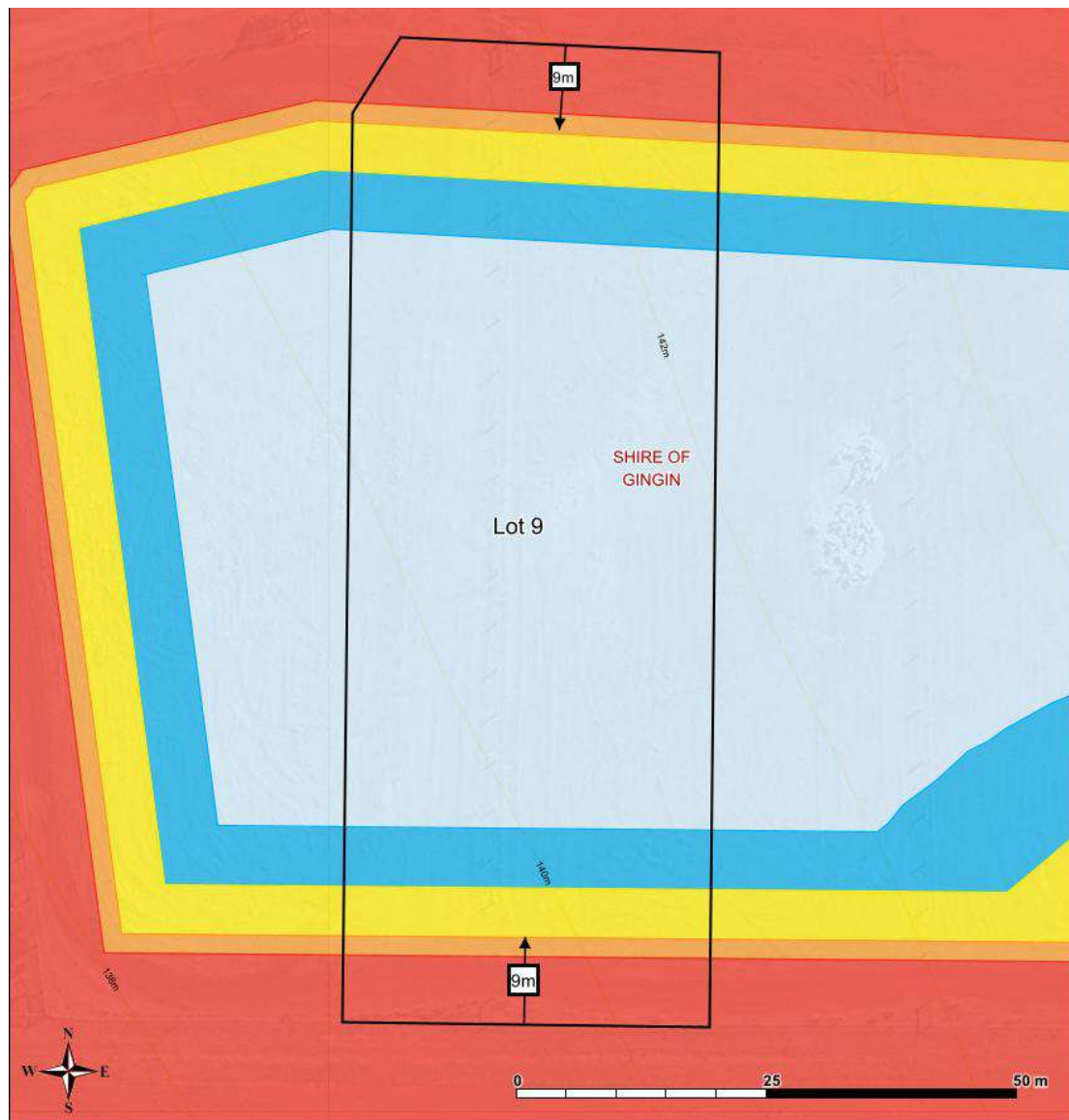
Lot 8



Legend

Lot 8	Contour -b	BAL-19	BAL-40
Lot 8	BAL-12.5	BAL-29	BAL-FZ

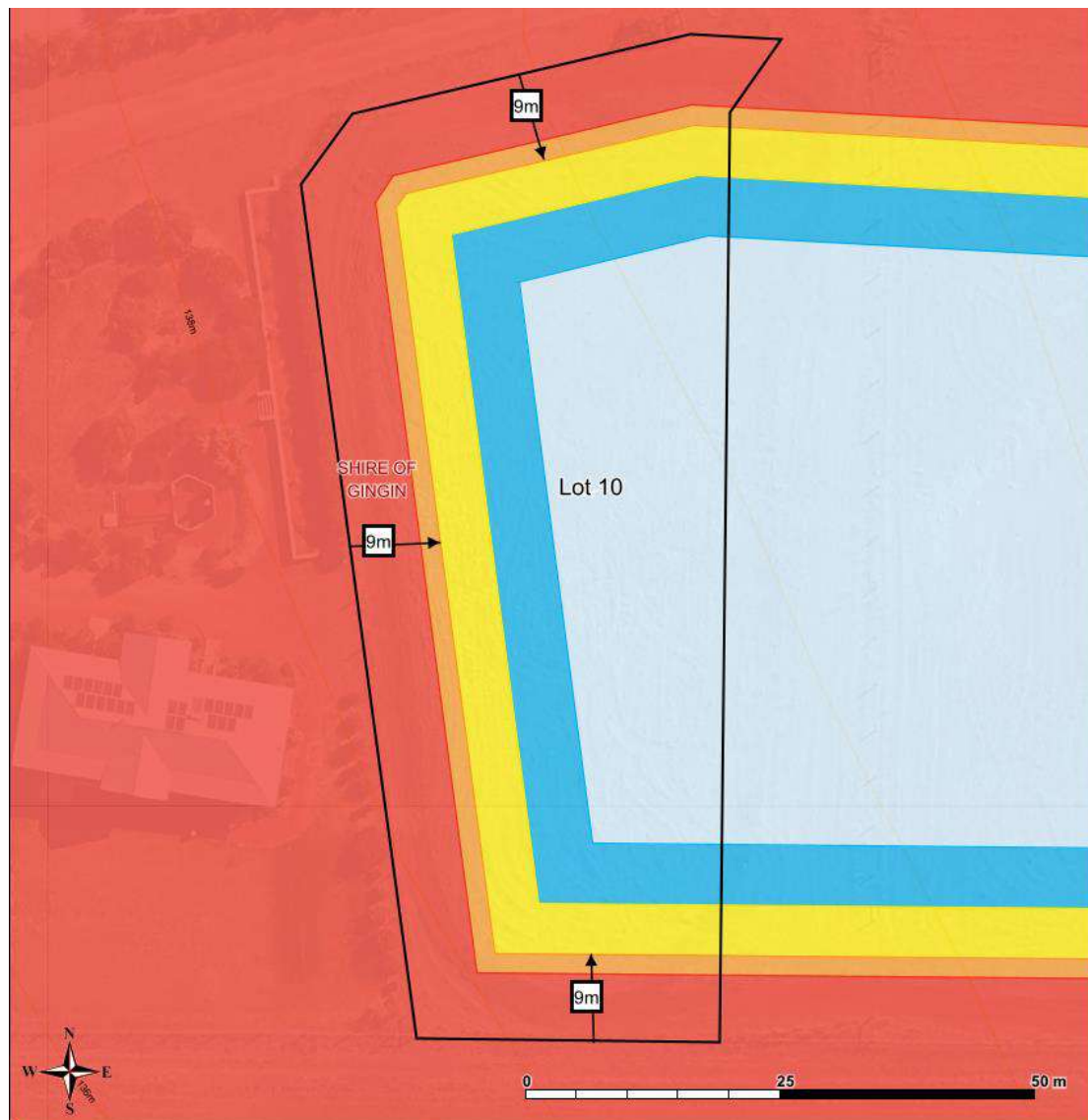
Lot 9



Legend

Lot 9	Contour -b	■ BAL-19	■ BAL-40
 Lot 9	■ BAL-12.5	■ BAL-29	■ BAL-FZ

Lot 10



Legend

Lot 10	Contour -b	BAL-19	BAL-40
Lot 10	BAL-12.5	BAL-29	BAL-FZ

Table 3C: Lot minimum setbacks (BAL-29 or less)

Lot	North	South	East	West
1	9m	-	-	9m
2	-	-	-	9m
3	-	9m	-	9m
4	10m	-	9m	-
5	-	9m	9m	-
6	-	-	8m	9m
7	-	17m	8m	-
8	9m	9m	-	-
9	9m	9m	-	-
10	9m	9m	-	9m

3.5 Additional Bushfire Hazard Issues

Below are the identified bushfire hazard issues relating to this site:

- The subject lot consists entirely of Class G Grassland.
- Setbacks have been provided to ensure the proposed future structures will achieve BAL-29, or less and building outside of those will not be supported unless the site has been reassessed, and that area has been deemed suitable at a later stage.
- The indicative BAL ratings are to demonstrate compliance only and will need to be established during the building process. The lot must be maintained in perpetuity to allow for new builds to be compliant with the given setbacks.
- Failure to maintain will result in smaller building areas and higher BAL ratings.
- As this development is above BAL-LOW the relevant bushfire protection criteria apply and will need to be addressed (section 4.0).

4.0 Compliance and Justifications

4.1 SPP 3.7 Objectives and Application of Policy Measures

The intent of *State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas* (Department of Planning and Western Australian Planning Commission, 2015) is to ensure that bushfire risks are considered in a timely manner and that planning documents demonstrate the appropriate application of the various policy measures. Table 3 summarises the intent and objectives of SPP 3.7 and provides evidence of how the site complies.

Table 3: Evidence of compliance with SPP 3.7 intent and objectives


SPP Reference	Description	Evidence of Compliance
Intent	<ul style="list-style-type: none"> Ensure that risks associated with bushfires are planned using a risk-based approach 	<ul style="list-style-type: none"> Preparation of a bushfire management plan in accordance with SPP 3.7 BAL assessment indicates risks associated with bushland are manageable
Objective 1	<ul style="list-style-type: none"> Avoid any increase in the threat of bushfire to people, property and infrastructure 	<ul style="list-style-type: none"> BAL assessment indicates risks associated with bushland are manageable Structures within 100 m of vegetation assigned BAL-rating as per AS-3959 – 2018
Objective 2	<ul style="list-style-type: none"> Reduce vulnerability to bushfire 	<ul style="list-style-type: none"> BAL assessment indicates risks associated with bushland are manageable Structures within 100 m of vegetation assigned BAL-rating as per AS-3959 – 2018
Objective 3	<ul style="list-style-type: none"> Ensure that higher order strategic planning documents and proposals consider bushfire protection requirements at an early stage 	<ul style="list-style-type: none"> Planning at the site is largely complete, with bushfire risk being considered at an appropriate stage of the development This bushfire management plan documents the risks as they stand
Objective 4	<ul style="list-style-type: none"> Achieve an appropriate balance between bushfire risk management and biodiversity conservation 	<ul style="list-style-type: none"> Biodiversity values will remain in the surrounding bushland area Site environmental values have been considered during previous stages of the planning approvals process

4.2 Compliance table

The Bushfire protection criteria have been provided to assist in the assessment of proposed bushfire risk management measures required for development applications in bushfire prone areas. Table 4 demonstrates the Site's Compliance with Bushfire Protection Criteria.

Table 4: Compliance with bushfire protection criteria

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
<p>Element 1: Location</p> <p>Ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure</p>	<p>A1.1 Development location</p> <ol style="list-style-type: none"> Bushfire hazard level is or on completion will be moderate or low or BAL Rating is BAL-29 or lower 	<p>BMP concludes that with appropriate vegetation modification and APZ establishment a BAL-29 rating is possible for the development.</p> <p>Future structures within all lots will be able to achieve BAL-29 with appropriate setbacks.</p>
<p>Element 2: Siting and design</p> <p>To ensure that the siting and design of development minimises the level of bushfire impact</p>	<p>A2.1 Asset Protection Zone</p> <p>Every habitable building is surrounded by, and every proposed lot can achieve an APZ depicted on plans that meets the following:</p> <ol style="list-style-type: none"> Width – bushfire radiant heat does not exceed radiant heat of 29 kW/m² (BAL-29) as measured from any external wall or supporting post or column in all circumstances Location – APZ contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot(s) will be managed in a low-fuel state on an ongoing basis, in perpetuity Management – the APZ is managed in accordance with the requirements of Schedule 1 'Standards for Asset Protection Zones' (BMP Appendix 1) 	<p>APZ is to be established and maintained in perpetuity to:</p> <ol style="list-style-type: none"> Lot Boundary for all lots within the development <p>APZs has been designed to minimise environmental impact within the lot boundary.</p> <p>APZ's are to be maintained in perpetuity in accordance with:</p> <ol style="list-style-type: none"> Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas (Appendix 1) and Local Government Authority Firebreak Notice (Appendix 2). <p>Failure to maintain the APZ may result in lots having higher BAL ratings than what has been stated in this BMP. To ensure all ratings stay compliant, keep APZ maintained.</p>
<p>Element 3: Vehicular access</p>	<p>A3.1 Public Roads</p> <p>Minimum requirements under the acceptable solution are applicable to all proposed and existing roads.</p>	<p>The Surrounding Roads are Suitable and comply with Table 6, Column 1</p>

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
Vehicular access servicing a subdivision/development is available and safe during a bushfire event	<p>1. Public Roads are to meet minimum technical requirements in Table 6, Column 1 (BMP Appendix 3)</p> <p>SP – Strategic planning proposal and structure plan where the lot layout is not known Sb – Structure plan where the lot layout is known and subdivision application Do – Development application for any other development</p>	
	<p>A3.2a Multiple Access Routes Public road access is to be provided in two different directions to at least two different destinations with an all-weather surface (Two Way Access)</p> <p>1. If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200m from the subject lot(s) boundary to and intersection providing two way access.</p> <p>2. The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints and the following requirements are met:</p> <ol style="list-style-type: none"> the no-through road travels towards a suitable destination; and the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a residential built-out area <p>SP – Strategic planning proposal and structure plan where the lot layout is not known Sb – Structure plan where the lot layout is known and subdivision application Do – Development application for any other development</p>	<p>The no through road exceeds 200m, however the balance of the 200m will be towards a residential built out area to the north which includes stage 3 of this development.</p> <p>This direction is also outside of the bushfire prone area as below:</p>  <p>Mooliabeenee Road will provide two-way access east and west for all lots apart from lots 4, 5, 6 and 7 at a distance of less than 200m.</p>

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
		This is a legacy issue as the roads have been constructed and the lot layout will not be changed.
	<p>A3.2b Emergency Access Way</p> <p>Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution.</p> <p>An emergency access way is to meet all the following requirements:</p> <ol style="list-style-type: none"> 1. requirements in Table 6, Column 2 (BMP Appendix 3); 2. provides a through connection to a public road. 3. be no more than 500 metres in length; and 4. must be signposted and if gated, gates must open the whole trafficable width and remain unlocked. <p>SP – Strategic planning proposal and structure plan where the lot layout is not known Sb – Structure plan where the lot layout is known and subdivision application Do – Development application for any other development</p>	N/A
	<p>A3.3 Through Roads</p> <p>All public roads should be through-roads. No-through roads should be avoided and should only be considered as an acceptable solution where:</p> <ol style="list-style-type: none"> 1. it is demonstrated that no alternative road layout exists due to site constraints; and 2. the no-through road is a maximum length of 200 metres to an intersection providing 3. two-way access, unless it satisfies the exemption provisions in A3.2a of this table. 4. A no-through road is to meet all the following requirements: 5. requirements of a public road Table 6, Column 1 (BMP Appendix 3); and 6. turn-around area as shown in (BMP Appendix 3) 	The no through road exceeds 200m, the balance will be built out after the Stage 3 development. Complies with A3.2a.

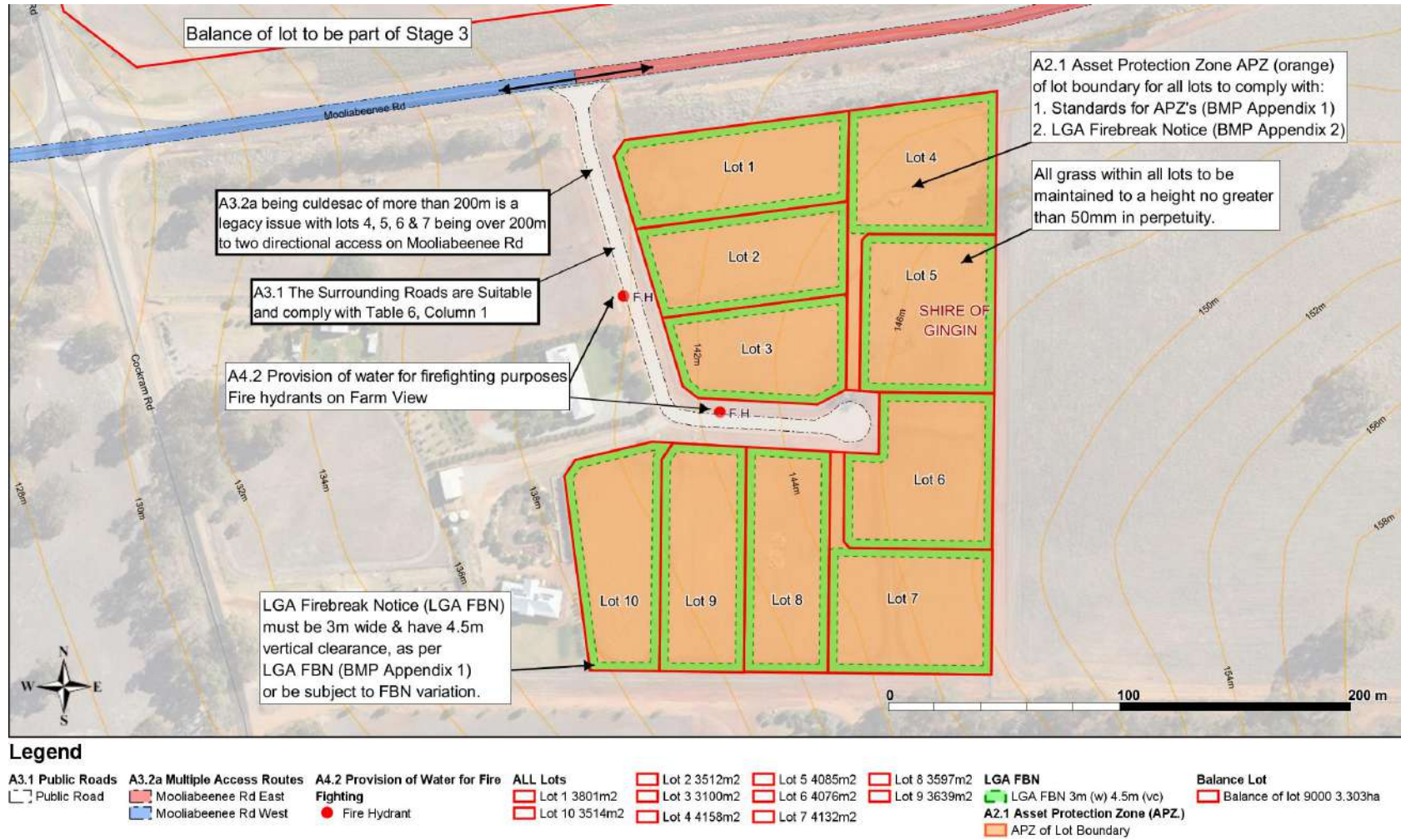
Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
	<p>SP – Strategic planning proposal and structure plan where the lot layout is not known</p> <p>Sb – Structure plan where the lot layout is known and subdivision application</p>	
	<p>A3.4a Perimeter roads</p> <p>A perimeter road is a public road and should be provided for greenfield or infill development where 10 or more lots are being proposed (including staged subdivision) with the aim of:</p> <ol style="list-style-type: none"> 1. Separating areas of classified vegetation under AS3959, which adjoin the subject site, from the proposed lot(s) and 2. Removing the need for battle-axe lots that back onto the areas of classified vegetation <p>A perimeter road is to meet the requirements contained in Table 6, Column 1 (BMP Appendix 3)</p> <p>A Perimeter Road may not be required where:</p> <ol style="list-style-type: none"> 1. The adjoining classified vegetation is class G 2. Lots are zoned for rural living or equivalent 3. It is demonstrated that it cannot be provided due to site constraints; or 4. All lots have frontage to an existing public road <p>SP – Strategic planning proposal and structure plan where the lot layout is not known</p> <p>Sb – Structure plan where the lot layout is known and subdivision application</p>	N/A
	<p>A3.4b Fire service access route (FSA)</p> <p>Where proposed lots adjoin classified vegetation under AS3959, and a perimeter road is not required in accordance with A3.4a, a FSA route can be considered as an acceptable solution to provide fire fighter access, where access is not available to the classified vegetation.</p>	N/A

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
	<p>FSA is to meet all the following requirements:</p> <ol style="list-style-type: none"> 1. Table 6, column 3 (BMP Appendix 3) 2. Be “through roads” with no dead ends 3. Linked to an internal road system at regular intervals, every 500 metres 4. Be signposted 5. No further than 500 metres to a public road 6. If gated, gates must open the required horizontal clearance and can be locked by the LGA or emergency services, if keys are provided for each gate 7. Have turn-around areas for 3.4 fire appliances every 500m <p>SP – Strategic planning proposal and structure plan where the lot layout is not known Sb – Structure plan where the lot layout is known and subdivision application</p>	
	<p>A3.5 Battle-axe access legs Where it is demonstrated that a battle-axe cannot be avoided due to site constraints, it can be considered as an acceptable solution.</p> <p>There are no battle-axe technical requirements where the point the battle-axe access leg joins the effective area of the lot, is less than 50 metres from a public road in a reticulated area.</p> <p>In circumstances where the above condition is not met, or the battle-axe is in a non-reticulated water area, the battle-axe is to meet all the following requirements:</p> <ol style="list-style-type: none"> 1. requirements in Table 6, Column 4; and 2. passing bays every 200 metres with a minimum length of 20 metres and a 3. minimum additional trafficable width of two metres (i.e. the combined trafficable 4. width of the passing bay and constructed private driveway to be a minimum six metres). <p>See (BMP Appendix 3 E3.5) Sb – Structure plan where the lot layout is known and subdivision application</p>	<p>Lot 7 and 4 are complaint both having 6m width for the battle axe leg.</p> <p>These lots will need to comply with A3.5 at a later stage in development when dwellings are sited.</p>

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
	<p>A3.6 Private Driveways There are no private driveway technical requirements where the private driveway is:</p> <ol style="list-style-type: none"> 1. within a lot serviced by reticulated water; 2. no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and 3. accessed by a public road where the road speed limit is not greater than 70 km/h. <p>In circumstances where all of the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following requirements:</p> <ol style="list-style-type: none"> 1. Requirements in Table 6, Column 4; 2. Passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and 3. Turn-around area as shown in (BMP Appendix 3, E3.6) and within 30 metres of the habitable building. <p>See BMP Appendix 3, E3.6</p> <p>Dd – Development application for a single dwelling, ancillary dwelling or minor development Do – Development application for any other development</p>	<p>This element and its acceptable solutions are not part of this subdivision application and must be re-visited once dwellings have been sited within the lots</p> <p>if:</p> <p>A dwelling is no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay.</p> <p>then the lot will need to comply with A3.6:</p> <p>The private driveway is to meet all the following requirements:</p> <ol style="list-style-type: none"> 1. Requirements in Table 6, Column 4; 2. Passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and 3. Turn-around area as shown in (BMP Appendix 3, E3.6) and within 30 metres of the habitable building. <p>Both battle axe lots 4 and 7 will require a compliant turn around area within the lots.</p>
<p>Element 4: Water Water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire</p>	<p>A4.1 Identification of future water supply Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2 (BMP Appendix 4, Schedule 2).</p> <p>Where the provision of a strategic water tank(s) is required a suitable area within a road reserve or a dedicated lot the location should be identified, should be</p>	N/A

Bushfire protection criteria Intent	Acceptable solutions	Proposed bushfire management strategies/solutions
	<p>identified on the structure plan, to the satisfaction of the local government.</p> <p>SP – Strategic planning proposal and structure plan where the lot layout is not known</p>	
	<p>A4.2 Provision of water for firefighting purposes Where a reticulated water supply is existing or proposed, hydrant connection(s) should be provided in accordance with the specifications of the relevant water supply authority. Where these specifications cannot be met, then the following applies:</p> <ol style="list-style-type: none"> 1. The provision of a water tank(s), in accordance with the requirements of Schedule 2 (BMP Appendix 4, Schedule 2); and 2. Where the provision of a strategic water tank(s) is applicable, then the following requirements apply: 3. land to be ceded free of cost to the local government for the placement of the tank(s); 4. the lot or road reserve where the tank is to be located is identified on the plan of subdivision. 5. tank capacity, construction, and fittings, provided in accordance with the requirements of Schedule 2(BMP Appendix 4, Schedule 2); and 6. a strategic water tank is to be located no more than 10 minutes from the subject site (at legal road speeds). <p>Where a subdivision includes an existing habitable building(s) that is to be retained, a water supply should be provided to this existing habitable building(s), in accordance with the requirements listed above.</p> <p>Sb – Structure plan where the lot layout is known and subdivision application Dd – Development application for a single dwelling, ancillary dwelling or minor development De – Development application for any other development that is not a single dwelling, ancillary dwelling or minor development</p>	<p>Existing Fire Hydrants on Farm View.</p>

5.0 Bushfire Management Strategies



Bushfire Management Plan – BAL Assessment

6.0 Roles & Responsibilities

Responsibilities & implementation measure for the proposed development, these are shared by the Current and future landowners, project developer and the Local Government Authority (LGA).

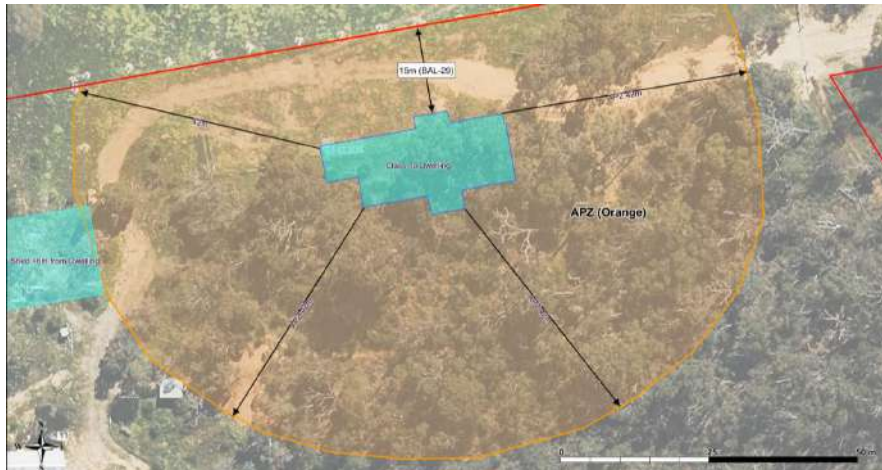
Table 5: Roles & Responsibilities

DEVELOPER/LANDOWNER/CONSULTANT – PRIOR TO USE/DISPOSAL/SALE	
No.	Implementation action
1	<p>A notification, pursuant to Section 165 of the Planning and Development Act 2005, is required to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows</p> <p>“This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.” (Western Australian Planning Commission).</p> <p>Notification placed on title <input type="checkbox"/> dated the ____ of _____ 20____ - Certified by Dwayne Griggs</p>
2	<p>Establish an Asset Protection Zones (APZs) as per BMP (Table 4 A2.1), to the dimensions & standard stated in this BMP (Setbacks Table 4, A2.1), Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas (Appendix 1) and to the requirements outlined in the Local Government Authority Firebreak Notice (Appendix 2).</p> <p>APZ Clearance Certified <input type="checkbox"/> dated the ____ of _____ 20____ - Certified by Dwayne Griggs</p>
3	<p>Maintain the lot(s) as per the LGA firebreak notice until disposal and handover where the responsibility is transferred to the purchaser.</p>
4	<p>Maintain the firebreaks, defendable spaces, fuels and fully comply with the relevant Local Government Authority (LGA) annual firebreak notice issued under s33 of the Bush Fires Act 1954 to required standard in perpetuity as per Local Government Authority Firebreak Notice (Appendix 2).</p>
LANDOWNERS – ONGOING	
No.	Management action
1	<p>Maintain an Asset Protection Zone (APZ) to the dimensions (Table 4 A2.1) to the dimensions & standard stated in this BMP (Setbacks Table 4, A2.1), Schedule 1 of the Guidelines for Planning in Bushfire Prone Areas (Appendix 1) and also to the requirements outlined in the Local Government Authority Firebreak Notice (Appendix 2).</p>
2	<p>Maintain the firebreaks, defendable spaces, fuels and fully comply with the relevant Local Government Authority (LGA) annual firebreak notice issued under s33 of the Bush Fires Act 1954 to required standard in perpetuity as per Local Government Authority Firebreak Notice (Appendix 2).</p>
LOCAL GOVERNMENT AUTHORITY (LGA) – ONGOING MANAGEMENT	
No.	Management action
1	<p>Inspection and issue of works orders or fines for non-compliance, this includes firebreaks, access, APZ and water supply.</p>

Bushfire Management Plan Appendices

Appendix 1 – Information and SPP3.7, Schedule 1 - Standards for APZ's

An APZ is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level. The width of the required APZ varies with slope and vegetation. The APZ should at a minimum be of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL-29). It should be lot specific and will extend from the walls and supporting posts of a dwelling or any structure that is associated (<6m) from the dwelling.



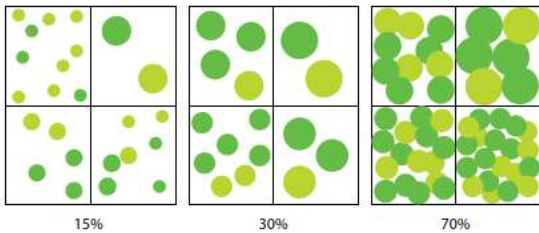
The APZ includes a defensible space which is an area adjoining the asset within which firefighting operations can be undertaken to defend the structure. Vegetation within the defensible space should be kept at an absolute minimum and the area should be free from combustible items and obstructions. The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

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 or rating of BAL-29 or less is achieved.

APZs can adversely affect the retention of native vegetation. Where the loss of vegetation is not acceptable or causes conflict with landscape or environmental objectives, such as waterway foreshore areas and wetland buffers, reducing lot yield may be necessary in order to minimise the removal and modification of remnant vegetation.

It is the responsibility of the landowner/proponent to maintain their APZ in accordance with Schedule 1 'Standards for Asset Protection Zones'. It is further recommended that maintenance of APZs is addressed through the local government firebreak notice, issued under s33 of the Bushfires Act 1954, and preferably included in a Bushfire Management Plan specifically as a how-to guide for the landowner.

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to maintain a low threat state. Should be maintained at <2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building or powerline. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be <15 per cent of the total APZ area. Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ. <p>Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</p>  <p>15% 30% 70%</p>
Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.	<ul style="list-style-type: none"> Should not be located under trees or within three metres of buildings. Should not be planted in clumps >5 square metres in area. Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)	<ul style="list-style-type: none"> Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
Grass	<ul style="list-style-type: none"> Grass should be maintained at a height of 100 millimetres or less, at all times. Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	<ul style="list-style-type: none"> Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
LP Gas Cylinders	<ul style="list-style-type: none"> Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. The pressure relief valve should point away from the house. No flammable material within six metres from the front of the valve. Must sit on a firm, level and non-combustible base and be secured to a solid structure.

E2 Managing an Asset Protection Zone (APZ) to a low threat state

An APZ is a low fuel area maintained around a habitable building to increase the likelihood that it will survive a bushfire, by providing a defensible space and reducing the potential for direct flame contact, radiant heat exposure and ember attack.

Vegetation management within an APZ should provide defensible space and be maintained to a low threat state, in perpetuity, in accordance with the requirements outlined in Schedule 1.

The width of an APZ varies with slope and vegetation type, however it should only be as wide as needed to ensure the potential radiant heat impact of a bushfire does not exceed $29\text{kW}/\text{m}^2$ (BAL-29), or $10\text{kW}/\text{m}^2$ where a building is identified for use as an on-site shelter. An APZ is generally not required where a building or development site achieves $29\text{kW}/\text{m}^2$ (BAL-29) or lower in its pre-development state (prior to any vegetation clearing or modification).

An APZ should include an area of defensible space immediately adjoining a building, that is kept free from combustible items and obstructions, within which firefighting operations can be undertaken to defend the structure. Where a lot contains a building envelope, it may not be necessary for the entire building envelope to achieve $29\text{kW}/\text{m}^2$ (BAL-29) as this may result in significant unnecessary clearing. It is recommended that the BMP identifies that a sufficient APZ can be accommodated within the building envelope, with the development site and associated APZ to be determined at the development approval stage.

An APZ should be contained within the boundaries of the lot on which the building is situated, except in instances where it is demonstrated that the vegetation on the adjoining land is managed in a low threat state, as per cl. 2.2.3.2 of AS 3959, such as a road, managed park, rocky outcrop or a water body.

The siting of a habitable building and associated APZ should aim to minimise the clearing of vegetation. The BMP should demonstrate that the proposed APZ has minimised the unnecessary loss of vegetation or potential for conflict with landscape or environmental objectives; and complies with environmental approvals/exemptions (where necessary). A re-design or reduction in lot yield may be necessary to minimise the removal and modification of remnant vegetation.

It is recommended that development be located on flat areas or slopes less than 20 degrees (especially where classified vegetation is located downslope to a building) and away from ridge tops, crests or narrow gullies, as bushfire can spread rapidly in these areas. Circumstances where these locations may be suitable for development to occur include where the land is already cleared, and $29\text{kW}/\text{m}^2$ (BAL-29) or lower can be achieved for the whole development site without the use of an APZ. To ensure soil stability within an APZ, vegetation removal on slopes exceeding 18 degrees is discouraged.

Fine fuel load should be maintained to less than two tonnes per hectare, however this is often a subjective assessment. Reducing fuel load levels does not necessarily require the removal of existing vegetation. A combination of methods can be utilised to reduce fuel load such as raking, weed removal, pruning, mulching and/or the removal of plant material.

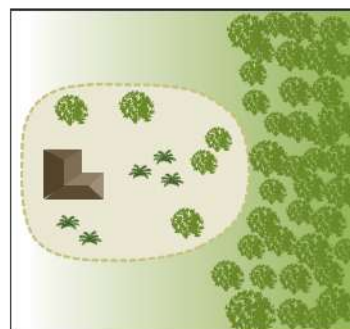
A simple method to estimate fuel load is to roughly equate one tonne of fuel load per hectare as 100 grams per square metre. For example, two tonnes per hectare of leaf litter is roughly 200 grams of leaf litter per square metre and eight tonnes per hectare is roughly 800 grams. Eucalyptus leaf litter is approximately 100 grams per handful, so two handfuls of litter per square metre will roughly equate to two tonnes per hectare. Different types of fine fuel, like mulch or pine needles may be more or less than a handful, however the 100 grams per square metre rule of thumb can still be used.

The landowner or proponent is responsible for maintaining an APZ in accordance with Schedule 1 - Standards for Asset Protection Zones. Ongoing maintenance of an APZ is usually enforced through the local government firebreak notice issued under section 33 of the *Bushfires Act 1954*, and/or through a condition of a development approval, which requires the implementation of measures identified within a BMP.

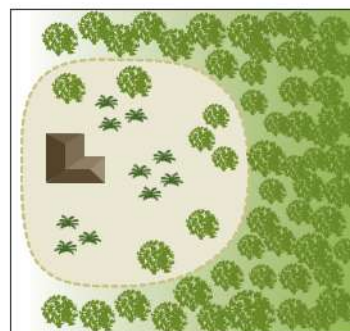
A copy of the firebreak notice and Schedule 1 should be included in a BMP specifically as a how-to guide for the landowner, and to demonstrate to decision-makers that the measures outlined in the BMP to achieve the appropriate BAL rating through provision and ongoing management of an APZ, can be implemented.

Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, it should be noted that fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation is unsafe.

Hazard on one side



Hazard on three sides



Legend

-  APZ
-  trees
-  shrubs

Figure 18: Design of Asset Protection Zone

E2 Landscaping and design of an asset protection zone

Landscaping, design, and maintenance of an APZ in a bushfire prone area can significantly improve the bushfire resilience of a building. An APZ should not be seen as an area entirely cleared of vegetation, but as a strategically designed space that gives holistic consideration to how existing or proposed vegetation or non-combustible features interact with, or affect the building's bushfire resilience.

A well designed APZ provides a greater level of vegetation management within the first few metres of a building with, for example, less vegetation or inclusion of non-combustible materials. The vegetation within the remainder of an APZ can increase further away from the building with carefully considered plant selection and landscaping techniques.

Strategic landscaping measures can be applied, such as replacing weeds with low flammability vegetation (refer to E2 Plant Flammability) to create horizontal and vertical separations between the retained vegetation. The accumulation of fine fuel load from different plants is an important consideration for ongoing maintenance in accordance with Schedule 1. For example, when planting ground covers under deciduous trees within an APZ, the total fine fuel load prescribed in Schedule 1 will include any dead plant material from ground covers and leaf litter from the trees.

Plant density and final structure and form of mature vegetation should be considered in the initial landscaping stages. For example, clumps of sapling shrubs planted at a density without consideration of future growth, may increase the bushfire risk as a clump will quickly grow to exceed 5m². It should be noted that in some cases, a single shrub in a mature state may be so dense as to fill a 5m² clump alone.

The location of plants within an APZ is a key design technique. Separation of garden beds with areas of low fuel or non-combustible material, will break up fuel continuity and reduce the likelihood of a bushfire running through an APZ and subjecting a dwelling to radiant heat or direct flame contact. It is important to note, where mature trees are separated from a building by six metres, but the canopy has grown to extend or overhang a building, maintenance and pruning to remove the overhanging branches should be undertaken without the entirety of the tree being removed.

Mulches used within the APZ should be non-combustible. The use of stone, gravel, rock and crushed mineral earth is encouraged. Wood mulch >6mm in thickness may be used, however it is recommended that it is used in garden beds or areas where the moisture level is higher by regular irrigation. These materials could be sourced from non-toxic construction and demolition waste giving the added benefit of reducing the environmental impact of any 'hard landscaping' actions.

Combustible objects, plants, garden supplies such as mulches, fences made from combustible material, should be avoided within 10 metres of a building. Vines or climbing plants on pergolas, posts or beams, should be located away from vulnerable parts of the building, such as windows and doors. Non-flammable features can be used to provide hazard separation from classified vegetation, such as tennis courts, pools, lawns and driveways or paths that use inorganic mulches (gravel or crushed rock). Consider locating firewood stacks away from trees and habitable buildings.

Incorporation of landscaping features, such as masonry feature walls can provide habitable buildings with barriers to wind, radiant heat and embers. These features can include noise walls or wind breaks. Use of Appendix F of AS 3959 for bushfire resistant timber selection within areas of 29kW/m² (BAL-29) or below, or the use of non-combustible fencing materials such as iron, brick, limestone, metal post and wire is encouraged.

In addition to regular maintenance of an APZ, further bushfire protection can be provided at any time by:

- ensuring gutters are free from vegetation;
- installing gutter guards or plugs;
- regular cleaning of underfloor spaces, or enclosing them to prevent gaps;
- trimming and removing dead plants or leaf litter;
- pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors;
- removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank; and/or
- following the requirements of the relevant local government section 33 fire break notice, which may include additional provisions such as locating wood piles more than 10 metres from a building.

Preparation of a property prior to the bushfire season and/or in anticipation of a bushfire is beneficial even if your plan is to evacuate. As embers can travel up to several kilometres from a bushfire and fall into small spaces and crevices or land against the external walls of a building, best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- door mats;
- outdoor furniture;
- potted plants;
- shade sails or umbrellas;
- plastic garbage bins;
- firewood stacks;
- flammable sculptures; and/or
- playground equipment and children's toys.

E2 Plant flammability

There are certain plant characteristics that are known to influence flammability, such as moisture or oil content and the presence and type of bark. Plants with lower flammability properties may still burn during a bushfire event, but may be more resistant to burning and some may regenerate faster post-bushfire.

There are many terms for plant flammability that should not be confused, including:

- Fire resistant – plant species that survive being burnt and will regrow after a bushfire and therefore may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- Fire retardant – plants that may not burn readily or may slow the passage of a bushfire.
- Fire wise – plants that have been identified and selected based on their flammability properties and linked to maintenance advice and planting location within a garden.

Although not a requirement of these Guidelines, local governments may develop their own list of fire wise or fire-retardant plant species that suit the environmental characteristics of an area. When developing a recommended plant species list, local governments should consult with ecologists, land care officers or environmental authorities to ensure the plants do not present a risk to endangered ecological communities, threatened, or endangered species or their habitat.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- grow in a predicted structure, shape and height;
- are open and loose branching with leaves that are thinly spread;
- have a coarse texture and low surface-area-to-volume ratio;
- will not drop large amounts of leaves or limbs, that require regular maintenance;
- have wide, flat, and thick or succulent leaves;
- trees that have bark attached tightly to their trunk or have smooth bark;
- have low amounts of oils, waxes, and resins (which will often have a strong scent when crushed);
- do not produce or hold large amounts of fine dead material in their crowns; and/or
- will not become a weed in the area.

Appendix 2 – Local Government Authority Firebreak Notice

SHIRE OF GINGIN
HISTORY • BEAUTY • PROSPERITY

Firebreak Orders & Bush Fire Information

**BUSHFIRE SEASON
2022-23**

REPORT ALL FIRES TO 000
gingin.wa.gov.au

This Notice is to all landowners and occupiers within the Shire of Gingin and is issued pursuant to Section 33 of the Bushfires Act 1954.

Definitions

Acro
4,047m² area of land or the equivalent of 0.4 hectares.

Asset Protection Zone (APZ)
An APZ is a fuel reduced area surrounding a building or an asset of value whether residential, commercial, industrial or environmental. 'Fuel reduced' means a reduction in the available vegetation or other items that may burn sufficient to reduce the impact of a bush fire on your home or other assets of value.

Firebreak
A strip of land that has been cleared of all flammable material leaving bare mineral earth. This includes the trimming back of anything overhanging the fire break area. Mowed firebreaks are not acceptable. Approved methods include ploughing, grading, cultivating, scarifying, raking, burning and chemical spraying.

FDR
Fire Danger Rating, see page 17 for full definition.

Fire Management Plan (FMP)
A document forming part of a building, development or subdivision approval that sets out short, medium and long-term bushfire risk management strategies for the life of the development.

Flammable material
Any vegetation (bushes, grasses, trees, mulch, leaves and green waste), object, or material that is likely to catch fire.

Hectare (Ha)
10,000m² area of land. A hectare contains approximately 2.47 acres.

Plantation
Any area of planted pine trees, eucalyptus, paulownia or any other species used for timber production.

TFB
Total Fire Ban, see page 16 for more information about fire bans.

Trafficable
The ability for 4x4 vehicles to access your land on a firm surface without obstruction. No firebreak is to terminate without provision for egress to a safe place or a cleared turnaround area of not less than a 21 metre radius (prior written approval from the Shire is required).

Firebreak Notice
Legal Requirements

YOUR LEGAL REQUIREMENTS

1. For your property

You are legally required annually to undertake the following at your property (unless a 'Recommendation' is indicated). Failure to do so will result in the issuing of an infringement.

- A** If your property is less than 0.4 Ha (option 1)
B If your property is less than 0.4 Ha (option 2)
C If your property is 0.4 Ha - 8 Ha
D If your property is 8 Ha or more

PROPERTY SIZE	A	B	C	D
Install firebreaks that are 3m wide and free of flammable material for all external boundaries of the property including any areas planned for stubble burning.		✓	✓	✓
Install firebreaks that are a width of 20m for areas cleared for the purpose of burning (stubble burning excluded).			✓	✓
Burn or slash all grass to a height no greater than 50mm.	✓			
Trim all vegetation that overhangs driveways, access ways and firebreaks to leave a minimum vertical access clearance of 4m.	✓	✓	✓	✓
For your assets it is RECOMMENDED that you maintain a 20m APZ surrounding all buildings, large hay stacks and fuel storage areas. <i>Refer to pages 22 - 24 for further information.</i>	✓	✓		
For your assets it is REQUIRED that you maintain a 20m APZ surrounding all buildings, large hay stacks and fuel storage areas. <i>Refer to pages 22 - 24 for further information.</i>			✓	✓
For your assets trim back all vegetation overhanging structures.	✓	✓	✓	✓

Compliance is required by 1 November and must be maintained until 15 May annually.

Firebreak Notice
Legal Requirements

YOUR LEGAL REQUIREMENTS

1. For your property

You are legally required annually to undertake the following at your property (unless a 'Recommendation' is indicated). Failure to do so will result in the issuing of an infringement.

- A** If your property is less than 0.4 Ha (option 1)
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C If your property is 0.4 Ha - 8 Ha
D If your property is 8 Ha or more

PROPERTY SIZE	A	B	C	D
Install firebreaks that are 3m wide and free of flammable material for all external boundaries of the property including any areas planned for stubble burning.		✓	✓	✓
Install firebreaks that are a width of 20m for areas cleared for the purpose of burning (stubble burning excluded).			✓	✓
Burn or slash all grass to a height no greater than 50mm.	✓			
Trim all vegetation that overhangs driveways, access ways and firebreaks to leave a minimum vertical access clearance of 4m.	✓	✓	✓	✓
For your assets it is RECOMMENDED that you maintain a 20m APZ surrounding all buildings, large hay stacks and fuel storage areas. <i>Refer to pages 22 - 24 for further information.</i>	✓	✓		
For your assets it is REQUIRED that you maintain a 20m APZ surrounding all buildings, large hay stacks and fuel storage areas. <i>Refer to pages 22 - 24 for further information.</i>			✓	✓
For your assets trim back all vegetation overhanging structures.	✓	✓	✓	✓

Compliance is required by 1 November and must be maintained until 15 May annually.

2. Any other requirements

From time to time your property may be deemed to have an excessive fuel load (e.g. excessive non-slated grass, etc.) and as such, you may be instructed by Shire Rangers, at the behest of the Chief Bushfire Control Officer, to undertake additional works in order to reduce the hazard.

These works would only be requested in the instance that the large fuel load on your property poses an excessive risk to your assets and/or neighbouring properties.

If you are requested to undertake these works then they MUST BE CARRIED OUT. Failure to do so will result in the issuing of an infringement.

3. To vary your firebreak

Occasionally it is not possible to install a firebreak adjacent to your external boundary due to naturally occurring obstacles. In that instance, it is acceptable to install the firebreak around the obstacle. If the firebreak is required to be greater than 5m away from the boundary then a **Firebreak Variation** is required.

A variation for your firebreaks (including the reasons for your application) should be applied for between **1 June and 15 October annually**. If approved then all firebreak conditions will be as per your variation.

Refer to the Firebreak Variation guidelines on pages 13 and 14 for more information.

HELP OUR FIRE FIGHTERS

Register ANY burn you plan to undertake at ANY time of year with DFES on (08) 9395 9209.

By notifying DFES, you will assist us in preventing unnecessary call outs to our local fire fighters when members of the public call 000.

Firebreak Notice
Legal Requirements

4. If you have a Plantation less than 3 Ha

Install firebreaks that are:

- Immediately inside all external boundaries.
- A minimum width of 10m free of flammable material.
- Have a clear vertical axis.

Adjacent non-plantation areas within the same property boundary are subject to the firebreak requirements set in part 2 of the section of these Firebreak Orders.

Compliance is required by 1 November and must be maintained until 15 May annually.



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Shire of Gingin

Firebreak Orders 2022/23

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Shire of Gingin

5. If you have a Plantation greater than 3 Ha

Install firebreaks that are:

- A minimum width of 15m free of flammable material and immediately inside all external boundaries.
- A minimum width of 6m free of flammable material for all internal firebreaks for compartments not larger than 30 ha.
- Maintained in a trafficable condition for emergency vehicles (e.g. firetrucks) with a minimum vertical axis clearance of 4m for all internal firebreaks.

Adjacent non-plantation areas within the same property boundary are subject to the firebreak requirements set in part 2 of the section of these Firebreak Orders.

You must also maintain a water supply of 25,000L for every 50 ha of plantation or part thereof. Water sources are required to be positioned to provide a maximum 20 minute refill turnaround from anywhere within the plantation. The water source point must have a hardstand area for heavy trucks to park on whilst drawing water.

Compliance is required by 1 November and must be maintained until 15 May annually.

ARE YOUR FIREBREAKS COMPLIANT THROUGHOUT THE BUSH FIRE SEASON?

Rainfall can cause your firebreaks to regenerate with fresh green growth. Your fire breaks must remain compliant throughout the entirety of the Prohibited and Restricted Burning Periods (October - May). Make sure your fire breaks are bare of any vegetation/clears during this time to avoid infringement.

Firebreak Notice
Legal Requirements

6. Burning your garden waste

In accordance with the Bush Fires Act 1954, if you want to burn your garden waste during Restricted Burning Periods then you need to:

- Obtain a permit from a Fire Control Officer if you intend to burn before 6.00pm, after 11.00pm, burn multiply 1m x 1m piles or piles larger than 1m x 1m.
- Let your neighbours know prior to burning.
- Only burn dry garden waste from your property.

No burning is allowed at all during the Prohibited Burning Period and no permits will be issued to burn by Fire Control Officers during that period.

During the Restricted Burning Period you cannot burn on Sundays or public holidays.

Failure to comply may result in a \$3,000 fine.



Firebreak Installation Guide

Firebreaks provide safe access for firefighters and their vehicles. The landowner is responsible for the standard and quality of firebreaks on their land. You can choose to install your firebreaks yourself or engage a contractor (refer page 12 for a list of contractors in the Gingin Shire area).

It is the landowner's responsibility to ensure that firebreaks are maintained throughout the firebreak season which occurs from 1 November through to the 15 May annually. Any flammable material needs to be removed from firebreaks during this period.



Firebreak is correct width of a minimum 3m and free of flammable material.

There is a clear vertical access of a minimum of 4m to allow access for emergency vehicles.



Clear vertical access of a minimum of 4m NOT maintained to allow access for emergency vehicles.

Firebreak Orders 2022/23

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Shire of Gingin

Firebreak Orders 2022/23

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Firebreaks can:

- ✓ Detour around single large trees without a variation (as long as you comply with the required dimensions of your firebreak).
- ✓ Be achieved by chemical application, ploughing and grading. However, loose soil may erode in steep areas and will require constant maintenance. Stepping and grading the firebreak into the incline will reduce this effect.

Firebreaks cannot:

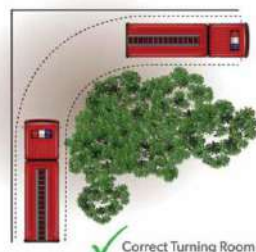
- ✗ Detour around multiple large trees without a variation.
- ✗ Be outside the boundaries of your land.
- ✗ Be on roads, verges, bridle paths, footpaths, dual access ways or reserves.
- ✗ Be an existing emergency access way unless it is on your land and was required as a condition of planning approval.

Can we fit?



Do your firebreaks allow turning room for emergency vehicles?

Long emergency vehicles such as firetrucks need more room when they need to turn a corner. Consequently, your firebreaks should be curved on the corners so that a firetruck can comfortably navigate any corner on your property in the event of an emergency where they require access to your property.



Firebreak Installation Guide

FIREBREAK CONTRACTORS

Disclaimer: Contractor details are included on the Contractor's request and inclusion in the Firebreak Orders should not be taken as endorsement by the Shire of Gingin of any particular contractor.

Contractor	Contact	Area
Amisach Agricultural Contracting	9655 7074	Cullula, Covalla, Boonmullah, Red Gully, Mindarra & Boonmullah
Colin Sanford	0427 751 213	All Areas
David Di Trensio	0408 914 345	Seaview Park & Nilgen
Exterior Enhancement	0419 962 431	All Areas
Graham Knight	0427 982 134 9655 1094	Seaview Park & Ledge Point
John Hakesley	0419 164 417	Galabash
Kim Gray	0408 321 955 9575 2426	Gingin & Surrounds
Lancelin Sands	9655 1211	Lancelin, Seaview Park, Nilgen & Ledge Point
Limestone Park	0418 908 536	All Areas
Luke Crove	0427 386 952 9575 2139	Gingin & Surrounds
Mick Basile	0427 553 032	Ocean Farm, Karabin, Orange Springs & Seaview Park
MR Mulching	0400 852 477 9655 1296	All Areas
Paddy Murphy	0419 900 471 9575 7537	Gingin West & Neergalby
Perth's Bobcat Buddy	0467 570 060	Woodridge
Richard Dean	9577 1677 0466 247 271	Woodridge
Seaview Contractors	0428 632 451	Seaview & Surrounds

Failure to install firebreaks on your property may result in the Shire of Gingin engaging a contractor to complete the required works at your expense.

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Firebreak Orders 2022/23

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Shire of Gingin

Firebreak Variations

You may apply to vary your firebreak if:

- It would be impractical or dangerous to construct a firebreak on your land due to its landscape.
- A normal firebreak would encroach on a reticulated lawn. You need to keep the lawn green and maintained to a height of less than 25mm from 1 November to 15 May each and every year.
- A normal firebreak would encroach on reticulated feed paddocks. You need to keep the paddocks green and maintained to a height of less than 50mm from 1 November to 15 May each and every year.
- A normal firebreak would encroach on reticulated garden beds, orchards or other sustained cultivation. You need to ensure clear trafficable access for emergency vehicles to your buildings and land.
- Trees were previously planted where the firebreak would normally be placed so alternative firebreak is required.

Parcels of land that are contiguous rated do not require a variation and a shared firebreak may be installed around the boundary of all the lots.

To apply

Only the owner of a property can apply for a Firebreak Variation and, if approved, a variation is provided to the owner and not to the land itself.

Download the Firebreak Variation application form from the Shire's website www.gingin.wa.gov.au or alternatively complete the tear-out form at the rear of this Firebreak Order booklet.

You don't need to apply for a variation every year but if there is a change to the law or you fail to comply with your variation then the Shire will advise you. Please note if there is a change of ownership then the new owner needs to reapply.

Compliance

If approved, all firebreak conditions will be as per your approved variation. If your variation isn't approved or your previous variation is cancelled, you must comply with the requirements of the Shire's Firebreak Orders within 14 days.

Burning

Burning Periods

Depending upon the time of year, burning may be restricted or not permitted. Burning Periods define what activities are allowed during these different periods of risk. The Shire may vary Burning Periods depending upon the weather and other conditions so it's essential that you adhere to the dates set for Prohibited, Restricted and Unrestricted Burning Periods as listed in these Firebreak Orders.

JAN	FEB	MAR	APR
MAY	JUN	JUL	AUG
SEP	OCT	NOV	DEC

Prohibited Burning Period: 1 December to 31 March
All burning and fires are prohibited during this time including cooking/camp fires and solid fuel BBQs.

Restricted Burning Period: 1 April - 15 May and 1 October - 30 November
(No burning on Sundays/Public Holidays)
You need a permit to burn grass/bush land, paddocks, garden refuse piles greater than 1m x 1m, or 1m x 1m piles outside stipulated burn times, or multiple 1m x 1m piles. Details about permits can be found on pages 17 to 21.

Unrestricted Burning Period: 16 May - 30 September
(Burning allowed on any day)
There are no fire restrictions on burning. However, health legislation is still applicable. Let your neighbours know you intend to burn and consider the impact. It's also advisable to notify DFES to prevent unnecessary 000 call-outs which can sometimes happen with planned burns. Call (08) 9395 9209 to register your burn with DFES.

Example of a Firebreak Variation

Fire Break
Rocky Outcrop
Property Boundary
Stream
Driveway
Vegetation

Firebreak Orders 2022/23

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When can I use my BBQ?

Electric/Gas BBQs
Anytime of the year, even during a TFB.

Solid fuel BBQs
Cannot be used when the FDR is High or above, during a TFB or the Prohibited Burning Period. They can be used during the Restricted Burning Period and Fire Permits are not required to use them between 6.00pm - 11.00pm.

Remember that during the Prohibited Burning Period there must be no flammable material within a 3 metre radius of your electric or gas BBQ at all times.

Fire Bans

A fire ban may be called for a variety of reasons and can be authorised by the Shire of Gingin, the Chief Bushfire Control Officer, or DFES.

Penalties apply should you light a fire during a Fire Ban or undertake any activity deemed to increase the risk of a fire starting, e.g. driving motorbikes on bush tracks, vehicles through paddocks, etc. Fire permits are cancelled in the event of a Fire Ban. It is YOUR RESPONSIBILITY to find out if a Fire Ban is in place before you light any fire.

There are two different types of fire bans which can be authorised at any time of the year (not just the Prohibited or Restricted Burning Periods) and both may be applied at the same time or just one of them. They are:

- Total Fire Ban** (enacted by DFES)
- Harvest & Vehicle Movement Ban** (enacted by the Shire of Gingin)

A Harvest & Vehicle Movement Ban is automatically applied by the Shire on Christmas Day.

For information on Fire Bans go to:

- Emergency WA** emergency.wa.gov.au
- Shire of Gingin** www.gingin.wa.gov.au

FREE SMS service - contact the Shire on (08) 9575 5100 to subscribe.

Fire Danger Rating (FDR)

The FDR advises what the level of bushfire threat could be on any given day and is supplied daily by the Bureau of Meteorology.

The FDR is available at www.bom.gov.au or www.emergency.wa.gov.au.

Name	Fire Behaviour Index (FBI) Range	High Level Messaging
NO RATING	0-11	No action required
MODERATE	12-23	Plan to prepare
HIGH	24-49	Be ready to act
EXTREME	50-99	Take action to protect life and property
CATASTROPHIC	100+	For your survival, leave bushfire risk areas

Burning Permits

If you want to burn grass, paddocks and bush during the Restricted Burning Period then you will need a burning permit. To apply for a permit, go to the Shire's website gingin.wa.gov.au and follow the quicklink on the Fire Information page or contact your local Fire Control Officer. They will assess your proposed burn and issue a written permit (if approved). See page 20 to see a list of Fire Control Officers.

Before you apply

- Have your address ready.
- Know the size of your burn and ensure materials are dry.
- Check your firebreaks are maintained and that the burn area is trafficable.

- Check your firefighting equipment and resources are in good working order.
- Have the contact numbers of 3 able-bodied people who will be at the burn.**
- Remove plastics, treated wood, tyres and other materials (you can only burn vegetation).
- Double check that a Fire Ban (imposed by the Shire, DFES or both) is not in place. All permits are automatically cancelled in the event of a Fire Ban. It is YOUR RESPONSIBILITY to make sure you do not burn when a ban is in place. An infringement of \$1,000 may be issued if you light a fire during a Total Fire Ban.**

Permit Approval

When your request for a Fire Permit is approved, you will be asked to comply with certain conditions. Fire conditions are always mandatory and you must comply with these prior to undertaking any burn, in addition to anything else the FCO may ask you to comply with.

- Notify the Shire 24 hours prior to burning.
- Notify DFES on (08) 9395 9209 (any time you burn you should do this to avoid false call-outs resulting from 000 calls).
- Your permit is **NOT** valid for Sundays or public holidays.
- Notify all your neighbours with a common boundary.
- You must remain in attendance throughout the burn until it is completely extinguished.

You are asked to comply with these conditions for a number of reasons including the safety of yourself and your neighbours. Notifying the Shire and DFES will also mean that if a fire is reported to us on your property, we will know that a controlled burn is being conducted in the area.

A guide from DFES is available for this season to assist community members to plan and **BURN SMART** on your property. Don't let your controlled burn escape and threaten your community. Visit dfes.wa.gov.au/plannedburning for a copy of this useful guide.

Refer to page 23 of these Orders for a list of Fire Control Officers.

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Shire of Gingin

Firebreak Orders 2022/23

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Your Fire: Your Responsibility

If you conduct a controlled burn on your property you are responsible if that fire gets out of control even during non-prohibited periods of the year.

If a Bushfire Control Officer thinks that your fire is out of control then you may be asked to extinguish it. If a Volunteer Bushfire Brigade is required to extinguish the fire then costs may be incurred.

If your burn escapes then you must report the incident to the Shire within 7 days including how it escaped, any issues, and the equipment used to suppress the fire.

It is recommended that before you burn you have appropriate insurance to cover you, your land, and your public liability responsibilities.

We also recommend you undertake weed control after burning to help maintain the reduced fuel loading.

Remember the Environment

Some properties have environmental issues that need to be considered. These include but are not limited to:

- Threatened ecological communities,
- Environmentally sensitive areas.
- Areas protected under the *Environmental Protection Act 1986*.
- Specific development or subdivision approval conditions.

If you think your land may be affected by environmental concerns, please contact the Shire on (08) 9575 5100.

Burning
 Information & Permits

FIRE CONTROL OFFICERS

To apply for a Fire Permit you can:

- Apply online at gingin.wa.gov.au/fire-information
- Scan the QR code below.
- Contact a Fire Control Officer.

CHIEF BUSHFIRE CONTROL OFFICER / COMMUNITY EMERGENCY SERVICES MANAGER

Phil Barnett 0408 943 576

DEPUTY CHIEF BUSHFIRE CONTROL OFFICERS

Gary Barrett	Ledge Point	0419 961 048 9655 1456
James Morton	Gingin West	0427 141 078
Murray Hyne	Gingin town site	0407 380 708 9575 2250
Wayne Fewster	Beeremulah	0428 754 017

FCO NAME AREA CONTACT NO.

Brad Alop	Beeremulah	0427 476 529
David Roe	Beeremulah	0427 754 059
Peter Grove	Gingin	0427 365 287
Tony Maddam	Gingin	0439 383 475 9575 3595

Jon Pallette*	Gullderton/ Redfield Park Seabird	0467 588 143
Tom Richardson*	Gullderton/ Sovereign Hill	0429 083 176
Celin Walker*	Lancelin/ Seaview Park	0404 600 530
Tom Kusters*	Lancelin/ Seaview Park	0438 943 156
Brendon Ladner	Ledge Point	0400 540 190
Gary Brown*	Nilgen	9655 5142
Jennifer French	Nilgen	0417 171 425
Rod Croucher*	Ocean Farm	0427 085 499
Allister Butcher*	Red Gully	0409 591 244
Errol Howard	Red Gully	0427 557 035 9655 7007

Shire of Gingin Range Services (all areas)

* Permits Only

9575 5140

Fines & Penalties

As per the *Bushfires Act 1954*.

Offence	Infringement	Maximum Penalty
Failure to produce permit to burn.	\$100	\$500
Failure to comply with the directions of a Fire Control Officer.	\$250	\$2,000
Offences relating to lighting a fire in the open air.	\$250	\$3,000
Obstruction of an authorised officer.	\$250	\$5,000
Disposal of burning cigarettes, etc.	\$100	\$5,000
Apply to another Fire Control Officer for a permit where a permit has already been refused or granted subject to special conditions.	\$250	\$10,000
Failure of occupier to extinguish bush fire.	\$250	\$10,000
Setting fire to the bush during prohibited burning period.	\$250	\$10,000 and/or 12 month imprisonment
Failure to comply with a Total Fire Ban.	\$1,000	\$25,000 and/or 12 month imprisonment

The Shire of Gingin takes Total Fire Bans and Harvest, Hot Works & Vehicle Movement Bans very seriously. They are imposed to protect communities and/or protect firefighting resources when they may be inundated battling multiple fires throughout the south west of WA.

It may be frustrating not to be able to have a bonfire or a fire pit for a weekend but ultimately, a ban is only ever placed to protect our communities.

Our Shire is frequently affected by dangerous bush fires. Let's all do our part to keep our Shire safe during 2022/23.

Burning
 Information & Permits

Firebreak Orders 2022/23

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Shire of Gingin

Firebreak Orders 2022/23

Asset Protection Zone

Creating and maintaining an Asset Protection Zone (APZ) is one of the most effective things you can do to reduce your risk in a bush fire.

An APZ is:

- A zone created between the bush and your property which will reduce the risk of your house and/or assets being damaged or destroyed by direct flame or the intense heat that is given off during a fire.

An APZ serves to:

- Reduce the likelihood of hot embers (that can be carried in the wind during a fire) from igniting items that can burn on or around your home and/or assets; Additionally a well maintained APZ can provide a safer and more accessible area for you and/or firefighters to defend your property.

Maintaining your garden:

The following guidelines have been set out by the WA State Government for property owners which specify recommendations for the spacing and height of vegetation. Small variations in spacing and height will occur depending on the type of plants you have, your exposure to the wind, and the slope of your property. Refer to Figure 1 (page 16) for a visual guide.

Figure 1: APZ - Vegetation Separation Distances.

Figure 2: Shrub Foliage Separation from Tree Foliage.

A Maximum clearance between tree foliage and the top of an individual shrub = 2 x height of shrub foliage, i.e. 6m in this case.

B Maximum clearance between tree foliage and a clump of shrubs = 3 x height of shrub foliage, i.e. 9m in this case.

The height of the shrub foliage is 3m.

FIREBREAK VARIATION APPLICATION		FIREBREAK VARIATION APPLICATION		NOTES	
<p>Ranger Services Shire of Gingin Administration Centre PO Box 510 GINGIN WA 6503 mail@gingin.wa.gov.au</p> <p>I would like to apply for a Variation to the Shire of Gingin Firebreak Orders.</p> <p>Name: _____</p> <p>Property Address: _____ _____ _____</p> <p>Postal Address (if different): _____ _____ _____</p> <p>Contact Number: _____</p> <p>Reason for Variation request: _____ _____ _____ _____ _____ _____</p> <p><input type="checkbox"/> On the reverse is a sketch of my property including the areas in which I seek the Variation to the Shire of Gingin Firebreak Orders.</p>		<p><input type="checkbox"/> Tick this box if you have attached a separate map.</p> <div style="border: 1px solid black; height: 400px; width: 100%;"></div>		<p>Draw a detailed map of the property to include the new firebreak variation.</p> <div style="border: 1px solid black; height: 400px; width: 100%;"></div>	



IN AN EMERGENCY CALL 000
For the latest information during
an emergency, refer first to:
www.emergency.wa.gov.au

Other Important Numbers

DFES Public Information	13 33 37
Main Roads WA	138 138
State Emergency Service	132 500
Western Power	13 13 51
Water Corporation	13 13 75
Telstra	13 22 03
RSPCA WA	9209 9300
Wildcare Helpline	9474 9055

For more information please contact
the Shire of Gingin:

GINGIN ADMINISTRATION CENTRE

A: 7 Brockman St, Gingin WA 6503
T: (08) 9575 5100

LANCELIN OFFICE

A: 255 Vins Way, Lancelin WA 6044
T: (08) 9575 5155

E: mail@gingin.wa.gov.au
W: gingin.wa.gov.au
f [facebook.com/ShireOfGingin](https://www.facebook.com/ShireOfGingin)

DISCLAIMER: The information contained in this document is general guidance and should not replace professional advice concerning particular circumstances. The State of Oregon will accept no liability for losses, damages or injuries resulting from the sole reliance on the information provided in this document.

Appendix 3 – Vehicular Access Requirements

Table 6: Vehicular access technical requirements

TECHNICAL REQUIREMENTS	1 Public roads	2 Emergency access way ¹	3 Fire service access route ¹	4 Battle-axe and private driveways ²
Minimum trafficable surface (metres)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (metres)	N/A	6	6	6
Minimum vertical clearance (metres)	4.5			
Minimum weight capacity (tonnes)	15			
Maximum grade unsealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road ³		1:7 (14.3%)		
Maximum average grade sealed road		1:10 (10%)		
Minimum inner radius of road curves (metres)		8.5		

E3.6 Private driveways

In areas serviced by reticulated water, where the road speed limit is not greater than 70 km/h, and where the distance from the public road to the further part of the habitable building is no greater than 70 metres, emergency service vehicles typically operate from the street frontage.

In the event the habitable building cannot be reached by hose reel from the public road, then emergency service vehicles will need to gain access within the property. Emergency service vehicles will also need to gain access within the property, where access to reticulated water (fire hydrants) is not possible. In these situations, the driveway and battle-axe (if applicable) will need to be wide enough for access for an emergency service vehicle and a vehicle to evacuate.

Turnaround areas should be available for both conventional two-wheel drive vehicles of residents and Type 3.4 fire appliances. Turn-around areas should be located within 30 metres of habitable buildings. Circular and loop driveway design may also be considered. Note that the design requirements for a turn-around area for a private driveway or battle-axe differ to a cul-de-sac.

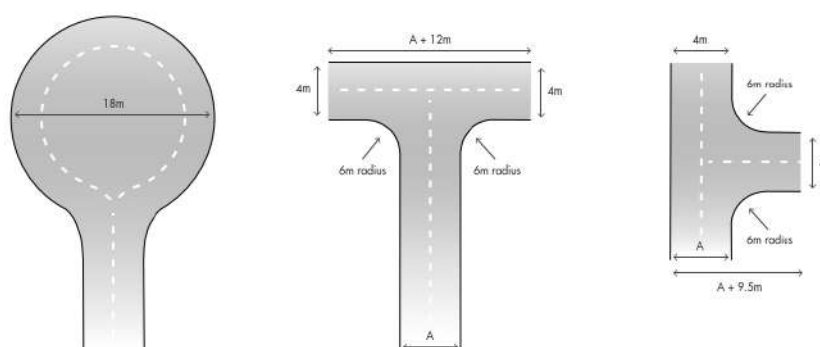
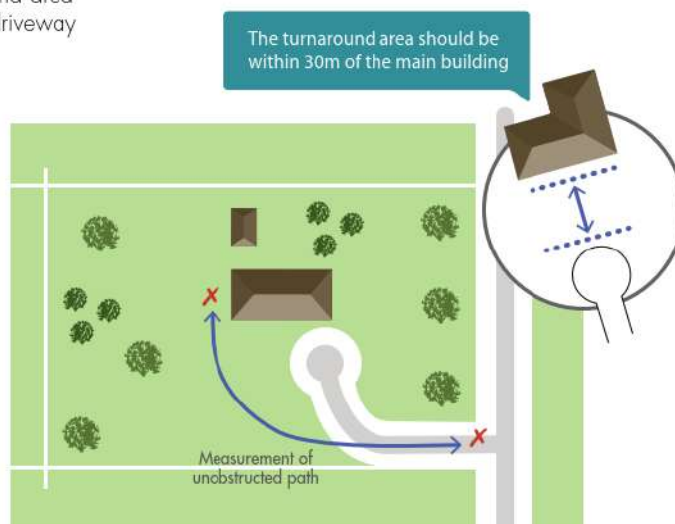


Figure 28: Design requirements for a turn-around area for a private driveway or battle-axe

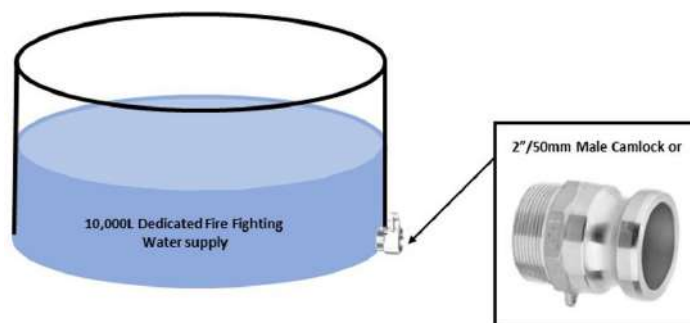
Figure 29: Design requirements for a private driveway where required under A3.6



Appendix 4 – Water Supply & Schedule 2

To ensure that water is available to enable people property and infrastructure to be defended a permanent dedicated fire water supply with:

1. Water tank with 10,000L capacity, constructed of steel or able to maintain integrity though a bushfire



2. 50mm male camlock coupling with full flow valve shielded from the bushfire hazard by facing away from the threat and towards the emergency vehicle access.
3. Having unobstructed hardened ground provided 4m from water supply point where emergency vehicles can freely move.
4. Within 50m of the dwelling and 30m from the turn around area.



Use of Water Supply:

Water supply for firefighting in the event of a bushfire can be provided on a lot for use by emergency services or for use by the landowner, if their Bushfire Survival Plan is to stay and defend their property. Water supply in the form of a dedicated standalone tank may be provided solely for use by emergency services, and/or a water supply may be provided for use by the landowner in the form of non-drinking water (garden or grey water for firefighting) or drinking water. **It is important to note, that a combined tank of drinking water and water for firefighting purposes is not recommended.** It is required to be separated in accordance with section 4.2.3 of AS/NZS 3500.1:2018.

This requirement is necessary, as stagnant water may alter the quality of the drinking water and the emergency services, by law, may not be able to take water from the water supply to suppress a bushfire.

SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

**Pt LOT 9000 MOOLIABEENIE ROAD, GINGIN
SITE AND SOIL EVALUATION**

Prepared for

Regents WA Pty Ltd
125 Cambridge Street
WEST LEEDERVILLE WA 6007

Draft Report No. J23027a
8 January 2024

BAYLEY ENVIRONMENTAL SERVICES
30 Thomas Street
SOUTH FREMANTLE WA 6162

Sundowner Nominees Pty Ltd as trustee for the Bayley Cook Family Trust ABN 20 822 598 897
trading as Bayley Environmental Services

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1.0 INTRODUCTION

1.1 Background

Regents WA Pty Ltd proposes to subdivide Pt Lot 9000 Mooliabeenie Rd, Gingin for rural-residential use. The 3.76ha site is proposed to be subdivided into ten lots ranging in size from 3,100m² to 4,085m². All lots will employ on-site effluent disposal. Figure 1 shows the proposed plans of subdivision. Figure 2 shows an aerial view of the site and its surroundings.

Bayley Environmental Services was commissioned in October 2023 to prepare a Site & Soil Evaluation (SSE) for the proposed development. The SSE included:

- test pitting to up to 2.5m at eight locations across the site using a 600mm auger;
- constant-head permeability testing at 0.5m depth at five locations;
- site survey noting landforms, surface soils, hydrology and vegetation;
- collation of published information on landforms, soils and land capability; and
- assessment of the site's capability for effluent disposal in accordance with AS1547:2012 – *Onsite Domestic Wastewater Management* and the *Government Sewerage Policy 2019*.

1.2 Qualifications and Experience of Assessor

This Site & Soil Evaluation has been prepared by Phillip Bayley, an Environmental Scientist with 39 years' experience in the field including 34 years as a private consultant. Phillip Bayley has undertaken over 70 site & soil evaluations and land capability assessments for onsite effluent disposal since 2006.

The investigations and analyses presented in this report are in accordance with Australian Standard AS1547:2012 – *Onsite Domestic Wastewater Management* and the *Government Sewerage Policy 2019*.

2.0 EXISTING ENVIRONMENT

2.1 Climate

Gingin has a strongly seasonal rainfall, with most of the annual rain falling between May and September in association with winter cold fronts. Occasional heavy falls may occur from summer thunderstorms. The long-term average annual rainfall for RAAF Gingin (located 11km south-west of the site) is 637.7mm, of which 78% falls between the months of May and September.

Figure 2 shows a rainfall occurrence chart for RAAF Gingin.

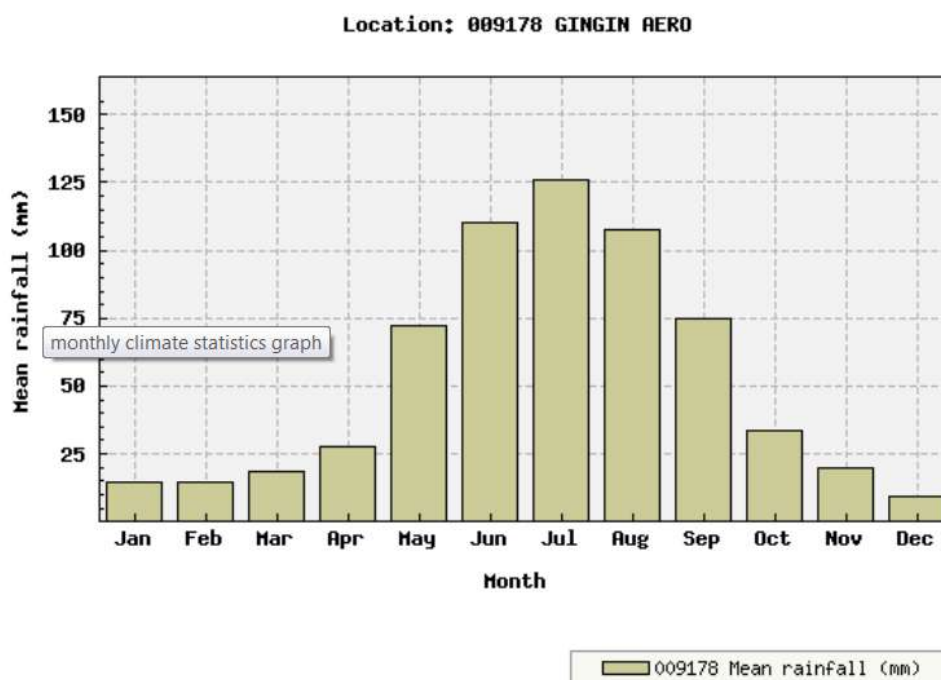


Figure 2 RAAF Gingin Mean Rainfall

2.2 Physiography

2.2.1 Topography

The site lies on a gentle, northwest to southwest-facing slope of a low hill, Moorgup Hill, on the southern fringe of the Gingin townsite. The elevation of the site ranges from 148m AHD at the eastern boundary to 138m AHD in the south-west corner. The slope

varies between 3.5% and 8%, averaging about 5% across the site. Figure 3 shows topographic contours over the site.

2.2.2 Geology and Soils

The Geological Survey of WA (Hocking *et al.*, 1975) maps the site as Colluvium (Qpo): a Quaternary-aged varicoloured (white-cream-brown), poorly sorted, poorly rounded sand which was formerly an eluvial (weathered in-situ) horizon overlying laterite that has been partly redistributed.

Test pitting to 2.5m at eight locations across the site (Figure 4) found a profile that generally matched the GSWA mapping, ranging from red sand to laterite. Appendix A shows soil logs from the test pits.

2.2.3 Acid Sulphate Soils

ASS-risk mapping by the DBCA is confined to the Swan Coastal Plain and does not extend to the site. The soils of the site are elevated and have had no marine influence.

Development of the site is not expected to involve any excavation deeper than about 2m (for installation of effluent systems) or dewatering. Any ASS present is therefore unlikely to be disturbed. No further ASS assessment is considered necessary.

2.2.4 Phosphorus Retention Index

The dark red sandy and lateritic soils of the site are expected to have a high to very high PRI.

2.2.5 Soil Permeability

Constant-head permeability tests in accordance with AS1547:2012 were carried out at 0.5m depth at five locations as shown on Figure 4. Appendix B shows the detailed test results.

The tests gave saturated hydraulic conductivities (Ks) ranging from moderate (0.8m/day) to very high (12m/day), with an average of 6.54m/day and a median of 6.3m/day.

2.2.6 Soil Categories

The results of the test pits and infiltration tests suggest that the soils of the site belong to the following soil categories, as described in Australian Standard AS1547:2012 and the Government Sewerage Policy:

<i>Lot No. (Figure 1)</i>	<i>Soil Category</i>
1	3 (loam)
2	3 (loam)
3	4 (clay loam)
4	3 (loam)
5	1 (sand) / 3 (loam)
6	1 (sand)
7	1 (sand)
8	1 (sand) / 2 (sandy loam)
9	2 (sandy loam)
10	2 (sandy loam)

2.3 Hydrology

2.3.1 Surface Drainage

There is no defined surface drainage on the site. The sandy surface soils of the site would produce runoff only over short distances under very heavy rainfall conditions.

The nearest surface hydrological feature is a seasonal drainage line in a paddock about 200m north-east of the site on the other side of Mooliabeenie Road. This drainage line flows north into Gingin Brook, which flows east to west about 1.3km north of the site

2.3.2 Groundwater

There is no published groundwater information available for the subject land. Mapping by the DWER at the edge of the Swan Coastal Plain about 3km south of the site suggests that the minimum groundwater table level at the site could be about 75m AHD, implying a depth to groundwater of about 60m. No groundwater was encountered during the test pitting.

2.4 Wetlands

There are no wetlands on or near the subject land. The nearest mapped wetland is Gingin Brook, which is mapped by the DBCA as Conservation Category palusplain. The drainage line north-east of the site (Section 2.3.2) is fringed by low-lying and seasonally saturated ground that would be regarded as palusplain, but is not mapped by the DBCA. The saturated area is more than 100m from the site.

2.5 Statutory and Policy Constraints

The site is not within a Sewage Sensitive Area (SSA), Public Water Supply Area (PWSA) or Underground Water Pollution Control Area (UWPCA).

3.0 ON-SITE EFFLUENT DISPOSAL

3.1 Site Capability

The capability of the site to support on-site effluent disposal has been assessed against the criteria set out in AS1547:2012. Table 3.1 summarises the AS1547:2012 factors and the degree to which they are satisfied by the site.

Table 3.1 On-site Effluent Disposal Capability

<i>Factor</i>	<i>Criterion</i>	<i>Site Characteristics</i>	<i>Complies</i>
Slope	<20%	<8%	Yes
Groundwater depth	>1.5m below discharge point	Estimated 60m	Yes
Soil permeability (Ks)	>0.06 m/day	0.8-12m/day	Yes
Soil PRI	>15	Expected high	Yes
Distance from surface watercourses and significant wetlands	>100m	>100m	Yes
Lot area	2,000m ²	Minimum 2,500m ²	Yes
Inundation and flooding	Not subject to inundation or flooding in a 10% AEP (1 in 10 year) rainfall event	Not susceptible to flooding	Yes

This Site & Soil Evaluation has shown that the site is suitable for on-site effluent disposal in accordance with the criteria set out in AS1547:2012.

3.2 Effluent System Conceptual Design

Effluent treatment and disposal may be achieved by:

- a conventional septic tank and twin leach drain system;
- septic tanks with modified (nutrient-removing) leach drains (e.g. Filtrex);
- an aerobic treatment unit (ATU) with leach drains; or
- an ATU with subsoil drip or surface spray irrigation.

Septic systems have the advantage of being relatively cheap to install and operate. They also can be gravity-fed (site layout permitting), and the disposal area may be used for low-impact recreation including walking, children's play areas etc. Maintenance of septic tank/leach drain systems consists of turning a diverter valve every six to twelve months to switch between leach drains, and infrequent (generally every four to ten years, depending on use) desludging of the septic tanks. The leach drains may be of the conventional (chamber) or flatbed type.

Modified leach drain systems use a conventional septic tank but the leach drain is surrounded by an amended soil (such as bauxite residue) and enclosed in an impermeable membrane, so that the effluent flow from the leach drain is directed up through the amended soil before exiting at the top of the membrane. These systems can be installed closer to the water table. Their main advantage is their ability to remove up to 95% of phosphorus from the effluent. Modified leach drains are more expensive to purchase and install but their operation and maintenance are essentially the same as for conventional septic systems. Modified leach drains are generally not necessary on sites with good clearance to groundwater and high-PRI soils.

Aerobic treatment units (ATUs) are essentially small wastewater treatment plants, with multiple chambers operated by electric pumps and, in some cases, disinfection and chemical dosing. They produce a higher quality of effluent than septic tanks, although not as high as modified leach drain systems. Treated ATU effluent can be disposed of by leach drains or by subsoil or surface irrigation (with disinfection). Irrigation requires a similar total depth of soil to flatbed leach drains but a larger area. ATUs coupled with leach drains require the least area for effluent disposal.

The disadvantages of ATUs are:

- they are more expensive than septic systems to purchase, install and operate;
- they require regular (generally every three months) maintenance by a qualified person; and
- they require inputs of power for the operation of the ATU and pressure distribution of the treated effluent.

The default size for a land application area specified by the GSP outside of sewage sensitive areas is based on the use of septic tanks with conventional leach drains, which requires the greatest area of the available options. The smallest area is required by secondary treatment (ATU) systems with flatbed leach drains.

3.3 Land Application Areas

Table 3.2 summarises the required land application areas for a five-bedroom house with six occupants on Category 1-4 soils, as set out in Schedule 2 Table 3 of the GSP.

Table 3.2 Land Application Areas

<i>Soil Category</i>	<i>Land Application Area (m²)</i>	
	<i>Primary Treatment (inc. setbacks)</i>	<i>Secondary Treatment (exc. setbacks)</i>
1	339	180
2	339	180
3	429	225
4	620	257

The soil tests show that effluent treatment and disposal may be carried out using primary treatment (e.g. septic tanks/leach drains). Individual landowners may choose to use secondary treatment systems in order to reduce the size of the land application area required. The remainder of this report is based on the use of septic tanks and flatbed leach drains.

Leach drains are normally arranged in equal-length pairs, with a 1.8m separation between them. A diverter valve between the leach drains is switched every six to twelve months to rest each leach drain in turn.

Table L1 of AS1547:2012 recommends varying design loading rates (DLR) depending on the soil category and permeability. The DLR forms the basis for determining the length of leach drain required. Table 3.3 summarises the recommended DLR and system configuration for each lot on the site, based on AS1547:2012 and the site tests. Appendix C shows the detailed sizing calculations.

Table 3.3 System Sizing

<i>Lot No.</i>	<i>Soil Category</i>	<i>Default LAA (m²)</i>	<i>Recommended DLR (mm/day)</i>	<i>Recommended Configuration</i>	<i>System Size (m² inc. setbacks)</i>
1	3	429	20	2 x 9.4m leach drains	127
2	3	429	15	2 x 12.5m leach drains	158
3	4	620	10	2 x 18.8m leach drains	219
4	3	429	10	2 x 18.8m leach drains	219
5	3	429	15	2 x 12.5m leach drains	158
6	1	339	20	2 x 9.4m leach drains	127
7	1	339	20	2 x 9.4m leach drains	127
8	1	339	20	2 x 9.4m leach drains	127
9	2	339	20	2 x 9.4m leach drains	127
10	2	339	15	2 x 12.5m leach drains	158

Figure 5 shows the footprints of the default LAAs and the recommended systems using flatbed leach drains on each lot. The figure shows that each of the lots has sufficient unconstrained area to accommodate the default LAA and other site developments. The locations of the LAAs are not critical and may be varied to suit the requirements of individual lot developers. Detailed sizing and siting of the LAA for each lot will be required at the building approval stage based on the size of house proposed and the method of disposal to be used.

4.0 CONCLUSION

This Site and Soil Evaluation has found that the subject site is capable of supporting on-site effluent disposal in accordance with the Government Sewerage Policy. Specifically:

- The size of the proposed lots exceeds the minimum lot size specified by the GSP.
- All proposed lots have sufficient area more than 100m from the nearest watercourse to accommodate a land application area.
- The soils have suitable slope, permeability, PRI and depth to groundwater to support effluent disposal without soil modification or filling.
- The site is not susceptible to flooding in a 1-in-10 year event.

5.0 REFERENCES

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Hocking R.M., Marcos G.W. and Archer R.H. (1975). *Gingin Urban Geology Sheet 2035 II. 1:50,000 Urban Geology Series*. Geological Survey of Western Australia, Perth.

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Mory A.J., Haig D.W., McLoughlin S. and Hocking R.M. (2005). *Geology of the Northern Perth Basin, Western Australia – A Field Guide*. Record 2005/9, Department of Industry & Resources, Perth.

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Figures



Figure 1

PROPOSED PLAN
OF SUBDIVISION

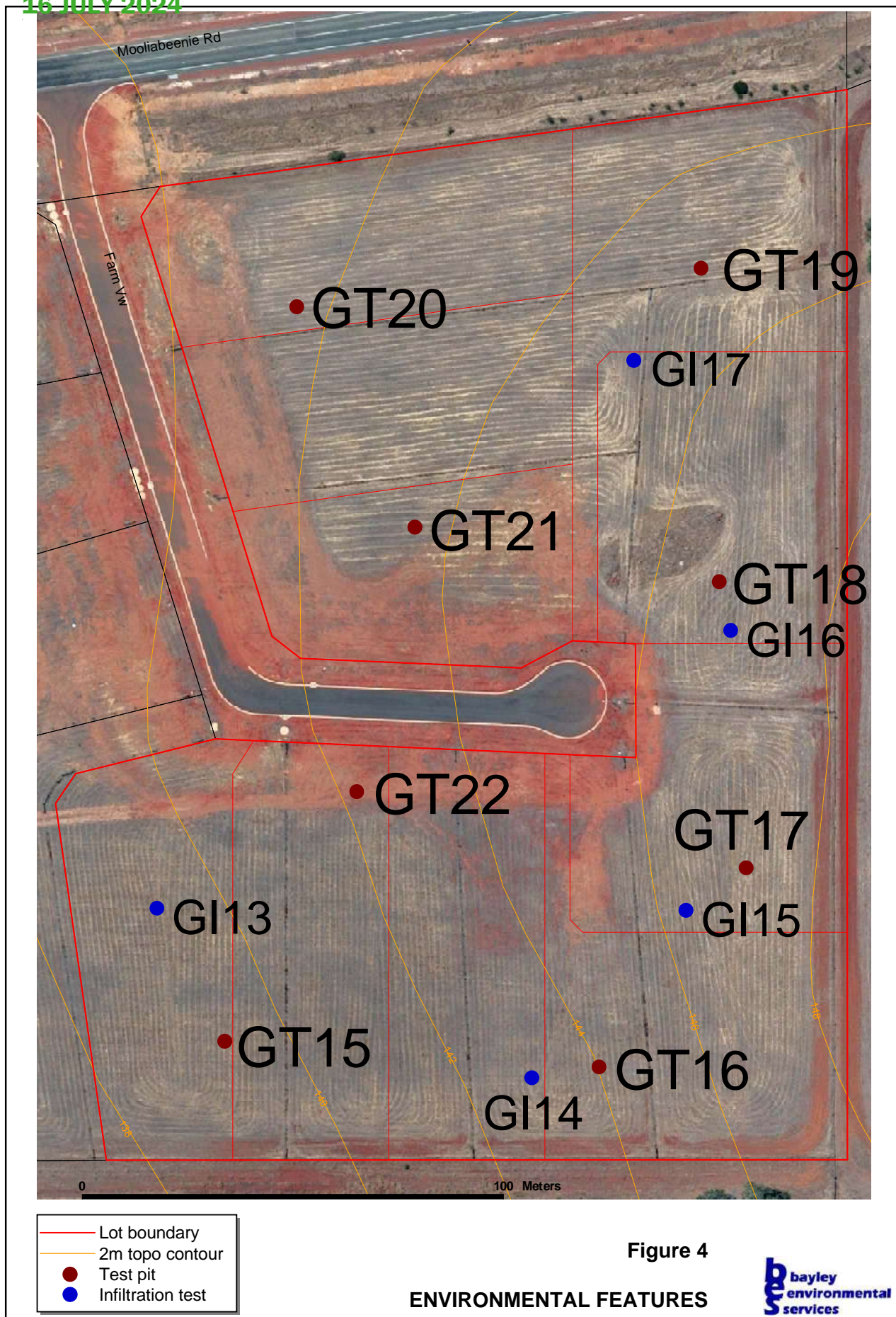




Vertical exaggeration: 3x

Figure 2

THE SITE AND SURROUNDINGS



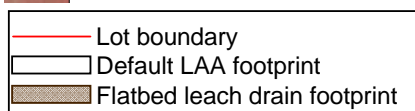


Figure 5

LAND APPLICATION AREAS

Appendix A

Soil Logs

PROJECT NUMBER:	J23027
SITE ID:	GT15
EASTING:	396451
NORTHING:	6529918
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	2.4
REFUSAL (Y/N):	N
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.4	Brown sandy loam with occasional ironstone rocks to 200mm		
0.4 - 1.5	Red-brown gravelly sandy loam	GT15	1
1.5 - 2.4	Red-brown to orange-brown poorly structured clay loam		



SOIL PROFILE LOG

PROJECT NUMBER:	J23027
SITE ID:	GT16
EASTING:	396540
NORTHING:	6529912
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	2.4
REFUSAL (Y/N):	N
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 2.4	Red sand	GT16	2




PROJECT NUMBER:	J23027
SITE ID:	GT17
EASTING:	396575
NORTHING:	6529959
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	2.3
REFUSAL (Y/N):	N
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 2.3	Red sand		



PROJECT NUMBER:	J23027
SITE ID:	GT18
EASTING:	396569
NORTHING:	6530027
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	2.4
REFUSAL (Y/N):	N
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-



PROJECT NUMBER:	J23027
SITE ID:	GT19
EASTING:	396564
NORTHING:	6530101
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	1.0
REFUSAL (Y/N):	Y
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.3	Brown gravelly sandy loam		
0.3 - 0.6	Dark brown gravelly loam with laterite boulders to 500mm		
0.6 - 0.9	Red/dark green banded well structured clay intermixed with laterite boulders		
0.9 - 1.0	Dark green-grey clay		
1	Refusal on laterite(?)		



PROJECT NUMBER:	J23027
SITE ID:	GT20
EASTING:	396468
NORTHING:	6530092
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	2.3
REFUSAL (Y/N):	N
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 -	Dark red-brown loamy sand		
1	Orange/brown mottled clayey sand		
1.5 - 1.6	Orange/grey mottled moderately hard sandy clay, well structured		
1.6 - 1.8	Orange sandy clay, poorly structured		
1.8 - 2.0	Orange/red mottled sandy clay, moderately structured		
2.0 - 2.3	Light orange sandy clay	GT20	2.2



PROJECT NUMBER:	J23027
SITE ID:	GT21
EASTING:	396496
NORTHING:	6530040
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	1.1
REFUSAL (Y/N):	Y
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 0.3	Red loamy sand		
0.3 - 0.9	Red/green-brown mottled loamy clay		
0.9 - 1.1	Grey/orange layered very fine grained siltstone?	GT21	1.1
1.1	Refusal on rock		



PROJECT NUMBER:	J23027
SITE ID:	GT22
EASTING:	396483
NORTHING:	6529977
METHOD:	600mm auger
TOTAL DEPTH (mbgl):	1.7
REFUSAL (Y/N):	Y
DATE:	17/10/2023
DEPTH TO WATER (mbgl)	-

SOIL PROFILE		SAMPLE DATA	
DEPTH (m)	SOIL DESCRIPTION	SAMPLE ID	INTERVAL (m)
0 - 1.0	Brown gravelly sandy loam with rocks to 150mm		
1.0 - 1.7	Orange/brown/grey mottled loamy clay, moderately well structured, with ironstone nodules to 20mm		
1.7	Refusal on laterite		



Appendix B

Infiltration Test Results

**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

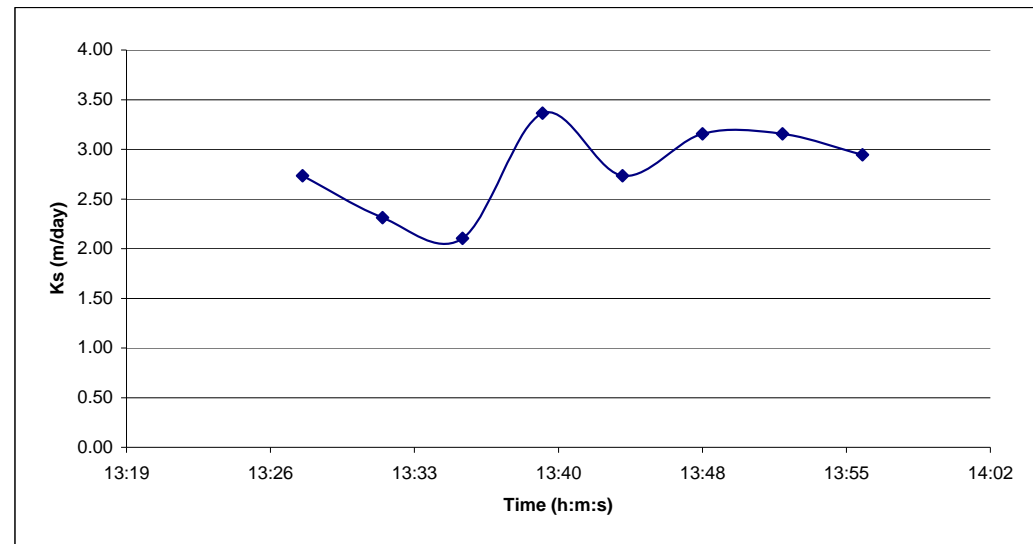
**APPENDIX
14.1.5**

SOIL PERMEABILITY TEST

Site No.	GI13	Brown gravelly loam
Date	29/11/23	
Easting	396435	
Northing	6529950	
Depth	0.4	

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
13:24:00	34.9		
13:28:00	33.6	1.3	2.73
13:32:00	32.5	1.1	2.31
13:36:00	31.5	1	2.10
13:40:00	29.9	1.6	3.37
13:44:00	28.6	1.3	2.73
13:48:00	27.1	1.5	3.16
13:52:00	25.6	1.5	3.16
13:56:00	24.2	1.4	2.94
		24.2	

H = 25
r = 4.5



Ks = 2.8 m/day

**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

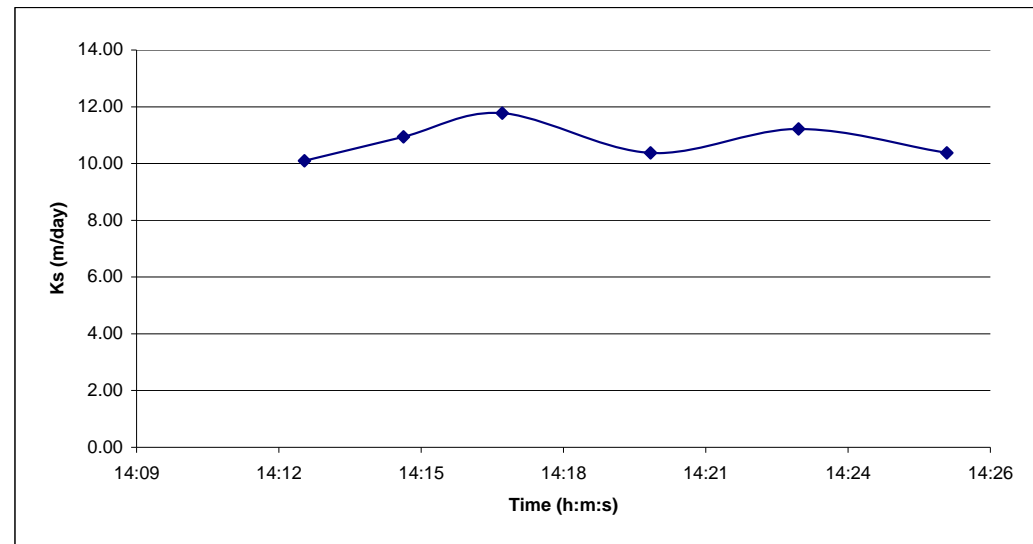
**APPENDIX
14.1.5**

SOIL PERMEABILITY TEST

Site No.	GI14	Red sand
Date	29/11/23	
Easting	396524	
Northing	6529909	
Depth	0.5	

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
14:11:00	36.7		
14:13:00	34.3	2.4	10.10
14:15:00	31.7	2.6	10.94
14:17:00	28.9	2.8	11.78
14:20:00	25.2	3.7	10.38
14:23:00	21.2	4	11.22
14:26:00	17.5	3.7	10.38
		17.5	

H =	25
r =	4.5



Ks = 10.8 m/day

**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

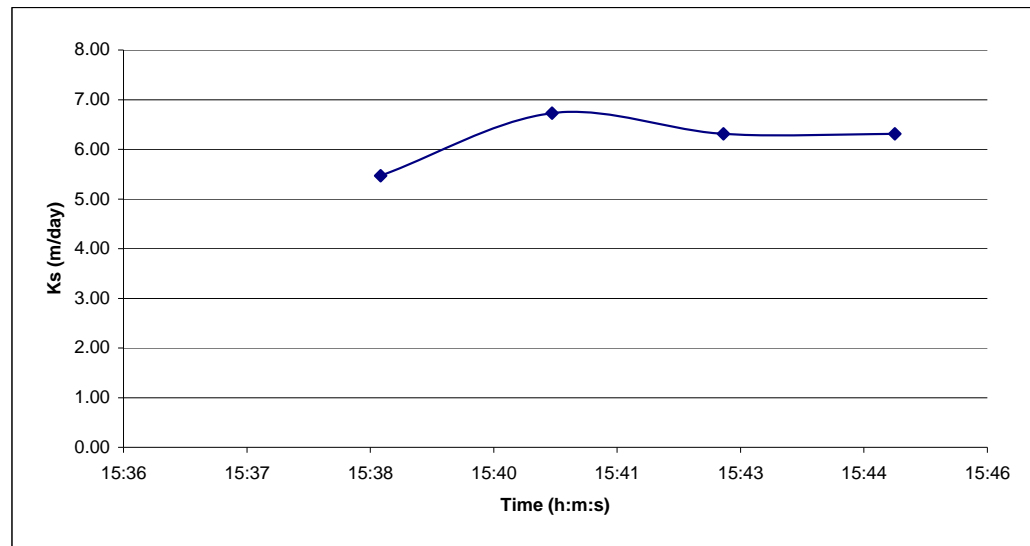
**APPENDIX
14.1.5**

SOIL PERMEABILITY TEST

Site No.	GI15	Red sand
Date	29/11/23	
Easting	396561	
Northing	6529949	
Depth	0.5	

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
15:37:00	24.1		
15:39:00	22.8	1.3	5.47
15:41:00	21.2	1.6	6.73
15:43:00	19.7	1.5	6.31
15:45:00	18.2	1.5	6.31
		18.2	

H =	25
r =	4.5



Ks = 6.3 m/day

**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

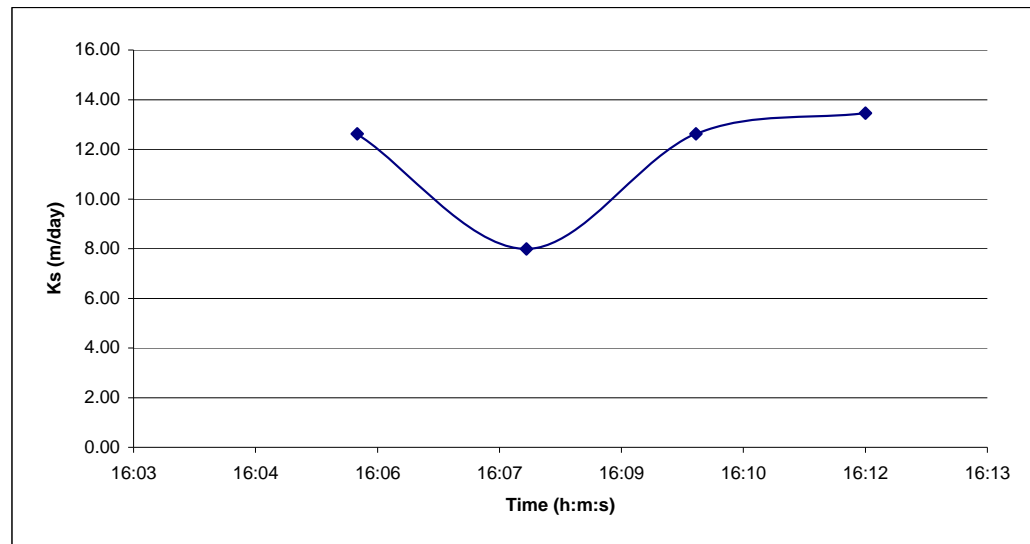
**APPENDIX
14.1.5**

SOIL PERMEABILITY TEST

Site No.	GI16	Red sand
Date	29/11/23	
Easting	396571	
Northing	6530015	
Depth	0.5	

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
16:04:00	39.1		
16:06:00	36.1	3	12.62
16:08:00	34.2	1.9	7.99
16:10:00	31.2	3	12.62
16:12:00	28	3.2	13.46
		28	

H =	25
r =	4.5



Ks = 12 m/day

**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

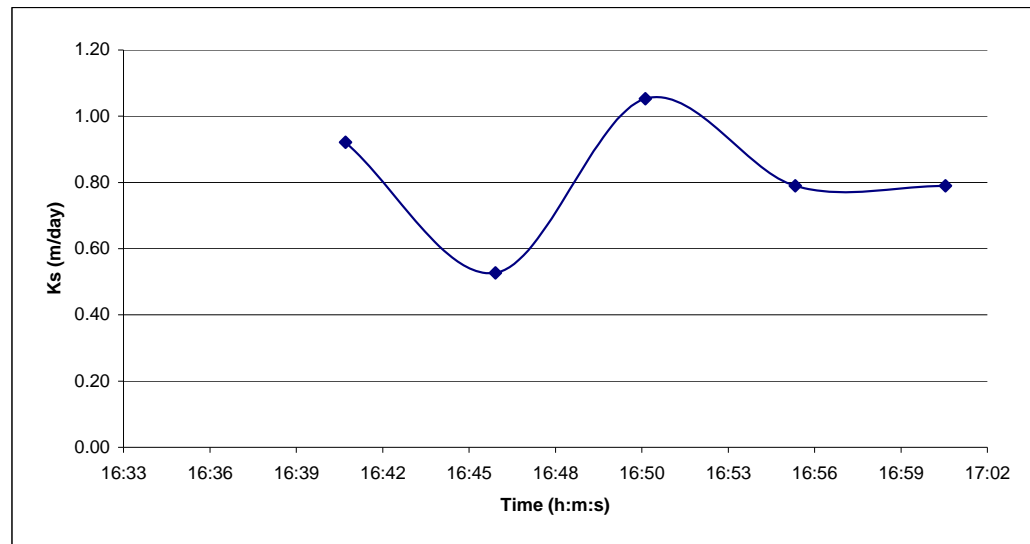
**APPENDIX
14.1.5**

SOIL PERMEABILITY TEST

Site No.	GI17
Date	29/11/23
Easting	396548
Northing	6530079
Depth	0.5

Time (h:m:s)	Weight (kg)	Change in Weight (kg)	Ks (m/d)
16:36:00	19.6		
16:41:00	18.9	0.7	0.92
16:46:00	18.5	0.4	0.53
16:51:00	17.7	0.8	1.05
16:56:00	17.1	0.6	0.79
17:01:00	16.5	0.6	0.79
		16.5	

H = 30
r = 4.5



Ks = 0.8 m/day

Appendix C

Effluent Generation and System Sizing

MINUTES ORDINARY COUNCIL MEETING 16 JULY 2024

APPENDIX 14.1.5

EFFLUENT GENERATION AND SYSTEM SIZING

	Population	Effluent lpd	
			0
			0
Residents	6	150	900
	0		0
Daily flow			900

SEPTIC TANK SIZING

Reserve capacity	1820
Daily flow	900
Total capacity	2720

FLATBED LEACH DRAIN SIZING - WITH SEPTIC

DLR	20 mm/day								
Infiltrative area required	45 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	48 litres/day								
Length of LD required	19 m (	1.5	x	12.5 m or	2	x	9.4	m)	
Total width - parallel (including boundary setbacks)	9.8 m								
Total area - parallel (including boundary setbacks)	127 m2								

DLR	15 mm/day								
Infiltrative area required	60 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	36 litres/day								
Length of LD required	25 m (	2.0	x	12.5 m or	2	x	12.5	m)	
Total width - parallel (including boundary setbacks)	9.8 m								
Total area - parallel (including boundary setbacks)	158 m2								

DLR	10 mm/day								
Infiltrative area required	90 m2								
Leach drain infiltrative width	2.4 m								
Leach drain external width	2.5 m								
Effluent per m	24 litres/day								
Length of LD required	38 m (	3.0	x	12.5 m or	2	x	18.8	m)	
Total width - parallel (including boundary setbacks)	9.8 m								
Total area - parallel (including boundary setbacks)	219 m2								



Your Ref :
Enquiries : Helen Griffiths (Ph 9264 7964)

Chief Executive Officer
Shire of Gingin
7 Brockman Street
GINGIN WA 6503

SHIRE OF GINGIN	
SCAN #	.....
RECEIVED	
- 5 MAR 2010	
DOC #	ICP111102
FILE #	LND206
OFFICER	RB

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 140468

Planning and Development Act 2005

Applicant	: A J Marsh Pty Ltd P O Box 355 GOSNELLS WA 6990
Owner	: Roy Weston Corporate Pty Ltd, Grosvenor Equities Pty Ltd & Kelly Lorraine Porter P O Box 1125 WEST LEEDERVILLE WA 6901
Application Receipt	: 17 August 2009

Lot number	: 507, 508
Location	: -
Diagram/Plan	: Plan 21284
C/T Volume/Folio	: 2067/337, 2067/338
Street Address	: Cockram Road, Gingin
Local Government	: Shire of Gingin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 17 August 2009 once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 26 February 2014 or this approval no longer will remain valid.



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any site works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION:

1. Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. (Local Government)
2. The cul-de-sac heads being designed and constructed to the satisfaction of the local government. (Local Government)
3. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)
4. The battleaxe accessway(s) being constructed and drained at the applicant/owner's cost to the specifications of the local government. (Local Government)
5. Pursuant to section 129BA of the Transfer of Land Act (as amended), a restrictive covenant preventing motor vehicle access onto Honeycomb Road benefiting the local government being lodged on the Certificates of Title of proposed Lots 71, 75 and 86 at the full expense of the applicant. notice of this restriction is to be included on the Deposited Plan. (Local Government)
6. The intersection of the subdivisional road and Honeycomb Road being designed to the specifications of the Shire of Gingin and the satisfaction of the Western Australian Planning Commission. (Local Government)
7. The land being filled and/or drained at the subdivider's cost to the satisfaction of the Western Australian Planning Commission and any easements and/or reserves necessary for the implementation thereof, being granted free of cost. (Local Government)

Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.planning.wa.gov.au>
ABN 35 482 341 493



8. The land is to be provided with an adequate outlet drainage system at the applicant/owner's cost. (Local Government)
9. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)
10. A Fire Management Plan being prepared and implemented to the specifications of the local government and the Fire and Emergency Services Authority. (Local Government)
11. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)
12. The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
13. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation. (Local Government)
14. The preparation and implementation of a revegetation plan to the specifications of the Shire of Gingin. (Local Government)
15. An area(s) of land at least 10% of the gross subdivisible area, in a position to be agreed with the WAPC, being shown on the Deposited Plan as a "Reserve for Recreation" and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.
16. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the removal, relocation and/or replacement of electricity supply infrastructure, including plant and equipment, located on or near the lots shown on the approved plan. (Western Power)

ADVICE TO APPLICANT:

1. The approval to subdivide issued by the WAPC should not be construed as an approval to commence development on any of the lots proposed. Approval to Commence Development may be required to be issued by the local government.
2. With regard to Condition 9, Water Corporation policy and practice for the locality may involve the provision of land (for plant and works), easements and/or the payment of financial contributions towards infrastructure. You are advised to contact the Water Corporation.
3. With regard to Condition 11, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.

Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.planning.wa.gov.au>
ABN 35 482 341 493



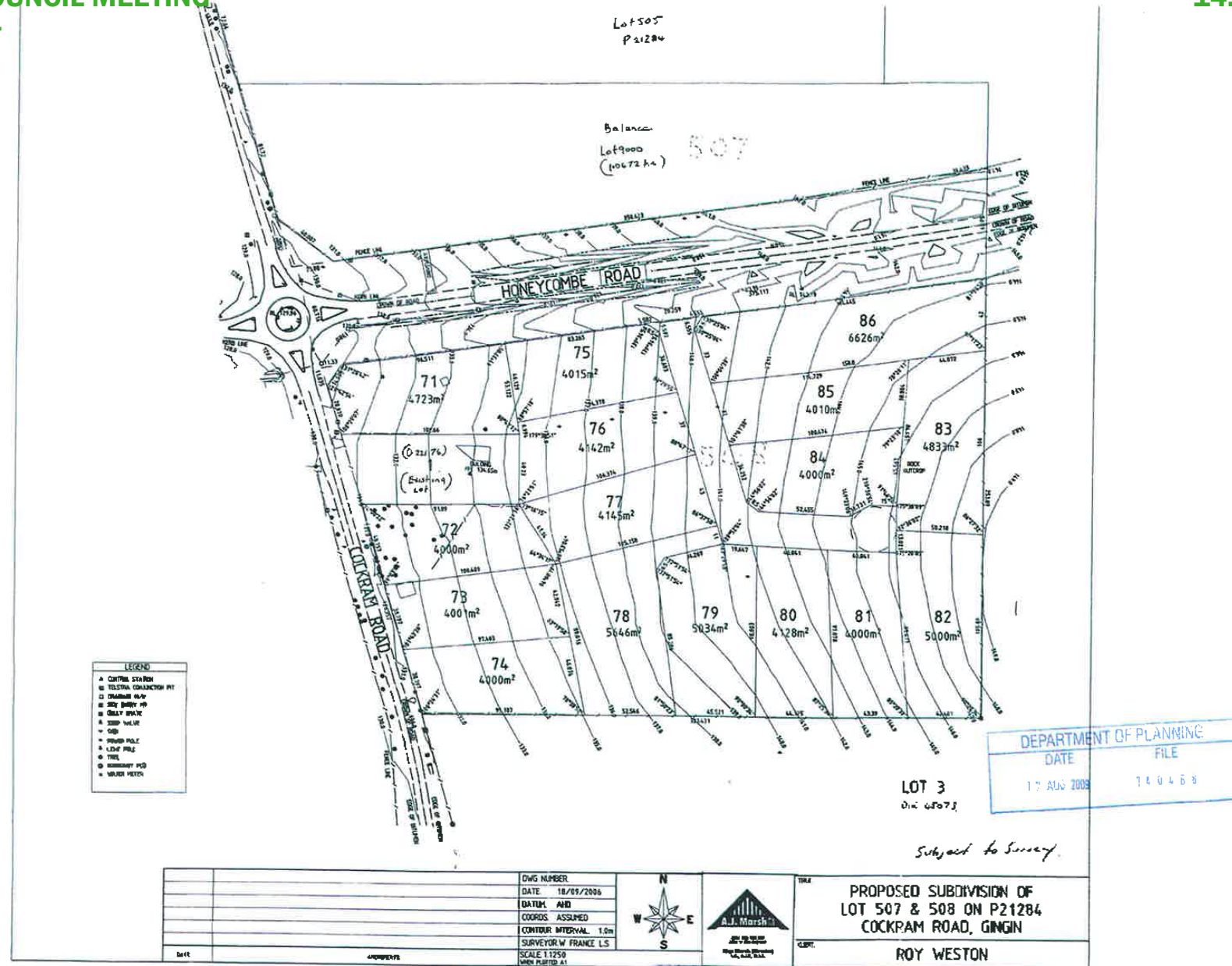
4. With regard to Condition 12, the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.
5. With regard to Condition 15, provisions of Section 153 of the *Planning and Development Act 2005* provide that arrangements can be made, subject to further approval of the WAPC, for a cash-in-lieu contribution by the applicant/owner to the local government.

A handwritten signature in dark ink, appearing to read "Tony Evans".

Tony Evans
Secretary
Western Australian Planning Commission
26 February 2010

MINUTES ORDINARY COUNCIL MEETING 16 JULY 2024

APPENDIX 14.1.6





Your Ref : -
Enquiries : Grady O'Brien (Ph 6551 9784)



Doc No: ICP170401
File: LND/663
Date: 08 APR 2015
Officer: PLANNING;AL:JH

Chief Executive Officer
Shire of Gingin
7 Brockman Street
GINGIN WA 6503

**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 151266

Planning and Development Act 2005

Applicant	: Peter Cann Development Consulting P O Box 793 FREMANTLE WA 6959
Owner	: Kelley Lorraine Porter 46 Ord Street NEDLANDS WA 6009, Grosvenor Equities Pty Ltd P O Box 60 CLAREMONT WA 6910, Roy Weston Corporate Pty Ltd 125 Cambridge Street WEST LEEDERVILLE WA 6007
Application Receipt	: 7 January 2015

Lot Number	: 9000
Diagram / Plan	: DP 57102
Location	: -
C/T Volume/Folio	: 2750/940
Street Address	: Mooliabeenee Road, Gingin
Local Government	: Shire of Gingin

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 07 January 2015 once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 31 March 2019 or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 9000; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: corporate@planning.wa.gov.au; web address <http://www.planning.wa.gov.au>
ABN 35 482 341 493



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

1. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
2. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
3. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
4. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto Mooliabeenee Road being lodged on the certificate of title of the proposed Lot 86 at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of the Shire of Gingin, in accordance with the plan dated 26 March 2015 (attached) and the covenant is to specify:

"No vehicular access is permitted from Mooliabeenee Road." (Local Government)
5. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's *Liveable Neighbourhoods* policy and DC 1.7 *General Road Planning*. (Local Government)



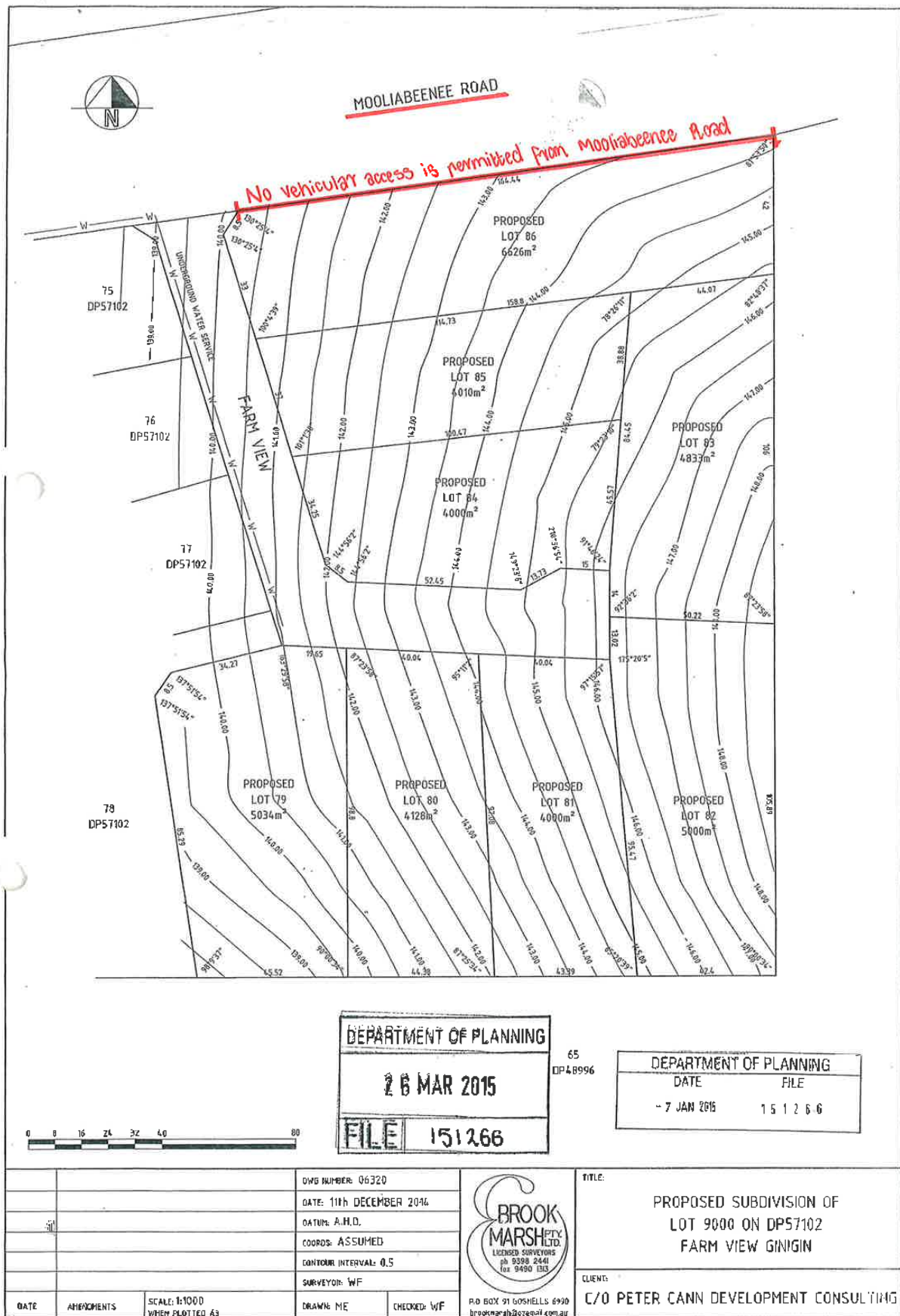
6. The Farm View road reserve being set out on a separate diagram or plan of survey (deposited plan) and transferred free of cost to the local government for road purposes and without any payment of compensation. (Local Government)
7. A minimum ten per cent of subdivisible area, in a position to be agreed with the Western Australian Planning Commission, being shown on the diagram or plan of survey (deposited plan) as a reserve for parks and recreation and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown. (Local Government)
8. The land being filled, stabilised, drained and/or graded as required to ensure that:
 - a) lots can accommodate their intended development; and
 - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting; and
 - c) stormwater is contained on-site, or appropriately treated and connected to the local drainage system.(Local Government)

ADVICE:

1. In regard to Condition 1, Western Power provides only one underground point of electricity supply per freehold lot.
2. In regard to Condition 3, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
3. With regard to Condition 7, provisions of section 153 of the *Planning and Development Act 2005* provide that arrangements can be made, subject to further approval of the Western Australian Planning Commission, for a cash-in-lieu contribution by the landowner/applicant to the local government.

A handwritten signature in dark ink, appearing to read "Tim Hillyard".

Tim Hillyard
Secretary
Western Australian Planning Commission
31 March 2015





Your Ref :
Enquiries : Daniel Stevens (Ph 9264 7609)

Chief Executive Officer
Shire of Gingin
7 Brockman Street
GINGIN WA 6503

SHIRE OF GINGIN
SCAN #
RECEIVED
22 AUG 2005
DOC # JAP53413
FILE # LND 206
OFFICER AVL

A4673.

Application No : 127604

Town Planning And Development Act (as amended)

Applicant	: Peter Cann Development Consulting Unit 4, 1 Howard Street FREMANTLE WA 6160
Owner	: K Porter, Capital Consultant Services Pty Ltd & Roy Western Corporate Pty Ltd 4 / 1 Howard Street FREMANTLE WA 6160
Application Receipt	: 09 March 2005

Lot number	: 507 & 508
Location	: 103, 351 & 3108
Diagram/Plan	: 21284
C/T Volume/Folio	: 2067/336
Street Address	: Cockram Road, Gingin
Local Government	: Shire of Gingin

The WAPC has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 9 March 2005 once the condition(s) set out have been fulfilled.

This decision is valid for three years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 17 August 2008 this approval no longer will remain valid.

SIGHTED
DATE: 26/8/05
INITIAL: [Signature]

Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any site works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION:

1. Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. (Local Government)
2. The cul-de-sac head being designed to the satisfaction of the Western Australian Planning Commission. (Local Government)
3. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision. (Local Government)
4. The battleaxe accessway(s) being constructed and drained at the applicant/owner's cost to the specifications of the local government. (Local Government)
5. Pursuant to section 129BA of the Transfer of Land Act (as amended), a restrictive covenant preventing motor vehicle access onto Honeycomb Road benefiting the local government being lodged on the Certificates of Title of proposed Lots 1, 2 and 6, at the full expense of the applicant. (Local Government)
6. The intersection of the subdivisional road and Honeycomb Road being design to the specifications of the Shire of Gingin and to the satisfaction of the Western Australian Planning Commission. (Local Government)



7. The land is to be provided with an adequate outlet drainage system at the applicant/owner's cost. (Local Government)
8. Such drainage easements as may be required by the Local Government being provided free of cost. (Local Government)
9. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)
10. A detailed plan demonstrating the location and capacity of fire emergency infrastructure, including hydrants, is to be prepared and implemented to the specifications of the Water Corporation and the Fire and Emergency Services Authority. (Water Corporation)
11. Suitable arrangements being made with Western Power for the provision of an electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)
12. Suitable arrangements being made with Western Power for the removal and relocation of electricity supply infrastructure, including plant and equipment, located on or near the lots shown on the approved plan. (Western Power)
13. The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
14. The preparation and implementation of a revegetation plan to the specifications of the Shire of Gingin and to the satisfaction of the Western Australian Planning Commission. (Local Government)
15. An area of land equivalent to ten percent of the gross subdividable area, in a position to be agreed with the WAPC, being shown on the Deposited Plan as a "Reserve for Recreation" and vested in the Crown under section 20A of the Town Planning and Development act, such land to be ceded free of cost and without any payment of compensation by the Crown.
16. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation. (Local Government)

ADVICE TO APPLICANT:

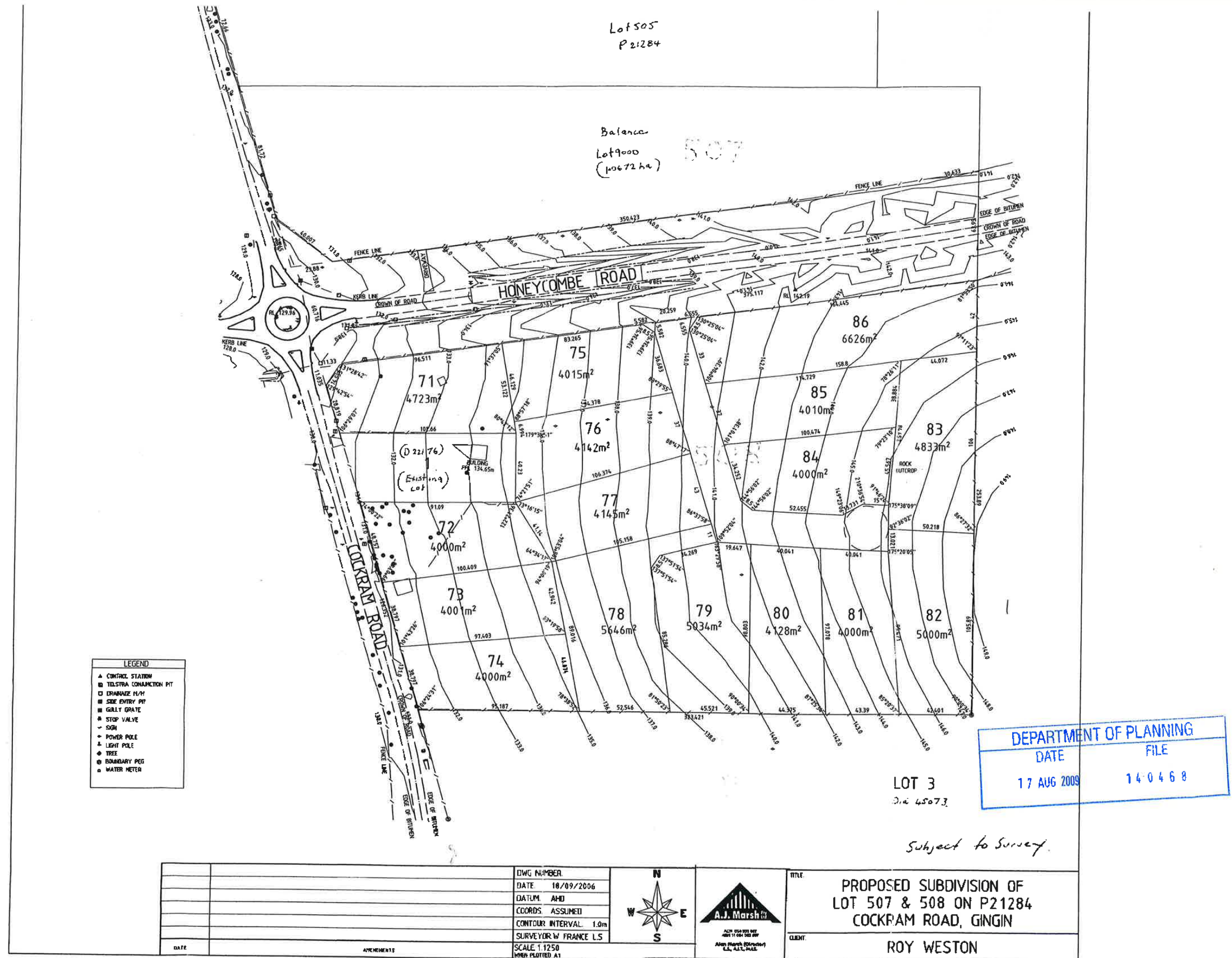
1. The approval to subdivide issued by the WAPC should not be construed as an approval to commence development on any of the lots proposed. Approval to Commence Development may be required to be issued by the local government.

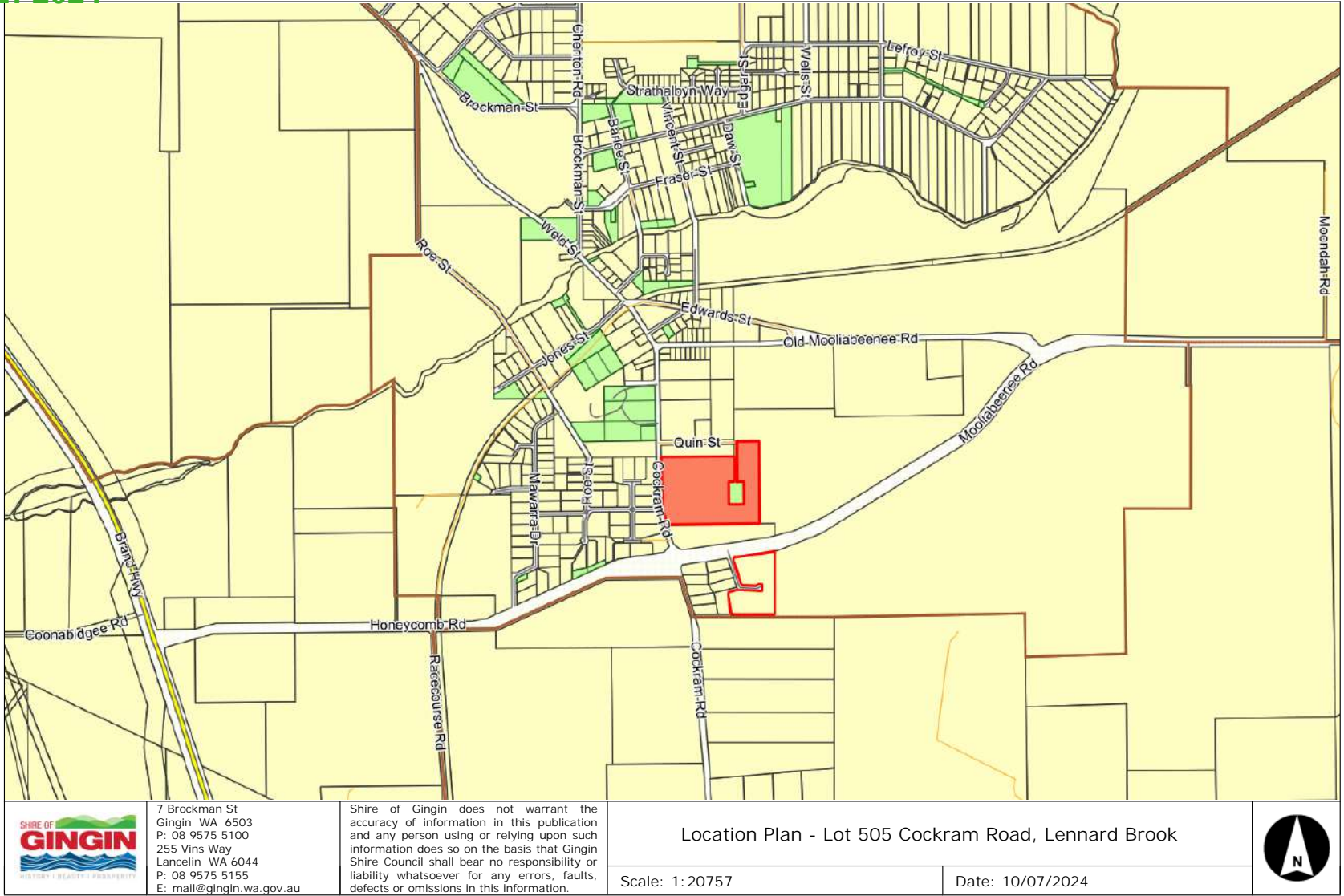


2. In respect to Condition 6, the applicant and the Shire of Gingin are advised to seek the advice of Main Roads Western Australia regarding the design of the intersection. Due to its location and the heavy haulage route status of Honeycomb Road special intersection treatments may be required.
3. With regard to Condition 15, the WAPC hereby approves of a cash-in-lieu contribution in accordance with section 20C of the Town Planning and Development Act, 1928.

Simone Wood

for R N Stokes
Acting Secretary
Western Australian Planning Commission
17 August 2005





14.2 TEMPORARY WITHDRAWAL OF CAVEAT - 276 AURISCH ROAD, BOONANARRING

File	BLD/2779
Applicant	Donovan Farrell
Location	Lot 12 Aurisch Road, Boonanarring
Owner	Donovan Farrell and Patricia Farrell
Zoning	General Rural
WAPC No	NA
Author	James Bayliss - Executive Manager Regulatory and Development Services
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	Nil

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider authorising the temporary withdrawal of a caveat (N830720) lodged against the Certificate of Title for Lot 12 (276) Aurisch Road, Boonanarring.

BACKGROUND

The Shire previously entered into a Deed of Agreement (DoA) for road upgrade and maintenance contributions of Aurisch Road in relation to an approved Composting Facility on the subject land.

The operator has fulfilled its commitments under the Deed to date and no breach has been identified. Clause 7.4 – Withdrawal of Caveat of the Deed outlines the circumstances under which the Shire is required to consent to lifting of the caveat. The applicants' request is consistent with clause 7.4.

The operator is in the process of changing its banking institution and transferring the loan facility. For this change to be processed, the temporary withdrawal of Caveat N830720 which secures the provisions of the road upgrade and maintenance deed is necessary. Once the loan transfer has taken place, the caveat will be relodged over the landholding.

A copy of the Deed is provided (**see confidential appendices**).

COMMENT

Policy 2.33 – Execution of Documents

This policy establishes guidelines for the execution of documents and the application of the Shire of Gingin Common Seal, in accordance with s.9.49A of the *Local Government Act 1995*.

Section 9.49A of the *Local Government Act 1995* requires that, in order for a document to be executed by a local government, there must either be:

1. *A Council resolution to:*
 - a. *apply the Common Seal to that particular document; or*
 - b. *permit the application of the Seal to a range of documents which includes the document in question; or*
2. *A Council resolution authorising the Chief Executive Officer or another employee, or an agent of the Shire, to sign documents on behalf of the Shire.*

The withdrawal of a caveat is classified as a category 1B document under the Act?, which means that although a specific Council resolution to affix the Seal is not required, a Council decision is still required sanctioning a particular course of action that results in the document requiring execution. In this instance, the course of action is to withdraw the caveat.

Summary

The officer recommends that Council authorise the temporary withdrawal of the caveat.

STATUTORY/LOCAL LAW IMPLICATIONS

Local Government Act 1995
Part 9 – Miscellaneous provisions
Division 3 – Documents
Section 9.49A – Execution of documents

POLICY IMPLICATIONS

Policy 2.33 – Execution of Documents

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning and Land Use - Plan the use of the land to meet future requirements, incorporating economic development objectives and community amenity.

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen

SECONDED: Councillor Kestel

That Council authorise the temporary withdrawal of Caveat N830720 lodged against the Certificate of Title for Lot 12 (276) Aurisch Road, Boonanarring to allow the operator to transfer its loan facility, noting that the Caveat will be relodged at the conclusion of the transfer process.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

14.3 DEVELOPMENT APPLICATION - WAREHOUSE/STORAGE/WORKSHOP & OFFICE - LOT 53 (76) SADLER ROAD, COONABIDGEE

File	BLD/125
Applicant	Noel Castle
Location	Lot 53 (76) Sadler Road, Coonabidgee
Owner	Bryan Leslie Rogers & Susan Penelope Rogers
Zoning	Rural Industry
WAPC No	Nil
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	<ol style="list-style-type: none"> 1. Aerial Map - Lot 53 (76) Sadler Road, Coonabidgee [14.3.1 - 1 page] 2. Location Plan - Lot 53 (76) Sadler Road, Coonabidgee [14.3.2 - 1 page] 3. Applicant Proposal - Attachment for Advertising [14.3.3 - 66 pages] 4. Schedule of Submissions [14.3.4 - 3 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for a Warehouse/Storage, Workshop and Office on Lot 53 (76) Sadler Road, Coonabidgee.

BACKGROUND

The subject lot is 3.17 hectares in area and currently contains an automotive workshop, caretaker's dwelling and shed.

The proposal seeks approval for the construction and operation of facilities intended for the storage, maintenance and light fabrication of commercial, industrial and rural vehicles and equipment.

The applicant describes the proposal as follows:

- One 72 m x 20m outbuilding (vehicle and equipment storage).
- One 20m x 50m outbuilding (workshop).
- One 20m x 8m office adjoining the workshop.
- Associated parking (14 bays), hardstand areas, landscaping, fencing and access.

Proposed activities may include some or all of the following:

- The parking and storage of commercial vehicles and equipment used for a variety of commercial, industrial, and rural purposes including agricultural and earthmoving vehicles and machinery including articulated trucks, grain and fertiliser trucks, tractors, loaders, articulated dump trucks, excavators, screeners, rollers and crushers.
- Storage of spare parts used for the aforementioned vehicles and equipment e.g. buckets, borers, harvesters and other attachments, engines, belts etc.
- General storage of items including shipping containers, demountable buildings, tanks, and the like.
- Maintenance of vehicles and equipment.
- Light fabrication to alter vehicles and equipment for specific project requirements on an as needs basis.
- Administration and worker amenities.

The buildings and laydown areas are arranged such that the workshop and office in the northeast corner of the site can operate independently of the storage shed and laydown area in the western portion of the site. The proposed layout also retains the existing automotive workshop operating in the southeast corner of the subject site. The application does not alter the automotive workshop other than to fence internal boundaries.

The operations of the proposed use will depend on the individual operator and compliance with applicable laws and regulations but for guidance purposes based on standard operations, the proposed development could involve:

- Business operations between 7am to 5pm Monday to Friday, and 7am till 12pm on Saturday.
- No more than 10 staff operating on site at any one time.
- Typical vehicular access of 10 vehicles per day.

A location plan and aerial image are provided (**see appendices**).

A copy of the Applicant's Proposal is provided (**see appendices**).

COMMENT

Stakeholder Consultation

The application was advertised to State agencies and adjoining landowners and via on-site signage in accordance with Clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. During the submission period no comments were received.

The application was also advertised to the following State agencies for a period of 42 days in accordance with clause 66 of the *Planning and Development (Local Planning Scheme) Regulations 2015*:

- Department of Fire and Emergency Services (DFES).

A copy of the Schedule of Submissions and Recommended Responses, including correspondence from State agencies, is provided (**see appendices**).

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject land is zoned Rural Industry under LPS 9, the objectives of which are to:

- Provide for a range of industrial land uses on rural-living sized lots where people work and live on the same property.*

The use is generally consistent with the above objective. However, it should be noted that the objective specifically references the ability for people to live within the Gingin Rural Industrial Area (Frogmore). Whilst this must be balanced with an understanding that occupants will be exposed to levels of noise associated with industrial land uses, operating hours should nevertheless consider a level of residential amenity for occupants.

‘Warehouse/Storage’ is defined under LPS No. 9 as follows:

means premises including indoor or outdoor facilities used for –

- The storage of goods, equipment, plant, or materials*
- The display or sale by wholesale of goods.*

The use class Warehouse/Storage is listed as an ‘A’ use under the Scheme which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 64 of the Deemed Provisions. As outlined above, relevant advertising has been undertaken.

A 'Workshop' is defined under LPS No. 9 as follows:

means an industry – light

- (a) *In which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;*
- (b) *The establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services.*

The use class 'Industry Light' is listed as a 'P' use under the Scheme which means that the use is permitted by the Scheme provided the use complies with the relevant development standards.

A 'Office' is defined under LPS No. 9 as follows:

means a premises used for administration, clerical, technical, professional or other like business activities.

The use class 'Office' is listed as a 'D' use under the Scheme which means that the use is not permitted unless the local government has exercised its discretion by granting a development approval.

The various uses are therefore capable of approval. It is also noted that the existing building is approved to operate as a 'vehicle repair' business and it intended to be retained for that purpose.

Setbacks

An extract from the applicable development standards outlined in *Table 2 – Site Requirements* for Rural Industry zoned land is provided below, with the proposed dimensions indicated:

Zone	Minimum Setback			Maximum Plot Ratio	Maximum Site Coverage	Minimum Landscaping
	Front	Side	Rear			
Rural Industry	Permitted: 20m	Permitted: 20m	Permitted: 20m	Permitted: 0.5	Permitted: 50%	5% of site area – screening of non-residential uses from street is required

Proposed Outbuilding (Storage)	Provided: N/A Complies	Provided: 20m Complies	Provided: 20m Complies	N/A	<50%	
Proposed Outbuilding (Workshop)	Provided: 20m Complies	Provided: 20m Complies	N/A Complies	N/A	<50%	
Office	Provided: 13m Non-Compliant	Provided: 13m Non-Compliant	Provided: N/A Compliant	N/A	<50%	Proposed garden bed and existing vegetation

The setback variation to the office is screened from the adjoining property via natural vegetation onsite which mitigates the variation sought.

The development standards that apply to the Rural Industry zone are outlined below:

4.8.4 Rural Industry Zone

Clause	Provision	Officer Comment
4.8.4.1	<i>Lot sizes shall be between 1 and 4 hectares</i>	Not applicable
4.8.2.2	<i>Local government may, at its discretion, consider permitting the land use "single house". In doing so, local government will be guided by the development standards in clause 4.8.9, excepting clauses 4.8.9.4 and 4.8.9.5.</i>	Not applicable.
4.8.2.3	<i>Refuse Storage Areas – All developments shall provide at least one refuse storage area readily accessible to service vehicles and screened from view from a public street by a close fence, wall, or screen landscaping no less than 1.8 metres in height.</i>	The applicant proposes to locate a refuse storage area to the rear (south elevation) of the workshop/office area. This will effectively be screened from public view.

4.8.2.4	<i>Storage Yards – A person shall not use land for open storage purposes unless it is screened from public view by a fence or wall to the satisfaction of the local government.</i>	The applicant proposes to partially retain existing vegetation and construction of new garden bed. This will effectively screen public view from Sadler Road.
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Officer Comment

As outlined above the subject lot will be screened from Sadler Road and is unlikely to create any amenity issues.

Parking

Clause 4.7.2.1 - Provisions for Parking, Access for Loading and Unloading Vehicles states:

*In the Town Centre, Mixed Business, General Industry, **Rural Industry** and Tourist zones:*

- (i) no land or buildings shall be developed unless provision is made for an area clear of the street for the purpose of loading or unloading goods or materials.*
- (ii) the local government will seek to ensure that the majority of servicing vehicles will be able to leave and enter the street in a forward direction.*
- (iii) parking, loading and unloading and access, complete with necessary drainage, signs and marking as required by the local government, shall be provided prior to any occupation of the development or at such time as may be agreed in writing between the local government and the developer.*
- (iv) external servicing areas shall be established and maintained to the satisfaction of the local government.*

A summary of the Applicant's parking situation is as follows.

Clause 4.7.2.3 of LPS 9 states:

Except with the approval of local government, a person shall not use or develop land for a purpose specified in Column 1 of Table 3 unless provision is made on the site for a number of car parking spaces not less than the number calculated in accordance with Column 2 of that Table shown opposite that purpose.

Table 3 – Parking Requirements are outlined below:

Column 1 – Use / Development	Column 2 – Minimum number of carparking spaces required.	Required / Provided
Industry	1 per 100m ² gross leasable area or 2 per unit whichever is greatest.	<ul style="list-style-type: none"> Industry Light – 1000sqm Required: 10
Office	1 per 40m ² gross lease area.	<ul style="list-style-type: none"> Office 160sqm Required: 4
Warehouse	1 per 100m ² gross leasable area	<ul style="list-style-type: none"> 1440sqm Required: 14
Total		Provided: 14 bays Required: 28 bays Shortfall – 14 bays

The applicant advises that the warehouse/storage does not require formalised car parking bays given the hardstand onsite can adequately accommodate overflow parking should the need arise.

LPS 9 does contain provisions for ‘cash payment in lieu’ of providing the required number of parking bays. The following clauses apply:

- 4.7.2.7 *Where car parking spaces are required to be provided pursuant to this Scheme, the local government may accept a cash payment in lieu of the provision of some or all of those car parking spaces, if:*
- (i) *the payment is not less than the amount the local government estimates to be the cost to the owner of providing and constructing those spaces together with the amount the local government estimates to be the value of the land which would have been occupied by those spaces; and*
 - (ii) *Payment is made prior to commencement of the development in respect of which those spaces are required to be provided or in accordance with the terms of an agreement made between the local government and the applicant for development approval for that development.*
- 4.7.2.8 *Any amount paid to the local government under subclause (1), shall be held by the local government, in a separate reserve account or trust account and shall be applied by the local government:*

- (i) *in providing car parking spaces or car parking facilities capable of serving the needs of the development in respect of which the payment was made and in the locality of that development; or*
- (ii) *to the acquisition of land and the construction of buildings for the purpose referred to in paragraph a) of this subclause.*

'Table 3 – Parking Requirements' under LPS 9 designates the amount of parking required for the proposed land use based on gross leasable area of the development. The land uses identified in this case are 'Office' and 'Industry – Light', while the parking requirements for Warehouse/Storage are determined by the local government. The applicant proposes 14 bays.

Officer Comment

Whilst there is a lack of parking bays specific to the Warehouse/Storage (Vehicle and Equipment) the officer is of the view that the hardstand components provide flexibility for informal parking of light vehicles and can be managed under the direction of a site manager.

The property possesses ample space to facilitate smooth vehicular movement, allowing vehicles to enter and exit the site without the need for reversing manoeuvres. Loading and unloading operations will take place in close proximity to the proposed storage.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas

The subject site is indicated as being bushfire prone as per DFES online mapping. A relevant objective of SPP 3.7 is outlined below:

5.2 Manage the risk of bushfire to people, property and infrastructure.

A Bushfire Management Plan is provided as part of the Applicant's proposal (**see appendices**)

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The subject lot is designated as being bushfire prone. Given the land use proposed is a habitable building under the Deemed Provisions as it will house staff, a Bushfire Attack Level (BAL) assessment was undertaken. The BAL assessment indicated a BAL-FZ (Flame Zone) rating given the existing vegetation on site and on the adjoining rear lot.

Accordingly, a Bushfire Management Statement (BMS) was prepared to address the relevant SPP 3.7 guidelines and to provide a sufficient Asset Protection Zone (APZ).

The BMS and APZ address the guidelines to achieve and maintain a BAL-19 rating, which is acceptable. This document was prepared with respect to the originally proposed 963m² warehouse; however, the revised proposal does not affect the setback to bushfire prone vegetation. The condition relating to the submission of a BAL-19 as per the commitments of the BMS still applies and is included as a condition of approval.

The subject site is indicated as being bushfire prone as per DFES online mapping. A relevant objective of SPP 3.7 is outlined below:

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

The proponent lodged a Bushfire Management Plan (BMP) which identifies the development area as being a BAL FZ (extreme). The BAL rating can be reduced to a BAL 29 (high) with the introduction of hazard separation zones (HSP) and asset protection zones (APZ) from all sides of the dwelling, which consequently requires the removal of native vegetation.

SPP 3.7 is to be read in conjunction with the Guidelines for Planning in Bushfire Prone Areas which are designed to assist in the interpretation of SPP 3.7's objectives and policy measures. 'Section 2.3 Bushfire Risk Management and Environmental Consideration' relevantly states:

In instances where biodiversity management conflicts with bushfire risk management measures and significant clearing of native vegetation is the only means of managing bushfire risk the proposal should generally not be supported.

Officer Comment

The officer is of the view that the potential conservation significance of the existing natural environment, as outlined by the DWER and DBCA, outweighs the proposed bushfire risk measures (clearing).

The officer is of the opinion that the objectives of SPP 3.7 has been met.

Planning and Development (Local Planning Scheme) Regulations 2015

In accordance with Schedule 2, Part 9, Clause 67 of the Deemed Provisions, the local government is to have due regard to a range of matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. In this instance, the following matters are considered to be relevant:

- (s) *The adequacy of –
 - (i) *The proposed means of access to and egress from the site; and*
 - (ii) *Arrangements for the loading, unloading, manoeuvring, and parking of vehicles;**
- (t) *The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.*

Officer Comment

The ample size of the property ensures convenient access for vehicles, enabling easy entry and exit without the need for complex manoeuvring around structures. Loading and unloading activities will be conveniently situated adjacent to the proposed storage shed, optimizing operational efficiency. As per the proposal, it is estimated that no more than 10 vehicles will access the site per day, reflecting a manageable traffic volume aligned with the existing road system.

The subject site is serviced by an existing unsealed crossover. For industrial land uses, sealed 6m wide crossovers should be established to maintain the shoulder of the road accessing the site. Accordingly, the current access and egress to the site, while sufficient in area, is not constructed to a satisfactory standard. A condition requiring the upgrade of the crossover to a sealed standard is recommended.

Summary

In view of the abovementioned assessment, the officer supports the development subject to conditions.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development Act 2005

Planning and Development (Local Planning Scheme) Regulations 2015

Local Planning Scheme No 9

POLICY IMPLICATIONS

Nil.

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements incorporating economic development objectives and community amenity

VOTING REQUIREMENTS - SIMPLE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Sorensen

SECONDED: Councillor Balcombe

That Council grant Development Approval for a Warehouse/Storage, Workshop and Office on Lot 53 (76) Sadler Road, Coonabidgee subject to the following conditions:

1. The land use and development shall be in accordance with the approved plans (including any amendments marked in red) and accompanying documentation unless otherwise conditioned by this approval.
2. This approval is for a Warehouse/Storage, Workshop and Office only.
3. The finished floor level of the Warehouse/Storage, Workshop and Office must be set at the existing average natural ground level to the satisfaction of the Shire of Gingin.
4. The Warehouse/Storage Shed shall not be used for human habitation or any other industrial or commercial use other than that approved as part of this application.
5. The Warehouse/Storage, Workshop and Office shall be constructed using new materials and be of a consistent colour scheme.
6. The approved operating hours are as follows:

Monday – Friday: 7:00am – 5:00pm
Saturday: 7:00am – 12 noon
No activities shall take place on Sunday or public holidays.
7. Goods and materials must not be stored within areas dedicated to parking, vehicle maneuvering and access driveways, or in an unscreened area considered as open storage, to the satisfaction of the Shire of Gingin.

8. Prior to the commencement of the approved use, the access way, vehicle parking and maneuvering areas delineated as 'light vehicle sealed parking' on the plans shall be installed and line marked in accordance with the development approval and thereafter maintained to the satisfaction of the Shire of Gingin
9. Stormwater from all roofed and hardstand areas shall be collected and contained onsite to the satisfaction of the Shire of Gingin.
10. Prior to commencement of the approved use, the property is to be serviced by two new sealed crossovers from Sadler Road which is to be designed and constructed to the satisfaction of the Shire of Gingin at the landowner's cost. The landowner/applicant shall maintain the crossover in good condition thereafter.
11. Prior to the commencement of siteworks, a Landscaping Plan for the 'garden bed' notated on the Plans is to be submitted to the Shire of Gingin for approval. The approved Landscaping Plan is to be implemented and maintained thereafter.
12. Prior to occupation of the development, the Bushfire Management Plan (BMP) prepared by Western Environmental dated 14 March 2024 shall be implemented to achieve the Target BAL 19 and BAL 29 ratings. The BMP is to be implemented and maintained thereafter.
13. Prior to commencement of the approved use, the applicant/landowner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers as follows:

Bushfire Prone Area – This lot is located in a bushfire prone area. Additional planning and building requirements may apply to development on this land.

Advice Notes

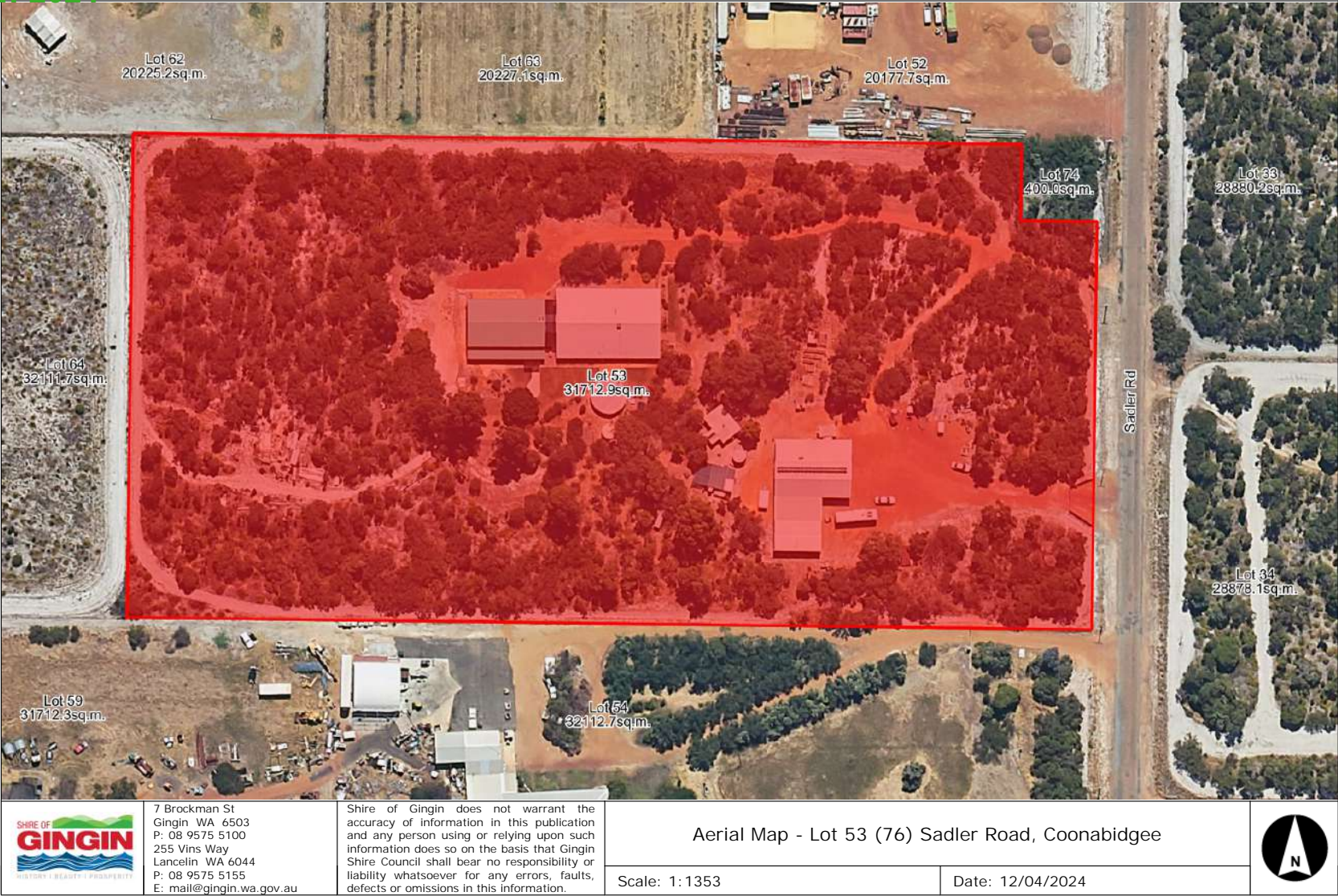
- Note 1: If you are aggrieved by the conditions of this approval you have the right to request that the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.
- Note 2: If the development subject to this approval is not substantially commenced within a period of two years, the approval shall lapse and have no further effect.
- Note 3: Where an approval has so lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.

- Note 4: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Health Act 2016*, which are to be approved by the Shire of Gingin.
- Note 5: This approval is not a building permit or an approval under any law other than the *Planning and Development Act 2005*. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and/or licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
- Note 6: The operation will be required to comply with the *Environmental Protection (Noise) Regulations 1997*; and
- Note 7: It is the landowner's responsibility to implement and maintain bushfire protection and mitigation measures on their property.

CARRIED UNANIMOUSLY
8 / 0

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*



APPENDIX 14.3.2



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hkg hgl WW oWZaUdWSf V W nAhe Wf ml ng kSYWlp SkWZgnl Wl ng kSYWlp gkcl Zgh 1af Vnl nkr 7
daYZ n2Sf V g XaUW

f v " ' i " vx wz' v - -fvx"-xg v c " " ' v y S " " f by4' z z - ' z zy
yz z z b 0CA1EDi vy z h vy4S vw'y' zz 0 16

mz v z zv zy v±z " " v "xv" - v zyl z' "xz v y U " z i v' z 0mv z' z7 v' z14
m ± ' 0y b " ' 14v ye - "xz v y v x'v zy v y xv " ' 4-z x' ' 4 v ± " ' v y vxxz 6

m " ' z' v y ' z v w z4 zv z - " y z x zyl

96 i' " z -W' " " Tz z z Q "xv" V v y S' zx± " 4 " zy w v "xv 6

:6 j' z xz "xv z - " z v "xvwz ' z w'zx " z6Q z y" 91

A6 j' z yz z z v yz "x " ' ' z zy yz z z 6Q z y" :1

B6 QR ' - " z c v v' z z f v - ' z zy yz z z 4 z v zy w mz z U " z v
Q z y" A1

m " ' z' v y ' z v "xvwz v "xv" -zz4 zv z "yz v " "xz vyz x"z -
v z - ' z -zz6

j' z - " ' w " " y" x z v " v z z v " " ' ' z v 4" x y" ' l

- i " z yz v "
- f v
- j v " ' x " yz v "

l anWWWtS adl

d y

j' z w'zx " z " z' v yz x "wzy v o A: s 8LA7l 4wz " ' ' z ' z - ' z v y x v" zy " " "
Sz "xv z -j" z l z 9FEEv y V " B9B6

j' z w'zx " z' v v v v zv -A6E9 v6

hz-z Q z y" 9 - ' z xz "xv z - " z6



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ACN 143 573 184 ABN 23 143 573 184
Planning Solutions (Aust) Pty Ltd

V S y h o . W l y 1p y : y 2p 1a d 2. g
GnL t a



U

j' z w'zx "z" "yz yzyw " z -"' " y "v 4x z x'v 4 v 4v' "x v v y v 5
z "yz "v z 6j' z w'zx "z" w y w i v y z h v y ' z z v v y v x v v y ' z z 6h v
" y "v z v y v v z v y " ' z "z ' z ' v y ' 6

hkg hgl Sd

j' z v z z ± wv" yz z z v v - ' z - " ' l

- e z E :8 w "y" ' 0 z' "x z v y z " z v' z 16
- e z :8 C8 w "y" ' 0 ± ' 16
- e z :8 F -"xz vy" " ' ' ' z ± ' 6
- Q x'v zy v ± " ' 0Bw 14' v y v y v z v 4v y xv " ' 4z x" ' v y v x z 6

hz-z Q z y" : - vx - ' z T z z z f v 6

f zy vx " " "z v " x yz z v - ' z - " ' l

- j' z v ± " ' v y v' z -x z x'v z' "x z v y z " z zy - v v "z -x z x'v 4
" y "v 4v y v z " x y" ' v' "x v v y z v ' " ' z' "x z v y vx" z
" x y" ' v "x v zy x ± 4' v" v y -z " " z x ± 4 vx 4 vyz 4v "x v zy y x ± 4
z xv v 4 x z z z 4 z v y x ' z 6
- i v' z - v z v zy - ' z v - z z " zy z' "x z v y z " z z 6 6w x ± z 4w z 4
' v z z v y ' z v vx' z 4z ' " z 4wz 6
- Wz z v v' z -"z " x y" ' ' " ' x v" z 4yz vwz w "y" ' 4v ± 4v y ' z " ± z 6
- c v" z v xz - z' "x z v y z " z 6
- b" ' -vw "xv" v z z' "x z v y z " z - z x "x "zx z "z z v v zzy
w " 6
- Qy " " v " v y ± z v z " "z 6

j' z w "y" ' v y v y v z v z v v ' zy x' ' v ' z ± ' v y -"xz" ' z ' z v x z - ' z
" z xv z v z " yz z yz - ' z v' z ' zy v y v y v z v " ' z z z " - ' z " z 6 v
z v " ' z z " " ' v " z ± ' z v " " ' z ' z v x z - ' z w'zx "z ' "
v "xv" y z v z ' z v " z ± ' ' z ' v -z xz" z v w yv "z 6

j' z z v " - ' z zy z " yz z y ' z " y" "y v z v v y x "v xz " ' v "xvwz
v v y z' v " w - ' "yv xz z w zy v y v y z v " ' z zy yz z z
x y" z l

- R " z z v " w z z Ev C c yv V "yv 4v y Ev " 9: i v yv 6
- d z ' v 98 v - z v " ' " z v v z " z 6
- j "xv z' "x v v x x z - 98 z' "x z z yv 6

V S y h o . W l y 1p y : y 2p 1a d 2. g



ngpf hdsffafYUgflaWkSnagfl

l y hy h DH7hy T h S y 1lhhD82

ivzfv "'f'x AE f v "' R ' "zf zQzv dffAE1 zz± " z z z-zx" z4" ±5w zy
v y z v "'v yyz z z z z z-zv y zy xz 'z" vx -w ' "z z v y
"-v x z6Q 'z w'zx "z" vyz" vzyw ' "z5 z v zv4v v z z " z "zy"
vxx yv xz "' iffAE6

QR ' "zc v v'z z f v 'v wzz z vzy- 'z v6"yz "z 'v - zyz z z "'
'z "z "4 "' 'z- "' v v'z z v z' "z " z z zy4x "' 'z vxxz vwz "
- zvz' - 'zv "xvwz w ' "z zx" x"z "v " zy" 'z iffAEW "yz" z l

- Szv "' - z'z v " z vw"' Q z f zx" p z v y 'z zy w "y" ' 6
- f vxz z - v z v ± - 'z z -w ' "z v v'z z wz xv zy "' A8 -zvz'
'zy6

j'z zyz z z 'z z- z z z 'z z "z z -iffAEv y v v v v6

hz-z Q z y" A- 'zR ' "zc v v'z z f v 6

l Y d y hy l f 9K

j'z w'zx "z" zy h v Zy v 'z " " - 'zi' "z -W' " o s
v q 5Nbf i G6

j'z w'zx "z - 'z h v Zy z yz bfi G" l

0s

4

5

j'z w'zx "z" x z xx "zy w vxv z v±z y z "' 'v " wz z v" zy4 ' 'x' 'yz -x"z
-vx" "z - z z v z z " z v 'z w'zx "z6

j'z zyz z z zz± z 'v xz 'z z " "' x z x'v -vx" "z " z4 ' 'x' x z
x "z v "' z ±' v yv x'v zy w "y" ' 6j' z vyy" " - z -vx" "z "z " z v y
'z v'z v y ± vxz xv vw" "z "z 'v v "y "v w " z x y z v z z "z - 'z
w'zx "z6

j'z zyz z z " v v "y" y v 'v "z v 'z w'zx "z wz vwz v y v v'z
'z z "z w "z z v " 'z v z z "z 'z "z6

Z "' - 'z vw z4' z zyz z z z z 'z w'zx "z - 'z h v Zy z v y v v
vxx y" ' 6

j'z yz z z z ' z z v y z l

- lz' "x z v y U " z i v'z z'zv z' "x z v y z " z 6
- m ±' - 5' vx "y "v z 'v xv wz y z z "' " 'z ±' v y 'z
y" ' 'v y v y v zv6Q x' 4' z Zy b" ' yz- " " bfi G" v "v z
yz x "wz 'z ±' " z yzy z6

- e -x z vy" " zy 'z ±' " wz zy - vy " " v" - 5" zw " z z v" 6

izz jvwz9wz - 'z v y5 z z "w" - 'z zy z "' " 'z h v Zy z v z
bfi G6

V S y h o . W l y 1p y : y 2p 1a d 2. g



ny- B dy y y y - dhl K			h k y a s		
n	dhl Kdy y y				
l z' "x z v y U " z i v' z	z 6 P	/ 0 3 3 R	/ 0 5	Q 0 " x z " v w' z x v y z " " ' 1	
m ± '	l o P	/ 0 3 3 R	/ 0 3 3	f d z " zy1	
e - " x z	p	3 3 3	5	T 0 " x z " v 1	

Z " ' - ' z v w z 4v ' z z z v z x v v w z - v v ' z w' z x " z 4 " ' v y v v y z " " ' -
' z v z " z y " v x x y v x z " ' x v z DB - ' z y z z z y " " 6

j' z w z v w z " y z v v z z - ' z v v' v" ' z z z v v y v y - b f i G d v' v " b f i G v y v y v z y " x z y - ' z w z 6

ny- C c Y y V l y y y k y a s V l y y								
V k			S			U y		
B f i " z z " z z " ' z h v Z y z								
97 /v u 0			9A -"xz6			l v "v "		
97 6			9A b EB- -"xz6			l v "v " 0 -"xz b EB1		
			Q : : - z' "xz v y z " z v' z ' w yv 6					
			: 8 - z' "xz v y z " z v' z z 0zv 1w yv 6					
			Q A: - z' "xz v y z " z v' z ' w yv 6					
7A			d7Q vvy" v v" v zv zy6			d7Q		
A7,			Q " v z 9: - B 988 :1 zy "z x z v' z4" x " z - zy w"y" ' wz z v" zy6			✓		
p A			Q " v z : F- G 988 :1 v y xv " ' 4w zy zy v y xv " ' v y z' z v " wz z v" zy wz y Q f p x z v " ' 6			✓		
o 5 4			f zy' v y z wzy v y z " " ' z' z v " " " yz x z z " ' wz z z zy 5 z "vz 'v z v v' z z z 6			✓		

V S y h o . W l y 1p y : y 2p 1a d 2. g



v	k	S	U	y
B66 of " - fv ± " 4Qxz - b vy " v yk vy " lz'xz				
Z 'zj Sz z4c "zyR " z 4Wz z v Zy 4h v Zy v yj " z l				
/0		j'z zy'vy v yvzv v z" z yzy - v yvz - -"xz y" z " - vy" '7 vy" ' ' y v z "v v yvz - "xz xzv - ' z zz 6		✓
5				
/0		j'z zy'vy v yvzv v yvxx vy ' v z - "xz y" z " z " v z z - z "xz z' "xz z z ' z zz " v- v y y "zx" 6		✓
5				
/0	3	3		
	3			
	3			
5		q		q 6d
/0				
5		q		q 6d
B6Bh v Zy p zTz z z i v yvy				
o	8 ; 5	d7Q " z v zv" wz" ' v z zy v v - v 6i w'zx " z" A6B' zx v z 6		q 6d
o	3 3 % %	d7Q Q " ' z' z" zy v v - ' " v "xv" 6		q 6d
3				
	; 5/5 ; 5/5 ; 5/5			
d		j'z z- z v' z v zv" wz xv zy ' z zv 0 ' z z v" 1 - ' z ± ' 6Q w' v z v' z x v' z " wz z-zx" z x xzv zy - ' z zz w ' z ± ' 6		✓
	3 5			
d		j'z zy'vy v yvzv y" ' ' z ± ' 7 - "xz " wz zv vw wx zy - ' z zz "v ' z zy'v yz wzy4 v y v w z v" zy z' z v" 6		✓
5		j'z zy'vy v y y y" ' ' z z' "xz v yz " z v' z " wz "z vwz - ' z zz y z ' z yz z z v y z' z v" xv zy wz zz " v y i vy z h vy6		✓

Q yz v zy vw z4' z v " ' z z v x " z " ' ' z v "xvwz " z z " z z " ' "

bfi G6 - "xv" - v v "v" ' z z z " z z " " yzy" v v z zx" - ' " z 6

Uy hy S

S v z B66 A z " z vyz v z 5" z v ± " ' wz "yzy" vxx yv xz " ' ' z " " v ± " ' "

z " z z " vwz A -bfi G6Qyz v"zy v z z v' v" ' z " " v ± " ' z " z z "

"yzy" jvwz Awz 6

V S y h o . W l y 1p y : y 2p 1a d 2. g



dy	hy y	m y y y- y y1 C6	k y 9
e-xz	8 ;7 9	j v -xz v zv -9D8 :	B
Zy b" ' 0 z Zy z " j vwz A1	8 877 9 3 5	j v ± ' v zv -9888 :	98
l z' "x z v y U " z i v' z	d	q d	d7Q
j v wz - v ± " ' ww z " zy			9Bw
j v wz - v ± " ' ww "zy			9Bw
i' -v 7			8w

m' " ' z v x z "yz vyz v z v ± " ' - ' z zy -xz v y " " y z 4
w ' v z wz v " zy - ' z l z' "x z v y U " z i v' z z - "x' v ± " " wz z "zy v ' z
y" x z " - ' z xv ' z z 6Z " " z' v y4 zy x "yz - v "zy xv v ± " " z "zy - " z6

Q " "-xv " - ' z z' "x z v y z " z v' z v zv x " z - ' v y v y v zv ' v " vxxz "wz
- z " " ' v y zy z' "x v vxxz " " " ' z w'zx "z6j' z z' v y v y v zv v z v "vwz
-vxz - " " z' "x z v ± " - v v y v ' z y "zx " - ' z " z v v' z v y v z -x"z
x z z zy v y z wvx± - ' z z z v ' v z " " v " vx ' z z z xv z x' v vx z 6

V ' z z4' z z v z ' z x z v zy v zv ' z w'zx " z "x' v z "vwz - " - v v ± " ' - " "
z' "x z 6j' z z v zv x w' zy4z z ' z " z z zy - ' z z v y v' z4 " "yz -x"z
v ± " ' - v z v " "z " " ± - " z " ' z w"xy v" 6

Z " " - ' z vw z4' z zy v ± " " yz v zy wz -x"z - ' z v zzy
v y v v vxx y" ' 6

oy y

l v "v " ' z y z z z v y v y " bfi Gxv wz x z v zy v y v zy yz xv z B6 -bfi G
w'zx vy z " " ' - ' z v6_ "-xv " - ' z "yz "-zy v "v " " "yzy wz 6

j' z zy' v yz wzy " x v" v y xv " ' ' v " wx z ' z zy v ± " ' ww v y -xz
- i vy z h vy6Rz z z ' z zy v y xv " ' 4 z v" zy z z ' z w yv 4v y' z - ' z
z wvx± - ' z w'zx " z ' z vy4' z " vx - ' z zy yz z z ' z z z " wz
-x"z wx zy6

V ' z z4 z z v vy " " " i vy z h vy v z " "-xv x z v zy v ' z " - w yv 4z " z
z " " v 5z "yz "v z "z6Q vwz z v z " ' z w'zx " z ' z z " " w 4B:
i vy z h vy4 ' "x " v z " z x z v zy6h z v " z " " 4' z w'zx " z " z v" v w yv
zy " v " zy " " v y xv " ' v y z z 4 " " v z yz "vwz v zy z z xv z x' v vx z
' v "yz " " v " " z ' z zy v y z " " " 5z "yz "v z 6

V S y h o . W l y 1p y : y 2p 1a d 2. g
GnL t a



m'' z' v y ' z v w z 4' z'' v x - ' z v ±'' v y -'x z w'' y'' ' ' z z z ' y w z '' ''
v x x z v w z z z 6j' z z w x ± v'' v'' '' ' z z - z'' '' z y v y v v v x x y'' ' 6

q

m'' b EB'' v y'' '' x 4'' z '' z y z z z y 4 x v'' '' z '' '' z' z v'' ' 'x' z v z
x '' z '' ' z w' z x '' z 6 m z' v z w z z v w z v x z v'' ' z'' z y z y - z z - '' 6

j' z z y' v y v y v y v ±'' ' y z x z' z v ' z w y v - b EB 4 v y' z z - z'' v x
' z '' w z '' v 6j' z z y x z y z w x ± w z z z ' z -'x z v y b EB '' '' z '' ''-x v
'' v x ' z v z '' - ' z '' z v ' z -'x z'' v 5' v x z 6

Ug f U d n l a g f

j'' v ''x v'' z z ± v v - z' ''x z v y z '' z v' z 0 v z' z 7 v' z 14 ±' 0' y
'' ' 14 v y -'x z '' v x'' v z y v y x v '' ' 4 z x'' ' 4 v ±'' v y v x x z 6

j' z z y y z z z '' x '' z '' ' z v ''x v w z v '' - v z ± v y v v v v -
' z - '' z v l

- j' z v '' x '' z '' ' z w' z x'' z - ' z h v Z y z ' '' ''y'' '' z v z
w '' z - v x'' '' z ' z v z z z z x v '' z 0' ' z z '' '' x v z v ± z y z '' ' 16
- j' z v '' z v'' v '' ''x v '' - ' z v y x v '' ' v y z' z v'' '' z 4 ' 'x' '' y z '' v w z
- w ' w '' z 7 z '' v x v y z z x v z x' v v x z 6
- j' z v '' x y z y z y x v z y v ±'' ' - v x'' v z z z v v - v y x z ' z w '' z 6
- j' z y z z z '' z z v x '' z '' ' z v '' ' - v z ± v y '' z '' v y y z
v z z v z '' '' v x y'' ' 6

Z '' - ' z v w z 4 z z z x - z z '' v ''x v'' - y z z z v v w z x '' y z z y ''
z '' v y - v v w y z z '' z y - v v 6

i' y ' v z v z '' z z '' z - ' z x v ''-x v'' '' z' v y ' z v 4 z v z y ' z '' v z
x v x ' z '' z 6

0 -v'' - 4

kg l l n f V W k p g g V
l W f a g k S l l g U a S n W

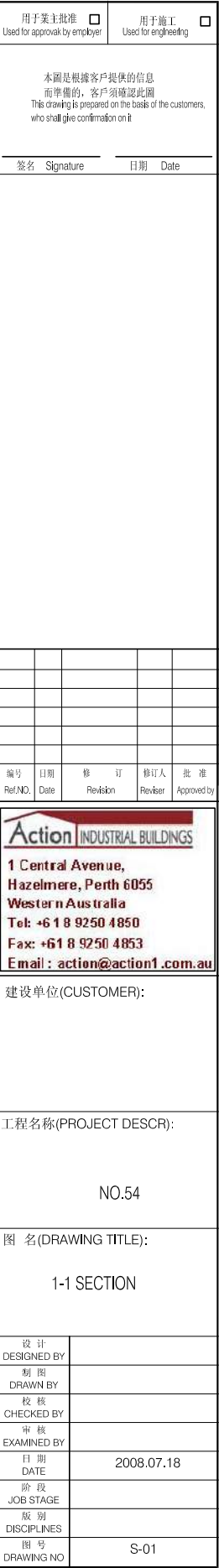
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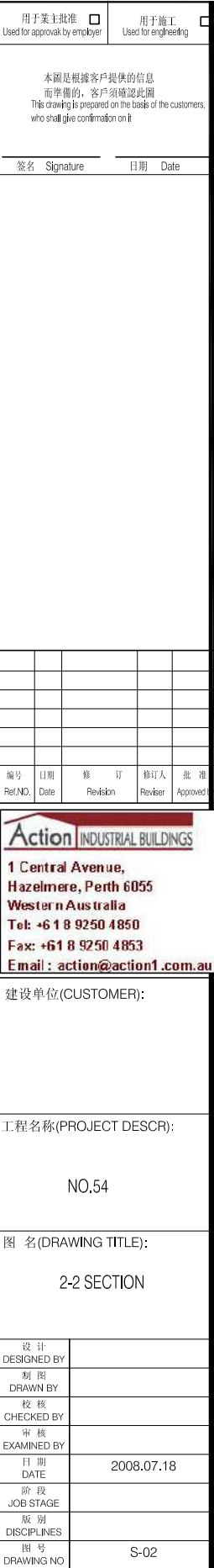
V	S	y	h	o	.	W	I	y	1p	y	:	y	2q	p	1a	d	2.	g	
Gr	n	L	t																

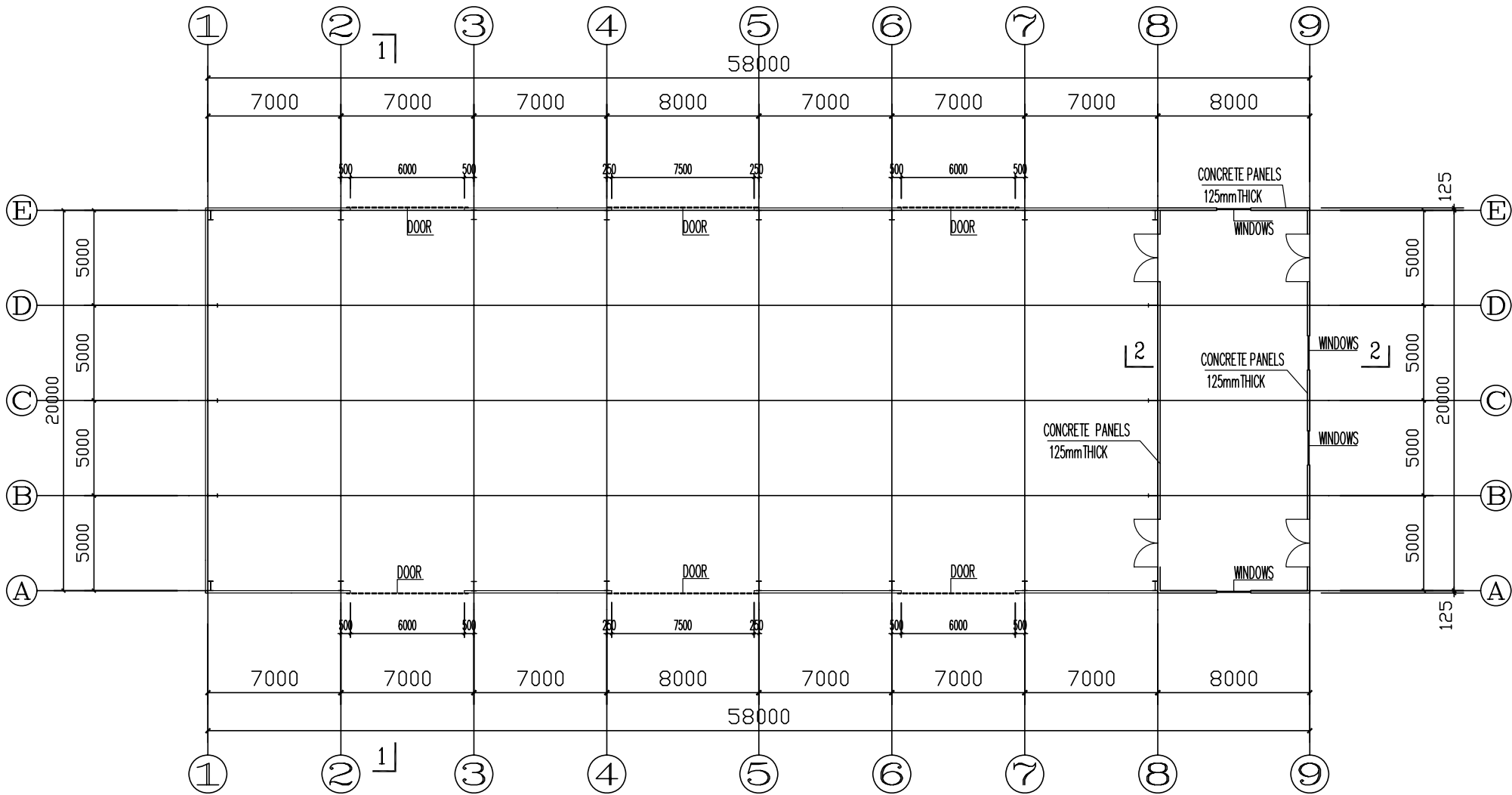
ShhW Vq CL
VWbWdg he Wf mhdSf I

B2l anWhdSf
C2p gkcI Zgh. gXXaUWhdSf I
D2oWZaJdW. W n4he Wf mI ng kSYW ZW hdSf I








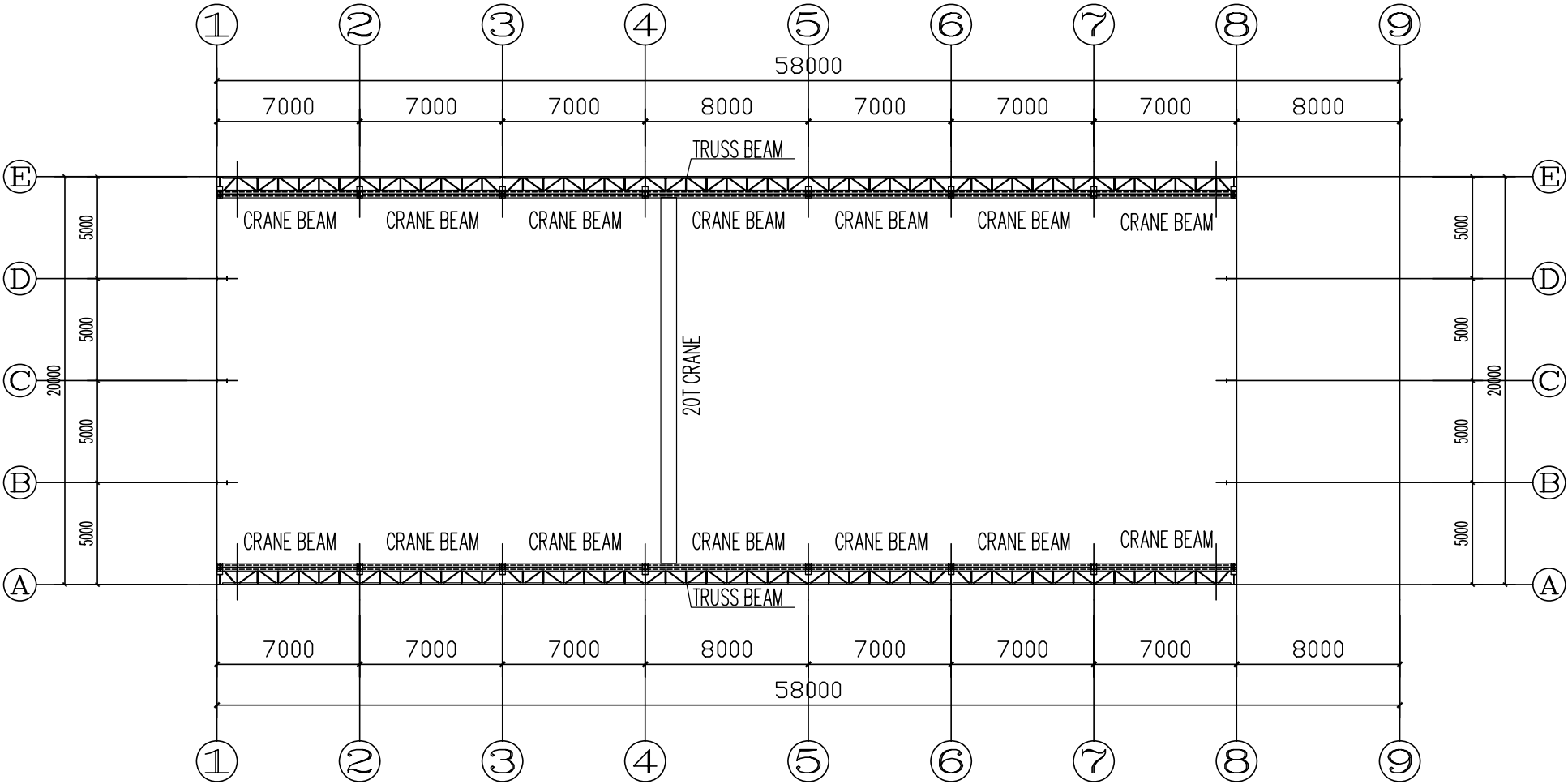


GROUND FLOOR PLAN 1:250

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簽名 Signature		日期 Date	
<div></div>			
编号 Ref. NO.	日期 Date	修訂 Revision	修訂人 Revised by
批准 Approved by			
<div></div>			
Action INDUSTRIAL BUILDINGS 1 Central Avenue, Hazelmere, Perth 6055 Western Australia Tel: +61 8 9250 4850 Fax: +61 8 9250 4853 Email: action@action1.com.au			
建设单位(CUSTOMER):			
<div></div>			
工程名称(PROJECT DESCR):			
NO.54			
图名(DRAWING TITLE):			
GROUND FLOOR PLAN			
设计 DESIGNED BY			
制图 DRAWN BY			
校核 CHECKED BY			
审核 EXAMINED BY			
日期 DATE	2008.07.18		
阶段 JOB STAGE			
版别 DISCIPLINES			
图号 DRAWING NO	S-03		




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簽名 Signature				日期 Date			
編號 Ref.NO.	日期 Date	修 訂 Revision	修訂人 Reviser	批 准 Approved by			
<div> ACTION INDUSTRIAL BUILDINGS</div> <p>1 Central Avenue, Hazelmere, Perth 6055 Western Australia Tel: +61 8 9250 4850 Fax: +61 8 9250 4853 Email : action@action1.com.au</p>							
建设单位(CUSTOMER):							
工程名称(PROJECT DESCR):							
NO.54							
图 名(DRAWING TITLE):							
ROOFING BRACE STRUCTURAL BUILDING PLAN							
设计 DESIGNED BY							
制图 DRAWN BY							
校核 CHECKED BY							
审核 EXAMINED BY							
日期 DATE	2008.07.18						
阶段 JOB STAGE							
版别 DISCIPLINES							
图号 DRAWING NO	S-04						



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簽名 Signature				日期 Date			
編號 Ref.NO.	日期 Date	修訂 Revision	修訂人 Revised by	批准 Approved by			
Action INDUSTRIAL BUILDINGS 1 Central Avenue, Hazelmere, Perth 6055 Western Australia Tel: +61 8 9250 4850 Fax: +61 8 9250 4853 Email : action@action1.com.au							
建設單位(CUSTOMER):							
工程名稱(PROJECT DESCR): NO.54							
圖名(DRAWING TITLE): CRANE BEAM PLAN							
設計 DESIGNED BY							
制圖 DRAWN BY							
校核 CHECKED BY							
審核 EXAMINED BY							
日期 DATE	2008.07.18						
階段 JOB STAGE							
版別 DISCIPLINES							
圖號 DRAWING NO	S-04						



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簽名 Signature	日期 Date						
編號 Ref.NO.	日期 Date	修 訂 Revision	修訂人 Reviser	批 准 Approved by			
							
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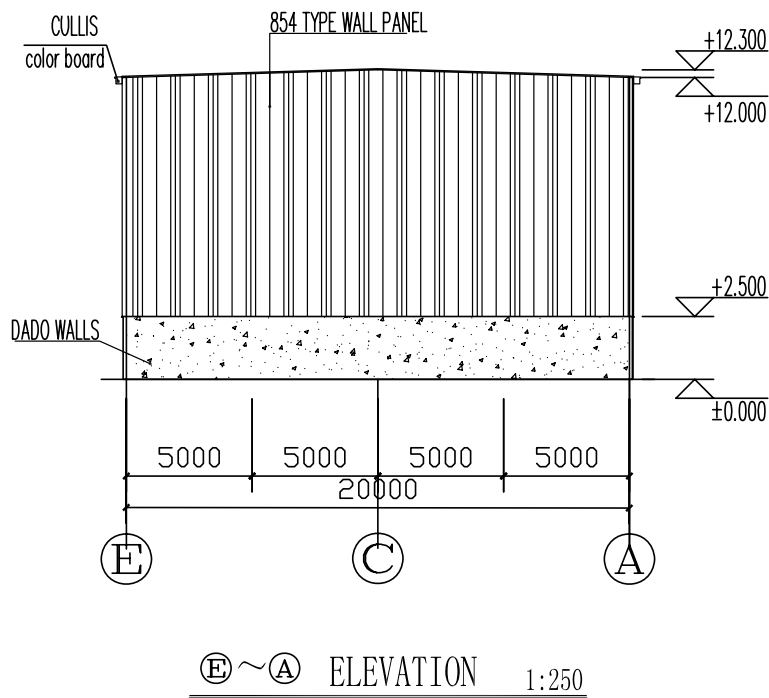
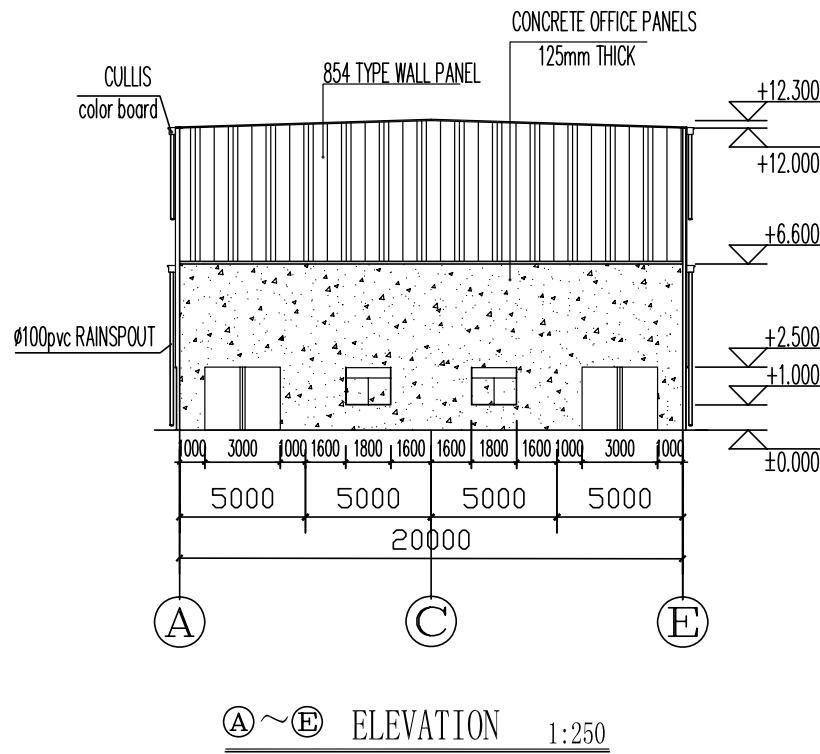
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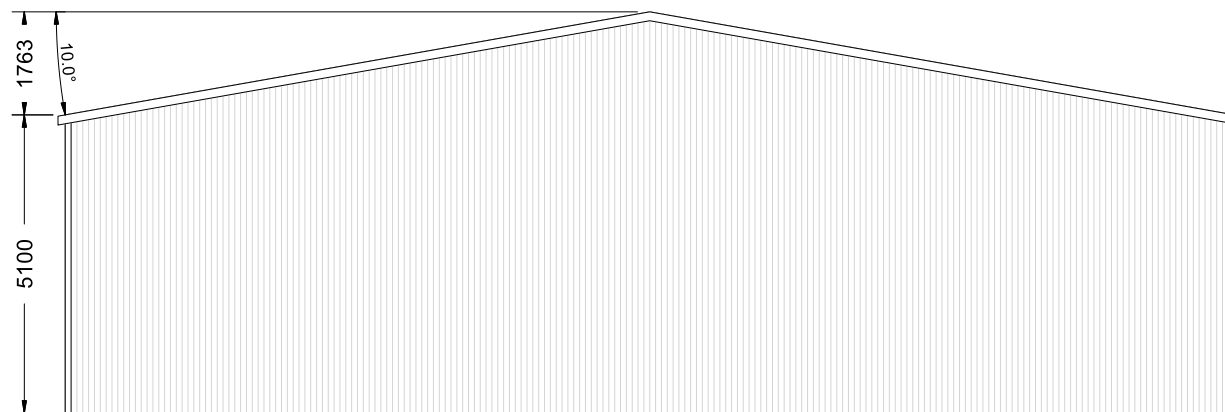
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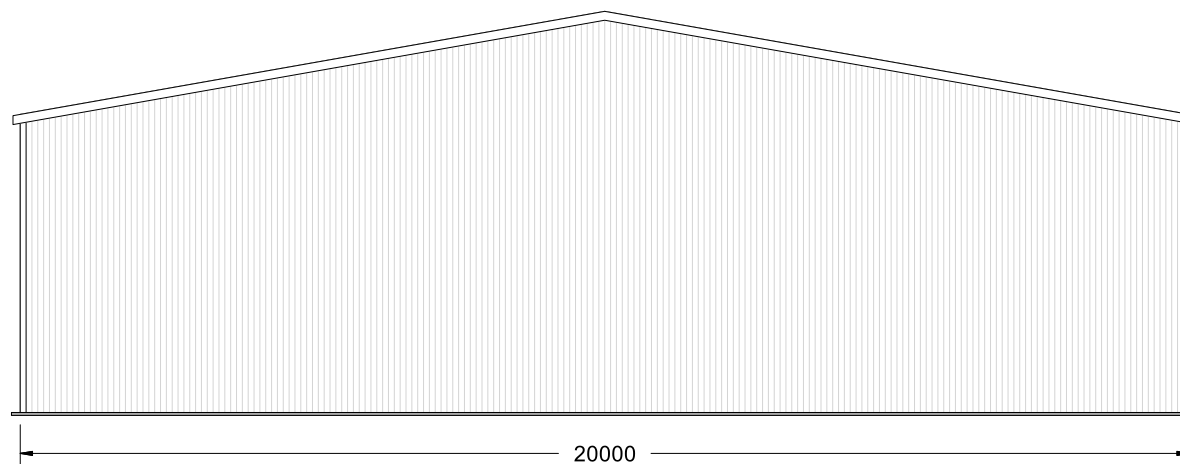
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FRONT ELEVATION



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CUSTOMER: Noel Castle, Noel Castle

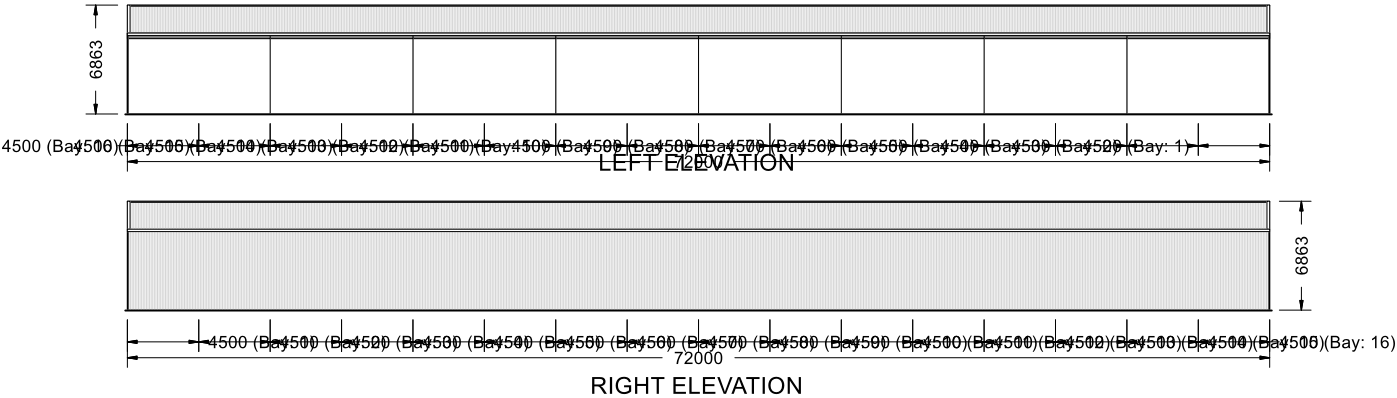
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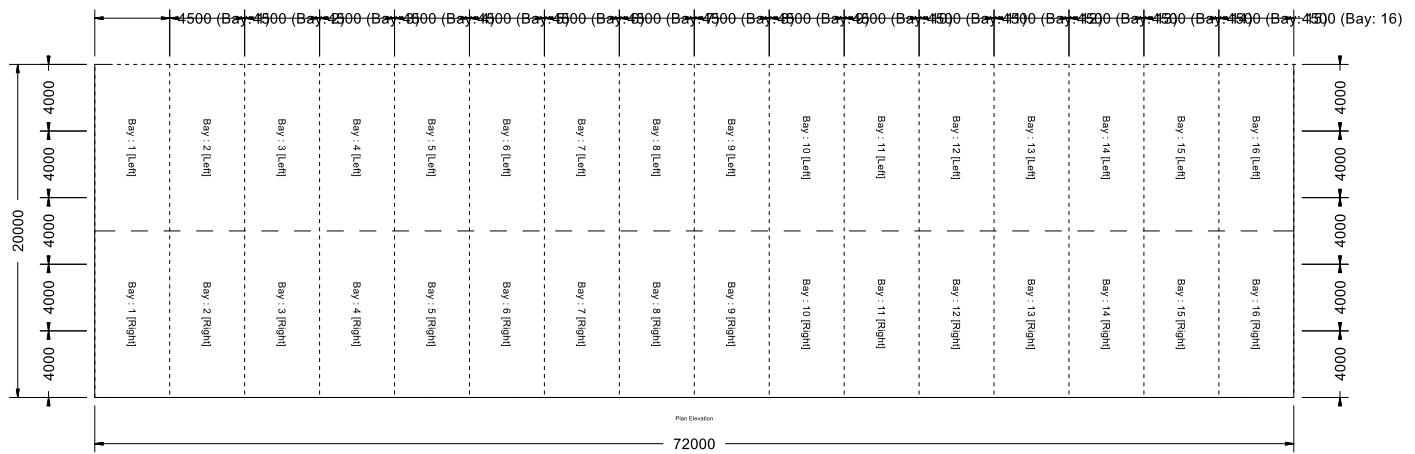
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SITE:

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DRAWING TYPE: Architectural Drawings
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16 JULY 2024**

**APPENDIX
14.3.3**

V S y h o . W l y 1p y : y 29p 1a d 2. g
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**WESTERN
ENVIRONMENTAL**

Bushfire Management Plan

Development: Lot 53 (76) Sadler Road
Coonabidgee

Western Environmental Pty Ltd

(08) 6162 8980

PO Box 437, Leederville, WA 6903

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Bushfire Management Plan

Development: Lot 53 (76) Sadler Road
Coonabidgee

Report No:
A23.120-RPT-BMP_1_FINAL

Issue Date:
28-Mar-2024




Status
FINAL

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The bushfire management measures and risk treatments proposed in this document do not guarantee that buildings or infrastructure will not be damaged in a bushfire, nor that there will be no injuries or fatalities either on the site or offsite while evacuating. Primarily, this is due to the unpredictable nature and behaviour of fire and fire weather conditions. In addition, implementation of the required bushfire management measures (including construction standards, maintenance etc.) and any other required or recommended measures, will depend upon, among other things, the ongoing actions of landowners and/or operators over which WEPL has no control.

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- Appendix A: Classified vegetation photos
- Appendix B: Standards for Asset Protection Zones
- Appendix C: Vehicular access technical requirements (WAPC, 2021)



1. Introduction

1.1 Proposal Details

Planning Solutions on behalf of Castle Equipment is seeking to progress a Development Application (DA) for Lot 53 (76) Sadler Road Coonabidgee (hereafter referred to as the subject site, Figure 1). The proposed DA will result in an intensification of land use and involves the development of two sheds, an office and associated hardstand areas (Figure 2).

The subject site is within a designated bushfire prone area as per the *Western Australia State Map of Bush Fire Prone Areas* (DFES 2021; Figure 3), which triggers bushfire planning requirements under *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7; WAPC, 2015) and reporting to accompany submission of the DA in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas v 1.4* (the Guidelines; WAPC, 2021).

Western Environmental Approvals Pty Ltd (WEPL) was commissioned to prepare a Bushfire Management Plan (BMP) to support the DA. This BMP has been prepared by Bushfire Consultant Bridie Farrar with support from Senior Principal Bushfire Consultant Daniel Panickar (FPAA BPAD Level 3 Certified Practitioner No. BPAD37802).

1.1.1 Site context

The subject site is located within Shire of Gingin and is zoned Rural Industry under the Shire of Gingin Local Planning Scheme No. 9. The subject site contains a mixture of unmanaged, classifiable vegetation as well as cleared areas. The subject site is bound by Sadler Road to the east and rural industry including areas of unmanaged vegetation to the south, west and north.

1.2 Purpose and Application of the BMP

This BMP has been prepared in accordance with SPP 3.7 and the Guidelines to support the assessment of the DA for the subject site submitted to the Shire of Gingin.

In addition, this BMP provides strategies and guidance to reduce the level of bushfire risk exposure for the subject site through implementation of a range of bushfire management measures in accordance with the Guidelines.



1.3 Environmental Considerations

SPP 3.7 policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values.

There is potential for environmental values to be present on-site in the form of native vegetation. WEPL understands that the client has given due regard to their responsibilities under State and Commonwealth environmental legislation when preparing this DA for submission.



Figure 1: Site Overview

<div><div><div></div><div>N</div></div><div><div>0</div><div>30</div><div>60</div><div>90</div><div>120 m</div></div></div>		PROJECT/REPORT NAME Bushfire Management Plan 76 Sadler Road, Coonabidgee		<div>Legend</div> <div><div><div></div></div>Subject Site</div> <div><div><div></div></div>Buffer 100m</div> <div><div><div></div></div>Buffer 150m</div>		<table><tr><th>No</th><th>Description</th><th>Drawn</th><th>Approved</th><th>Date</th></tr><tr><td>A</td><td>Original issue</td><td>MD</td><td>BF</td><td>14/3/2024</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>		No	Description	Drawn	Approved	Date	A	Original issue	MD	BF	14/3/2024															
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Figure 2: Site Plan

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2. Bushfire Assessment Results

2.1 Bushfire Assessment Inputs

A bushfire assessment has been undertaken for the proposed development in accordance with the Guidelines. Inputs to this assessment are detailed below.

2.1.1 Fire Danger Index

A blanket Fire Danger Index (FDI) 80 is adopted for Western Australia, as outlined in *Australian Standard AS 3959: 2018 Construction of Buildings in Bushfire Prone Areas* (SA, 2018).

2.1.2 Vegetation Classification and Slope under Vegetation

Vegetation and effective slope (i.e. slope under vegetation) within the subject site and surrounding 150 m (the assessment area) were assessed on 1/12/2023 in accordance with the Guidelines and AS 3959: 2018.

The classified vegetation and effective slope for the site from each of the identified vegetation plots are identified below in Table 1 and Figure 4.

Areas within the subject site that are to be cleared for development have been excluded under Clause 2.2.3.2 (e) & (f) of AS 3959:2018.

Table 1: Classified Vegetation as per AS 3959: 2018

Plot	Vegetation classification	Effective slope
1	Class A Forest	All upslopes and flat land (0 degrees)
2	Class C Shrubland	All upslopes and flat land (0 degrees)
3	Class D Scrub	All upslopes and flat land (0 degrees)
4	Class G Grassland	All upslopes and flat land (0 degrees)
5	Excluded - clause 2.2.3.2 (e)	-
6	Excluded - clause 2.2.3.2 (f)	-

Photographs relating to each area and vegetation type are included in Appendix A.

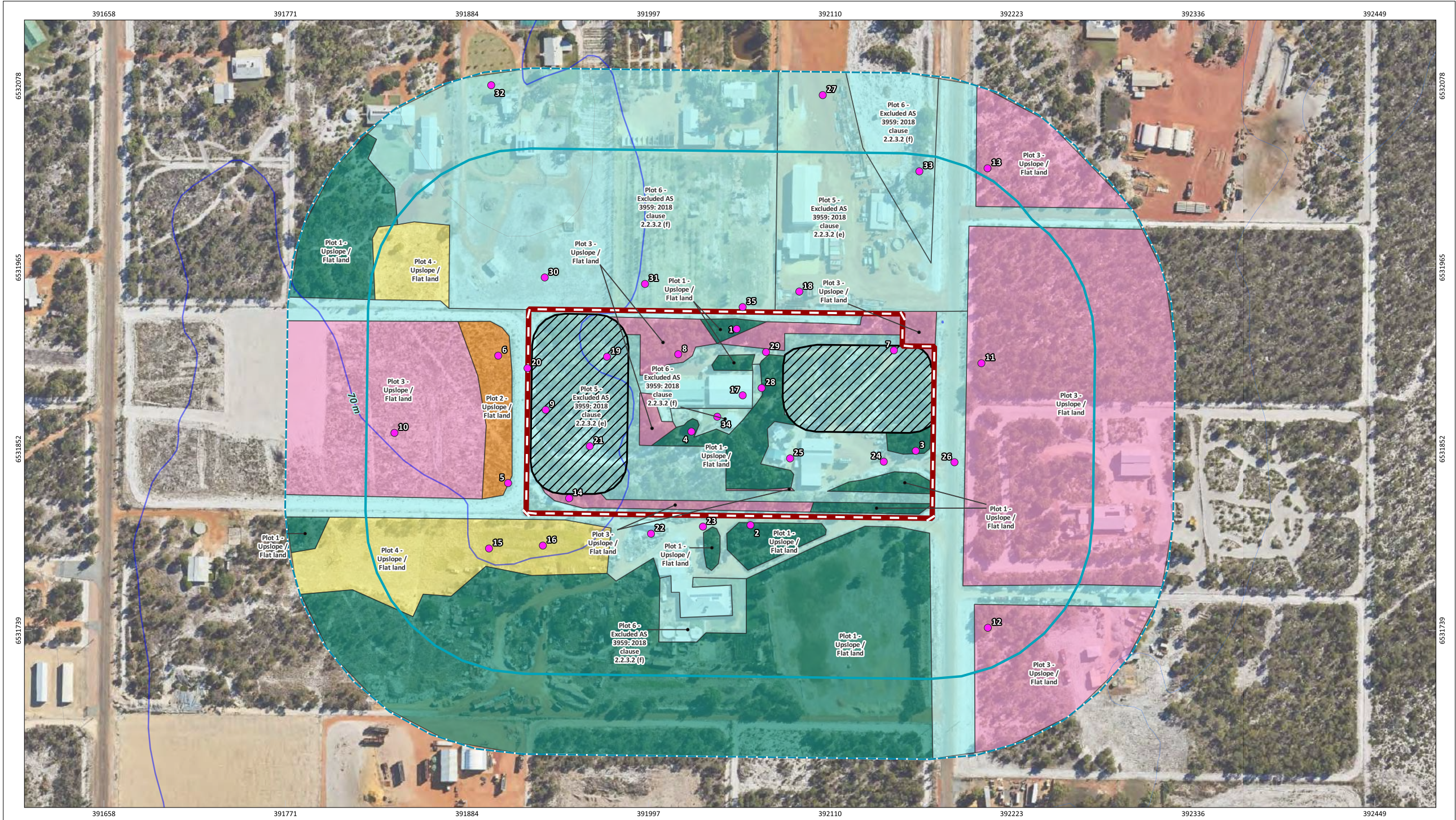


Figure 4: Vegetation Classification

<div><div></div><div>0306090120</div><div>m</div></div> <div>SCALE 1:2,256</div> <div>SHEET SIZE A3 COLOUR</div>	PROJECT/REPORT NAME Bushfire Management Plan 76 Sadler Road, Coonabidgee	CLIENT Castle Equipment C/- Planning Solutions	<div>Legend</div> <div><div><div></div>Subject Site</div><div><div></div>Buffer 100m</div><div><div></div>Buffer 150m</div><div><div></div>Photo</div><div><div></div>Development Area</div></div> <div><div>2m Contours (DPIRD-072)</div><div><div>5m</div><div>1m</div></div></div> <div><div>VegetationBushfire150</div><div><div><div></div>Class A - Forest</div><div><div></div>Class C - Shrubland</div><div><div></div>Class D - Scrub</div><div><div></div>Class G - Grassland</div><div><div></div>Excluded AS 3959: 2018 2.2.3.2</div></div></div>
COORDINATE REFERENCE SYSTEM GDA2020 / MGA zone 50	PROJECT NUMBER A23.120	VERSION 0	<div>NOTES:</div> <div>Cadastral boundary from LANDGATE 2022. Label corresponds to the vegetation association number.</div>
DATA SOURCE LANDGATE AERIAL IMAGERY Summer 2023	DRAWN BY / REVIEWED BY MD/BF	DATE 14/3/2024	<div><div></div><div>WESTERN ENVIRONMENTAL</div><div>Western Environmental Pty Ltd 08 6244 2310 enquiries@western.com.au Level 3/25 Power St, West Perth WA 6005 western.com.au</div></div>

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2.2 Bushfire Assessment Outputs

A Bushfire Attack Level (BAL) assessment has been undertaken in accordance with SPP 3.7, the Guidelines, AS 3959: 2018 and the bushfire assessment inputs in Section 2.1.

2.2.1 BAL Assessment

All land located within 100 m of the classified vegetation depicted in Figure 4 is considered bushfire prone and is subject to a BAL assessment in accordance with AS 3959: 2018.

A Method 1 BAL assessment (as outlined in AS 3959: 2018) has been completed for the proposed development and incorporates the following factors:

- Fire Danger Index (FDI) rating.
- Vegetation class.
- Slope under classified vegetation.
- Distance between proposed subdivision area and the classified vegetation.

Based on the identified BAL, construction requirements for relevant buildings/structures can then be assigned. The BAL rating gives an indication of the expected level of bushfire attack (i.e. radiant heat flux, flame contact and ember penetration) that may be received by proposed buildings and subsequently informs the standard of construction required to increase building survivability.

2.2.2 Method 1 BAL Assessment

Table 2 and Figure 5 display the Method 1 BAL assessment (in the form of BAL contours) that has been completed for the proposed development in accordance with AS 3959: 2018 methodology.

Post-development, all proposed buildings will be subject to BAL ratings of \leq BAL-29.

Table 2: Method 1 BAL Calculation (BAL Contours)

Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
1	Class A Forest	All upslopes and flat land (0 degrees)	<16	16 - <21	21 - <31	31 - <42	42 - <100
2	Class C Shrubland	All upslopes and flat land (0 degrees)	<7	7 - <9	9 - <13	13 - <19	19 - <100
3	Class D Scrub	All upslopes and flat land (0 degrees)	<10	10 - <13	13 - <19	19 - <27	27 - <100
4	Class G Grassland	All upslopes and flat land (0 degrees)	<6	6 - <8	8 - <12	12 - <17	17 - <50



Plot	Vegetation classification	Effective slope	Separation distances required (m)				
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL-12.5
5	Excluded - clause 2.2.3.2 (e)	-	No separation distances required - BAL-LOW				
6	Excluded - clause 2.2.3.2 (f)	-	No separation distances required - BAL-LOW				

Based on the site assessment inputs and BAL assessment, all proposed buildings are exposed to BAL ratings \leq BAL-29. A summary of the BAL ratings for these assets within the subject site is provided in Table 3.

Table 3: BAL Ratings for Assets Within the Subject Site

Proposed Building/Asset	Plot Most Affecting BAL Rating	Separation Distance	BAL Rating
Western proposed shed	Plot 3	20 m	BAL-19
Eastern proposed shed and office	Plot 1	20 m	BAL-29

2.3 Identification of Issues Arising from the BAL Assessment

Post-development, both sheds will be subject to BAL ratings of \leq BAL-29, with the eastern shed and office subject to BAL-29 and the western shed, BAL-19.

WEPL understands that a strip of vegetation in the Sadler Road reserve will be retained post-development. A conservative approach has been adopted and this area classified consistent with neighbouring vegetation (i.e. Class D Scrub), however it is likely that the bushfire threat from this strip is exaggerated, and it is highly unlikely the eastern elevation of the office would be exposed to BAL-29.

A reassessment of BAL ratings, through either a BMP addendum or revised BMP will be undertaken if changes to development design or classified vegetation within the assessment area which require a modified bushfire management response occur.

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3. Assessment Against the Bushfire Protection Criteria

3.1 Compliance

The proposed development is required to comply with policy measures 6.2 and 6.4 of SPP 3.7 and the Guidelines.

Table 4 outlines the Acceptable Solutions (AS) that are relevant to the proposal and summarises how the intent of each Bushfire Protection Criteria has been achieved through the application of bushfire risk management measures. No Performance Solutions (PS) have been proposed for this development. These management measures are depicted in Figure 6 where relevant.

Implementation of this BMP is expected to meet objectives 5.1-5.4 of SPP 3.7.

Table 4: Assessment Against the Bushfire Protection Criteria

Bushfire Protection Criteria	AS	PS	N/A
Element 1: Location			
A1.1 Development location	✓	□	□
<p>Post-development, both proposed sheds and the office will be subject to BAL ratings of ≤BAL-29 following the establishment of required Asset Protection Zones (APZs) (Figure 5, Figure 6).</p> <p>The proposed development is considered to be compliant with A1.1.</p>			
Element 2: Siting and design of development			
A2.1 Asset Protection Zone (APZ)	✓	□	□
<p>The proposed development has two APZs sufficient for the potential radiant heat flux for the sheds and office to not exceed 29kW/m². These APZs will be managed in accordance with the requirements of 'Standards for Asset Protection Zones' (WAPC 2021; Appendix B) and are contained within the boundaries of the lot.</p> <p>The proposed development is considered to be compliant with A2.1.</p>			
Element 3: Vehicular access			
A3.1 Public roads	✓	□	□
<p>The subject site is accessed via existing public roads. The Guidelines do not prescribe values for the trafficable (carriageway/pavement) width of public roads as they should be in accordance with the class of road as specified in the IPWEA Subdivision Guidelines, Liveable Neighbourhoods, Austroad Standards and/or any applicable standard in the local government area.</p> <p>WEPL's assessment, however, has identified that the roads surrounding the development are bitumen with estimated width of the sealed surface achieving a minimum width of 6 m and therefore consider the existing road network would provide suitable access and egress for the community and emergency services personnel in the event of a bushfire.</p> <p>Vehicular access technical requirements in accordance with the Guidelines are detailed in Appendix C.</p> <p>The proposed development is considered to be compliant with A3.1.</p>			



Bushfire Protection Criteria	AS	PS	N/A
A3.2a Multiple access routes	✓	<input type="checkbox"/>	<input type="checkbox"/>
<p>Multiple access routes from the subject site to more than two suitable destinations are available via the existing public network (Figure 6). Access to the site is available via three access points onto Sadler Road.</p> <p>Refer to A3.1 above for details regarding vehicular access technical requirements for public roads.</p> <p>The proposed development is considered to be compliant with A3.2a.</p>			
A3.2b Emergency access way	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>No emergency access ways are required or proposed for this development.</p> <p>The proposed development is considered to be compliant with A3.2b.</p>			
A3.3 Through-roads	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>Not applicable - this Acceptable Solution does not apply to development applications.</p>			
A3.4a Perimeter roads	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>Not applicable - this Acceptable Solution does not apply to development applications.</p>			
A3.4b Fire service access route	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>Not applicable - this Application Solution does not apply to development applications.</p>			
A3.5 Battle-axe access legs	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>Not applicable - this Acceptable Solution does not apply to development applications.</p>			
A3.6 Private driveways	✓	<input type="checkbox"/>	<input type="checkbox"/>
<p>The western shed will require a private driveway which exceeds 70 m in length to provide sufficient access. As the subject site is also in a non-reticulated area, a turnaround area is required within 30 m of the proposed shed. The driveway must be at least four metres wide with six metre wide passing bays every 200 m. The passing bays must have a minimum length of 20 m and a minimum additional trafficable width of two metres. The turnaround area of the driveway must comply with the design requirements set out in the Guidelines. The proposed hardstand area will meet these requirements and will provide the required space for a turnaround area at the western shed.</p> <p>The proposed development is considered to be compliant with A3.6.</p>			
Element 4: Water	✓	<input type="checkbox"/>	<input type="checkbox"/>
A4.2 Provision of water for firefighting purposes			
<p>The subject site is not connected to reticulated water. Each proposed shed will be provided with a 10 kL firefighting water tank which meets the requirements set out in section 3.2 (Figure 6).</p> <p>The proposed development is considered to be compliant with A4.2.</p>			
Element 5: Vulnerable tourism land uses	<input type="checkbox"/>	<input type="checkbox"/>	✓
<p>This development is not considered vulnerable tourism land use. Element 5 is not applicable to this proposed development.</p>			

Note: AS - Acceptable solution, PS - Performance solution, N/A - Not applicable.



3.2 Water tank requirements

As per the Guidelines, one 50,000 L tank per 25 lots being created or one 10,000 L tank per lot created is required to be provided. In this case two 10kL tanks will be provided on the subject site, with one to be placed within 30 m of each of the newly proposed sheds.

The tanks and associated stands will be above ground, constructed of non-combustible materials and comply with AS/NZS 3500.1:2018 Plumbing and drainage Water Services.

All exposed water supply pipes and fitting will be metal and the tank will be fitted with a 50mm male camlock coupling with full flow valve.



Designed and Automated by AC

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4. Responsibilities for Implementation and Management of Bushfire Management Measures

Responsibility for implementation of the bushfire risk management measures outlined in Section 3 of this BMP applies to the developer, future owners/builders within the subject site and the local government. Table 5 provides a works program detailing these measures, timing of implementation and responsibility.

Table 5: Proposed Works Program

No.	Bushfire management measure
Developer responsibilities - Prior to occupation	
1	Ensure that Asset Protection Zones (APZs) are established and maintained as per the design in Figure 6.
2	Ensure appropriate firefighting water tanks are provided for each shed as described in Section 3.2.
Landowner responsibilities - Ongoing	
3	Maintain APZs to the standard in the Guidelines.
4	Maintain the hardstand beside the western shed as a cleared area which is sufficient for a firefighting appliance to safely turnaround as per the Guidelines.



5. Conclusion

In the professional opinion of the author, the proposed development satisfies the intent, aim and objectives of SPP 3.7 and the Guidelines and is recommended for approval.



6. References

Department of Fire and Emergency Services (DFES). (2021). *Map of Bush Fire Prone Areas*. Retrieved on 2/2/2024 from:
<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>.

Standards Australia (SA). (2018). *Construction of buildings in bushfire-prone areas* (AS 3959: 2018).




Western Australian Planning Commission (WAPC). (2015). *State Planning Policy 3.7 Planning in Bushfire Prone Areas*. Government of Western Australia.

Western Australian Planning Commission (WAPC). (2021). *Guidelines for Planning in Bushfire Prone Areas Version 1.4 (including appendices)*. Government of Western Australia.






Appendix A: Classified vegetation photos



Plot 1	Class A Forest
<p>Photo 1</p> <p>This plot is dominated by Eucalypt species with heights up to 30 m. Vegetation structure is multitiered, with overstorey canopy cover exceeding 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 1	Class A Forest
<p>Photo 2</p> <p>This plot is dominated by Eucalypt species with heights up to 30 m. Vegetation structure is multitiered, with overstorey canopy cover exceeding 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 1	Class A Forest
<p>Photo 3</p> <p>This plot is dominated by Eucalypt species with heights up to 30 m. Vegetation structure is multitiered, with overstorey canopy cover exceeding 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	






Plot 1	Class A Forest
<p>Photo 4</p> <p>This plot is dominated by Eucalypt species with heights up to 30 m. Vegetation structure is multitiered, with overstorey canopy cover exceeding 30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 2	Class C Shrubland
<p>Photo 5</p> <p>Shrubs up to 2 m in height throughout plot. Shrub foliage cover is greater than 30% with some grasses and herbs in the understorey.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 2	Class C Shrubland
<p>Photo 6</p> <p>Shrubs up to 2 m in height throughout plot. Shrub foliage cover is greater than 30% with some grasses and herbs in the understorey.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	






Plot 3	Class D Scrub
<p>Photo 7</p> <p>This plot is dominated by Banksia species. and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 3	Class D Scrub
<p>Photo 8</p> <p>This plot is dominated by Banksia species. and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 3	Class D Scrub
<p>Photo 9</p> <p>This plot is dominated by Banksia species. and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	






Plot 3	Class D Scrub
<p>Photo 10 (Vegetation in background)</p> <p>This plot is dominated by Banksia species, and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	 <p>31°20'34", 115°51'49", 39.6m 01/12/2023 09:49:15 am</p>
Plot 3	Class D Scrub
<p>Photo 11</p> <p>This plot is dominated by Banksia species, and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	 <p>31°20'32", 115°52'0", 43.4m 01/12/2023 10:30:42 am</p>
Plot 3	Class D Scrub
<p>Photo 12</p> <p>This plot is dominated by Banksia species, and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	 <p>31°20'32", 115°52'0", 43.4m 01/12/2023 10:30:42 am</p>



Plot 3	Class D Scrub
<p>Photo 13</p> <p>This plot is dominated by Banksia species, and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 3	Class D Scrub
<p>Photo 14</p> <p>This plot is dominated by Banksia species, and other tall shrubs up to 6 m in height. This plot has a multi-tiered structure and overstorey cover of >30%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	
Plot 4	Class G Grassland
<p>Photo 15</p> <p>This plot is dominated by grasses with an overstorey foliage cover estimated to be less than 10%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	






Plot 4	Class G Grassland
<p>Photo 16</p> <p>This plot is dominated by grasses with an overstorey foliage cover estimated to be less than 10%.</p> <p>The slope under this vegetation was assessed to be upslope/flat land.</p>	 <p>31°20'25", 115°51'50", 40.1m 01/12/2023 09:52:27 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 17</p> <p>Main house and cleared areas surrounding the house. This plot is devoid of vegetation.</p>	 <p>31°20'32", 115°51'55", 39.5m 01/12/2023 09:13:19 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 18</p> <p>Cleared areas which are devoid of vegetation directly adjacent to the subject site.</p>	 <p>31°20'31", 115°51'55", 41.0m 01/12/2023 09:15:09 am</p>




Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 19</p> <p>Cleared areas within the subject site which are mostly devoid of vegetation and any vegetation that is present lacks the connectivity to actively carry fire throughout the site.</p>	 <p>31°20'32" S 115°51'52" E 40.2m 01/12/2023 09:19:02 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 20</p> <p>Fire breaks within and adjacent to the subject site. This plot lacks the fuel connectivity required for fire to be carried throughout the area.</p>	 <p>31°20'31" S 115°51'49" E 39.7m 01/12/2023 09:28:40 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 21</p> <p>Cleared areas within the subject site which are mostly devoid of vegetation and nay vegetation that is present lacks the connectivity to actively carry fire throughout the site.</p>	 <p>31°20'24" S 115°51'55" E 41.3m 01/12/2023 09:40:44 am</p>



Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 22</p> <p>Cleared areas and built assets adjacent to the subject site. This area is devoid of vegetation.</p>	
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 23</p> <p>Driveways, fuel breaks and other cleared areas within and adjacent to the subject site.</p>	
Plot5	Excluded - clause 2.2.3.2 (e)
<p>Photo 24</p> <p>Sheds, driveways and cleared areas within the subject site.</p>	



Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 25</p> <p>Sheds and other non-vegetated areas within the subject site.</p>	 <p>-31°20'33", 115°51'54", 41.7m 01/12/2023 10:39:07 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 26</p> <p>Public road network surrounding the subject site which is devoid of vegetation.</p>	 <p>-31°20'33", 115°51'59", 37.2m 01/12/2023 10:31:57 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 27</p> <p>Areas surrounding the subject site which are completely devoid of vegetation.</p>	 <p>-31°20'24", 115°51'56", 37.8m 01/12/2023 10:41:10 am</p>



Plot 6	Excluded - clause 2.2.3.2 (e)
<p>Photo 28</p> <p>Gardens and lawns within the subject site which are maintained to a low-threat state.</p>	
Plot 6	Excluded - clause 2.2.3.2 (f)
<p>Photo 29</p> <p>Driveways and cleared areas within the subject site.</p>	
Plot 6	Excluded - clause 2.2.3.2 (f)
<p>Photo 30</p> <p>Lawns which are mown and are hence maintained to a low-threat state.</p>	



Plot 6	Excluded - clause 2.2.3.2 (f)
<p>Photo 31</p> <p>Crops and lawns adjacent to the subject site which are managed to a low-threat state.</p>	
<p>Photo 32</p> <p>Crops and gardens in the surrounding areas to the subject site which are managed to a low-threat state.</p>	
<p>Photo 33</p> <p>Low-threat vegetation in the areas surrounding the subject site. This vegetation is isolated and has no understorey with sandy soils beneath tall shrubs.</p>	



Plot 6	Excluded - clause 2.2.3.2 (f)
<p>Photo 34</p> <p>Water tanks, cleared areas and managed vegetation within the subject site.</p>	 <p>31°20'33", 115°51'54", 39.8m 01/12/2023 10:13:45 am</p>
Plot 5	Excluded - clause 2.2.3.2 (e)
<p>Photo 35</p> <p>Lawns which are mown and are hence maintained to a low-threat state.</p>	 <p>31°20'31", 115°51'55", 41.2m 01/12/2023 09:14:48 am</p>



Appendix B: Standards for Asset Protection Zones



The following standards have been extracted from the *Guidelines for Planning in Bushfire Prone Areas v 1.4* (WAPC, 2021).

Every habitable building is to be surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:

- a. Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a fire does not exceed 29kW/m² (BAL-29) in all circumstances.
- b. Location: the APZ should be contained solely within the boundaries of the lot on which a 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 (see explanatory notes).
- c. Management: the APZ is managed in accordance with the requirements of '*Standards for Asset Protection Zones*' (below):
 - Fences within the APZ:
 - Should be constructed from non-combustible materials or bushfire-resisting timber referenced in Appendix F of AS 3959.
 - Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness):
 - Should be managed and removed on a regular basis to maintain a low threat state.
 - Should be maintained at <2 tonnes per hectare (on average).
 - Mulches should be non-combustible (e.g. stone, gravel or crushed mineral earth) or wood mulch >6 millimetres in thickness.
 - Trees (>6 metres in height):
 - Trunks at maturity should be a minimum distance of six metres from all elevations of the building;
 - Branches at maturity should not touch or overhand a building or powerline.
 - Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.
 - Canopy cover within the APZ should be <15 per cent of the total APZ area.
 - Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

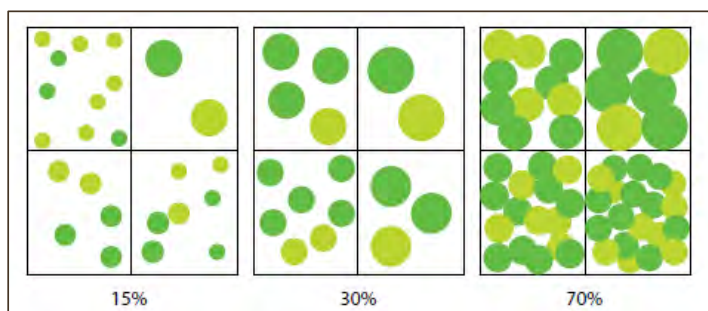


Figure 7: Illustrated tree canopy cover projection (WAPC, 2021)

- Shrub and scrub 0.5 metres to six metres in height (shrub or scrub >6 metres in height are to be treated as trees):
 - Should not be located under trees or within three metres of buildings.
 - Should not be planted in clumps >5 square metres in area.
 - Clumps should be separated from each other and any exposed window or door by at least 10 metres.
- Ground covers <0.5 metres in height (ground covers >0.5 metres in height are to be treated as shrubs):
 - Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.
 - Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
- Grass:
 - Grass should be maintained at a height of 100 millimetres or less, at all times.
 - Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
- Defendable space:
 - Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.



-
- LP Gas Cylinders:
 - Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.
 - The pressure relief valve should point away from the house.
 - No flammable material within six metres from the front of the valve.
 - Must site on a firm, level and non-combustible base and be secured to a solid structure.

ADDITIONAL NOTES

The Asset Protection Zone (APZ) is an area surrounding a building that is managed to reduce the bushfire hazard to an acceptable level. Hazard separation in the form of using subdivision design elements or excluded and low threat vegetation adjacent to the lot may be used to reduce the dimensions of the APZ within the lot.

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.

Plant flammability, landscaping design and maintenance should also be considered for trees, shrub, scrub and ground covers with the APZ. Please refer to explanatory notes '*E2 Managing an Asset Protection Zone (APZ) to a low threat state*,' '*E2 Landscaping and design of an asset protection zone*,' and '*E2 Plant flammability*' in the Guidelines for further information relating to APZ standards.



Appendix C: Vehicular access technical requirements (WAPC, 2021)

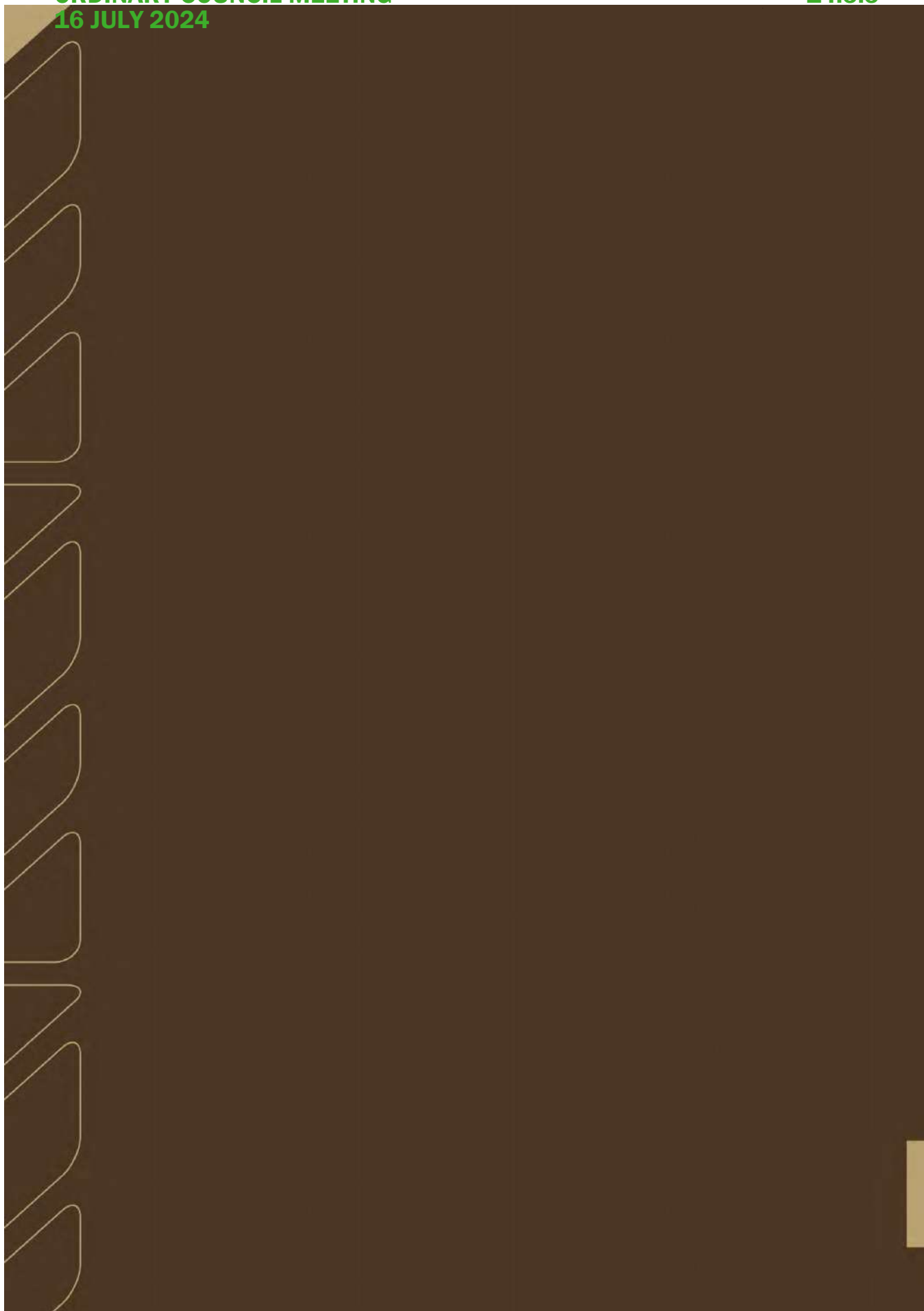


Technical requirements	Public road	Emergency access way ¹	Fire service access route ¹	Battle-axe and private driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum horizontal clearance (m)	N/A	6	6	6
Minimum vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum grade unsealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum grade sealed road ³	As outlined in the IPWEA Subdivision Guidelines	1:7 (14.3%)		
Maximum average grade sealed road	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Minimum inner radius of road curves (m)	As outlined in the IPWEA Subdivision Guidelines	8.5		

¹To have crossfalls between 3 and 6%

²Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³Dips must have no more than a 1 in 8 (12.5% - 7.1 degree) entry and exit angle.



SCHEDULE OF SUBMISSIONS AND APPLICANTS RESPONSES

DEVELOPMENT APPLICATION: WAREHOUSE, WORKSHOP AND OFFICE ON LOT 53 (76) SADLER ROAD, COONABIDGEE

No.	Submitter	Submission details	Applicants response			
1.	DFES	<p>The submitter provides the following general comment:</p> <p>This advice relates only to <i>State Planning Policy 3.7: Planning in Bushfire Prone Areas</i> (SPP 3.7) and the <i>Guidelines for Planning in Bushfire Prone Areas</i> (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p><u>Assessment</u></p> <ul style="list-style-type: none">• A ‘Referral to DFES Checklist’ was not submitted with the referral and the trigger for referral is unknown. It is unclear if the decision maker has deemed this to be high-risk land use.• Further clarification is required within the BMP of the requirements of SPP 3.7, and the supporting Guidelines as outlined in our assessment below. <p>1. Policy Measure 6.5 a) (ii) Preparation of a BAL contour map</p> <table><tr><th>Issue</th><th>Assessment</th><th>Action</th></tr></table>	Issue	Assessment	Action	
Issue	Assessment	Action				

		<p>Vegetation Management</p>	<p>DFES does not accept fire break notices on adjoining land as part of the vegetation management required to achieve an APZ or low-threat classification. Fire break notices may only apply for part of the year and may be varied from year to year by the responsible local government. The proponent is to provide a performance principle-based solution to achieve the required APZ should the APZZ rely on the management of vegetation on adjoining land.</p>	<p>The decision maker to be satisfied with the vegetation exclusions and vegetation management proposed.</p>							
<p>2. Policy Measure 6.5 c) Compliance with the Bushfire Protection Criteria</p>											
<table><tr><th>Element</th><th>Assessment</th><th>Action</th></tr><tr><td>Location, and Sitting & Design</td><td><p>A1.1 & A2.1 – not demonstrated.</p><p>The BAL ratings cannot be validated for the reason outline in the above table. The decision maker to be satisfied with the vegetation and exclusions and vegetation management proposed.</p></td><td>Decision maker to be satisfied.</td></tr></table>						Element	Assessment	Action	Location, and Sitting & Design	<p>A1.1 & A2.1 – not demonstrated.</p> <p>The BAL ratings cannot be validated for the reason outline in the above table. The decision maker to be satisfied with the vegetation and exclusions and vegetation management proposed.</p>	Decision maker to be satisfied.
Element	Assessment	Action									
Location, and Sitting & Design	<p>A1.1 & A2.1 – not demonstrated.</p> <p>The BAL ratings cannot be validated for the reason outline in the above table. The decision maker to be satisfied with the vegetation and exclusions and vegetation management proposed.</p>	Decision maker to be satisfied.									

		<p>Water</p>	<p>A4.2- not demonstrated</p> <p>It has not been demonstrated that the proposed 10,000 litre water tank dedicated for fire-fighting purposes and adjacent hard-standing can achieve BAL-29 or below and is accessible to a type 3.4 appliance.</p>	<p>Modification to the BMP is required.</p>	
		<p><u>DFES Built Environment Branch Comment</u></p> <p>As this project appears to include a number of structures: Class 7b Warehouse, Class 8 Workshop and Class 5 Office, plans will need to be provided to DFES Built Environment Branch for assessment as required by Regulation 18B of the Building Regulations 2012. It is also noted that as the total floor area of the proposed buildings exceeds 500m², fire services in accordance with the FES Commissioners Operational Requirements and as per BCA E1.3 and AS2419 will be required.</p> <p>Recommendation – compliance with acceptable solutions not fully demonstrated – minor modifications required</p> <p>The development application and the BMP have adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved. However, modifications to the BMP are necessary to ensure it accurately identifies the bushfire risk and necessary mitigation measures. As these modifications will not affect the development design, these modifications can be undertaken without further referral to DFES.</p>			

14.4 DEVELOPMENT APPLICATION - OUTBUILDING - LOT 819 (69) CASSERLEY WAY, LANCELIN

File	BLD/4834
Applicant	Castlerock Developments Pty Ltd
Location	Lot 819 (69) Casserley Way, Lancelin
Owner	Carmel & Garry Murray
Zoning	Residential R15
WAPC No	Nil
Author	Ross Harper – Planning Officer
Reporting Officer	James Bayliss - Executive Manager Regulatory and Development Services
Refer	Nil
Appendices	<ol style="list-style-type: none"> 1. Aerial Map - Lot 819 (69) Casserley Way, Lancelin [14.4.1 - 1 page] 2. Location Plan - Lot 819 (69) Casserley Way, Lancelin [14.4.2 - 1 page] 3. Development Application - 69 Casserley Way, Lancelin [14.4.3 - 13 pages]

DISCLOSURES OF INTEREST

Nil

PURPOSE

To consider an Application for Development Approval for a proposed Outbuilding on Lot 819 (69) Casserley Way, Lancelin.

BACKGROUND

The Shire is in receipt of an Application for Development Approval for a proposed Outbuilding on the subject lot, which is 791.1m² in area and currently contains a single house and smaller outbuilding.

The proposed outbuilding is 12m in length and 5.5metres in width, equating to an area of 66m². The outbuilding has a wall height of 4m and an overall height of 4.485m.

The property contains an existing outbuilding 9m in length and 4.6m in width equating to an area of 41.4m². The applicant seeks to retain this outbuilding in addition to the proposed outbuilding. The total area of outbuildings would be 107.4m².

The proposed outbuilding is set back 1 metre from the rear (northern) boundary in lieu of 1.5m and 0.7metres from the side (eastern) boundary in lieu of the required 1m setback.

The proposal seeks a variation to the deemed-to-comply provisions of 'Clause 5.4.3 – Outbuildings' of State Planning Policy 7.3 - Residential Design Codes, Volume 1 (R-Codes) with respect to the wall height, aggregate area of the outbuildings and lot boundary setbacks.

The proposal seeks a variation to Local Planning Policy 2.1 – Residential Outbuildings (LPP2.1) with respect to the wall height and floor area (in aggregate).

A location plan, aerial imagery and the Applicant's proposal are provided (**see appendices**).

COMMENT

Stakeholder Consultation

The applicant included letters of support from adjoining neighbouring landowners as part of the development application. These letters supported the requested variations to both wall height and boundary setbacks.

PLANNING FRAMEWORK

Local Planning Scheme No. 9 (LPS 9) Planning Assessment

The subject lot is zoned Residential R15 under LPS 9, the objectives of which are to:

- a. provide for a range of housing types and encourage a high standard of residential development;*
- b. maintain and enhance the residential character and amenity of the zone;*
- c. limit non-residential activities to those of which the predominant function is to service the local residential neighbourhood and for self-employment or creative activities, provided such activities have no detrimental effect on the residential amenity; and*
- d. ensure that the density of development takes cognisance of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other environmental factors.*

The State and Local Planning Policy framework provides standards for outbuildings in residential areas that seek to maintain the residential character and amenity of the zone.

LPP 2.1 increases the scale at which outbuildings can be approved relative to the size of the subject lot to better reflect community expectations and set maximum development standards. Departure from LPP 2.1 is viewed as adversely impacting the amenity of the residential zone, by creating built form that does not align with a residential character.

State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

The R-Codes provide a comprehensive basis for control of residential development through Western Australia. When a development does not meet the deemed-to-comply provisions, the application is assessed against the associated design principles to determine whether the variation is acceptable. The R-Codes define an ‘Outbuilding’ as:

An enclosed non-habitable structure that is detached from any dwelling.

The setback requirements are outlined in the table below.

Required	Proposed
Side (Eastern) Boundary – 1.5m	0.7m
Rear (Northern) Boundary – 1.1m	1m

The deemed-to-comply provisions of the R-Codes relating to outbuildings stipulate an overall collective area of 60m², a wall height of 2.4 meters and overall height of 4.2 meters.

The proposed outbuilding is 66m², with a wall height of 4 meters and an overall height of 4.48. Given the proposal does not satisfy the deemed-to-comply provisions, the outbuilding is assessed against the associated ‘Design Principle’ which states:

Design Principle	Officer Comment
P3 Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.	The proposed outbuilding is located to the side of the lot, behind the dwelling facade. While this may mitigate the impact on the streetscape, it will nevertheless be prevalent from the west of the property. The increase in wall height combined with a reduced lot boundary setback will likely amplify the building bulk and detract from the visual amenity of neighbouring properties.

Local Planning Policy 2.1 – Residential Outbuildings (LPP 2.1)

The Shire adopted LPP 2.1 in February 2023 to complement and enhance the provision of the R-Codes to better reflect community expectation.

Cl. 5.3 Supplementary Deemed to Comply Standards outlines the maximum allowable standards for the outbuilding throughout the Shire, dependent on lot size. The table below outlines the standards applied to the subject lot.

LOT SIZE	STANDARD	MAXIMUM	PROPOSED
601m ² – 800m ²	Floor Area	90m ²	Proposed= 66m ² (107.4m ² aggregate) non-Compliant
	Wall Height	3.6m	4.0m: Non-Compliant
	Overall Height	5.0m	4.48m: Compliant

5.5 Variations to Standards

5.5.4 – Development proposal that seek variation to this policy shall be determined in accordance with the objectives of this policy.

LPP 2.1 creates guidelines that outline the deemed-to-comply requirements reflecting community expectations for outbuildings on residential zoned land. Departures from each development standard are viewed as adversely impacting the amenity of the zone and will likely create adverse impacts on the character and amenity of the area.

The objectives of LPP 2.1 policy are:

- a) To provide a framework in which outbuilding development and use can take place without having adverse impacts on the streetscape, character and amenity or environmental attributes of the surrounding area.*
- b) To provide development standards for outbuildings that consider varying residential lot sizes and community needs.*
- c) To develop deemed-to-comply requirements to reflect community expectations for outbuildings on residential zoned land.*
- d) To ensure an outbuilding is associated to a dwelling and or is constructed at the same time as a dwelling.*
- e) To identify acceptable material colours and finishes for outbuildings, that maintain the amenity of residential streetscapes and for adjoining residential properties.*

The proposal may conflict with various objectives above. LPP 2.1 creates clear guidelines that outline maximum standards reflecting community expectations for outbuildings on residential zoned land. Departures from the development standards gradually erodes the integrity of LPP 2.1 and cumulatively impacts the amenity of the zone in an adverse way.

Further Comment

In the event Council is comfortable with the variations proposed, the officer's recommendation may be substituted with the following:

1. *That Council grant Development Approval for an outbuilding on Lot 819 (69) Casserley Way, Lancelin subject to the following conditions:*
 - a. *The land use and development shall be undertaken in accordance with the approved plans and specifications, including any directions written in red ink by the Shire, unless otherwise conditioned in this approval.*
 - b. *This approval is for an outbuilding only as indicated on the approved plans.*
 - c. *The finished floor level of the outbuilding must be set at the existing average of natural ground level to the satisfaction of the Shire of Gingin.*
 - d. *The approved outbuilding is to be constructed using new materials and be of a consistent colour scheme.*
 - e. *The outbuilding is not to be used for human habitation or any other industrial or commercial uses.*
 - f. *Stormwater from all roofed and paved areas shall be collected and contained onsite to the satisfaction of the Shire of Gingin.*

Advice Notes:

- Note 1: If you are aggrieved by the conditions of this approval, you have the right to request that the State Administrative Tribunal (SAT) review the decision, under part 14 of the Planning and Development Act 2005.*
- Note 2: Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.*
- Note 3: Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the Building Act 2011 and Health Act 2016, which are to be approved by the Shire of Gingin.*
- Note 4: It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.*
- Note 5: This planning approval shall not be construed as an approval or support of any kind for any other planning related application on the subject land.*

Note 6: This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the Dividing Fences Act 1961.

2. *That an officer report be prepared for consideration by Council to amend the delegated authority afforded to staff to approve outbuildings with proposed variations within 10% of the development standards stipulated under LPP 2.1.*

Summary

LPP 2.1 was adopted in February 2023 and was endorsed by Council to assist the community and Administration with expectations regarding the use and construction of residential outbuildings. As outlined above the proposal does not meet the development standards and conflicts with the objectives of LPP 2.1.

In the event Council seeks to support the proposal, it is requested that delegation thereafter be provided to staff to approve proposed variations within 10% of the development standards under LPP 2.1. Continual presentations to Council on such proposals endorsed by Council, is not an efficient use of staff resources.

STATUTORY/LOCAL LAW IMPLICATIONS

Planning and Development (Local Planning Schemes) Regulations 2015
Shire of Gingin Local Planning Scheme No. 9

POLICY IMPLICATIONS

State Planning Policy 7.3 – Residential Design Codes, Volume 1

Local Planning Policy 2.1 – Residential Outbuildings

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2024-2034

Aspiration	3. Planning & Sustainability - Plan for Future Generations
Strategic Objective	3.3 Planning & Land Use - Plan the use of the land to meet future requirements incorporating economic development objectives and community amenity

VOTING REQUIREMENTS - SIMPLE MAJORITY

MOTION/OFFICER RECOMMENDATION

MOVED: Councillor Weeks

SECONDED: Councillor Woods

Councillor Peczka foreshadowed an Alternative Motion to grant development approval should the motion under debate be lost.

That Council refuse to grant Development Approval for an outbuilding on Lot 819 (69) Casserley Way, Lancelin in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for the following reasons:

1. Having regard to clause 67(2)(c) and (g) of the Deemed Provisions, the proposed development is unacceptable given:
 - a. The scale of the outbuilding is excessive and does not satisfy the objectives of the residential zone under Local Planning Scheme No. 9 or Local Planning Policy 2.1 – Residential Outbuildings.
 - b. The scale of the outbuilding is excessive and does not satisfy the Design Principles of clause 5.4.3 of the R-Codes.
 - c. There is no cogent reason provided that warrants departure from the planning framework.

Advice Notes:

Note 1: If you are aggrieved by the conditions of this approval, you have the right to request the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.

LOST
0 / 8

FOR: *Nil*

AGAINST: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

COUNCIL RESOLUTION /ALTERNATIVE MOTION

MOVED: Councillor Peczka

SECONDED: Councillor Kestel

1. That Council grant Development Approval for an outbuilding on Lot 819 (69) Casserley Way, Lancelin subject to the following conditions:
 - a. The land use and development shall be undertaken in accordance with the approved plans and specifications, including any directions written in red ink by the Shire, unless otherwise conditioned in this approval.
 - b. This approval is for an outbuilding only as indicated on the approved plans.
 - c. The finished floor level of the outbuilding must be set at the existing average of natural ground level to the satisfaction of the Shire of Gingin.
 - d. The approved outbuilding is to be constructed using new materials and be of a consistent colour scheme.
 - e. The outbuilding is not to be used for human habitation or any other industrial or commercial uses.
 - f. Stormwater from all roofed and paved areas shall be collected and contained onsite to the satisfaction of the Shire of Gingin.

Advice Notes:

- Note 1:** If you are aggrieved by the conditions of this approval, you have the right to request the State Administrative Tribunal (SAT) review the decision under Part 14 of the *Planning and Development Act 2005*.
- Note 2:** Where an approval has lapsed, no development may be carried out without further approval of the local government having first been sought and obtained.
- Note 3:** Further to this approval, the applicant is required to submit working drawings and specifications to comply with the requirements of the Building Act 2011 and Health Act 2016, which are to be approved by the Shire of Gingin.
- Note 4:** It is recommended that cadastral lot boundaries be established by a suitably qualified land surveyor to ensure that all development is carried out within the subject allotment.
- Note 5:** This planning approval shall not be construed as an approval or support of any kind for any other planning related application on the subject land.

Note 6: This approval does not authorise any interference with dividing fences, nor entry onto neighbouring land. Accordingly, should you wish to remove or replace any portion of a dividing fence, or enter onto neighbouring land, you must first come to a satisfactory arrangement with the adjoining property owner. Please refer to the Dividing Fences Act 1961.

2. That an officer report be prepared for consideration by Council to amend Delegation 8.1.7 Determination of Development Applications to grant delegated authority to the CEO to approve outbuildings with proposed variations within 10% of the development standards stipulated under LPP 2.1.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

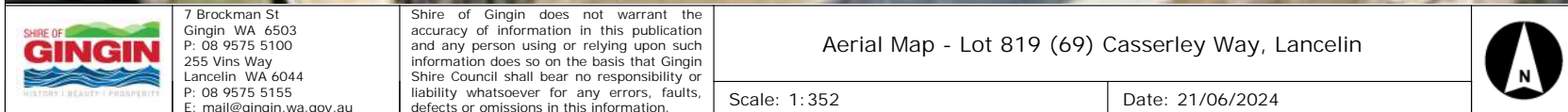
AGAINST: *Nil*

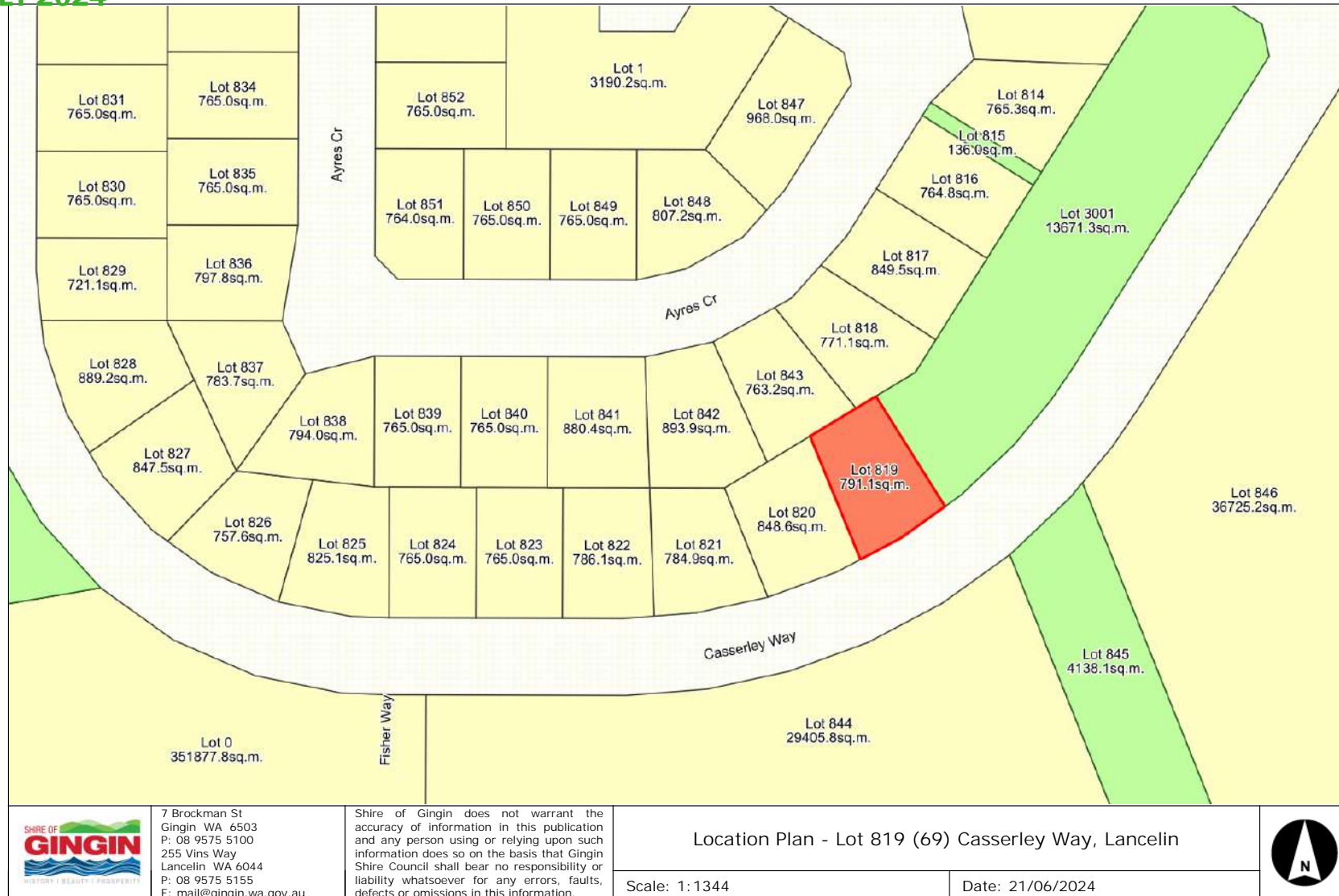
Reason for Alternative Motion

The Deemed Provisions are generally complied with on the basis of Council's Local Policy 2.1.

1. The framework in which the proposed outbuilding development and use can take place without having adverse impacts on the streetscape, character and amenity or environmental attributes of the surrounding area.
2. The proposed development standards for the applicant's outbuilding considers varying residential lot sizes and community needs as one size does not fit all.
3. The deemed-to-comply requirements do reflect community expectations for outbuildings on residential zoned land.
4. The proposed outbuilding is associated to a dwelling and will be constructed at the same time as a dwelling.
5. Material colours and finishes are acceptable for the proposed outbuilding, that will maintain the amenity of residential streetscapes and for adjoining residential properties.
6. No one size fits all as the various residential - rural residential and coastal residential have slight variations however do comply in the majority to achieve the amenity and character of each of the localities and communities within the Shire of Gingin vs metropolitan local government areas vs rural and rural regional areas.
7. Residential land sizes do vary for different parts of the state and therefore Council requires some minor variation to the Design Code and to its local planning policy.

APPENDIX 14.4.1







CASTLEROCK
SHEDS

A.B.N. 90 139 523 032

PO Box 503 Bullsbrook WA 6084

A.C.N. 139 523 032

Email: benita@castlerocksheds.com

B.R.N. 14221

Enquiries: 0401 302 162

To: City of Swan

Date: 14/06/2024

**Re: Cover letter for Development Approval for PROPOSED SHED AT 69 Casserley Way
Lancelin WA 6044**

To Whom it May Concern,

Please consider the proposed 5.5x12m at 4m high shed and earthworks to support the shed structure at the above named property to exceed the allowable wall height of 3.6m and be constructed at reduced setbacks, 0.7m from the west boundary and 1m from the rear boundary, at the above named property for the reasons below:

- The increased shed height will be used to store personal recreational equipment. Housing this equipment in the shed will keep them out of view of the road, keep them secure and out of the weather. The increased height to the gutter is required to allow for a 3.5m roller door clearance for this equipment
- Although an increase in the gutter height, the overall height of the shed, 4.485m at the ridge, is within the allowable overall shed height of 5m, meeting the requirements of the residential design principle
- The shed positioning, at the reduced setbacks of 0.7m and 1m, allow for ease of access with reversing a vehicle down the side of the property into the shed. The proposed shed is also replacing a shed that is currently in this position, at these setbacks
- The shed will be complimenting in colour of the existing house on the property
- The shed will have no visible impact on the streetscape.
- Neighbours at 67 Casserley Way Lancelin and 35 Ayers Circle Lancelin are in support of the proposed shed plans and location (declarations attached).

The outbuilding is not intended for commercial use. Stormwater by others, clear of building.

Rear vehicle access via the existing driveway and side gate

We thank you for your consideration of our plans.

Kind Regards,

Benita
Eggleston

Digitally signed by Benita Eggleston
DN: cn=Benita Eggleston, o=AU,
ou=Castlerock Developments Pty Ltd,
email=benita@castlerocksheds.com
Reason: I agree to the terms defined by the
placement of my signature on this document
Date: 2024.05.14 15:15:10 +0800

General Manager

Castlerock Sheds

For

Carmel Murray 17/6/24

Carmel Murray

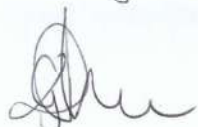
Garry Murray 17/6/24

Garry Murray

Two Variation wall height 4.0 not 3.5
off set from Back Boundary 1.0m not 1.5m

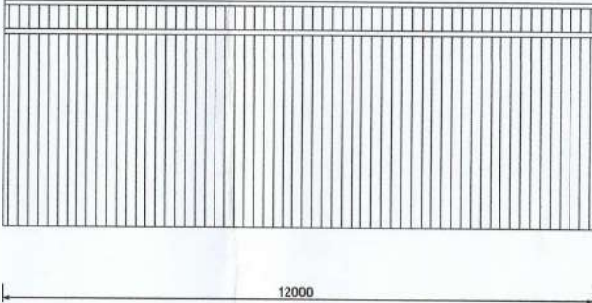

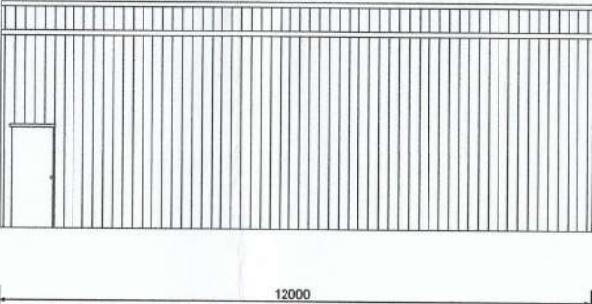




We, the neighbours at 35 Sykes Crescent,
herein agree to the proposals herein -

No objections to the 1 metre setback and the
height variation as mentioned above


GEOFF INCE

EAT Ince

ELIZABETH INCE

 <p style="text-align: center;">12000</p> <p>Back</p>	 <p style="text-align: center;">5500</p> <p style="text-align: right;">4000 4485</p> <p>Left</p>											
 <p style="text-align: center;">12000</p> <p>Front</p>	 <p style="text-align: center;">5500</p> <p style="text-align: right;">4000 4485</p> <p>Right</p>											
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DATE: 20/05/2024	PAGES: 2 of 2											

Hi Gary

I've reviewed your plans and I have No
Problem if you build within 700mm off our boundary
fence.

Best regards



Domenic Battigelli

67 Casserley Way Lancelin

Hi Dominic.

We are planning to build a shed to house our boat and tractor. We are planning shed size of 5.5 mts x 12 mts long, shire regulations say we have to be 1.1 mts our boundary and wall height Of 3.5 mts.

I was hoping to place the shed 700 off boundary this will still give enough room for fence repair.

Or replace when and if required. And a wall height of 4.0 mts to cater for boat height.

If you are happy for us to proceed with the two variations, would you be so kind as to provide a

Letter stating your acceptance. With something to the effect of, I Dominic of (address) have sited Garry and Carmel's shed plans for 69 Casserly way Lancelin and agree with the 2 variation of wall height of 4.0 mts and. 700 off set from our boundary .

I can apply for the variations accompanied with your letter, only if you agree.

I have enclosed a copy shed plan and elevation and a rough site plan for you sign to say you sited them.

My contact details,

Garry Murray 0427967966

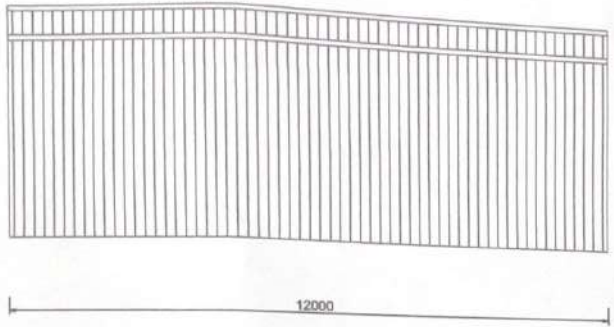
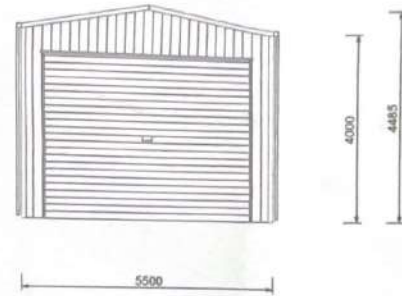
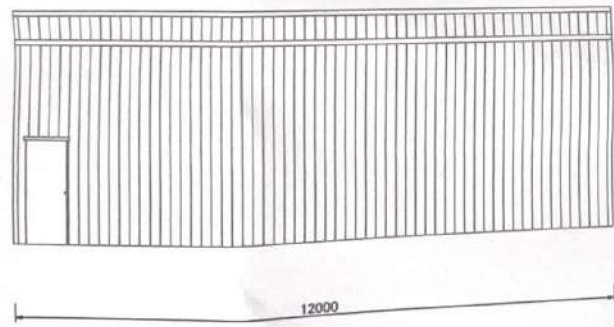
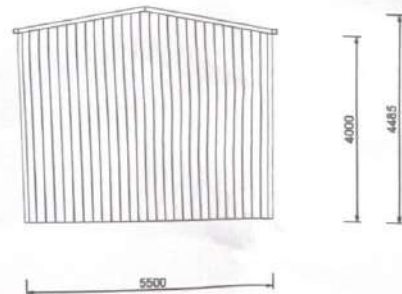
Email; gbm@bgc.com.au

Kind regards

Garry Murray

Proposed shed approved
Dominic Battgell
15/6/24



 <p>Back</p>	<p>Proposed shed approved - Domenic Battigelli.</p>  <p>Left</p>														
 <p>Front</p>	 <p>Right</p>														
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QUOTE NO: CRKBE41514	SCALE: NTS	REV: A													
DATE: 20/05/2024	PAGES: 2 of 2														

Proposed shed approved
Domenic Battigelli
15/6/24

OPTION ITEMS LIST:
1 x PA Door
- 1 x Light Reg A & B (650/37) K/K
Lock 820 Wide
1 x Roller Door
- 1 x H3500xW4500 - B Curtain C2
Windlocks
(E1) 1 x Eng - Certificate (WA) - Enduro

Company: CASTLEROCK BUILDING CONTRACTORS
Address: PO Box 503
Phone: 0402 125 611
Email: info@castlerocksheds.com

Endurance
SHEDS & STRUCTURES

CLIENT NAME: Gary Murray
SITE ADDRESS: 69 Casserley Way
Lancelin, WA, PC: 6044

CLIENT SIGNATURE: _____

TITLE: Plan View
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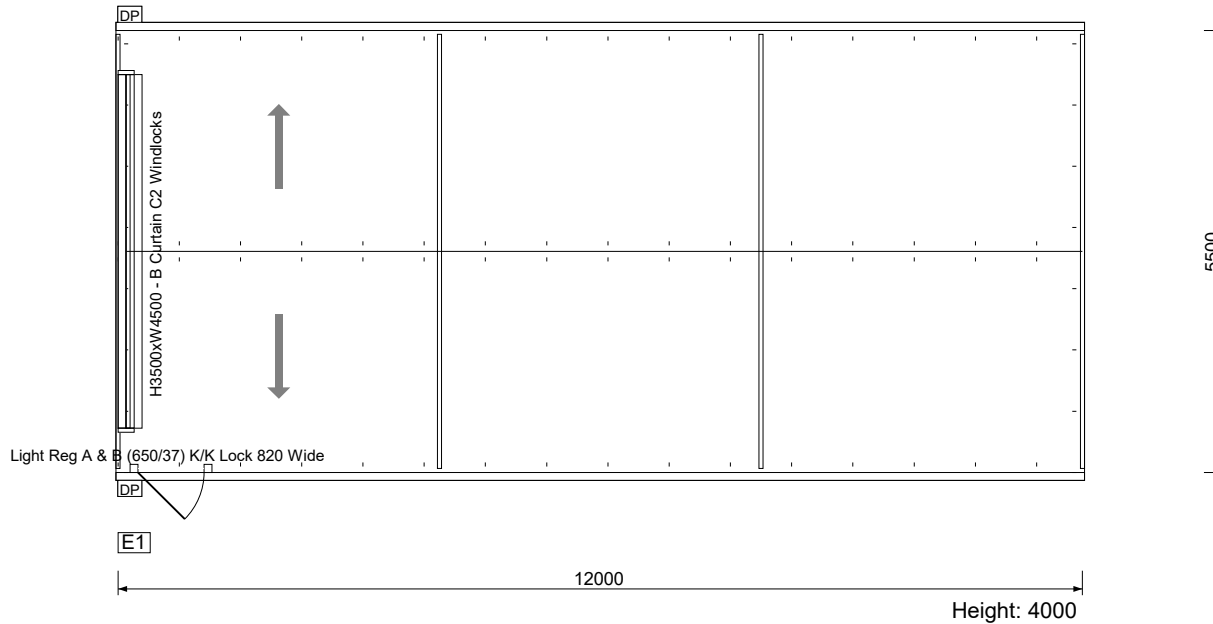


**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

**APPENDIX
14.4.3**

OPTION ITEMS LIST:

- 1 x PA Door
- 1 x Light Reg A & B (650/37) K/K
- Lock 820 Wide
- 1 x Roller Door
- 1 x H3500xW4500 - B Curtain C2
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- (E1) 1 x Eng - Certificate (WA) - Enduro



Company: CASTLEROCK BUILDING CONTRACTORS
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CLIENT NAME: **Gary Murray**
SITE ADDRESS: 69 Casserley Way
Lancelin, WA, PC: 6044

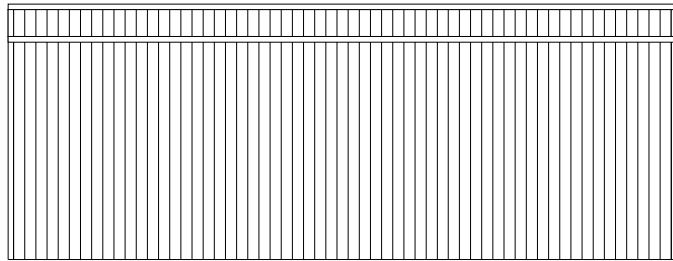
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TITLE: **Plan View**

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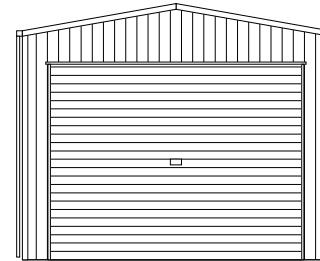
**MINUTES
ORDINARY COUNCIL MEETING
16 JULY 2024**

**APPENDIX
14.4.3**



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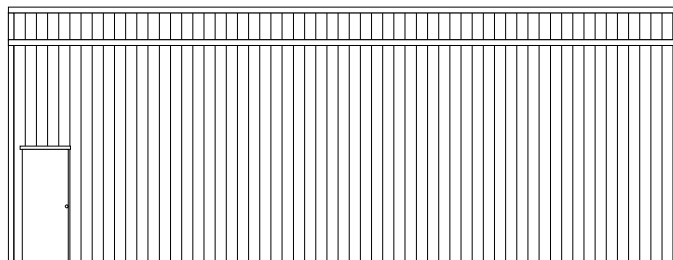
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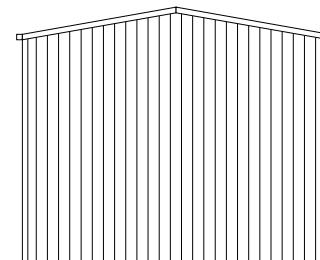
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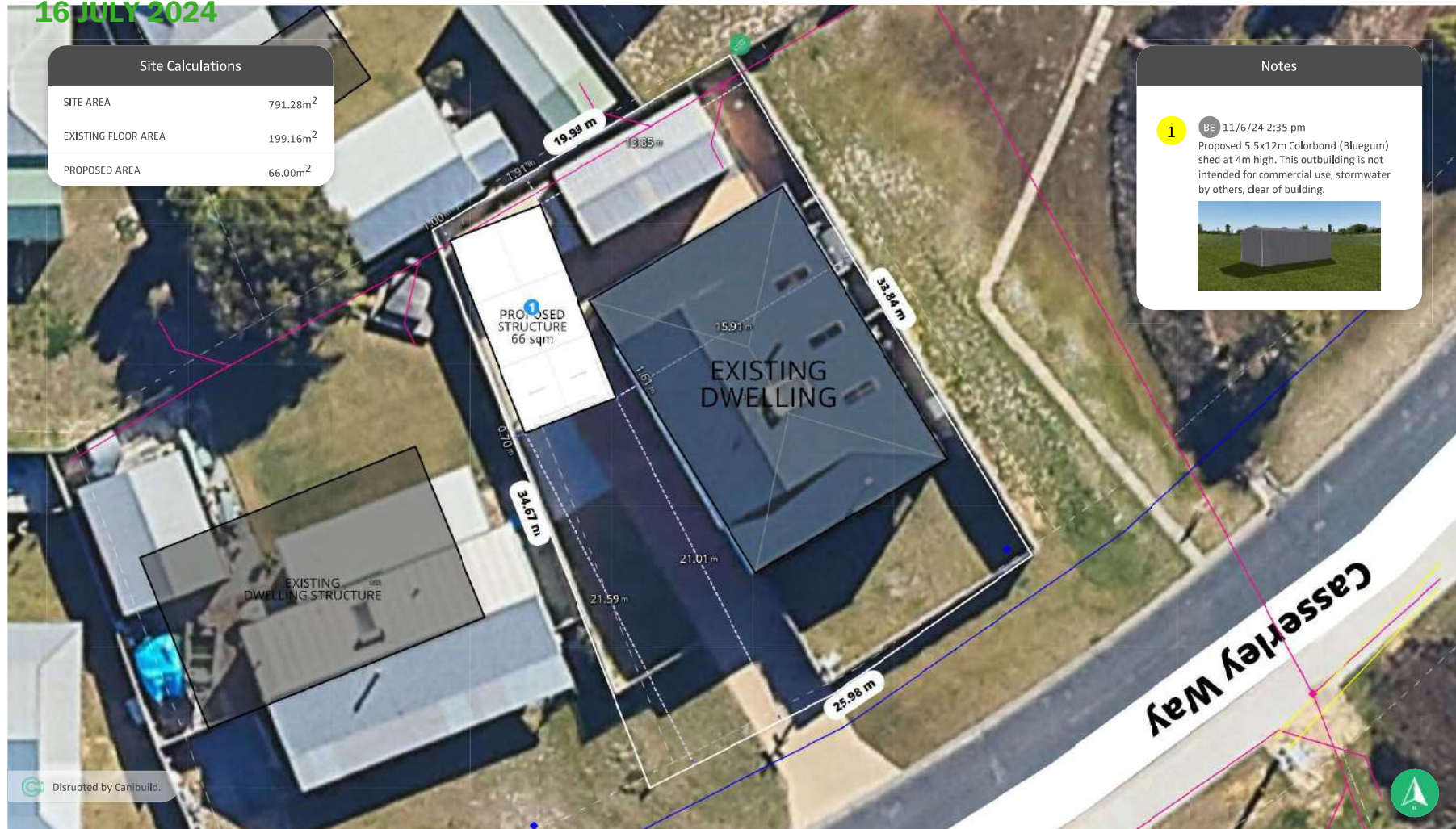
CLIENT NAME: **Gary Murray**
SITE ADDRESS: 69 Casserley Way
Lancelin, WA, PC: 6044

CLIENT SIGNATURE:

.....

TITLE: **Elevations View**

QUOTE No:	CRKBE41514	SCALE:	NTS	REV.	A
DATE:	20/05/2024	PAGES:	2 of 2		



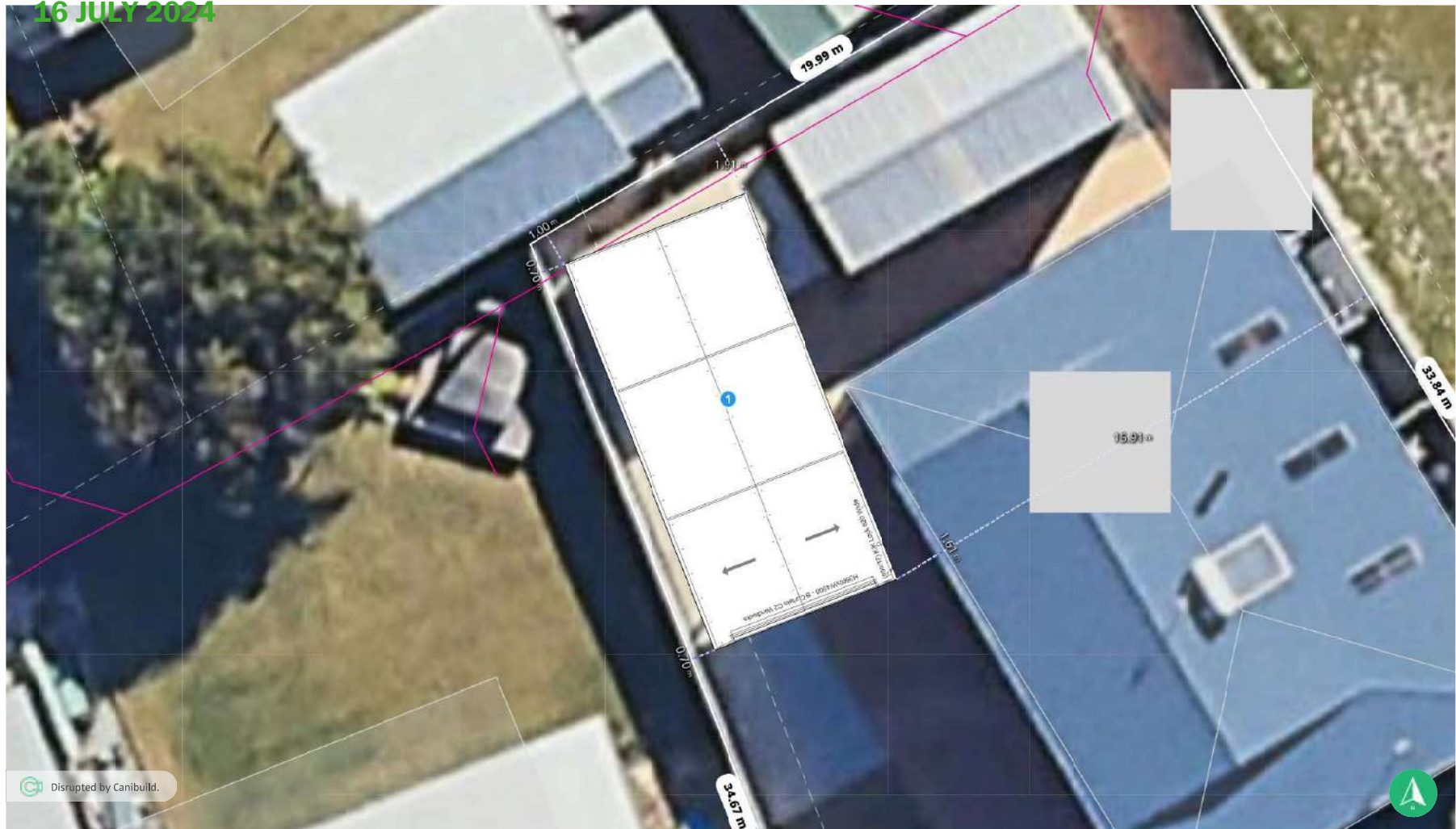
Client Name Gary Murray	Client Email gbm@bgc.com.au	Client Phone 0427967966	Signature _____	Client Name	Client Email	Client Phone	Signature _____
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Generated by Ben Eggleston info@castlerocksheds.com Property Details 69 Casserley Way, Lancelin, WA 6044, Australia Lot/DP: P217373 819	Phone +61402125611	Sheet Name Site Plan	Sheet no. 1	Lic no.	Job no.
	Design Murray	Scale 1:200@A3			
	1 st version date: 11/06/2024	Current version date: 13/06/2024	Version # 2		



Client Name	Gary Murray	Client Email	gbm@bgcc.com.au	Client Phone	0427967966	Signature		Client Name		Client Email		Client Phone		Signature	
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Property Details 69 Casserley Way, Lancelin, WA 6044, Australia Lot/DP: P217373 819		Design Murray		Scale NOT TO SCALE			
		1 st version date: 11/06/2024		Current version date: 13/06/2024		Version # 2	

15 REPORTS - OPERATIONS AND ASSETS

Nil

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17 COUNCILLORS' OFFICIAL REPORTS

17.1 LOWER COASTAL NEIGHBOURHOOD WATCH MEETING, BRITISH CAR DAY, VOLUNTEERS DAY AND LOWER COASTAL COMMUNITY ASSOCIATION BUS LAUNCH

File:	GOV/21
Councillor:	E Sorensen
Report Date:	16 July 2024

- I attended a Lower Coastal Neighbourhood Watch Meeting on 8 May 2024.
- I attended British Car Day in Gingin on 19 May 2024.
- I attended Volunteers Day in Woodridge on 26 May 2024.
- I attended the Lower Coastal Community Association bus launch with Councillor Balcombe and Councillor Peczka on 30 June 2024.
- I attended Woodridge Community Association AGM with Councillor Balcombe on 14 July 2024.
- I attended the Sovereign Hill Community Association AGM on 14 July 2024.
- I will be attending the Redfield Park Community Association AGM on 21 July 2024.

17.2 LANCELIN OFF-ROAD VEHICLE AREA MEETING

File:	GOV/21
Councillor:	C W Fewster
Report Date:	16 July 2024

I attended the meeting with Minister Beazley at the Lancelin Off-Road Vehicle Area (LORVA) with the Deputy President and CEO on 10 July 2024.

17.3 WESTERN ROCK LOBSTER MEETING

File:	GOV/21
Councillor:	J Weeks
Report Date:	16 July 2024

I attended a Western Rock Lobster meeting in relation to the offshore wind farm proposal on 15 July 2024.

17.4 LOWER COASTAL COMMUNITY ASSOCIATION BUS LAUNCH, LORVA MEETING AND WOODRIDGE COMMUNITY ASSOCIATION AGM

File:	GOV/21
Councillor:	L Balcombe
Report Date:	16 July 2024

- I attended the Lower Coastal Community Association bus launch with Councillor Sorensen and Councillor Peczka on 30 June 2024.
- I attended the meeting with Minister Beazley at the LORVA with the President and CEO on 10 July 2024.
- I attended Woodridge Community Association AGM with Councillor Sorensen on 14 July 2024.

17.5 LOWER COASTAL COMMUNITY ASSOCIATION BUS LAUNCH

File:	GOV/21
Councillor:	F Peczka
Report Date:	16 July 2024

I attended the Lower Coastal Community Association bus launch with Councillor Balcombe and Councillor Sorensen on 30 June 2024.

17.6 2024 NATIONAL GENERAL ASSEMBLY

File:	GOV/21
Councillor:	L Stewart
Report Date:	16 July 2024

- I attended the 2024 National General Assembly in Canberra from 2 – 4 July 2024.

18 NEW BUSINESS OF AN URGENT NATURE

Nil

19 MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Woods **SECONDED:** Councillor Balcombe

That Council move into a Confidential Session to discuss Items 19.1 and 19.2.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Woods and Councillor Weeks*

AGAINST: *Nil*

The meeting was closed to the public and the public recording ceased at 3.48 pm.

All members of the public present in the gallery left the meeting at 3.48 pm. The Marketing and Communications Officer left the meeting at 3.48 pm and did not return.

19.1 APPOINTMENT OF NEW CHIEF EXECUTIVE OFFICER

File	PER/8-61
Author	Cr Wayne Fewster Shire President
Reporting Officer	Cr Wayne Fewster Shire President
Refer	Nil
Appendices	1. Recruitment Report SOGG CEO [19.1.1 - 44 pages] 2. Shire of Gingin - CEO Contract for New CEO [19.1.2 - 34 pages]

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

- a. a matter affecting an employee or employees;
- c. a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

DISCLOSURES OF INTEREST

Nil

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Stewart

SECONDED: Councillor Balcombe

That Council:

1. Appoint Mr Scott Wildgoose to the position of Chief Executive Officer for a period of 3 years commencing on 21 October 2024 and concluding on 20 October 2027.
2. Agree to a Total Benefit Package of \$265,241 and note that this is in accordance with the Band 3 Local Government range set by the Salaries and Allowances Tribunal.
3. Extend thanks to Mrs Kate Lane for her contribution as the independent member of the CEO Selection Panel.

**CARRIED BY ABSOLUTE MAJORITY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczk, Councillor Sorensen, Councillor Stewart, Councillor Weeks and Councillor Woods*

AGAINST: *Nil*

19.2 APPOINTMENT OF TEMPORARY CHIEF EXECUTIVE OFFICER

File	PER/8-61
Author	Les Crichton - Executive Manager Corporate & Community Services
Reporting Officer	Les Crichton - Executive Manager Corporate and Community Services
Refer	19 March 2024 - Item 12.2
Appendices	Nil

Reasons for Confidentiality

This report is confidential in accordance with Section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

- a. a matter affecting an employee or employees;
- c. a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;

DISCLOSURES OF INTEREST

A Cook (Chief Executive Officer) disclosed a Financial Interest in Item 19.2 as it has been proposed to extend his finishing date and for Mr Cook to act as a Temporary CEO from 20 November 2024 to 3 January 2025.

The Chief Executive Officer, Executive Manager Corporate and Community Services and the Executive Manager Regulatory and Development Services left the meeting at 3.51 pm.

VOTING REQUIREMENTS - ABSOLUTE MAJORITY

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe

SECONDED: Councillor Stewart

That Council:

1. Accept the offer by Mr Cook to extend his effective date of resignation from the position of CEO to 20 October 2024;
2. Agree that Mr Cook has the knowledge, experience, qualifications, and skills to undertake the role of Acting Chief Executive Officer;
3. Approve the appointment of Mr Cook as Acting Chief Executive Officer for the period 22 November 2024 to 2 January 2025 inclusive; and
4. Agree that the remuneration package for the Acting CEO position will be aligned to Mr Cook's current remuneration package other than the current housing component, which will be replaced with a cash equivalent.

CARRIED BY ABSOLUTE MAJORITY

5 / 3

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Sorensen and Councillor Woods*

AGAINST: *Councillor Peczka, Councillor Stewart and Councillor Weeks*

COUNCIL RESOLUTION/OFFICER RECOMMENDATION

MOVED: Councillor Balcombe **SECONDED:** Councillor Woods

That the meeting be re-opened to the public.

**CARRIED UNANIMOUSLY
8 / 0**

FOR: *Councillor Balcombe, Councillor Fewster, Councillor Kestel, Councillor Peczka, Councillor Sorensen, Councillor Stewart, Councillor Weeks and Councillor Woods*

AGAINST: *Nil*

The meeting re-opened to the public at 4.18 pm and no members of the public returned to the Gallery.

The Chief Executive Officer, Executive Manager Corporate and Community Services and the Executive Manager Regulatory and Development Services returned to the meeting and were advised of Council's decision.

20 CLOSURE

There being no further business, the President declared the meeting closed at 4:19 pm.

The next Ordinary Council Meeting will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on 20 August 2024, commencing at 1.00 pm.