



MINUTES

SPECIAL MEETING

OF COUNCIL

TUESDAY

1 MAY 2018



**MINUTES OF THE
SPECIAL MEETING OF THE SHIRE OF GINGIN
HELD IN COUNCIL CHAMBERS
ON TUESDAY, 1 MAY 2018,
COMMENCING AT 1:00 PM**

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SHIRE OF GINGIN

MINUTES OF THE SPECIAL MEETING OF THE SHIRE OF GINGIN HELD IN COUNCIL CHAMBERS ON 1 MAY 2018 COMMENCING AT 1:00 PM

DISCLAIMER

Members of the Public are advised that decisions arising from this Council Meeting can be subject to alteration.

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.

ORDER OF BUSINESS

1. DECLARATION OF OPENING

The Shire President declared the meeting open at 1.05pm and welcomed those in attendance.

2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

2.1 ATTENDANCE

Councillors – I B Collard (Shire President), J W Elgin (Deputy Shire President), J Court, C W Fewster, F Johnson, J C Lobb, J E Morton, F J Peczka and J K Rule.

Staff – A Butcher (Acting Chief Executive Officer), Z Edwards (Acting Executive Manager Corporate and Community Services), G Gow (Acting Executive Manager Operations-Construction), R Rasool (Executive Manager Assets), K Bacon (Acting Executive Manager Planning and Development), J Bayliss (Acting Manager Statutory Planning), A Martinovich (PA to Acting Executive Manager Planning and Development), M Farrokhi (Planning Officer) and L Burt (Governance Officer).

Gallery – There were no members of the public present in the Gallery at the commencement of the meeting.

2.2 APOLOGIES

Nil

2.3 LEAVE OF ABSENCE

Nil

3. DISCLOSURES OF INTEREST

Nil

4. PUBLIC QUESTION TIME

4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE

Nil

4.2 PUBLIC QUESTIONS

Nil

5. PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 PETITIONS

Nil

5.2 DEPUTATIONS

Nil

5.3 PRESENTATIONS

Nil

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. CONFIRMATION OF MINUTES

Not applicable

8. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

9. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil

10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

11. REPORTS

11.1. OFFICE OF THE CEO

Nil

11.2. CORPORATE AND COMMUNITY SERVICES

Nil

11.3. PLANNING AND DEVELOPMENT

11.3.1 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED CARAVAN PARK AND INCIDENTAL AMENITIES ON LOT 76 (44) MCCORMICK STREET, SEABIRD

| | |
|---------------------------|--|
| FILE: | BLD/2812 |
| APPLICANT: | ANTHONY SANGALLI |
| LOCATION: | LOT 76 MCCORMICK STREET, SEABIRD |
| OWNER: | ANTHONY SANGALLI |
| ZONING: | TOURISM |
| WAPC NO: | N/A |
| REPORTING OFFICER: | KYLIE BACON – ACTING EXECUTIVE MANAGER PLANNING AND DEVELOPMENT |
| REPORT DATE: | 17 APRIL 2018 |
| REFER: | NIL |

OFFICER INTEREST DECLARATION

Nil

PURPOSE

To consider an Application for Development Approval for a proposed caravan park and incidental amenities on Lot 76 (44) McCormick Street, Seabird.

BACKGROUND

The subject site is 14,376m² in area and contains the Seabird Tavern. The eastern portion of the subject site is currently vacant, and this application seeks approval to develop the area as a caravan park with incidental amenities including an ablution block and camp kitchen.

Caravan/Camping Sites

The proposal seeks approval to create a maximum of 37 caravan and camping sites. It should be noted that this is a maximum number of sites as the proposal needs to demonstrate further statutory compliance which may decrease the number of sites.

Ablution Facilities

The proposed caravan park will be serviced by an ablution facility located central to the site. The proposed facility is transportable and presents a built form that warrants appropriate screening from the McCormick Street frontage. The ablutions will need to be accessible for persons with a disability.

Roadway

The internal access road is designed to be 'one way' and is indicated to be constructed out of sand. The internal road width is eight metres with the exception of the northern portion of the road which is proposed to be six metres in width.

New Campers' Kitchen

The caravan park is proposed to be serviced by a camp kitchen in the north-western portion of the lot. The proposed campers' kitchen is provided with benchtops, fridges and freezers to service the overall caravan park.

Council's consideration is required as Administration does not have delegated power to determine the application and adverse submissions were received during the advertising process.

A location plan and a copy of the applicant's proposal are attached as **Appendix 1**.

The Bushfire Management Plan and Emergency Evacuation Plan are attached as **Appendix 2**.

Department of Fire and Emergency Services (DFES) comments dated 22 December 2016 and 10 April 2018 are attached as **Appendix 3**.

COMMENT

Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. The surrounding landowners were advertised to for a period of 21 days and state referral agencies for 42 days.

The Shire received four submissions from ratepayers. Two supported the proposal but were in objection to the location of the proposed shop and two objected to the proposal. Six submissions have been received from State referral agencies.

During writing this report, the Shire received on 24 April 2018 a letter of support from Seabird Progress and Sports Association (SPSA).

A copy of the Schedule of Submissions and Recommended Responses is attached as **Appendix 4**.

Planning Framework

Local Planning Scheme No. 9

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

- a) *Promote and provide for tourism opportunities;*

- b) *Provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where such facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area;*
- c) *Allow limited residential uses where appropriate;*
- d) *Encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities;*
- e) *Ensure that short stay tourist and holiday accommodation are the predominant land uses in the zone; and*
- f) *Encourage tourism development that is generally sympathetic to the natural and built features of the surrounding area.*

Within LPS 9, Caravan Park has the same meaning as in the 'Caravan Parks and Camping Grounds Act 1995'.

The Caravan Park is a 'P' use in the Tourism zone under LPS 9, meaning the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

Land Capability

The proposed caravan park will occur within the confines of the existing lot boundaries. To cater for the new facility, upgrading of services are to be undertaken by the applicant. It is the applicant's responsibility to liaise with the appropriate service providers to ensure capacity and connections are available.

Table 2 - Site Requirements (Setbacks)

The caravan bays fronting McCormick Street are proposed to be located up to the front boundary in lieu of the recommended five metre setback. It is acknowledged that the caravan bays will not accommodate a permanent structure full time and therefore any visual impact associated with the reduced setback is likely to be limited to peak operating periods.

The proposed ablution facility and camp kitchen are compliant from a setback perspective. The structures proposed are single storey and are not anticipated to cause any significant impact on the existing streetscape (appropriate screening to be provided), natural or built features on the subject lot as per the objectives of the zone. In the event Council approves the proposal, a condition of the approval is recommended to ensure the ablution facility is screened from public view, particularly as viewed from the streetscape. At present, the doors of the bathroom cubicles open outwards with a direct view into the shower and toilet, therefore continuous privacy screening around the ablution facility is also required.

4.8 Zone Specific Development Standards

LPS 9 provides a comprehensive range of development standards which tourism proposals must satisfy. The relevant development standards applicable to this application are outlined below, with a summary of how the proposed development satisfies the relevant clause.

4.8.7.2 Development proposals will be considered by the local government with particular regard to the impact of the proposed development on visual and natural amenity, the availability of reticulated sewerage and/or the suitability of the land for on-site effluent disposal, the provision of sufficient landscape buffers and the density of the development.

The built form of the development is a relatively minor component of the proposal with the predominant component being the provision of caravan and camping bays. The adjoining property to the north is an existing park home caravan park therefore the built form is not out of character with the immediate surrounds. The Department of Health has recognised the applicant's ability to dispose of effluent via onsite septic systems and offered support via approval.

4.8.7.8 Tourism development that incorporates accommodation and/or reception facilities shall include provision for an onsite manager.

The proposal has indicated the check in office will be located in the existing tavern. The Shire had concerns with respect to where potential guests would park their caravans to make enquiries, as the initial proposal did not indicate a temporary check in bay. The Shire received amended plans dated 24 April 2018 which indicated the location of an onsite check in bay without impeding access to other sites.

4.8.7.10 In considering proposals in the Tourism Zone, local government shall have regard for the zone objectives, the scale and bulk of the proposal and its integration with surrounding land uses.

The development in principle is consistent with the objectives of the zone and is considered to provide a service to the Seabird locality. The built form created is likely to be similar in nature to that on the existing lot to the north.

Car Parking

Table 3 – Parking Requirements in LPS9 requires 1.5 car bays per campsite. The proposal is to have a maximum of 37 sites which requires 56 onsite bays. The proposal has ample space to provide onsite parking.

Access/Egress

Access to the site will be via a crossover adjacent to the existing crossover servicing the tavern. The internal access road is designed to be 'one way' and is indicated to be constructed out of sand (the nominated sand access will have to be constructed to a standard that minimises dust). The internal road width is eight metres with the exception of the northern portion of the road which is proposed to be six metres in width.

In the event that the proposal is approved, conditions regarding traffic, vehicle access and parking have been imposed to ensure the design and construction standards are undertaken to the satisfaction of the Shire of Gingin.

Local Planning Policy 3.2 – Tourism Zone (LPP 3.2)

LPP 3.2 applies to all land with a coding of Tourism, the objective of which is to encourage development of tourist accommodation and related services. The policy statement is as follows:

3.1 Land will be allocated to the Tourism zone ahead of requirement to ensure an adequate supply of land for these purposes and to assist in minimising development delays due to the scheme amendment procedure.

3.2 Land shown as Tourist Accommodation on the townsite strategy maps will progressively be included in the Tourism zone.

3.3 The Tourism zone includes a number of designated tourist nodes, and a range of tourist related services will be encouraged to locate in these nodes.

In some instances Council may require Structure Plans to be prepared for tourist nodes.

The proposed development is deemed to satisfy LPP 3.2.

Shire of Gingin Local Planning Strategy 2012 (Strategy)

The Strategy aims to ensure that the rural economy remains responsive and versatile. It seeks to promote expansion and diversification of the rural economy and the service industry.

The Strategy recognises that increasing the profile of the Shire as a tourist destination will require improvement of goods, services, leisure facilities and accommodation. The proposed caravan park will help integrate the objectives of the Strategy by directly improving tourism and accommodation opportunities in the region.

External Guidelines

Caravan and Camping Grounds Act 1995 and Regulations 1997

The proposed caravan park extension will be subject to the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997* and will require the applicant to address the following matters:

- Roads, parking and car parks;
- Recreational areas;
- Ablution facilities;
- Laundry facilities;
- Lighting of facilities and caravan park grounds;
- Firefighting equipment;

- Electricity to sites;
- Water supply;
- Waste water, sewerage and drainage;
- Chemical toilet dump point;
- Rubbish provision and collection;
- Telephones; and
- Camping ground provision.

Once established, the proposal shall at all times be required to comply with the *Caravan and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*.

West Australian Planning Commission (WAPC) Planning Bulletin No. 49 Caravan Parks

The intent of this bulletin is to support the provision of caravan parks within Western Australia by facilitating greater flexibility in the design and composition of new or redeveloped caravan parks, while delivering quality land use planning outcomes.

Administration has considered the proposal against the bulletin and is satisfied the proposal achieves the bulletin's key objectives with the appropriate conditions and management strategies in place.

State Planning Policy 2.6 – State Coastal Planning Policy (SPP 2.6)

The purpose of this Policy is to provide guidance for the development of land within coastal areas. It also acts as an informative tool for landowners and lessees seeking to undertake development or purchase land in the coastal zone.

SPP 2.6 prompted the Shire of Gingin to examine Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) strategies throughout coastal town sites. The Shire of Gingin is currently in the process of seeking public submissions on the draft CHRMAP prepared for Seabird, Ledge Point and Lancelin.

The applicant has not submitted a CHRMAP Planning Strategy for the subject site. It is acknowledged that the portion of land subject to this application is not identified as being subject to a hazard until between 2070 and 2110. In the event Council approves the proposal, Administration has recommended an appropriate condition to address the above.

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

SPP 3.7 provides a foundation for land use planning to address bushfire risk management. The subject lot is designated as being bushfire prone and as such SPP 3.7 is applicable.

The land use of 'Caravan Park' is deemed to be a vulnerable land use under SPP 3.7. As such, referral of the application was required to the Department of Fire and Emergency Services (DFES) for comment on the submitted Bushfire Management Plan (BMP) and the Bushfire Emergency Evacuation Plan (BEEP). The BMP and BEEP are intended to improve bushfire management for the site and reduce the existing bushfire risk.

DFES provided comment to the Shire, requesting clarification on items within the BMP. Remedial works in the form of tree removal on adjoining land to the north lessened the overall risk in the event of a bushfire. An amended BMP and BEEP were referred back to DFES and also discussed with the Shire's Bushfire Advisory Committee (BFAC), which accepted that any practical mitigation measures able to be achieved by the applicant have been addressed accordingly.

Notwithstanding the above, the applicant and/or their consultant must address the latest comments received by DFES on 10 April 2018.

Conclusion

In summary, the development of a caravan park and incidental amenities on the subject property is appropriate in the context of zoning and surrounding land uses. The applicant is required to address Administration's concerns including the submission of a CHRMAP strategy, address comments received from DFES with respect to the submitted BMP and BEEP, provide reception/office facilities and resolve traffic management questions.

The CHRMAP Strategy can be endorsed at a later stage once the Shire has adopted a formal position with respect to CHRMAP.

Advice Notes

In the event that Council resolves to approve this application, the following advice notes will apply:

Note 1: If you are aggrieved with 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 will be required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011*, the *Building Regulations 2012* and the *Health Act 1911* and regulations made thereunder, which are to be approved by the Shire of Gingin.

Note 5: All food related aspects (camp kitchen, bbq, shelter, etc.) are to comply with the provisions of the *Food Act 2008* and related codes, regulations and guidelines.

Note 6: All public access related facilities (ablutions etc.) are to comply with the provisions of the *Health Act 1911*, related regulations and guidelines.

Note 7: Before occupation and once established, the proposal shall be required to comply with the *Caravan and Camping Grounds Act 1995* and *Caravan Parks and Camping Grounds Regulations 1997*.

Note 8: The development at all times is required to comply with the *Environmental Protection (Noise) Regulations 1997*.

STATUTORY ENVIRONMENT

Planning and Development (Local Planning Scheme) Regulations 2015
Schedule 2 – Deemed Provisions for Local Planning Schemes

Local Planning Scheme No. 9

Part 4 – Zones and the Use of Land

3.2 Objectives of the Zones

3.2.8 Tourism Zone

Part 4 – General Development Requirements

4.7 General Development Standards

4.7.1 Site Requirements

4.8 Zone Specific Development Standards

4.8.7 Tourism Zone

Local Planning Policy 3.2 – Tourism Zone (LPP 3.2)

Shire of Gingin Local Planning Strategy 2012 (Strategy)

State Planning Policy 2.6 – State Coastal Planning Policy (SPP 2.6)

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

West Australian Planning Commission (WAPC) Planning Bulletin No. 49 Caravan Parks
Caravan and Camping Grounds Act 1995 and Regulations 1997

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2017-2027

| | |
|-------------------|--|
| Focus Area | <i>Infrastructure and Development</i> |
| Objective | <i>3. To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.</i> |
| Outcome | <i>3.1 Development new and existing developments meet the Shire's Strategic Objectives and Outcomes.</i> |
| Priority | <i>3.1.1 Support strategies that facilitate commercial development.</i> |

VOTING REQUIREMENTS – SIMPLE MAJORITY

RECOMMENDATION

It is recommended that Council:

1. Advise the applicant that, within 90 days of notice, they are required to resubmit the Bushfire Management Plan prepared by Strategen Environmental dated February 2018, and amend the Site Plan dated 9 August 2016, in accordance with the following:
 - a. Address the actions identified in the Department of Fire and Emergency Services' advice dated 10 April 2018 shown in Appendix 3 with respect to the Bushfire Management Plan;
 - b. Amend the Site Plan to demonstrate compliance with the following:
 - i. The approved Bushfire Management Plan;
2. Subject to compliance with the requirements of Part 1 (above), authorise the Chief Executive Officer to grant Development Approval for the proposed Caravan Park and incidental amenities situated at Lot 76 (44) McCormick Street, Seabird, subject to the following conditions:
 - a. The land use and development shall be undertaken in accordance with the approved plans, management plans and specifications (including any amendments marked in RED) unless conditioned otherwise by this approval;
 - b. This approval is for the proposed Caravan Park including incidentals as provided in the proposal only;
 - c. All car parking shall be contained within the allocated areas depicted on the approved plans and ensure dust suppression of the internal access;
 - d. The applicant is to submit and implement a Coastal Hazard Risk Management Adaptation Plan (CHRMAP) acknowledging the coastal hazard risk and appropriate adaptive measures to the satisfaction of the Shire of Gingin;
 - e. The Ablution Facility is to be screened from public view to the satisfaction of the Shire of Gingin;

- f. Detailed elevation and floor plans for the proposed structures are to be submitted to the satisfaction of the Shire of Gingin prior to the issuing of a Building Permit;
- g. Prior to the commencement of site works, engineering plans shall be prepared for development works including internal accesses, upgrade of existing crossover(s), parking areas, stormwater drainage and earthworks to the satisfaction of the Shire of Gingin;
- h. Prior to the occupation of the caravan park (that is the subject of this proposal), internal access, crossover, driveway and parking areas (including the provision for disabled parking) to an approved design are to be provided and implemented at the expense of the applicant/owner to the satisfaction of the Shire of Gingin;
- i. All stormwater generated on site shall be retained on site;
- j. The bins and wash down bay are to be screened from public view and roofed to the satisfaction of the Shire of Gingin;
- k. Prior to occupation of the caravan park (that is the subject of this proposal), the approved Bushfire Management Plan and the Bushfire Emergency Evacuation Plan are to be implemented and shall comply at all times to the satisfaction of the Shire of Gingin;
- l. Prior to occupation of the caravan park the owner/applicant 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 that the title of the proposed lot is:
 - i. *VULNERABLE COASTAL AREA – This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years and subject to a Coastal Hazard Risk Management Adaptation Plan;*
 - ii. *BUSHFIRE PRONE AREA – This lot is located in a Bushfire Prone Area and is subject to a Bushfire Management Plan and Bushfire Emergency Evacuation Plan;*
- m. The proposal at all times is to comply with the submitted Noise Management Plan dated 24 April 2018;
- n. The proposal at all times is to comply with the definition of 'Short Stay Accommodation' as defined by Local Planning Scheme No. 9 (LPS9) which defines short stay as:

'...tourist accommodation facilities (including motels, caravan and camping facilities, chalets, guest houses, holiday houses or any other form of tourist accommodation) set aside either continuously or from time to time for temporary living purposes but which are not occupied by the same person or group of persons for a period in excess of 3 months in any one 12 month period'.
- o. The operator(s) of the caravan park are required to keep an up to date guest register which at a minimum indicates the length of stay for each patron(s).

- p. At any time the Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval; and
- q. All conditions shall be complied with prior to the occupancy of the caravan park by patrons, unless otherwise specified in the individual conditions.

RESOLUTION

Moved Councillor Elgin, seconded Councillor Johnson that Council:

- 1. Advise the applicant that, within 90 days of notice, they are required to resubmit the Bushfire Management Plan prepared by Strategen Environmental dated February 2018, and amend the Site Plan dated 9 August 2016, in accordance with the following:**
 - a. Address the actions identified in the Department of Fire and Emergency Services' advice dated 10 April 2018 shown in Appendix 3 with respect to the Bushfire Management Plan;**
 - b. Amend the Site Plan to demonstrate compliance with the following:**
 - i. The approved Bushfire Management Plan;**
- 2. Subject to compliance with the requirements of Part 1 (above), authorise the Chief Executive Officer to grant Development Approval for the proposed Caravan Park and incidental amenities situated at Lot 76 (44) McCormick Street, Seabird, subject to the following conditions:**
 - a. The land use and development shall be undertaken in accordance with the approved plans, management plans and specifications (including any amendments marked in RED) unless conditioned otherwise by this approval;**
 - b. This approval is for the proposed Caravan Park including incidentals as provided in the proposal only;**
 - c. All car parking shall be contained within the allocated areas depicted on the approved plans and ensure dust suppression of the internal access;**
 - d. The applicant is to submit and implement a Coastal Hazard Risk Management Adaptation Plan (CHRMAP) acknowledging the coastal hazard risk and appropriate adaptive measures to the satisfaction of the Shire of Gingin;**
 - e. The Ablution Facility is to be screened from public view to the satisfaction of the Shire of Gingin;**
 - f. Detailed elevation and floor plans for the proposed structures are to be submitted to the satisfaction of the Shire of Gingin prior to the issuing of a Building Permit;**

- g. Prior to the commencement of site works, engineering plans shall be prepared for development works including internal accesses, upgrade of existing crossover(s), parking areas, stormwater drainage and earthworks to the satisfaction of the Shire of Gingin;
- h. Prior to the occupation of the caravan park (that is the subject of this proposal), internal access, crossover, driveway and parking areas (including the provision for disabled parking) to an approved design are to be provided and implemented at the expense of the applicant/owner to the satisfaction of the Shire of Gingin;
- i. All stormwater generated on site shall be retained on site;
- j. The bins and wash down bay are to be screened from public view and roofed to the satisfaction of the Shire of Gingin;
- k. Prior to occupation of the caravan park (that is the subject of this proposal), the approved Bushfire Management Plan and the Bushfire Emergency Evacuation Plan are to be implemented and shall comply at all times to the satisfaction of the Shire of Gingin;
- l. Prior to occupation of the caravan park the owner/applicant 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 that the title of the proposed lot is:

 - i. ***VULNERABLE COASTAL AREA –This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years and subject to a Coastal Hazard Risk Management Adaptation Plan;***
 - ii. ***BUSHFIRE PRONE AREA – This lot is located in a Bushfire Prone Area and is subject to a Bushfire Management Plan and Bushfire Emergency Evacuation Plan;***
- m. The proposal at all times is to comply with the submitted Noise Management Plan dated 24 April 2018;
- n. The proposal at all times is to comply with the definition of ‘Short Stay Accommodation’ as defined by Local Planning Scheme No. 9 (LPS9) which defines short stay as:

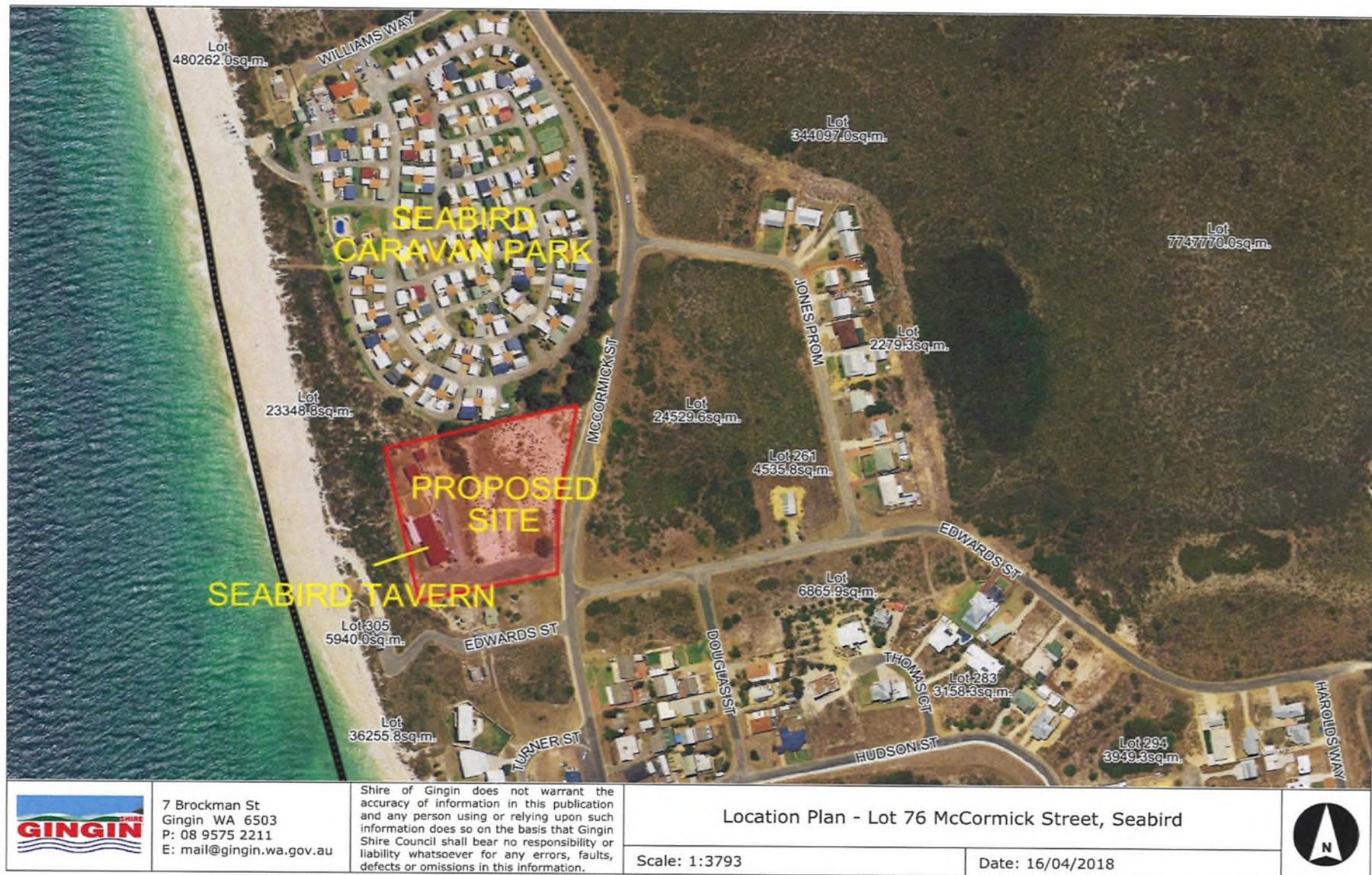
‘...tourist accommodation facilities (including motels, caravan and camping facilities, chalets, guest houses, holiday houses or any other form of tourist accommodation) set aside either continuously or from time to time for temporary living purposes but which are not occupied by the same person or group of persons for a period in excess of 3 months in any one 12 month period’.
- o. The operator(s) of the caravan park are required to keep an up to date guest register which at a minimum indicates the length of stay for each patron(s).

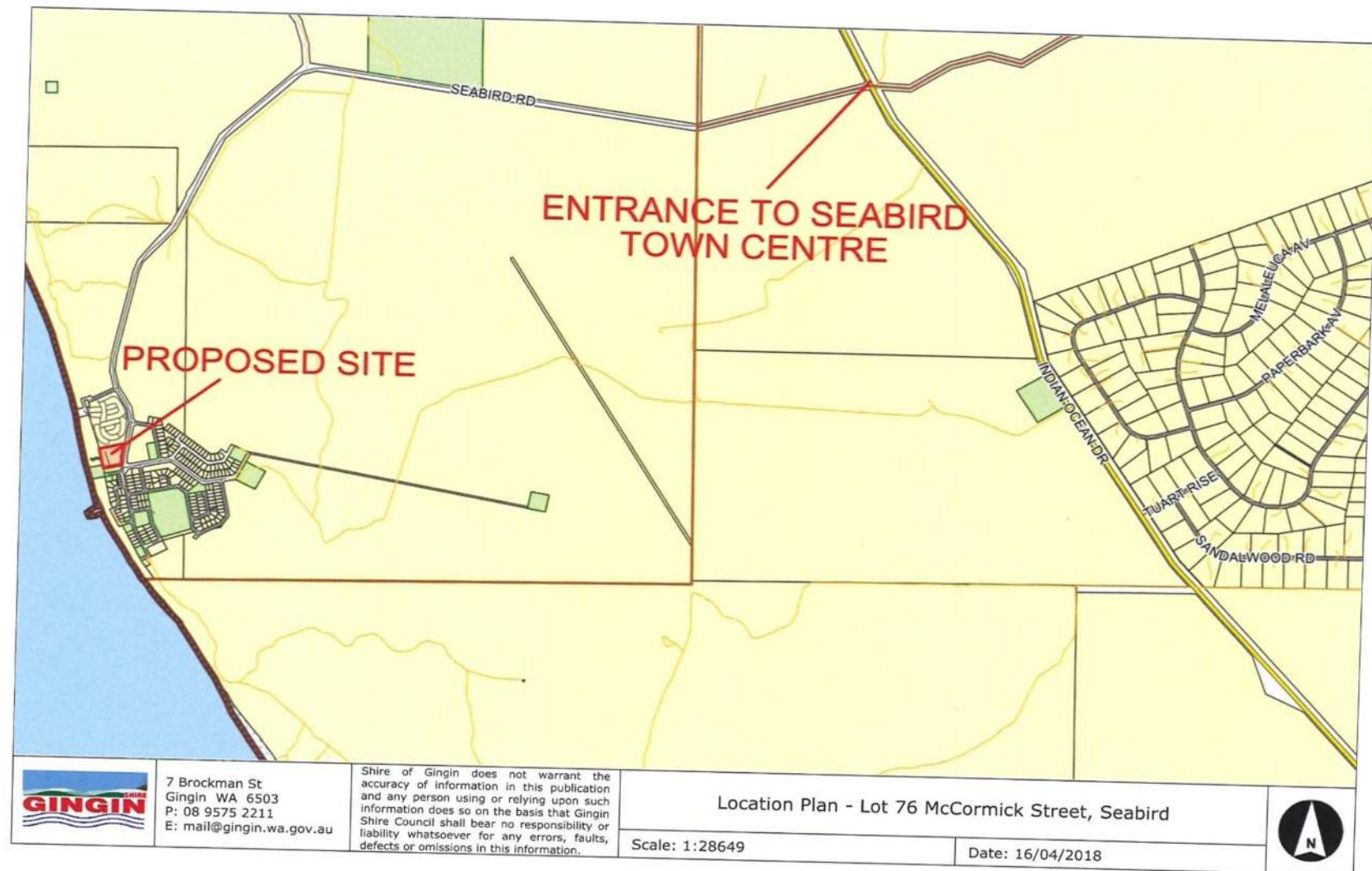
- p. At any time the Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval; and**
- q. All conditions shall be complied with prior to the occupancy of the caravan park by patrons, unless otherwise specified in the individual conditions.**

CARRIED
8-1

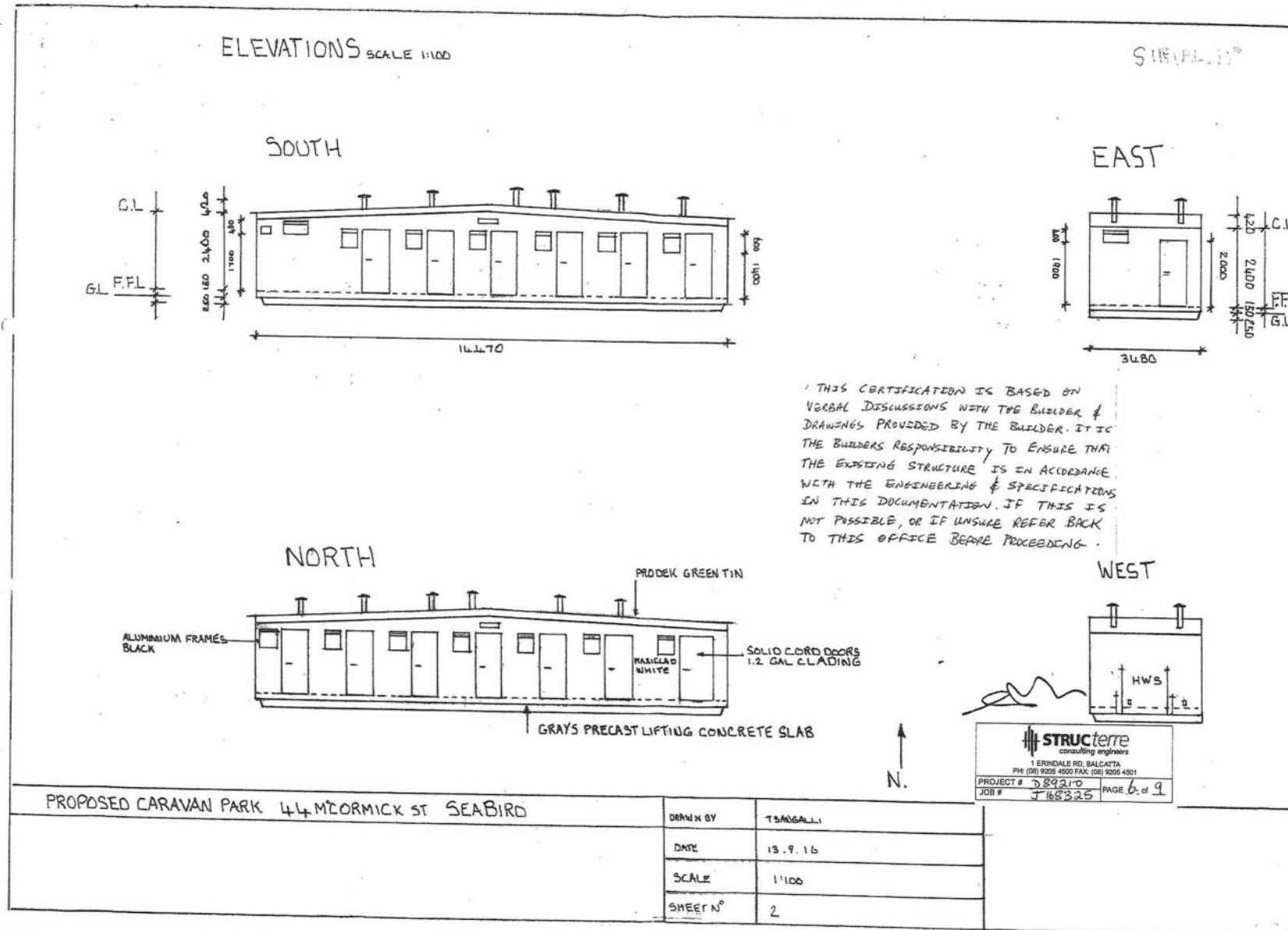
For: Councillors Johnson, Lobb, Court, Collard, Elgin, Rule, Fewster, Morton
Against: Councillor Peczka

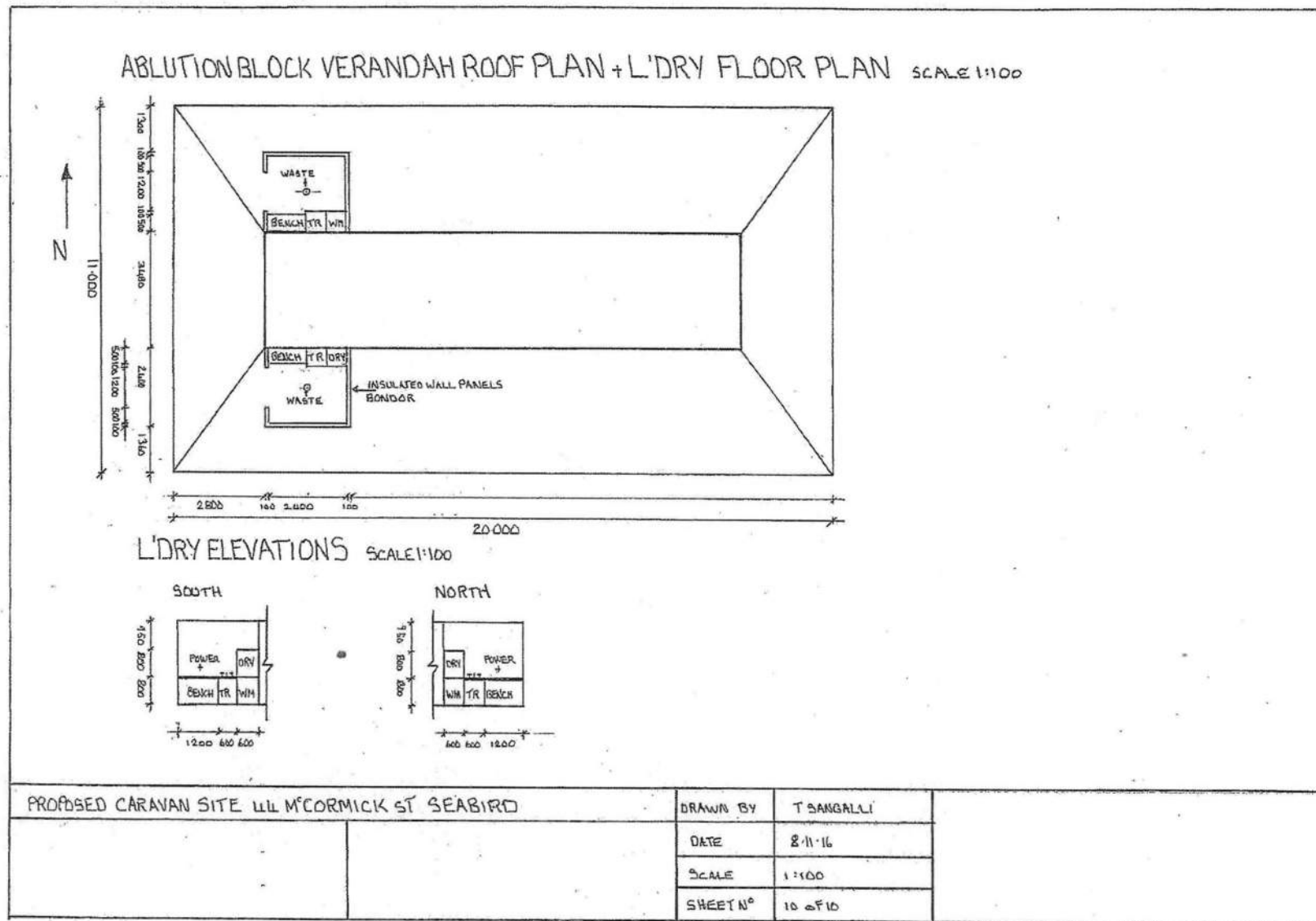
APPENDIX 1





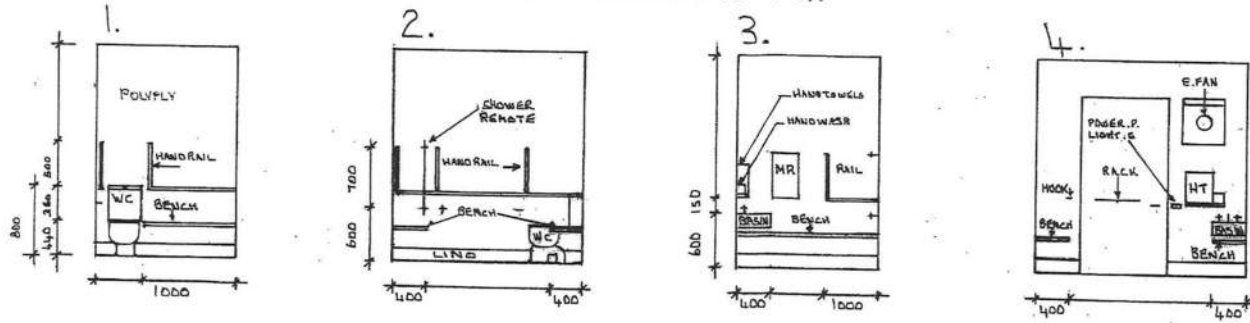






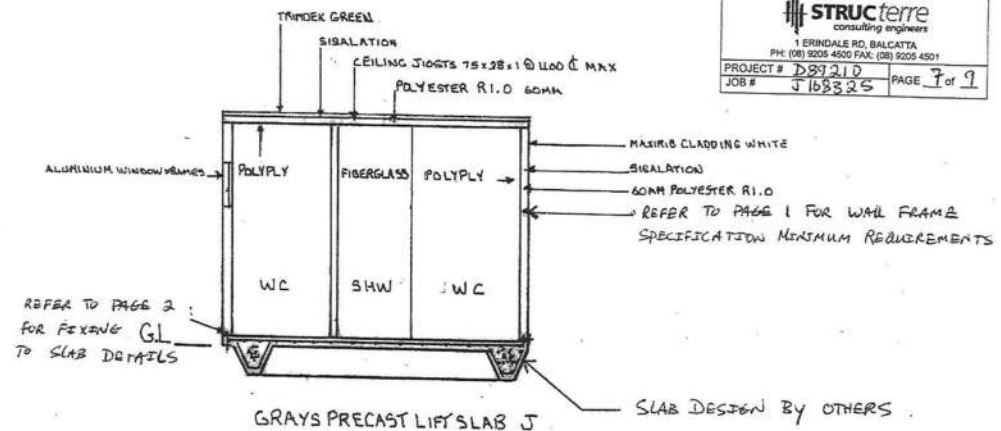
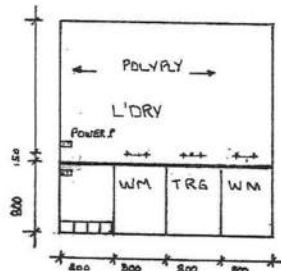


DISABLED WC + SHW SECTIONS SCALE 1:50 1-4.



SECTION A.A SCALE 1:50 → E

L'DRY SECTION 1. SCALE 1:50



PROPOSED CARAVAN SITE 44 M'CORMICK ST SEABIRD

DISABLED WC+SHW SECTIONS 1-4
L'DRY SECTION 1
SECTION A.A

DRAWN BY

T. SANGALLI

DATE

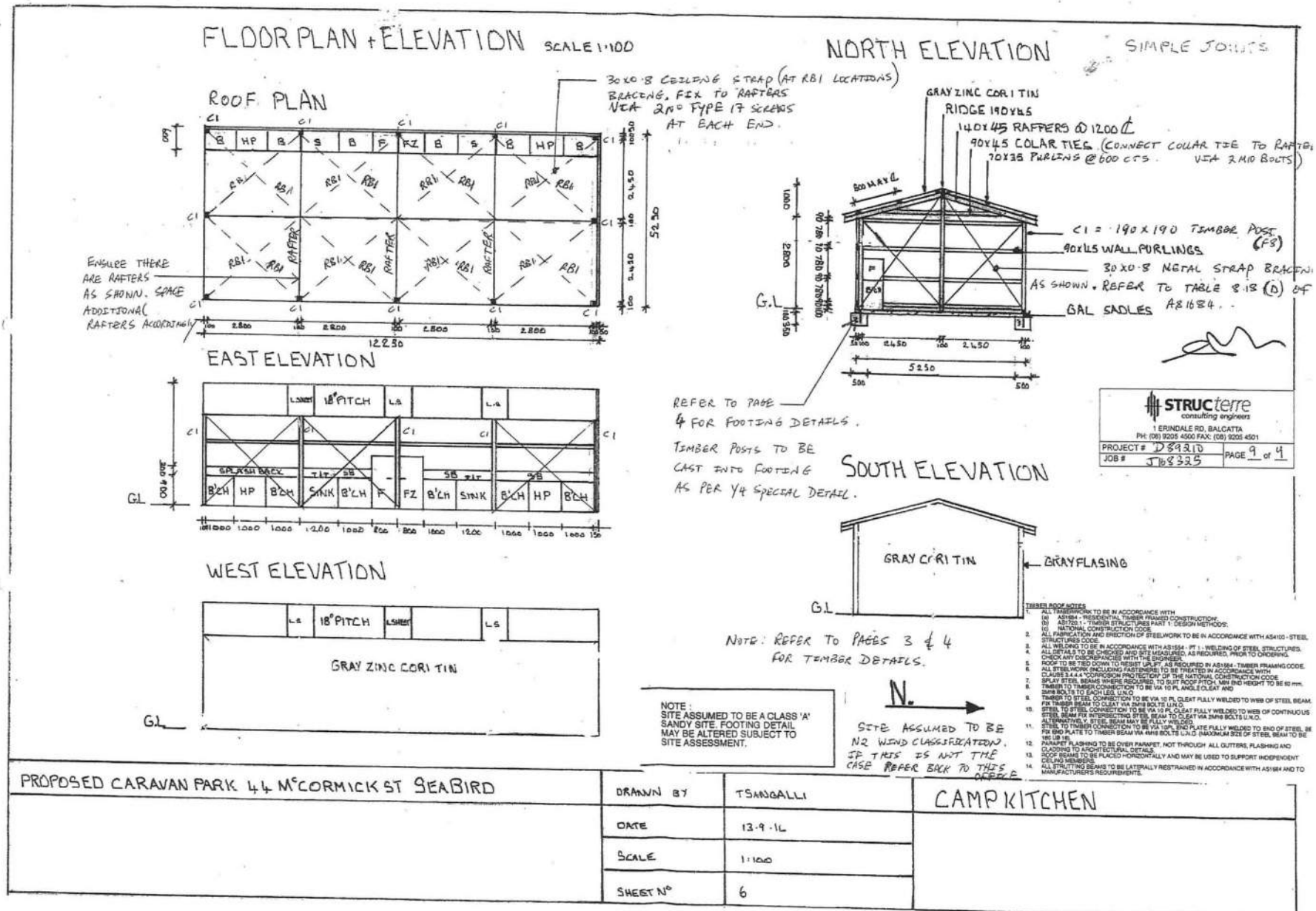
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SCALE

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SHEET N°

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APPENDIX 2



Bushfire Management Plan

Lot 76 44 McCormick Street, Seabird

Prepared for
Anthony Sangalli
by Strategen

February 2018



Bushfire Management Plan

Lot 76 44 McCormick Street,
Seabird

Strategen is a trading name of
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ACN: 056 190 419

February 2018

Limitations

Scope of services

This report ("the report") has been prepared by Strategen Environmental Consultants Pty Ltd (Strategen) in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

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In preparing the report, Strategen has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen has also not attempted to determine whether any material matter has been omitted from the data. Strategen will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen. The making of any assumption does not imply that Strategen has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

Client: Anthony Gangalli

| Report Version | Revision No. | Purpose | Strategen author/reviewer | Submitted to Client | |
|---------------------|--------------|----------------------|------------------------------------|---------------------|------------|
| | | | | Form | Date |
| Draft Report | Rev A | For review by client | C Turner / Z Cockerill (BPAD37803) | Electronic (email) | 29/01/2018 |
| Final Report | Rev 0 | Submission | C Turner / Z Cockerill (BPAD37803) | Electronic (email) | 15/02/2018 |

Filename: ASA17375_01 R001 Rev 0 - 15 February 2018

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1. Introduction

1.1 Background

Mr Anthony Sangalli (the proponent) is seeking development of a caravan park at Lot 76 (44) McCormick Street, Seabird (the project area; Figure 1) in the Shire of Gingin. A Bushfire Attack Level (BAL) assessment was previously conducted by WA BAL Services (25 October 2016) to support the development application (DA). Following review of the BAL assessment, Department of Fire and Emergency Services (DFES) considered that the requirements of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7) were not adequately addressed.

As outlined by DFES, the project area is designated as bushfire prone on the *WA Map of Bush Fire Prone Areas* (DFES 2017) due to native vegetation located within 100 m of the site. As a result, the Development Application (DA) triggers Policy Measure 6.5 of SPP 3.7 and as such, Strategen, on behalf of the proponent, has prepared this Bushfire Management Plan (BMP) in accordance with the Guidelines, which includes:

- a Bushfire Attack Level (BAL) contour map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines – refer to Section 2.3 and Figure 3
- identification of any bushfire hazard issues arising from the BAL contour map – refer to Section 2.4
- assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site – refer to Section 4 and Table 3.

Additionally, SPP 3.7 Policy Measure 6.6.1 requires DAs for vulnerable land uses (such as caravan parks) in areas between BAL-12.5 and BAL-29 to have a BMP accompanied by a Bushfire Emergency Evacuation Plan (BEEP) for proposed occupants. Strategen has prepared a BEEP to accompany this BMP, as provided in Appendix 1.

This BMP has been prepared in accordance with the Guidelines to address the above requirements of SPP 3.7 and supersedes the previous BAL assessment.

1.2 Purpose of the BMP

The purpose of this BMP is to provide guidance on how to plan for and manage the bushfire risk to future life and property assets of the project area through incorporation of a range of bushfire management measures into development design and construction. The BMP outlines how future on-site assets can be protected during the summer months when the threat from bushfire is at its peak. This is particularly relevant when existing fire appliances in the area may be unable to offer an immediate emergency suppression response; therefore, development planning and design should aim to provide mitigation strategies that protect future life and property from bushfire as a priority.

The proposed development is considered a vulnerable land use as it may involve people who are unaware of their surroundings and who may require assistance or direction in the event of a bushfire. As such, a BEEP has also been prepared for the proposed development, as contained in Appendix 1. The BMP and BEEP are intended to be used in conjunction with one another to ensure that the intent of SPP 3.7 is achieved.

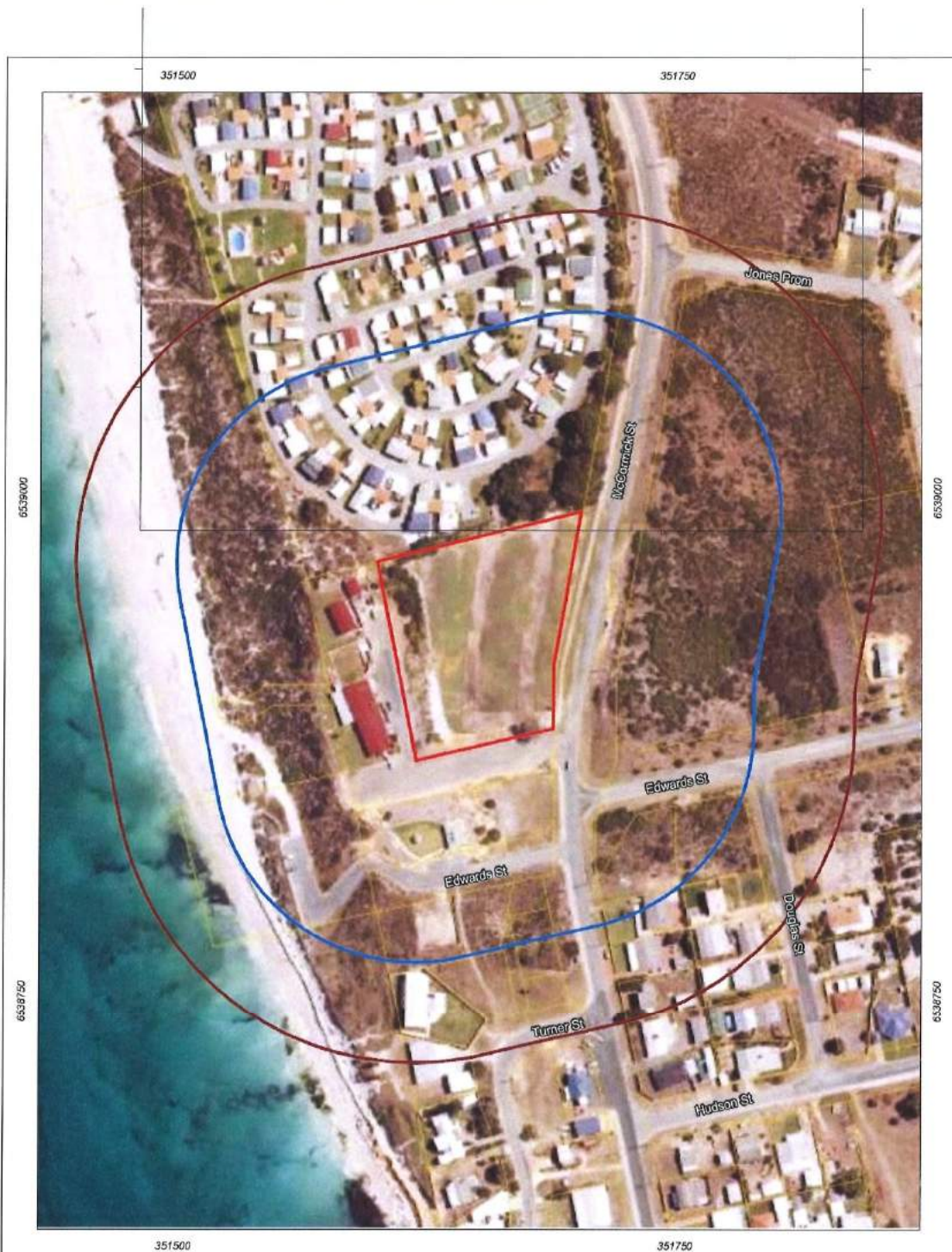


Figure 1: Site overview

Scale 1:2,500 at A4
0 25 50 75 m

Coordinate System: GDA 1994 MGA Zone 50
Note that positional errors may occur in some areas
Date: 29/01/2018
Author: vdmh
Source: Existing cadastral SLIP, landgate 2016

Legend

- | | |
|---|---|
| Project area | Assessment area |
| Existing cadastral | 100m |
| | 150m |

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2. Spatial consideration of bushfire threat

2.1 Existing site characteristics

2.1.1 Location

The project area occupies the eastern portion of Lot 76 (44) McCormick Street, Seabird in the Shire of Gingin (Figure 1). The project area is bound by the following:

- existing Seabird Caravan Park and native vegetation to the north
- McCormick Street to the east
- existing Seabird Tavern and native dunal vegetation to the west
- an ungazetted road to the south.

2.1.2 Zoning and land use

The project area is currently zoned 'Tourism' under provisions of the Shire of Gingin Scheme No. 9.

Land uses adjacent to the project area include:

- Seabird Caravan Park to the north
- Seabird Tavern and coastal vegetation to the west
- areas zoned 'Town centre' and 'Parks and recreation' currently comprising remnant vegetation to the east
- residential dwellings and areas zoned 'Parks and recreation' to the south.

2.1.3 Assets

The project area is currently vacant with the exception of a transportable ablution building in the centre of the project area. Following approval of the DA, the project area will be developed into caravan bays, sand roads, ablution facilities, a bin wash down area and a camp kitchen.

2.1.4 Access

Access to the project area is via McCormick Street, which links to Seabird Road to the north and connects to Chalon Avenue providing a direct route to Frank-Douglas Park in the south. McCormick Street also interconnects with various other existing public roads including Tulley Street to the south, which provides beach access and public carparking areas. Informal beach access is also provided west of the existing Seabird Tavern.

Strategen acknowledges that the existing Seabird townsite is a coastal hamlet with a legacy one-way-in one-way-out road in Seabird Road. This legacy issue cannot be resolved as part of the development.

2.1.5 Water supply

The project area will be provided with a reticulated water supply through an existing connection to the town main water infrastructure along McCormick Street.

2.2 Fire environment

2.2.1 Classified vegetation

Strategen has assessed classified vegetation within the project area and adjacent 150 m through on-ground verification on 11 August 2017. Classified vegetation has been assessed for this site in accordance with the *Visual guide for bushfire risk assessment in Western Australia* (DoP 2016) and AS 3959–2009 *Construction of Buildings in Bushfire-Prone Areas* (AS 3959; SA 2009).

Based on the findings of the site visit undertaken on 11 August 2017 and reassessment to capture modified vegetation and clearing, the extent of classified vegetation within 150 m of the project area that will remain following development works includes (Figure 2):

- Class C shrubland to the east, west and south of the site within land zoned 'Town centre' and 'Parks and recreation'
- Class D scrub to the east and south of the site within land zoned 'Town centre' and 'Parks and recreation', and north of the site within M^cCormick Street road reserve
- Class G grassland to the north of the site within the adjacent landholding and east of the site within land zoned 'Public use: Service and infrastructure' associated with a nearby fire-shed
- non-vegetated areas where clearing has occurred to enable construction of roads, waterways, buildings and sealed areas, which are excluded from classification under Clause 2.2.3.2 (e) of AS 3959
- areas where the vegetation is managed in a low threat, minimal fuel condition throughout managed lawns, gardens and road verges, which are excluded from classification under Clause 2.2.3.2 (f) of AS 3959.

Strategen has compiled an array of georeferenced photographs taken during on-ground site investigation, which are contained in Appendix 2 and demonstrate the location, direction and class of vegetation observed.

The entire project area will be subject to ongoing management in a low-threat state in accordance with AS3959 Clause 2.2.3.2(f) following development works being undertaken. A drainage swale is proposed along the western boundary of the project area, which will be landscaped with groundcover species and managed in a low-threat state in accordance with AS3959 Clause 2.2.3.2(f) in perpetuity.

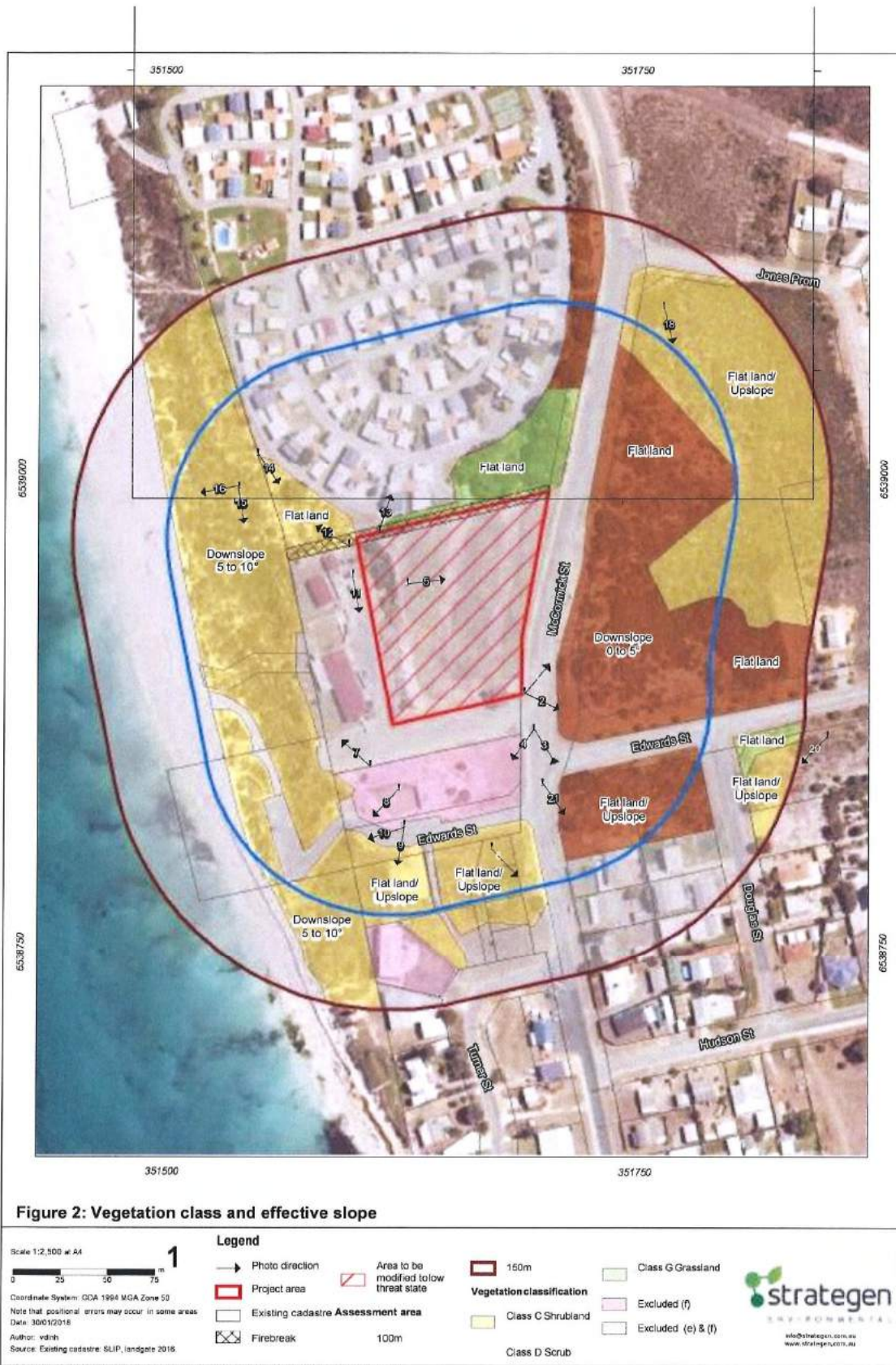
2.2.2 Effective slope

Effective slope has been assessed for areas of classified vegetation within 150 m of the project area in accordance with methodology contained within AS 3959. Strategen assessed effective slope through topographic contour data and on-ground site verification on 11 August 2017.

The slope beneath areas of classified vegetation within 150 m of the project area was assessed to be:

- flat/up-slope to the north, east and south
- down-slope >0 to 5 degrees to the east
- down-slope >5 to 10 degrees to the west.

Effective slope under classified vegetation as described above is depicted on Figure 2.



2.3 BAL contour assessment

Classified vegetation has been identified within 100 m of the project area and as such, a BAL contour assessment and application of AS 3959 is required to inform future building design and location.

This has been undertaken in the form of a BAL contour map, which specifies the indicative acceptable BAL ratings across the project area (Figure 3). BAL contour assessment is based on post-development conditions, which reflect a non-vegetated/low threat managed vegetation status throughout the entirety of the project area.

Method 1 procedure for calculating the BAL (as outlined in AS 3959) incorporates the following factors:

- state-adopted Fire Danger Index (FDI) rating
- vegetation class
- effective slope
- distance maintained between proposed development areas and the classified vegetation.

Method 1 BAL calculation for proposed development is outlined in the following subsections. This assessment is considered suitable for the purposes of informing the DA. Acceptance of the BAL contour map at future planning/building stages is at the discretion of the Shire and reassessment of the BAL may be required should there be any significant change in vegetation class extent or proposed development design.

2.3.1 Fire Danger Index

A blanket rating of FDI 80 is adopted for Western Australian environments, as outlined in AS 3959 and endorsed by Australasian Fire and Emergency Service Authorities Council.

2.3.2 Vegetation class

Vegetation class is described in Section 2.2.1 (Figure 2) and consists of:

- Class C shrubland
- Class D scrub
- Class G grassland.

2.3.3 Effective slope

Effective slope is described in Section 2.2.2 (Figure 2) and consists of flat/up-slope (0 degrees), down-slope (>0–5 degrees), and down-slope (>5–10 degrees) for classified vegetation within 150 m of the project area.

2.3.4 Distance between proposed development area and the classified vegetation

Stratagen has assessed the separation distances, prior to implementation of any risk mitigation measures, between the proposed development and the classified vegetation extent as depicted in Figure 2.

The width of each BAL contour is set in accordance with AS 3959 and reflects the relevant BAL ratings applicable to the various vegetation classes and associated effective slope as outlined in Sections 2.3.2 and 2.3.3 (see Table 1).

2.3.5 Method 1 BAL calculation

Method 1 BAL calculation has been completed for the project area in accordance with AS 3959 methodology (Table 1).

Bushfire Management Plan

BAL rating gives an indication of the level of bushfire attack (i.e. the radiant heat flux) that may be received by proposed buildings and subsequently informs the standard of building construction required for proposed buildings to potentially withstand such impacts.

Assessed BAL contours are depicted in Figure 3. Land within the project area that is unaffected by a BAL rating on the BAL contour map is considered to be BAL-Low, where there is insufficient risk to warrant specific building construction requirements.

Table 1: Method 1 BAL calculation

| Vegetation class | Effective slope | BAL contour width (m) | BAL rating | Comment |
|-------------------|--|-----------------------|------------|--|
| Class C shrubland | All upslopes or flat land (0°) | <7 | BAL-FZ | No development is proposed in this area. |
| | | 7-<9 | BAL-40 | No development is proposed in this area. |
| | | 9-<13 | BAL-29 | Development may occur in this area. |
| | | 13-<19 | BAL-19 | Development may occur in this area. |
| | | 19-<100 | BAL-12.5 | Development may occur in this area. |
| | Downslope (5° - 10°) | <8 | BAL-FZ | No development is proposed in this area. |
| | | 8-<11 | BAL-40 | No development is proposed in this area. |
| | | 11-<17 | BAL-29 | No development is proposed in this area. |
| | | 17-<25 | BAL-19 | No development is proposed in this area. |
| | | 25-<100 | BAL-12.5 | Development may occur in this area. |
| Class D scrub | All upslopes or flat land (0°) | <10 | BAL-FZ | No development is proposed in this area. |
| | | 10-<13 | BAL-40 | No development is proposed in this area. |
| | | 13-<19 | BAL-29 | No development is proposed in this area. |
| | | 19-<27 | BAL-19 | Development may occur in this area. |
| | | 27-<100 | BAL-12.5 | Development may occur in this area. |
| | Downslope (0° - 5°) | <11 | BAL-FZ | No development is proposed in this area. |
| | | 11-<15 | BAL-40 | No development is proposed in this area. |
| | | 15-<22 | BAL-29 | Development may occur in this area. |
| | | 22-<31 | BAL-19 | Development may occur in this area. |
| | | 31-<100 | BAL-12.5 | Development may occur in this area. |
| Class G grassland | Downslope All upslopes or flat land (0°) | <6 | BAL-FZ | No development is proposed in this area. |
| | | 6-<8 | BAL-40 | No development is proposed in this area. |
| | | 8-<12 | BAL-29 | Development may occur in this area. |
| | | 12-<17 | BAL-19 | Development may occur in this area. |
| | | 17-<50 | BAL-12.5 | Development may occur in this area. |

Bushfire construction provisions of the National Construction Code (i.e. AS 3959-2009; BALs) do not apply to Class 4 to Class 9 buildings. In these instances, the applicant has the discretion to utilise any or all of the elements of AS 3959-2009 in the construction of the buildings that they deem appropriate.

Given the proposed development is to include a camp kitchen and ablution facilities, with likely building classification of Classes 5 to 9 in accordance with the National Construction Code, there is no statutory requirement for this building to meet the construction requirements of AS 3959. Notwithstanding, Strategen suggests that compliance with the construction requirements of AS 3959 is achieved voluntarily wherever practicable.

2.4 Identification of bushfire hazard issues

The town of Seabird is exposed to a significant bushfire risk given the vegetated and isolated nature of the locality, including legacy one-way-in one-way-out road system. Within the town itself, there are non-vegetated and managed areas along the coast which can provide safe and appropriate refuge to all residents and visitors in the event of a bushfire.

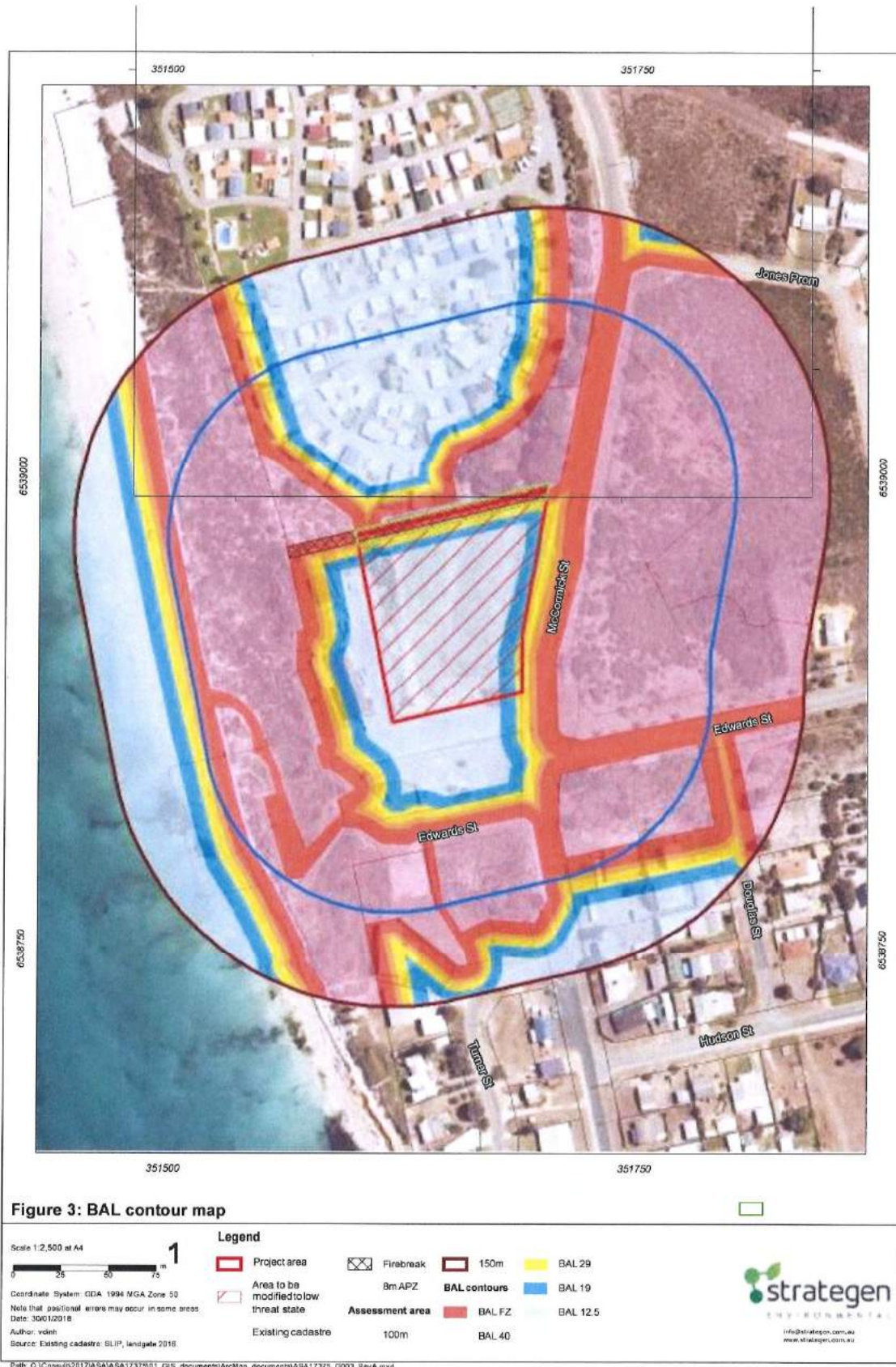
The main bushfire risk to the project area is from a bushfire travelling from the east across the broader vegetated landscape with extended fire runs exceeding 1 km. The project area is however somewhat shielded and separated from this potential bushfire scenario by existing dwellings, managed properties and public roads.

The project area is also exposed to bushfire risk associated with foreshore vegetation to the west of the site; however, the existing Seabird Tavern, managed turfed area, driveway and carpark provide considerable shielding from foreshore vegetation, particularly given the view factor of the project area and short fire run in relation to a potential bushfire from this direction. Notwithstanding, there is potential for ember attack on the project area as a result of the site elevation (in relation to classified vegetation) and predominant afternoon prevailing winds from the southwest.

Management of the bushfire hazard will be achieved by focussing on providing adequate separation from classified vegetation and ensuring compliant water supply for firefighting purposes and safe emergency refuge is in place.

Based on the above information, Strategen considers the bushfire risk to be manageable through standard adoption of acceptable solutions outlined in the Guidelines, except for Element 3 vehicular access. Strategen proposes a performance-based solution to deal with the legacy vehicular access issue, which will look to adopt emergency evacuation to safe areas of on-site or nearby assembly points (as outlined in the BEEP), as opposed to evacuation out of the town-site through extreme bushfire hazard areas, which Strategen considers would be irresponsible due to risk of entrapment.

These responses will need to be factored in to proposed development as early as possible to ensure a suitable, compliant and effective bushfire management outcome is achieved to ensure protection of future life and property assets.



3. Bushfire management measures

Strategen has identified a range of bushfire management measures that on implementation will enable the project area to be developed with a manageable level of bushfire risk and full compliance with the Guidelines and AS 3959. Bushfire management measures are discussed in the following subsections.

3.1 Asset Protection Zone (APZ)

Method 1 BAL contour assessment has confirmed BAL-29 or lower can be achieved for all proposed habitable development within the project area in accordance with acceptable solution A1.1 of the Guidelines. The BAL contours assessed for proposed development rely on the separation distances being maintained between proposed buildings/site occupancy and the surrounding vegetation extent. These separation distances make up the APZ for the site in accordance with acceptable solution A2.1 of the Guidelines and comprise an 8 m wide low fuel zone implemented and maintained adjacent to Class G grassland to the north to ensure a rating of BAL-29 or lower is achieved for all proposed development areas.

The extent of the APZ is depicted on Figure 3 and will consist of a 3 m wide firebreak along the internal lot boundary of the landholding to the north (as required under the Shire's annual firebreak notice), plus an internal 5 m wide setback area contained within the internal vehicle access network. The north-eastern-most site, which does not contain an interfacing road, will require a 5 m setback off the northern site boundary, which will be prohibited for any site occupancy. The 8 m wide APZ will be maintained on a regular and ongoing basis in accordance with Schedule 1 (Standards for Asset Protection Zones) from the Guidelines (Appendix 3).

Following implementation of the APZ, no 'habitable' development will occur within areas of BAL-FZ or BAL-40, meaning that caravan bays, the camp kitchen and ablution building can achieve a rating of BAL-29 or lower in accordance with Guidelines acceptable solution A 1.1. As previously stated above, one caravan bay in the northeast portion of the site is affected by BAL-40/FZ; however, occupants will be prohibited from locating caravans or tents within the BAL-40/FZ portion of this site following activation of the APZ.

Management Action BMP 1a

Implement and maintain the APZ in accordance with the specifications outlined in Appendix 3 and ensure no building construction or site occupancy occurs in areas of BAL-40/FZ. As part of this management action, the landholder of the adjacent north property will be required to comply with the Shire's firebreak notice (as per Appendix 4) and construct the necessary 3 m wide firebreak, which the Shire can enforce if necessary.

Management Action BMP 1b

Ensure that site occupancy via camping/caravans are prohibited within the APZ.

3.2 Fuel management

The BAL contours assessed in this BMP rely on areas of low threat managed vegetation (excluded from classification) being maintained on a regular and ongoing basis all year round as per Clause 2.2.3.2 (f) of AS 3959. This includes:

- the entire project area
- McCormick Street road reserve
- Lot 77 to the south of the project area
- the existing caravan park to the north of the project area, including a 3 m wide firebreak.

This BMP assumes all vegetation assessed as being in a low threat minimal fuel condition will be maintained in a low-threat condition as per Clause 2.2.3.2 (f) of AS 3959 all year-round through mechanical slashing and weed control to ensure the separation distances are not compromised.

Management Action BMP 2a

Maintain the areas listed above in a low fuel state through slashing of grasses and weeds to a height of less than 100 mm on a regular basis and in accordance with relevant requirements of the Shire's annual firebreak notice (refer to Appendix 4). Note: this bushfire management action relates to continuation of the current management regime and will not require any additional work outside of what is already being undertaken.

Management Action BMP 2b

Ensure compliance with the Shire's annual firebreak notice as per Appendix 4.

3.3 Increased building construction standards

BAL contour assessment over the project area (as outlined in Section 2.3 and Figure 3) indicates that the proposed ablution building, camp kitchen and occupancy within the camping/caravan bays will be effected by a BAL-29 rating or lower following provision of the APZ.

Bushfire constructions provisions of the National Construction Code require that buildings comply with the AS 3959 construction requirements in accordance with the assessed BAL under AS 3959, provided the building is a Class 1, 2 or 3 building, or a Class 10a building associated with a Class 1, 2 or 3 building.

As outlined in Section 2.3.5, the proposed buildings will likely be Classes 5 to 9 in accordance with the National Construction Code, and as such, there is no statutory requirement for proposed building to meet the construction requirements of AS 3959. Notwithstanding, Strategen suggests that compliance with the AS 3959 construction requirements be achieved on a voluntary basis wherever practicable.

3.4 Vehicular access

Access to the project area is via a crossover to McCormick Street, which links with Seabird Road in the north and connects to Chalon Avenue providing a direct route to Frank-Douglas Park in the south. McCormick Street also interconnects with various other existing public roads including Tulley Street, which provides beach access and public carparking areas. Informal beach access is also provided west of the existing Seabird Tavern.

Strategen acknowledges that the existing Seabird townsite is a coastal hamlet with a legacy one-way-in one-way-out road in Seabird Road. This legacy issue cannot be resolved as part of the development; therefore, acceptable solution A3.1 cannot be achieved. Strategen does not support construction of a second access road to the townsite from Indian Ocean Drive due to the significantly increased risk of entrapment of people looking to escape the town-site during a bushfire event and the likely unacceptable environmental impacts. This approach would be irresponsible given the safe evacuation options contained within the Seabird townsite, as explained in the BEEP.

On this basis, Strategen considers evacuation to on-site or nearby safe assembly areas (as documented in the BEEP in Appendix 1) provides a significantly safer and acceptable performance-based solution to manage the lack of compliant vehicular access and meet the intent of Element 3.

No roads are proposed to be created as part of the development and the project area will be serviced by frontage with the existing public road network in McCormick Street. Private driveways are required to comply with the requirements of the Guidelines where the proposed development is more than 50 m from a public road. The camp kitchen building as well as the north-western caravan/camping bays will be located more than 50 m from the McCormick Street crossover and as such, will be required to be constructed to the specifications of the Guidelines, as listed in Table 2.

No public roads, cul-de-sacs, battle-axe lots, emergency access ways or fire service access routes are proposed or required as part of this development. Therefore, acceptable solutions A3.2 to A3.4 and A3.6 through to A3.7 are not applicable in this instance.

Table 2: Vehicular access technical requirements

| Technical requirement | Private driveways longer than 50 m |
|---------------------------------|------------------------------------|
| Minimum trafficable surface (m) | 4 |
| Horizontal distance (m) | 6 |
| Vertical clearance (m) | 4.5 |
| Maximum grade <50 m | 1 in 10 |
| Minimum weight capacity (t) | 15 |
| Maximum crossfall | 1 in 33 |
| Curves minimum inner radius | 8.5 |

Source: WAPC 2017

Management Action BMP 4a

Implement the BEEP (as outlined in Appendix 1) and associated emergency evacuation provisions as required during a bushfire emergency.

Management Action BMP 4b

Construct internal roads in accordance with the technical requirements of the Guidelines listed in Table 2.

3.5 Reticulated water supply

The project area will be provided with a reticulated water supply through an existing connection to the town main water infrastructure along McCormick Street. The reticulated system will ensure an all year-round supply of water is provided to the caravan park to meet minimum domestic and emergency water supply requirements in accordance with acceptable solution A4.1 of the Guidelines.

Management Action BMP 5a

Provide a reticulated water supply to the development in accordance with acceptable solution A4.1 of the Guidelines.

3.6 Additional measures

Stratagen makes the following additional recommendation to inform ongoing stages of development:

Management Action BMP 6a

Reassessment of the BAL and APZ provisions to inform compliance with Element 1 and Element 2 of the Guidelines should there be any change in development design and/or vegetation class extent which may result in higher BAL rating being applied.

4. Proposal compliance and justification

Proposed development within the project area is required to comply with SPP 3.7 under the following policy measures:

6.2 Strategic planning proposals, subdivision and development applications

- a) Strategic planning proposals, subdivision and development applications within designated bushfire prone areas relating to land that has or will have a Bushfire Hazard Level (BHL) above low and/or where a Bushfire Attack Level (BAL) rating above BAL-LOW apply, are to comply with these policy measures.
- b) Any strategic planning proposal, subdivision or development application in an area to which policy measure 6.2 a) applies, that has or will, on completion, have a moderate BHL and/or where BAL-12.5 to BAL-29 applies, may be considered for approval where it can be undertaken in accordance with policy measures 6.3, 6.4 or 6.5.
- c) This policy also applies where an area is not yet designated as a bushfire prone area but is proposed to be developed in a way that introduces a bushfire hazard, as outlined in the Guidelines.

6.5 Information to accompany development applications

Any development application to which policy measure 6.2 applies is to be accompanied by the following information in accordance with the Guidelines:

- a) (i) a BAL assessment. BAL assessment should be prepared by an accredited Level 1 BAL Assessor or a Bushfire Planning Practitioner unless otherwise exempted in the Guidelines; or
(ii) a BAL Contour Map that has been prepared for an approved subdivision clearly showing the indicative acceptable BAL rating across the subject site, in accordance with the Guidelines. BAL Contour Maps should be prepared by an accredited Bushfire Planning Practitioner
- b) the identification of any bushfire hazard issues arising from the BAL Contour Map or the BAL assessment
- c) an assessment against the bushfire protection criteria requirements contained within the Guidelines demonstrating compliance within the boundary of the development site.

6.6 Vulnerable or high-risk land uses

6.6.1 in areas where BAL 12.5 to BAL 29 applies

Subdivision and development applications for vulnerable or high-risk land uses in areas between BAL 12.5 to BAL 29 will not be supported unless they are accompanied by a Bushfire Management Plan jointly endorsed by the relevant local government and the State authority for emergency services. Subdivision applications should make provision for emergency evacuation. Development applications should include an emergency evacuation plan for proposed occupants and/or a risk management plan for any flammable on-site hazards.

Implementation of this BMP is expected to meet the following objectives of SPP 3.7:

- 5.1 Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- 5.2 Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- 5.3 Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.
- 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.

In response to the above requirements of SPP 3.7, the bushfire management measures, as outlined in Section 3, have been devised for the proposed development in accordance with acceptable solutions of the Guidelines to meet compliance with bushfire protection criteria. An 'acceptable solutions' assessment is provided in Table 3 to assess the proposed bushfire management measures against each bushfire protection criteria in accordance with the Guidelines and demonstrate that the measures proposed meet the intent of each element of the bushfire protection criteria.

Table 3: Acceptable solutions assessment against bushfire protection criteria

| Bushfire protection criteria | Intent | Acceptable solutions | Proposed bushfire management measures | Compliance statement |
|--|--|--|---|---|
| Element 1: Location | To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure. | <u>A1.1 Development location</u> The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below. | Refer to Section 3.1, which demonstrates that all future 'habitable' development will avoid areas of BAL-FZ and BAL-40 and a rating of BAL-29 or lower can be achieved. | The measures proposed are considered to comply and meet the intent of Element 1 Location. |
| Element 2: Siting and design of development | To ensure that the siting and design of development minimises the level of bushfire impact. | <u>A2.1 Asset Protection Zone (APZ)</u> Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements: <ul style="list-style-type: none"> 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 bushfire does not exceed 29kW/m² (BAL-29) in all circumstances Location: 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 (see explanatory notes) Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones' (see Guidelines Schedule 1). | Refer to Section 3.1, which demonstrates that all proposed development will be provided a suitably sized APZ to ensure a rating of BAL-29 or lower can be achieved. | The measures proposed are considered to comply and meet the intent of Element 2 Siting and design of development. |
| Element 3: Vehicular access | To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event. | <u>A3.1 Two access routes</u> Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions. <u>A3.2 Public road</u> A public road is to meet the requirements in Table 4 Column 1 of the Guidelines. <u>A3.3 Cul-de-sac (including a dead-end road)</u> A cul-de-sac and/or a dead-end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), detailed requirements will need to be achieved as per Table 4 Column 2 of the Guidelines. | Refer to Section 3.4, which demonstrates through a performance-based solution that implementation of the BEEP as per Appendix 1 and the associated emergency evacuation provisions are suitable and appropriate to mitigate non-compliance with acceptable solution A3.1 and meet the intent of Element 3. N/A No public roads are proposed as part of the development. N/A No cul-de-sacs are proposed as part of the development. | The measures proposed are considered to comply and meet the intent of Element 3 Vehicular access. |

| | | | | |
|---------------------|---|--|--|--|
| Element 4: Water | To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire. | <u>A3.4 Battle-axe</u> Battle-axe access legs should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) detailed requirements will need to be achieved as per Table 4 Column 3 of the Guidelines. | N/A No battle-axes are proposed as part of the development. | The measures proposed are considered to comply and meet the intent of Element 4 Water. |
| | | <u>A3.5 Private driveway longer than 50 m</u> A private driveway is to meet detailed requirements as per Table 4 Column 3 of the Guidelines. | Refer to Section 3.4, which demonstrates that the proposed driveway and internal loop-road will meet the specifications of the Guidelines. | |
| | | <u>A3.6 Emergency access way</u> An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet detailed requirements as per Table 4 Column 4 of the Guidelines. | N/A No emergency access ways are required as part of the development. | |
| | | <u>A3.7 Fire service access routes (perimeter roads)</u> Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet detailed requirements as per Table 4 Column 5 of the Guidelines. | N/A No fire service access routes are required as part of the development. | |
| | | <u>A3.8 Firebreak width</u> Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the local firebreak notice issued by the local government. | The landowner will be required to apply for a firebreak variation under the Shire of Gingin's Firebreak Order | |
| | | <u>A4.1 Reticulated areas</u> The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services. | Refer to Section 3.5, which demonstrates that the proposed development will be connected to the reticulated town main water supply. | |
| | | <u>A4.2 Non-reticulated areas</u> Water tanks for firefighting purposes with a hydrant or standpipe are provided and meet detailed requirements (refer to the Guidelines for detailed requirements for non-reticulated areas). | N/A The proposed development will not occur within a non-reticulated area. | |
| | | <u>A4.3 Individual lots within non-reticulated areas</u> (only for use if creating 1 additional lot and cannot be applied cumulatively) Single lots above 500 square metres need a dedicated static water supply on the lot that has the effective capacity of 10 000 litres. | N/A The proposed development will not occur within a non-reticulated area. | |

5. Implementation and enforcement

Implementation of the BMP applies to the developer, prospective landowners and the Shire to ensure bushfire management measures are adopted and implemented on an ongoing basis. A bushfire compliance table is provided in Table 4 to drive implementation of all works and ensure the ongoing protection of proposed life and property assets is achieved. Timing and responsibilities are also defined to assist with implementation of each measure.

Table 4: Bushfire compliance table

| Reference | Action | Timing | Responsibility |
|-------------------------------|--|--|------------------------------|
| BMP 1a (refer to Section 3.1) | Implement and maintain the APZ in accordance with the specifications outlined in Appendix 3 and ensure no building construction or site occupancy occurs in areas of BAL-40/FZ. As part of this management action, the landholder of the adjacent north property will be required to comply with the Shire's firebreak notice (as per Appendix 4) and construct the necessary 3 m wide firebreak, which the Shire can enforce if necessary | Implement during construction of the proposed development and maintain thereafter on a regular and ongoing basis | Landowner/Manager |
| BMP 1b (refer to Section 3.1) | Ensure that site occupancy via camping/caravans are prohibited within the APZ | At all times | Landowner/Manager |
| BMP 2a (refer to Section 3.2) | Maintain the areas listed in Section 3.2, in a low fuel state in accordance with Clause 2.2.3.2 (f) of AS3959 | At all times | Relevant Landowners/Managers |
| BMP 2b (refer to Section 3.2) | Ensure compliance with the Shire's annual firebreak notice | At all times | All parties |
| BMP 4a (refer to Section 3.4) | Implement the BEEP (as outlined in Appendix 1) and associated emergency evacuation provisions as required during a bushfire emergency | During construction | Landowner/Manager |
| BMP 4b (refer to Section 3.4) | Construct internal roads in accordance with the technical requirements of the Guidelines listed in Table 2 | During construction | Landowner/Manager |
| BMP 5a (refer to Section 3.5) | Provide a reticulated water supply to the development in accordance with acceptable solution A4.1 of the Guidelines | During construction and ongoing | Landowner/Manager |
| BMP 6a (refer to Section 3.6) | Reassessment of the BAL and APZ provisions | At Shire's discretion in response to changes in development design or classified vegetation extent | Landowner/Manager |

6. References

Department of Fire and Emergency Services (DFES) 2017, *Map of Bush Fire Prone Areas*, [Online], Government of Western Australia, available from:
<http://www.dfes.wa.gov.au/regulationandcompliance/bushfireproneareas/Pages/default.aspx>.

Department of Planning (DoP) 2016, *Visual guide for bushfire risk assessment in Western Australia*, Department of Planning, Perth, WA.

Standards Australia (SA) 2009, *Australian Standard AS 3959–2009 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.

Western Australian Planning Commission (WAPC) 2015, *State Planning Policy 3.7 Planning in Bushfire-Prone Areas*, Western Australian Planning Commission, Perth.

Western Australian Planning Commission (WAPC) 2017, *Guidelines for Planning in Bushfire-Prone Areas*, Western Australian Planning Commission, Perth.

Appendix 1
Bushfire Emergency Evacuation Plan



Bushfire emergency evacuation plan

Lot 76 (44) McCormick Street, Seabird

Prepared for
Anthony Sangalli
by Strategen

February 2018



Bushfire emergency evacuation plan

Lot 76 (44) McCormick Street,
Seabird

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February 2018

Limitations

Scope of services

This report ("the report") has been prepared by Strategen Environmental Consultants Pty Ltd (Strategen) in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client and Strategen. In some circumstances, a range of factors such as time, budget, access and/or site disturbance constraints may have limited the scope of services. This report is strictly limited to the matters stated in it and is not to be read as extending, by implication, to any other matter in connection with the matters addressed in it.

Reliance on data

In preparing the report, Strategen has relied upon data and other information provided by the Client and other individuals and organisations, most of which are referred to in the report ("the data"). Except as otherwise expressly stated in the report, Strategen has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report ("conclusions") are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. Strategen has also not attempted to determine whether any material matter has been omitted from the data. Strategen will not be liable in relation to incorrect conclusions should any data, information or condition be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Strategen. The making of any assumption does not imply that Strategen has made any enquiry to verify the correctness of that assumption.

The report is based on conditions encountered and information received at the time of preparation of this report or the time that site investigations were carried out. Strategen disclaims responsibility for any changes that may have occurred after this time. This report and any legal issues arising from it are governed by and construed in accordance with the law of Western Australia as at the date of this report.

Environmental conclusions

Within the limitations imposed by the scope of services, the preparation of this report has been undertaken and performed in a professional manner, in accordance with generally accepted environmental consulting practices. No other warranty, whether express or implied, is made.

Client: Anthony Gangalli

| Report Version | Revision No. | Purpose | Strategen author/reviewer | Submitted to Client | |
|----------------|--------------|----------------------|------------------------------------|---------------------|------------|
| | | | | Form | Date |
| Draft Report | Rev A | For review by client | C Turner / Z Cockerill (BPAD37803) | Electronic (email) | 25/01/2018 |
| Final Report | Rev 0 | Submission | C Turner / Z Cockerill (BPAD37803) | Electronic (email) | 15/02/2018 |

Filename: ASA17375_01 R002 Rev 0 - 15 February 2018

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1. Introduction

1.1 Background

Mr Anthony Sangalli is seeking to develop a caravan park at Lot 76 (44) McCormick Street, Seabird (the project area) in the Shire of Gingin. The proposed development includes construction of caravan bays, ablution facilities and a camp kitchen. A Development Application (DA) for the proposed caravan park has been prepared for endorsement by the Shire.

The project area is designated as bushfire prone on the *WA Map of Bush Fire Prone Areas* (DFES 2016) due to native vegetation located within 100 m of the site, which triggers bushfire assessment and reporting requirements under *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7; WAPC 2015). Policy Measure 6.5 of SPP 3.7 states that a Bushfire Management Plan (BMP) is required to accompany the DA. A BMP has been prepared by Strategen (2018) to support the proposed development.

Additionally, Policy Measure 6.6.1 of SPP 3.7 states that DAs for vulnerable land uses (such as caravan parks) situated in areas between BAL-12.5 and BAL-29 are required to be accompanied by a Bushfire Emergency Evacuation Plan (BEEP) for proposed occupants.

The BMP prepared by Strategen for the site (Strategen 2018) identifies 'habitable' development in the northern portion of the project area as being located within an area of BAL—29. The proposed camp kitchen, ablution building and designated caravan/camping areas will be located within areas of BAL—29 or lower.

Strategen has prepared this BEEP for the proposed caravan park to accompany the DA in order to meet requirements triggered under SPP 3.7 and *Guidelines for Planning in Bushfire Prone Areas* (the Guidelines; WAPC 2017). The BEEP relates primarily to the proposed caravan park as it is the vulnerable land use, which is expected to comprise a mixture of staff and visitors to the Seabird area who may be unfamiliar with their surroundings. Strategen assumes that occupants in the caravan park will typically be able bodied and capable of evacuating the premises with little assistance.

This BEEP has been prepared in accordance with *Australian Standard 3745-2010 Planning for emergencies in facilities* (AS 3745-2010: SA 2010), and outlines the strategic level response and management of anticipated bushfire emergencies including evacuation requirements. Detailed information is still required to fully inform emergency evacuation, response and management processes for the proposed facility.

An overall emergency management plan for the proposed facility is required in accordance with relevant state and federal workplace safety, occupational health and safety and disability legislation as a duty of care to manage emergency situations beyond bushfire. Relevant information documented in this BEEP should be incorporated into the overall emergency management plan where applicable.

1.2 Purpose and application of the plan

This plan has been developed to provide immediate actions to be followed to achieve the orderly movement of people, as far as practicable, in the event that a bushfire emergency occurs with the potential to adversely affect the project area while the site is occupied.

2. Plan document control

At any given time, there must be only one revision of the BEEP in circulation in accordance with the document control table provided in Table 1. The Site Manager is responsible for maintaining document control.

Bushfire emergency evacuation plan

Table 1: Controlled copies

| Copy No. | Company | Position | Name |
|----------|---------|----------|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

3. Roles and responsibilities

The overall emergency management plan for the proposed development should be prepared in accordance with *Australian Standard 3745-2010 Planning for emergencies in facilities*. Response and management information relating to bushfire scenarios outlined in this BEEP should be included in the overall emergency management plan.

The emergency management plan documents the organisational arrangements, systems, strategies and procedures relating to the response and management of emergencies anticipated at the facility. It is developed and implemented by the emergency planning committee with involvement from the emergency control organisation, facility management and nominated staff. The emergency management plan typically includes information on the following:

- emergency prevention
- emergency preparedness
- emergency mitigation
- activities for preparing for, and prevention of, emergencies such as training and maintenance
- overall control and coordination arrangements for emergency response including evacuation strategies including:
 - * emergency response procedures including pre-emergency, emergency and post-emergency procedures
 - * evacuation diagram/s (as per Clause 3.5 of AS 3745)
 - * personal emergency evacuation plans (PEEPs) or where the PEEP is held
- agreed roles and responsibilities of the emergency control organisation and occupants of the facility.

The structure of the emergency management plan should align with that outlined in Clause 3.4 of AS 3745.

3.1 Emergency Planning Committee

The roles and responsibilities of the Emergency Planning Committee (EPC) are outlined in Section 2 of AS 3745 but are primarily related to the development, documentation, implementation, review and maintenance of the emergency management plan for the development. The EPC is also required to establish and manage the emergency control organisation.

As a minimum the EPC should comply with Clause 2.3 of AS 3745, including at least one competent person as defined by Clause 1.4.5 of AS 3745. For the proposed Caravan Park, the EPC will likely comprise the Site Manager and any relevant senior staff.

3.2 Emergency Control Organisation

The emergency control organisation (ECO) is appointed by the EPC to direct and control the implementation of emergency response procedures. The roles and requirements of the ECO is outlined in Section 5 of AS 3745, and typically comprise the following roles:

- chief fire warden (as a minimum)
- deputy chief fire warden
- communications officer and deputy
- floor/area wardens and deputies
- wardens and deputies.

The positions and number of ECO members needs to ensure that whenever the facility is occupied, ECO members are available to respond to an emergency and enable the facility to be evacuated quickly and efficiently. An up to date register of all ECO members is to be kept readily available and with or via the chief warden. For the proposed Caravan Park, the ECO will be the same as the EPC.

3.3 Emergency Response

The project area is located within an Emergency Services Levy (ESL) category 5 classification area. ESL category 5 areas are provided emergency response via the statewide State Emergency Services (SES) network and generally a bush fire brigade.

In the event of an emergency, the SES should be contacted by dialling '000'.

It may also be appropriate to contact the local Chief Bushfire Control Officer and Community Emergency Services Manager as per the details published on the Shire's website. Up-to-date contact details of these personnel should be stored with the BEEP document as outlined in Section 7.8.

For the purpose of this report, the SES and local fire response team have been collectively referred to as Emergency Services personnel.

4. Premise and occupant details

4.1 Premise details

The proposed development involves construction of caravan bays, sand roads, ablution facilities, a bin wash down area and a camp kitchen. The proposed facilities will involve construction of two new buildings (camp kitchen and ablution facilities) which will be single storey buildings constructed in accordance with the National Construction Code.

Vehicular access and egress to and from the caravan park is via a crossover from McCormick Street in the south-eastern corner of the project area, which connects to the internal loop road that services the caravan park. The project area directly interfaces McCormick Road to the east (which in turn connects to Seabird Road in the north) and managed public areas to the south (Frank Douglas Park).

4.1.1 Fire detection and suppression equipment

Detection of bushfire would typically be expected to be either by cues of bushfire to staff or parents (e.g. visual, aural or olfactory cues) or from external warning (e.g. passer-by, fire brigade, police, radio/tv announcements).

The proposed caravan park will be serviced by the existing reticulated town main located along McCormick Street. The development will include a hydrant line with a total of seven fire hoses at regular intervals which service the caravan park. Trained staff will be able to conduct initial fire suppression using fire hose reel/s, and where installed portable fire extinguishers, but only if conditions are safe to do so.

4.2 Occupant details

Given the nature of the proposed development, the anticipated occupants are expected to be a mixture of staff and visitors to the area who may be unfamiliar with the surrounding environment. The development proposes the creation of 37 caravan bays, with an expected maximum occupancy load of 112 individual occupants at any time.

Estimated occupancy levels for the proposed development are:

- number of employees/staff: 1
- number of tourists/visitors: 111.

Bushfire emergency evacuation plan

This occupancy information is based on preliminary estimates and will need to be reviewed and updated following development construction.

5. Bushfire information, ratings and warnings

5.1 Bushfire status and safety information

In order to best understand the bushfire situation and the scale of response, information is available from the following sources:

- **Emergency WA website:** <https://www.emergency.wa.gov.au/>
 - * the website is a map-based display with the best available emergency information across Western Australia
- **DFES website:** <https://www.dfes.wa.gov.au/newsandmedia/Pages/NewsHome.aspx>
 - * which will redirect to Emergency WA website
- **DFES emergency information telephone:** 13 DFES (13 3337)
- **DFES Twitter:** https://twitter.com/dfes_wa
- **DFES Facebook:** <https://facebook.com/dfeswa/>
- **Bureau of Meteorology:** <http://www.bom.gov.au/wa/index.shtml>
- **Emergency Alert national telephone warning system** (<http://www.emergencyalert.gov.au/>)
 - * one of the ways emergency services (police, fire and emergency services etc) can warn a community of a likely or actual emergency
 - * Emergency Alert is not used in all circumstances. Whether emergency services decide to issue telephone warnings through Emergency Alert will depend on the nature of the incident
 - * the warning system sends voice messages to landline telephones and text messages to mobile telephones within a specific area defined by the emergency service organisation issuing the warning message about likely or actual emergencies such as fire, flood, or extreme weather events
- **ABC Local Radio** or local radio news bulletins
- **Emergency WA RSS and CAP AU feeds:** <https://www.emergency.wa.gov.au/#cap-rss>
 - * RSS and CAP AU feeds allow you to receive updates of emergency information from official sources, including summaries and web content with links to any other available information
 - * CAP AU is a standard web format that allows consistent and easy to understand emergency warning messages to be broadcast across a variety of communication systems
 - * specific feed readers are required to access these services. DFES has provided further information on RSS feeds on the following website:
<https://www.dfes.wa.gov.au/pages/rss.aspx>
- Emergency Services personnel
- local knowledge and being alert and aware of your surroundings.

5.2 Fire Danger Ratings

Department of Fire and Emergency Services (DFES) use Fire Danger Ratings (FDR) to provide advice on the level of bushfire threat on a particular day. Anyone working or living in bushfire prone area should know the FDR is for their area, monitor local conditions and keep informed.

Information on current FDRs can be found on the DFES or Bureau of Meteorology websites. Information on the different FDR levels and what they mean is provided in Appendix 1.

Understanding the FDR categories and what they mean will assist personnel in making decisions about what to do if a bushfire starts. The FDR is based on the forecast weather conditions and gives advice about the level of bushfire threat on a particular day. When the rating is high, the threat of a bushfire increases.

5.3 DFEG warning system

During a bushfire, emergency services will provide information through the issuing of community alerts. The alert level changes to reflect the increasing risk to life and the decreasing amount of time until the fire arrives. Further information on the warnings and what they mean are provided in Appendix 2.

DFES issues the following warnings:

Advice

A fire has started but there is no immediate danger, this is general information to keep you informed and up to date with developments.

Watch and Act

A fire is approaching and conditions are changing, you need to leave or prepare to actively defend to protect you and your family.

Emergency Warning

You are in danger and you need to take immediate action to survive as you will be impacted by fire. An emergency warning may be supported by a siren sound called the Standard Emergency Warning Signal (SEWS).

All clear

The danger has passed and the fire is under control, but you need to remain vigilant in case the situation changes. It may still not be safe to return home.

6. Pre-emergency actions

6.1 Bushfire awareness

When the FDR is classed as Extreme or Catastrophic any bushfires that start are likely to be difficult to control and even properties that are well prepared could be difficult to defend against the impact of bushfire.

Should the FDR be Severe or greater while the development is occupied, a nominated staff member is to monitor the DFES website for notification of any bushfire within the local area.

State Emergency Service officers, local bushfire brigade officers, residents or other persons may notify staff that there is a bushfire within the local area that may impact the site, prior to any DFES warnings being issued.

Upon notification of a bushfire with the potential to impact the site, all staff are to be notified by the Local Emergency Controller.

6.2 Site management

Due to the bushfire risk in the bushland west and east of the project area, and the potential for moderate levels of occupancy for the site, Strategen recommends the caravan park management and staff ensure they are conversant with the BEEP and emergency management plan requirements for days with a FDR of Severe, Extreme or Catastrophic.

7. Emergency actions

Vegetation associated with bushfire hazard is located in close proximity to the east of the project area. As such, Strategen recommends that sheltering-in-place during a bushfire event is undertaken with caution. Alternatively, occupants should evacuate to an off-site assembly point via foot or transport depending on bushfire conditions.

The Police and Emergency Services are responsible for the broader evacuation of the surrounding community, if required. However, given the isolated nature of the Seabird townsite, the response of Police and Emergency Services may be delayed and safe evacuation and assembly procedures may be vital in protecting occupant life.

7.1 Evacuation and assembly areas

The BMP (Strategen 2018) prepared for the project area identifies the potential for a bushfire approaching primarily from the east as the worst case scenario due to the presence of remnant vegetation and extended fire runs in this direction.

In the event that an immediate suppression response cannot be provided, as is often the case during peak bushfire conditions when multiple fire events can occur simultaneously reducing the response capability to single incidents, occupants and visitors will need to rely on either:

- sheltering in place in the event the bushfire is considered sufficiently distant so it will not impact the caravan park
- off-site evacuation to one of the nominated assembly points directly from the caravan park. Should there be concern of bushfire spread to the caravan park, tourists should be directed to the assembly point in the car park south of the site or east of the Seabird Tavern, and directed by staff to Frank Douglas Park, or alternatively the to a safe area of the beach.

7.1.1 On-site place of assembly and shelter

If bushfire impact to the caravan park is not imminent and off-site evacuation is not yet required, on-site sheltering-in-place is the most appropriate option, at least in the initial stages to ensure all staff and tourists are assembled, organised and accounted for. Sheltering in place is the recommended action for the project area when there is little or no likelihood of bushfire impact on the project area or occupants.

The nominated on-site place of assembly and shelter, as depicted in Figure 1, is either the proposed car park in the south of the site (on-site assembly point 1) or adjacent to the Seabird Tavern (on-site assembly point 2), whichever is more appropriate at the time. These areas will permit staff to manage tourists and coordinate off-site evacuation if required. This information will need to be reflected in the evacuation diagram, as outlined in Section 7.6.

Given the classified vegetation in proximity to the site and the isolated nature of the Seabird townsite, Strategen recommends that sheltering in place be used cautiously and that early preparations are made for off-site evacuation if required.

Table 2 provides guidance on actions to be taken when a decision has been made to shelter-in-place.

Triggers for activation of these actions include activation of an alarm/ communication system or becoming aware of a bushfire emergency threat emanating from adjacent land.

Bushfire emergency evacuation plan

Table 2: Shelter-in-place evacuation procedures

| Action | Person responsible | Actioned (Yes/No) |
|--|----------------------|-------------------|
| Assess the situation – take charge of evacuation, brief and delegate actions to wardens | Chief warden | |
| Call Emergency Services 000 and advise of the shelter-in-place evacuation to take place | Chief warden | |
| Evacuate staff and occupants in orderly manner to direct them to nominated internal assembly area (taking instruction from Chief Warden) | Wardens | |
| Designated wardens to assist special need persons or those with PEEPs | Wardens | |
| Check site to determine whether all persons have evacuated to the nominated internal assembly area and report back to chief warden | Wardens | |
| Turn off evaporative air conditioners, close windows and doors | Wardens | |
| Ensure that Visitors Sign-In Register and all occupants, staff and family contact lists/details are taken to the nominated building | Chief warden | |
| At the nominated internal assembly area, account for presence of all evacuated personnel | Chief warden/wardens | |
| Ensure all internal evacuation routes are unlocked, clear and available for use | Chief warden/wardens | |
| Report any unaccounted or injured persons to Emergency Services | Chief warden | |
| Monitor building for signs of fire, and if required, move assembled personnel to safer location (Assembly Point 1) | Chief warden | |
| Maintain contact with on scene emergency services personnel (follow any instructions) and monitor DFES warnings | Chief warden | |
| If required, arrange for emergency transport | Chief warden | |
| If required, put in place security arrangements for evacuated buildings | Chief warden | |
| If required, initiate procedures for notifying family members | Chief warden | |
| Monitor progress of evacuation and record any action taken as part of an incident report | Chief warden | |
| Following return to premise, account for presence of all evacuated personnel | Chief warden/wardens | |

7.1.2 Off-site assembly area

In the event on-site sheltering is likely to compromise occupant safety, it will be necessary to evacuate off-site and congregate at one of the nominated off-site assembly points, as depicted in Figure 1. These include Frank Douglas Park (off-site assembly point 1), located approximately 350 m southeast of the project area along McCormick Street, or, if the bushfire risk is imminent and evacuation to Frank Douglas Park could compromise life and safety, then the beach area located directly west of the project area (off-site assembly point 2) via the local beach access path adjacent west of Seabird Tavern or along Tulley View to the south. This information will need to be reflected in the evacuation diagram, as outlined in Section 7.6.

Given the timely nature to load occupants onto transport and the potential traffic congestion associated with evacuation via private vehicles, it is considered that evacuation on foot may be appropriate. Evacuation on foot to Frank Douglas Park (off-site assembly point 1) is approximately a 5 minute walk and can be undertaken via either the beach path adjacent to Seabird Tavern or via McCormick Street. Where time permits and safe to do so, tourists may use personal vehicles and be directed by staff to Frank Douglas Park. Evacuation by foot to the nominated beach area (off-site assembly point 2) is considered the most appropriate method of access.

It is expected that most occupants of the caravan park will have private vehicles at hand in the event of a bushfire. However, suitable vehicular transport may be required for some occupants without private transport to travel to Frank Douglas Park and the organisation of this will need to be incorporated in to the overall emergency management plan in accordance with Section 7.3.

Bushfire emergency evacuation plan

Frank Douglas Park comprises a large turfed area with a gazebo which can be used for temporary shelter. Additionally, there is a building at this location to the east of Chalon Avenue (community hall), which can provide temporary safety in a location that is sufficiently separated from the bushfire risk, thereby removing occupants from any immediate danger from bushfire attack.

Should a full evacuation of the site be required, Table 3 provides guidance on actions to be taken. The actions are listed in chronological order; however, implementation of actions may change based on priorities.

Triggers for activation of these actions include becoming aware of a bushfire emergency that has the potential to threaten the development, such as through the issuing of an Advice or Watch and Act bushfire warning that includes the proposed facility. Predicted timing of bushfire threat and time required for a full evacuation would need to be considered in determining the appropriateness of a full evacuation. It is recommended that the advice of local and State firefighting authorities and emergency services be sought when a full evacuation is being considered.

Table 3: Full site evacuation procedures

| Action | Person responsible | Actioned (Yes/No) |
|---|----------------------|-------------------|
| Assess the situation – take charge of evacuation, brief and delegate actions to wardens | Chief warden | |
| Call Emergency Services 000 and advise of the site evacuation to take place | Chief warden | |
| Initiate emergency transport arrangements | Chief warden | |
| Evacuate staff and residents in orderly manner to direct them to appropriate assembly area (taking instruction from Chief Warden) | Wardens | |
| Designated wardens to assist special need persons or those with PEEPs | Wardens | |
| Check site to determine whether all persons have evacuated and report back to chief warden | Wardens | |
| Ensure that Visitors Sign-In Register and all resident, staff and family contact lists/details are taken to the assembly area | Chief warden | |
| At the assembly point, account for presence of all evacuated personnel | Wardens | |
| Report any unaccounted or injured persons to Emergency Services | Wardens | |
| Move personnel to awaiting transport | Wardens | |
| On arrival at off-site location, account for all personnel | Wardens | |
| Maintain contact with on scene emergency services personnel (follow any instructions) | Chief warden | |
| Put in place security arrangements for evacuated buildings | Chief warden | |
| Initiate procedures for notifying family members | Chief warden | |
| Monitor progress of evacuation and record any action taken as part of an incident report | Chief warden | |
| Following return to premise, account for presence of all evacuated personnel | Chief warden/wardens | |

7.2 Occupants and visitors with special needs

Evacuation of occupants needs to take into consideration those that may need assistance. This would include, but not be limited to, those who:

- have a guide or companion animal
- have a vision or hearing impairment
- use a wheeled appliance
- are easily fatigued
- are affected by medication or alcohol.

During a bushfire emergency evacuation, the chief warden will be responsible for designating staff members/wardens to notify and assist persons with special needs to the assembly area.

Personal Emergency Evacuation Plans (PEEP) will need to be developed, in accordance with AS 3745, for occupants of the project area who have special needs to ensure safe evacuation in the event of an evacuation.

7.3 Transport arrangements

Should evacuation from the entire facility be necessary, transport arrangements will need to be put in place to safely relocate all occupants (staff and tourists/visitors).

The ECP and ECO are to undertake pre-planning to identify:

- how many vehicles/seats are required
- whether all persons with special needs are considered and accommodated
- do vehicles include ambulances
- how much notice is required to arrange transport should private vehicles not be sufficient
- which transport companies would be able to provide this service.

Transport arrangements and procedures for bushfire evacuation should be documented in the overall emergency management plan and shall be in place prior to building occupation.

7.4 Notifying family members

There may be a need to contact family members of occupants to inform them of an evacuation and the whereabouts of family members.

Contact details of family members should be readily available and included on the occupant listing form so that contact can commence after the evacuation. This could be incorporated into the caravan booking form to ensure that emergency contact details are available for visitors to the caravan park.

7.5 Security after evacuating

Given that personal belongings may be left behind if the project area is evacuated, it is recommended that the following security procedures are implemented:

- consult with police and emergency services in relation to availability of resources that may be utilised for security
- consult a security company and pre-prepare any arrangements to ensure that in the event of an evacuation security staff could be made available on short notice
- the use of a staff member(s) to remain and monitor the premises, if safe to do so and consult with emergency services.

7.6 Evacuation diagram

AS 3745 requires an evacuation diagram to be displayed on-site where it can be viewed by occupants and visitors. The number and location of evacuation diagrams is to be determined by the EPC.

Evacuation diagrams are to comply with requirements under AS 3745 including:

- diagrams to be positioned within a zone at height not less than 1200 mm and not more than 1600 mm above plane of finished floor
- correct orientation to be shown on plans with regard to direction of egress and its location to the 'You Area Here' point
- fire extinguishers, hose reels and fire blankets to be shown in red

- hose reels to be shown in red
- location of designated exits
- location of assembly areas (as outlined in Figure 1)
- inclusion of a validity date
- a legend which reflects the symbols used.

7.7 Training and exercises

All occupants working in the project area, including contractors and members of the EPC and ECO, must be trained/inducted in implementing bushfire emergency evacuation procedures in the BEEP.

An evacuation exercise must be carried out at least annually and within the first 12 months of implementing this BEEP. All occupants working on the site and the EPC and ECO are required to participate.

An observer checklist should be prepared and completed as part of any evacuation exercise, with the checklist outcomes analysed as part of a post exercise debrief and any deficiencies reported to the EPC.

7.8 Distribution

Hard copies of this BEEP (along with up-to-date Fire Control Officer and Community Emergency Services Manager contact details as per Section 3.3) are to be available at locations within the project area, to be determined by the chief warden. Electronic copies will also be provided to all members of the EPC, ECO and occupants working in the project area.

The chief warden will be responsible for ensuring hard copies of the current version of BEEP are maintained at the specified locations and that all occupants working in the project area are aware of the procedures in the BEEP.



Figure 1: Nominated assembly points

Scale 1:4,000 at A4

0 25 50 75 m

Coordinate System: GDA 1994 MGA Zone 50

Note that positional errors may occur in some areas

Date: 20/01/2018

Author: vdmh

Source: Existing cadastre; SLIP, landgate 2016

Path: Q:\Consult\2017\ASA\ASA1737901_GIS_documents\ArcMap_documents\ASA17375_0004_RevA.mxd

1

Legend

Onsite assembly point

- Southern car park
- Western car park

Offsite assembly point

- Frank Douglas park
- Public beach

Project area

Existing cadastre

strategen
ENVIRONMENTAL
info@strategen.com.au
www.strategen.com.au

8. Implementation

Implementation of the BEEP applies to the landowner and caravan park manager to ensure bushfire emergency evacuation procedures are adopted and implemented on an ongoing basis. A summary of the key BEEP actions is described in Section 7 and the works program is provided in Table 4. These measures will be implemented to ensure ongoing bushfire evacuation procedures can be achieved. Timing and responsibilities are also defined to assist with implementation of each measure.

Table 4: Proposed works program

| Evacuation action | Timing for application | Responsibility |
|---|---|---|
| Development of overall emergency management plan for facility including the requirements of this BEEP | Ongoing, following development construction and prior to occupancy | Landowner (and facility owner/manager) – ECP |
| Should the FDR be Severe or greater, nominated staff to monitor DFES website for notification of any bushfire within the local area | Ongoing | Landowner (and facility owner/manager) – ECO and nominated staff member |
| Development of PEEPs (if required) to reflect BEEP as per Section 7.2 | Ongoing, following development construction and occupancy | Landowner (and facility owner/manager) – ECP and ECO |
| Preparation and maintenance of resident family member contact list | Following construction, ongoing | Landowner (and facility owner/manager) – ECP and ECO |
| Pre-planning of transport arrangements | Following construction and prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECP and ECO |
| Implementation of evacuation procedures in event of bushfire emergency | Following construction and prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECO and all staff |
| Prepare, install and maintain evacuation diagrams as per Section 7.6 | Prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECP and ECO |
| Development and implementation of evacuation plan training and exercises | Prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECO |
| Participation in evacuation plan training and exercises | Prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECP, ECO and all staff |
| Undertake review and update of this BEEP as per Section 8.1 | After five years following Shire endorsement of this BEEP, or after major fire events | Landowner (and facility owner/manager) – ECP and ECO |
| Distribution of BEEP – hard copies to identified locations and electronic copies to all staff | Prior to occupancy; ongoing | Landowner (and facility owner/manager) – ECO |

8.1 Document review

This BEEP will be reviewed and updated at least every five years following endorsement, or after major bushfire events or changes to site conditions.

The ECP will be responsible for updating and revising the BEEP at least every five years following endorsement, or after major bushfire events or changes to site conditions and risk. The emergency plan should also be reviewed periodically against the latest ratified version of AS 3745 to ensure it is aligned with current best practice.

9. References

Standards Australia (SA) 2009, *Australian Standard AS 3959–2009 Construction of Buildings in Bushfire-prone Areas*, Standards Australia, Sydney.

Standards Australia (SA) 2010, *Australian Standard 3745-2010 Planning for emergencies in facilities*, Standards Australia, Sydney.


Strategen 2018, *Bushfire Management Plan: Lot 76 McCormick Street, Seabird*, report prepared for Anthony Sangalli, January 2018.

Western Australian Planning Commission (WAPC) 2015, *State Planning Policy 3.7 Planning in Bushfire-Prone Areas*, Western Australian Planning Commission, Perth.

Western Australian Planning Commission (WAPC) 2017, *Guidelines for Planning in Bushfire-Prone Areas*, Western Australian Planning Commission, Perth.

Appendix 1
Fire Danger Ratings


FIRE DANGER RATING AND WHAT IT MEANS TO YOU.

| FIRE DANGER RATING | | WHAT DOES IT MEAN? | WHAT SHOULD I DO? |
|---|-----------------------------|--|---|
|  FIRES CAN THREATEN SUDDENLY AND WITHOUT WARNING. WATCH FOR SIGNS OF FIRE, ESPECIALLY SMOKE AND FLAMES. KNOW YOUR FIRE DANGER RATING AND BE AWARE OF LOCAL CONDITIONS. HAVE YOUR BUSHFIRE SURVIVAL PLAN AND KIT READY. ALWAYS SEEK INFORMATION LISTEN TO LOCAL RADIO, GO TO www.dfes.wa.gov.au OR CALL THE 24/7 INFORMATION LINE ON 13 DFES (13 3337). Call 000 to report a fire. | CATASTROPHIC 100+ | THESE ARE THE WORST CONDITIONS FOR A BUSH OR GRASS FIRE IF A FIRE STARTS AND TAKES HOLD, IT WILL BE EXTREMELY DIFFICULT TO CONTROL AND WILL TAKE SIGNIFICANT FIREFIGHTING RESOURCES AND COOLER CONDITIONS TO BRING IT UNDER CONTROL SPOT FIRES WILL START WELL AHEAD OF THE MAIN FIRE AND CAUSE RAPID SPREAD OF THE FIRE. FLAMES WILL COME FROM MANY DIRECTIONS HOMES ARE NOT DESIGNED OR CONSTRUCTED TO WITHSTAND FIRES IN THESE CONDITIONS THE ONLY SAFE PLACE TO BE IS AWAY FROM BUSHFIRE RISK AREAS. | YOU NEED TO ACT NOW PUT YOUR SURVIVAL FIRST AND LEAVE BUSHFIRE RISK AREAS THE NIGHT BEFORE OR EARLY IN THE DAY. THIS IS YOUR BEST OPTION IF IT IMMEDIATELY DOES NOT WAIT AND SEE: LEAVE NOW AVOID FORESTED AREAS, THICK BUSH OR LONG, DRY GRASS TAKE SHELTER IF YOU CANNOT LEAVE |
| | EXTREME 75-99 | THESE ARE VERY HOT, DRY AND WINDY CONDITIONS FOR A BUSH OR GRASS FIRE IF A FIRE STARTS AND TAKES HOLD, IT WILL BE UNPREDICTABLE, MOVE VERY FAST AND DIFFICULT FOR FIREFIGHTERS TO BRING UNDER CONTROL SPOT FIRES WILL START AND MOVE QUICKLY. FLAMES MAY COME FROM MANY DIRECTIONS | YOU NEED TO GET READY TO ACT ONLY STAY WITH YOUR PROPERTY IF YOU ARE PREPARED TO THE HIGHEST LEVEL. THIS MEANS YOUR HOME NEEDS TO HAVE BEEN CONSTRUCTED TO BUSHFIRE PROTECTION LEVELS EG. ENCLOSED EAVES, COVERS OVER EXTERNAL AIR CONDITIONERS, METAL MYScreens ETC YOU MUST BE WELL PREPARED AND ABLE TO ACTIVELY DEFEND YOUR HOME IF A FIRE STARTS. THIS MEANS YOU HAVE THE RIGHT EQUIPMENT AND RESOURCES TO PUT OUT FIRES AROUND YOUR HOME EG. ENOUGH WATER SUPPLY, PETROL/DIESEL PORTABLE PUMP, GENERATOR, PROTECTIVE CLOTHING ETC IF YOU ARE NOT PREPARED TO THE HIGHEST LEVEL, LEAVING BUSHFIRE RISK AREAS EARLY IN THE DAY IS YOUR SAFEST OPTION. |
| | SEVERE 50-74 | THESE ARE HOT, DRY AND POSSIBLY WINDY CONDITIONS FOR A BUSH OR GRASS FIRE IF A FIRE STARTS AND TAKES HOLD, IT MAY BE HARD FOR FIREFIGHTERS TO CONTROL WELL PREPARED HOMES THAT ARE ACTIVELY DEFENDED CAN PROVIDE SAFETY YOU MUST BE PHYSICALLY AND MENTALLY PREPARED TO DEFEND IN THESE CONDITIONS. | YOU NEED TO BE AWARE WELL PREPARED HOMES THAT ARE ACTIVELY DEFENDED CAN PROVIDE SAFETY. THIS MEANS YOU HAVE THE RIGHT EQUIPMENT AND RESOURCES TO PUT OUT FIRES AROUND YOUR HOME EG. ENOUGH WATER SUPPLY, PETROL/DIESEL PORTABLE PUMP, GENERATOR, PROTECTIVE CLOTHING ETC. |
| | VERY HIGH 32-49 | IF A FIRE STARTS, IT IS LIKELY TO BE CONTROLLED IN THESE CONDITIONS AND HOMES CAN PROVIDE SAFETY BE AWARE OF HOW FIRES CAN START AND REDUCE THE RISK | CHECK YOUR BUSHFIRE SURVIVAL PLAN MONITOR CONDITIONS ACTION MAY BE NEEDED LEAVE IF NECESSARY |
| | HIGH 12-31 | | |
| | LOW-MODERATE 0-11 | | |

PREPARE. ACT. SURVIVE.

PREPARE. ACT. SURVIVE.

Appendix 2
Bushfire Warnings

|  | BUSHFIRE WARNINGS: WHAT SHOULD YOU DO? | |
|---|--|---|
| ALERT LEVEL | WHEN WILL IT BE ISSUED? | WHAT SHOULD YOU DO? |
| ADVICE Be aware and keep up to date Issued at 11am and 4pm unless the situation changes | <ul style="list-style-type: none"> When a fire has started but there is no immediate danger There is no known threat to lives and homes The fire is likely to be small and may be causing smoke near homes Firefighters will be able to control the fire | You need to be aware <ul style="list-style-type: none"> Stay alert and monitor your surroundings by watching for signs of a bushfire, especially smoke and flames Check the Fire Danger Rating for your area Close all doors and windows Turn off evaporative air conditioners but leave water running through the system if possible Read through your bushfire survival plan. If you do not have one decide what you will do if the situation gets worse |
| WATCH AND ACT Put your preparations into action – do not wait and see Issued every two hours unless the situation changes | <ul style="list-style-type: none"> When a fire is approaching and conditions are changing There is a possible threat to lives and homes The fire will be out of control. There may be smoke and embers around your home and roads Firefighters will be working with machines to put in containment lines to stop the fire spreading | You need to leave or get ready to defend <ul style="list-style-type: none"> Put your bushfire survival plan into action If you have decided to leave for a safer place, leave now and take your survival kit with you Leave well before roads are closed and full of smoke If you are not prepared for a bushfire the safest place is to be away from the fire If you plan to stay and actively defend make final preparations now |
| EMERGENCY WARNING Take immediate action to survive – you will be impacted by fire Issued every hour unless the situation changes | <ul style="list-style-type: none"> When there is immediate danger and the fire will impact your home There is a threat to lives and homes The fire will be out of control and moving very fast. This is the highest level of warning Firefighters will find it difficult to control the fire and it will take significant firefighting resources and a change in conditions to bring it under control A siren sound called the Standard Emergency Warning Signal (SEWS) may be used to get your attention on radio and television | You need to act immediately to survive <ul style="list-style-type: none"> If the way is clear leave immediately for your safer place and take your survival kit with you If you have not prepared your home, it is too late to do it now. Your safest option is to leave for a safer place, if the way is clear Do not relocate at the last minute in a vehicle or on foot as this is deadly, leave immediately if the way is clear If you are unable to leave you need to get ready to take shelter in your home and actively defend it |
| ALL CLEAR Take care to avoid any dangers and keep up to date Issued when the threat has passed | <ul style="list-style-type: none"> When the danger has passed and the fire is under control Firefighters will be working to put the last bits of the fire out and make the area safe It may still not be safe to return home. Emergency services will advise when you can go home | You need to be careful <ul style="list-style-type: none"> Remain vigilant in case the situation changes When driving in the fire area you should take extreme caution and drive slowly Dangers like smoke, fallen trees and downed power lines may be on roads and emergency services will still be working in the area |

DFESDEC13_388

Appendix 2
Site photographs



Photo Point 1: Low threat road verge and non-vegetated road excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959, Class G grassland and Class D scrub in background.



Photo Point 2: Low threat road verge and non-vegetated road excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959, Class G grassland and Class D scrub in background.



Photo Point 3: Low threat road verge and non-vegetated road excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959, Class D scrub in background (left), Class C shrubland in background (right).



Photo Point 4: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959, Class C shrubland in background.



Photo Point 5: Low threat vegetation excluded from classification under Clauses 2.2.3.2 (f) of AS 3959 within the project area.



Photo Point 6: Non-vegetated road excluded from classification under Clauses 2.2.3.2 (e) of AS 3959 in foreground, Class C shrubland on right.



Photo Point 7: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959.

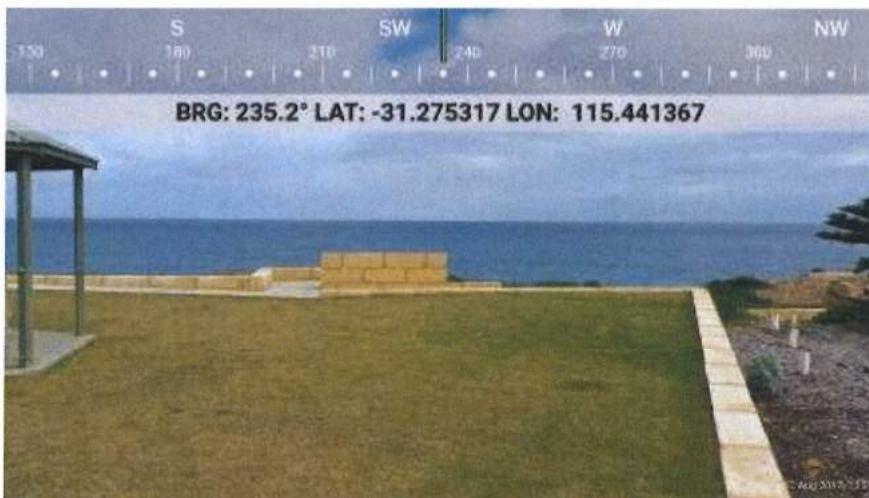


Photo Point 8: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959.



Photo Point 9: Class C scrub in background.



Photo Point 10: Class C scrub.



Photo Point 11: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959.



Photo Point 12: Low threat vegetation excluded from classification under Clauses 2.2.3.2 (f) of AS 3959 on right; Class C scrub on left.

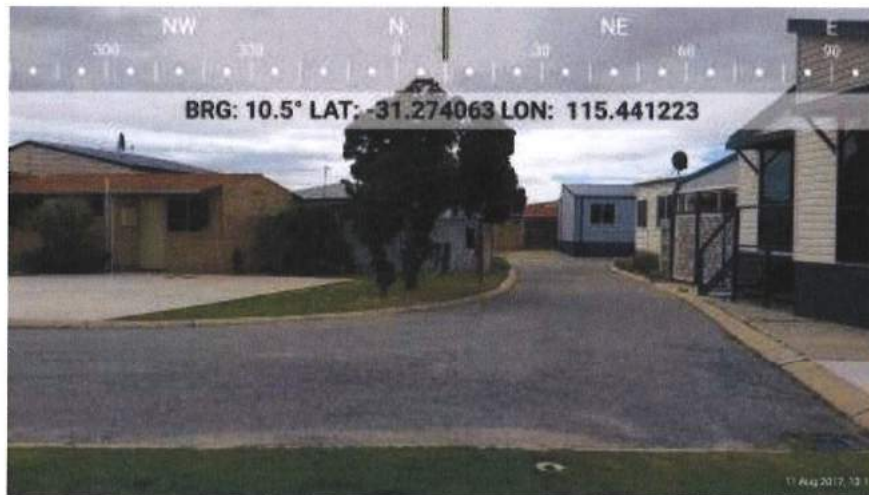


Photo Point 13: Low threat vegetation excluded from classification under Clauses 2.2.3.2 (f) of AS 3959 on left.

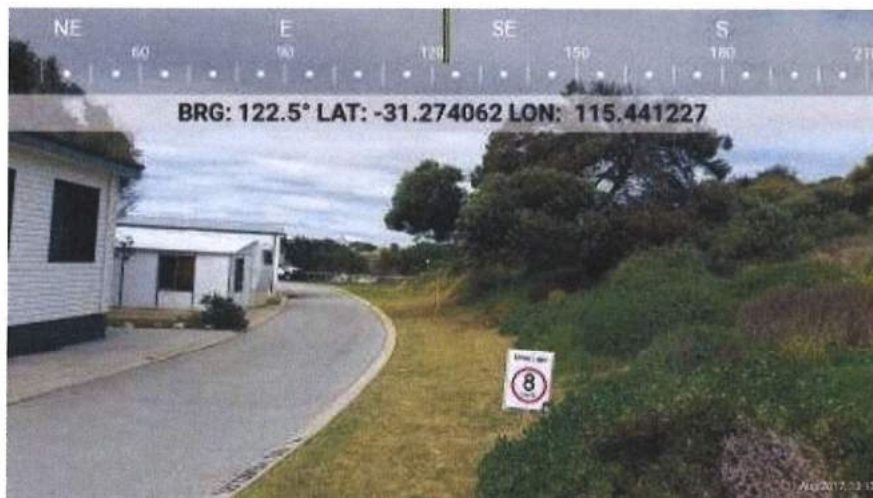


Photo Point 14: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959 on left, Class C scrub on right.

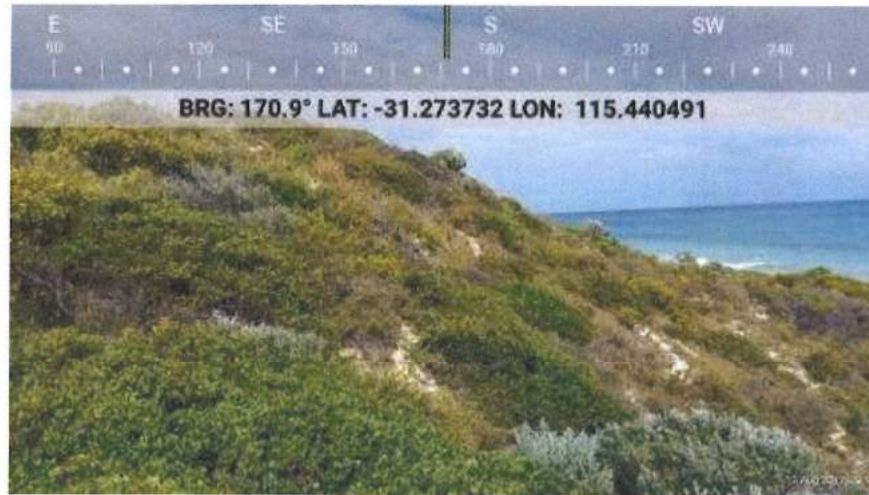


Photo Point 15: Class C scrub on dune.



Photo Point 16: Class C scrub.



Photo Point 17: Class C scrub.

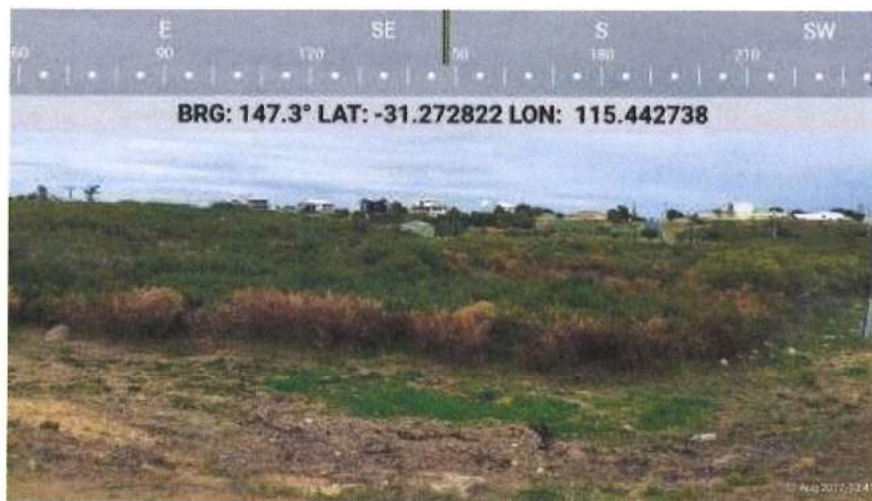


Photo Point 18: Class C scrub.



Photo Point 19: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959 in foreground, Class C scrub in background.



Photo Point 20: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959 in foreground, Class C scrub in background.



Photo Point 21: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959 in foreground, Class C scrub in background.



Photo Point 22: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959.



Photo Point 23: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959 on right. Vegetation on left to be cleared through enforcement of firebreak notice.



Photo Point 24: Low threat and non-vegetated areas excluded from classification under Clauses 2.2.3.2 (e) and (f) of AS 3959.

Appendix 3
Schedule 1 (Standards for Asset
Protection Zones)

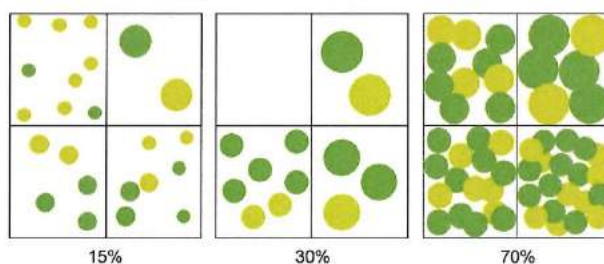


ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

- **Fences:** within the APZ are constructed from non-combustible materials (e.g. iron, brick, limestone, metal post and wire). It is recommended that solid or slatted non-combustible perimeter fences are used.
- **Objects:** within 10 metres of a building, combustible objects must not be located close to the vulnerable parts of the building i.e. windows and doors.
- **Fine Fuel load:** combustible dead vegetation matter less than 6 millimetres in thickness reduced to and maintained at an average of two tonnes per hectare.
- **Trees (> 5 metres in height):** trunks at maturity should be a minimum distance of 6 metres from all elevations of the building, branches at maturity should not touch or overhang the building, lower branches should be removed to a height of 2 metres above the ground and or surface vegetation, canopy cover should be less than 15% with tree canopies at maturity well spread to at least 5 metres apart as to not form a continuous canopy.

Figure 18: Tree canopy cover – ranging from 15 to 70 per cent at maturity



- **Shrubs (0.5 metres to 5 metres in height):** should not be located under trees or within 3 metres of buildings, should not be planted in clumps greater than 5m² in area, clumps of shrubs should be separated from each other and any exposed window or door by at least 10 metres. Shrubs greater than 5 metres in height are to be treated as trees.
- **Ground covers (<0.5 metres in height):** can be planted under trees but must be properly maintained to remove dead plant material and any parts within 2 metres of a structure, but 3 metres from windows or doors if greater than 100 millimetres in height. Ground covers greater than 0.5 metres in height are to be treated as shrubs.
- **Grass:** should be managed to maintain a height of 100 millimetres or less.

Appendix 4
Shire of Gingin annual firebreak notice



Bush Fires Act, 1954 Section 33

FIREBREAK ORDER 2017/2018

Notice is hereby given to all landowners/occupiers within the Shire of Gingin that bare earth cleared firebreaks must be installed and maintained from 1 November 2017 until 31 May 2018.

80,000m (20 acres / 8 Hectares) or larger

Install and maintain a bare earth cleared firebreak, for a width of not less than three metres (3m), within the first five metres (5m) of the external boundaries of the property.

Trees must be trimmed back to provide a vertical clearance of a minimum three and a half metres (3.5m) to allow fire appliances to drive along the firebreak.

Install and maintain a 20m Asset Protection Zone around all buildings, large hay stacks and fuel storage areas.

Land larger than 4000m (1 acre) and less than or equal to 80,000m (20 acres / 8 Hectares)

Install and maintain a bare earth cleared firebreak, for a width of not less than three metres (3m), within the first five metres (5m) of the external boundaries of the property.

Trees must be trimmed back to provide a vertical clearance of a minimum three and a half metres (3.5m) to allow fire appliances to drive along the firebreak.

On heavily grassed blocks a further 5 metre firebreak is required to be slashed to less than 50mm.

Install and maintain a 20m Asset Protection Zone around all buildings, large hay stacks and fuel storage areas.

Land less than or equal to 4000m (1 acre)

Slash the grass on the entire property to a height of less than fifty millimetres (50mm), and remove all dead flammable material.

Or

Install and maintain a bare earth cleared firebreak, for a width of not less than three metres (3m), as close as possible to the external boundaries of the property.

Trees must be trimmed back to provide a vertical clearance of a minimum three and a half metres (3.5m) to allow fire appliances to drive along the firebreak.

On heavily grassed blocks a further 5 metre firebreak is required to be slashed to less than 50mm.

ALTERNATIVE ALIGNMENTS (VARIATION)

If it is impractical to have a firebreak immediately inside a boundary for environmental or any other reason(s), you are required to notify the Shire of Gingin in writing, in order to obtain permission for firebreaks to be installed in an alternative position. Once approval is granted, there is no need to re-apply each year unless circumstances change.

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

Land in sub-divisions or developments need to have a firebreak installed in each individual lot unless a variation has been approved.

PLANTATIONS

Tree Plantations of less than three hectares (3ha)

Construct a ten metre (10m) wide bare earth cleared firebreak, immediately surrounding the plantation (adjacent areas of the same property subject to provisions as for Rural Areas).

Plantations larger than three hectares (3ha)

Construct a fifteen metre (15m) wide bare earth cleared firebreak, immediately surrounding the plantation (adjacent areas of the same property subject to provisions as for Rural Areas).

Internal firebreaks are required to be six metres (6m) bare earth cleared surrounding compartments of no larger than 30 hectares.

Trees must be trimmed back to provide a vertical clearance of a minimum three and a half metres (3.5m) to allow fire appliances to drive along all firebreaks.

A minimum water supply of 25,000 litres for every 50 hectares of plantation must be maintained, with a handstand area provided for fire appliances to park when drawing water. Water sources must be located so as to allow for a maximum refill turnaround of 20 minutes from any area in the plantation.

HARVEST/MOVEMENT OF VEHICLES BANS

A ban on harvesting and the movement of vehicles in paddocks (except for the watering of stock) is likely to be imposed when the predicted weather conditions are classified by the Bureau of Meteorology as very high or extreme.

ADDITIONAL RESPONSIBILITIES AND PENALTIES

Persons who fail to comply with the requirements of this Order may be fined up to \$10,000. In addition, Council can arrange for the required work to be carried out at the cost of the owner or occupier.

Gas or electric barbecues ONLY are permitted during Prohibited Burning Times. No solid fuel or wood barbecues allowed. Camping and Cooking fires are prohibited during the prohibited and restricted burning periods unless a valid permit has been issued by a Shire of Gingin Fire Control Officer.

A Permit to Burn must be obtained during Restricted Burning Periods. Permits are generally subject to a number of conditions but are NOT valid for burning on Sundays or Public Holidays, unless approved by the Chief Bush Fire Control Officer. Permits to burn must be obtained to burn any garden refuse during Restricted Burning Periods.

Prior to any burning, you are required to notify your neighbours, Fire Control Officer, DFES Communications Centre and the Shire of Gingin.

Besides being responsible for the safety of your own property, if a fire escapes from your property you may be liable to pay compensation for any damage caused outside of your property - this could be very costly.

Public infrastructure must not be placed in a manner that results in an above-ground encroachment into the firebreak area. Trees must not be planted in a manner that results in vegetation encroaching into the firebreak area.

BURNING PERIODS

RESTRICTED BURNING PERIOD

Permit to burn required from a Fire Control Officer
1 October 2017 to 21 November 2017
1 March 2018 to 31 May 2018

PROHIBITED BURNING PERIOD

22 November 2017 to 28 February 2018

NO BURNING WITHOUT EXCEPTION

Shire of Gingin Fire Control Officers are authorised to issue permits to burn on private land during the Restricted Burning Period. Fire Control Officers are also empowered to enter land and issue directives relating to fire suppression and control.

CESM / CBFCO: Phil Barrett

DEPUTY CHIEF BUSH FIRE CONTROL OFFICERS: George Grant, Murray Hyne, Gary Barrett, Phil Barrett and Wayne Fewster

FIRE CONTROL OFFICERS: Tony Maddern, Peter Crowe, James Morton, John Truswell (permits only), John Raymond, Michael Regan, Troy Cousemacker (permits only), Candace Pearce, Errol Howard, James Redford, Emma Freedman (permits only), Brad Alp (permits only), Alan Brown, Kevin Foulkes and Paul Groves.

**KAYE LOWES
ACTING CHIEF EXECUTIVE OFFICER**

APPENDIX 3



Government of Western Australia
Department of Fire & Emergency Services



Our Ref: D01106
Your Ref:

Kylie Bacon
Shire of Gingin
Email: mshp@gingin.wa.gov.au

Dear Ms Bacon

RE: LOT 76 MCCORMICK STREET, SEABIRD

I refer to an email received by the Department of Fire and Emergency Services (DFES) from you dated 21 November 2016. The email is regarding the submission of a Bushfire Attack Level (BAL) Report prepared by WABAL dated 25 October 2016 version 1.0 for the above development application.

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

Considerations for the Determining Authority

1. Policy Objective

- i. Policy Objective 5.1 of SPP 3.7 applies and states:

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

DFES Comments: In line with the intent of SPP3.7, DFES do not support the development as an extreme bushfire hazard exists making the location unsuitable for intensification.

2. Policy Measure

- i. The proposal is consistent with the definition of a 'development application' under SPP 3.7 therefore Policy Measure 6.5 and the relevant policy requirements must be applied.
- ii. The proposal is consistent with the definition of a 'vulnerable land use' under SPP 3.7 therefore Policy Measure 6.6 and the relevant policy requirements must be applied.
- iii. Policy Measure 6.11 of SPP 3.7 applies to the proposal and states:
- "The presumption against approving further strategic planning proposals, subdivision and development applications or intensification of land uses, where there is a lack of certainty that the potential for significant adverse impacts can be adequately reduced or managed in the opinion of the decision maker."*

DFES Comments: In line with the above policy measures, DFES have considered the likelihood of a bushfire, its severity and intensity, and the potential impact on life and property posed by the surrounding landscape at this location and it represents an extreme bushfire risk that cannot be managed. This landscape does not provide for the appropriate bushfire protection based on a range of factors including:

- The proposed development is in an isolated coastal location adjacent to vast tracts of heavily vegetated land.
- The topography, type and extent of vegetation located in proximity to the site may result in landscape-scale destruction as it interacts with the bushfire hazard on and close to the site.
- Bushfire can approach from multiple aspects resulting in an unacceptable bushfire threat to people, property and infrastructure.
- Evacuation options are limited, traverse extreme bushfire risk areas or are not available making access and egress extremely dangerous during a bushfire event.

3. Bushfire Protection Criteria

- i. In addition, the proposal does not demonstrate to the fullest extent possible how the Bushfire Protection Criteria have been addressed. A Bushfire Management Plan (BMP) was not submitted as part of this proposal.
- ii. Compliance to *Element 1: Location* and *Element 2: Siting and Design* cannot be validated.
- iii. Compliance to *Element 3: Vehicular Access* cannot be achieved at the location. Seabird is a coastal hamlet with only one route into and out of the area.

DFES Comments: A BMP was not submitted as part of this proposal and it has not been demonstrated that the Bushfire Protection Criteria can be achieved.

Recommendation

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

Notwithstanding the above, if the determining authority is to support the development application then compliance with the Bushfire Protection Criteria in line with the relevant policy measures should be demonstrated. Further detail can be found at Appendix 1.

Should you require further information, please contact Sasha De Brito on telephone number 9482 1764.

Yours sincerely



Michelle Neil
DIRECTOR ADVISORY SERVICES

22 December 2016

Appendix 1

| Issue | Assessment | Feedback |
|---|--|--|
| <i>Bushfire Protection Criteria</i> | | |
| <u>Element 1: Location</u> It has not been demonstrated that post development the buildings will be located in an area where the bushfire hazard assessment will, on completion, be moderate or low, or BAL-29 or below. | The BAL Report does not demonstrate how this element has been achieved. | Evidence required. |
| | DFES do not support the exclusion of the vegetation shown in photo 3 (Plot 2) and photo 4 (the site). | Vegetation should be classified accordingly. |
| | Delineation of where the flame width measurement was taken should be marked on the BAL Assessment aerial map. This demonstrates that the worst case scenario for the BAL calculation has been located. | Evidence required. |
| <u>Element 2: Siting and Design</u> It has not demonstrated that the siting and design of the development minimises the level of bushfire impact. | The BAL Report does not demonstrate how this element has been achieved. | Evidence required. |
| <u>Element 3: Vehicular Access</u> It has not been demonstrated that two vehicular access routes are provided, both of which connect to the public road network, providing safe access and egress to two different destinations and are available to all residents /the public at all times. | Seabird is a coastal hamlet with only one route into and out of the area. | Cannot be achieved. |
| <i>Emergency Evacuation Plan (EEP)</i> | | |
| The EEP is not sufficient for a 'vulnerable land use' in a bushfire prone area. | The submitted EEP does not provide enough detail for evacuation purposes in the event of a bushfire emergency. | EEP not sufficient for land use. |



Government of Western Australia
Department of Fire & Emergency Services



Our Ref: D01106
Your Ref: BLD/2812

Kylie Bacon
Shire of Gingin
mvp@gingin.wa.gov.au

Dear Ms Bacon

**RE: VULNERABLE LAND USE - LOT 76 (44) MCCORMICK STREET, SEABIRD –
PROPOSED CARAVAN PARK - DEVELOPMENT APPLICATION**

I refer to your email dated 16 February 2018 regarding the submission of a Bushfire Management Plan (BMP) (Rev 0), prepared by Strategen Environmental and dated 15 February 2018, for the above development application.

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

Comment

- DFES acknowledges that the site currently operates as a Caravan Park and the development application seeks the expansion of use. However, the additional elements would constitute an intensification of development and trigger application of SPP 3.7.
- Therefore, further clarification is required within the BMP of the requirements of SPP3.7 and the supporting Guidelines as outlined in our assessment below.

Tourism Land Uses

- Tourism land uses, such as caravan parks and camping, are considered a vulnerable land use as prescribed by section 5.5.1 'Vulnerable Land Uses' of the Guidelines.
- Vulnerable land uses located in designated bushfire prone areas require special consideration, especially as this accommodation type generally cannot achieve any level of construction under AS3959, and visitors may be unfamiliar with bushfire impacts and their surroundings.
- The current provisions of SPP3.7 and the Guidelines do not provide for tourism land uses to be considered differently to any other vulnerable land use and as such, there is no further guidance or policy for DFES to refer when assessing this type of development.
- The Department of Planning, Lands and Heritage' (DPLH) are working, in consultation with DFES, to better facilitate tourism land uses within the scope of SPP3.7 and the Guidelines, where the tourism land use has been recognised in a local planning strategy or scheme.
- Consequently, the DFES advice provided relates to the Guidelines and compliance with the bushfire protection criteria to aid decision making.

Assessment**1. Policy Measure 6.5 a) (ii) Preparation of a BAL contour map**

| Issue | Assessment | Action |
|---------------------------|--|------------------------|
| Vegetation classification | There is no photographic evidence to support the vegetation classified as Class G Grassland to the north of the proposed development. Evidence to support the classification is required. The photo points should be marked on an aerial map. The BMP should detail specifically how the predominate vegetation classification was derived particularly where the worst-case scenario is not applied (i.e. Class G Grassland in lieu of Class D Scrub). | Modification required. |
| Vegetation classification | The photographs appear to be labelled incorrectly, photos 9, 10, 12 and 14 – 21 are all labelled Class C Scrub. It is unclear whether all the photographs relate to Class C Shrub or Class D Scrub. Photo points 17, 19 and 22 – 24 are not shown on the vegetation classification map. | Modification required. |
| BAL Contour Map | A BAL Contour Map is a scale map of the subject lot/s illustrating the potential radiant heat impacts and associated indicative BAL ratings in reference to any classified vegetation remaining within 100 metres of the assessment area after development is complete. A BAL Contour Map is required to be prepared in accordance with the methodology detailed in Appendix 3 of the Guidelines. The proposed development site plan should be clearly shown on the BAL Contour Map (Figure 3) to assist in the validation of the BAL ratings. | Modification required. |
| BAL Contour Map | The BAL Contour Map within the BMP (Figure 3) is not of a quality that is legible for assessment and validation of the BAL ratings. | Modification required. |

2. Policy measure 6.5 c) Non-compliance with the Bushfire Protection Criteria

| Element | Assessment | Action |
|-----------------|--|--|
| Location | A1.1 – not demonstrated The BAL ratings cannot be validated, as the vegetation classification inputs require modification as per the above table. | Modification required. |
| Siting & Design | A2.1 - not demonstrated It has not been demonstrated that the development has been designed to minimise the level of bushfire impact. Given the vegetation adjacent to the APZ requires clarification it is unclear if the APZ is of a sufficient size to achieve compliance with element 2. | Modification / clarification required. |

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| Vehicular Access | <p>P3 – compliance cannot be achieved</p> <p>Seabird, as acknowledged in the BMP, is an isolated coastal hamlet with only one access/egress route in and out, which traverses an extreme bushfire hazard. During a bushfire event the access/egress route could become unsafe to traverse and therefore contingency measures should be further explored within the BMP and EEP.</p> | <p>Modification required.</p> <p>Update the BMP to document the non-compliance with this acceptable solution.</p> <p>Public road access to/from the development should be demonstrated spatially.</p> <p>In response to non-compliance, DFES encourage the decision maker to ensure that contingencies are developed and detailed within the BMP/EEP.</p> |
|-------------------------|--|---|

3. Policy measure 6.6.1 Vulnerable land uses

| Issue | Assessment | Action |
|---|--|-----------------------|
| Bushfire Emergency Evacuation Plan (EEP) | <p>The referral has included a "<i>Bushfire Emergency Evacuation (Response) Plan</i>" for the purposes of addressing the policy requirements.</p> <p>DPLH and DFES have an agreed position where full compliance with the Bushfire Protection Criteria cannot be achieved for tourism development, in these circumstances it is suggested that contingencies are developed and strengthened within the Emergency Evacuation Plan (EEP) to consider the following:</p> <ul style="list-style-type: none"> • Closure of a Tourism Facility - temporary closure of a tourism facility during months of the year where the bushfire risk is elevated, such as the Local Government restricted and/or prohibited burning seasons. • Early Relocation of Occupants in the Event of a Fire - where it is not an option to close during months of the year where the bushfire risk is elevated, consideration should be given to closure of a tourism facility and/or early evacuation in response to a fire danger rating on any day. • Refuge Buildings and Refuge Open Space Areas - this is a last resort option when it is no longer safe to move to an area not prone to bushfire risk, but sufficiently safe to reach a refuge. • Emergency Evacuation Plan - is critical in determining suitability of the proposal, it needs to be site specific and it is encouraged for this to be prepared by a Level 3 Bushfire Practitioner. <p>The following issues were noted in our assessment:</p> <ul style="list-style-type: none"> • The EEP has identified a procedure for 'Sheltering in Place' but has not provided any detail to verify that the nominated areas will provide any level of protection. | Modification required |

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> Similarly, the EEP has not provided any detail of the level of protection offered by the off-site areas nominated for assembly. The EEP also nominates the community hall for shelter but there is no detail provided to verify that the building is fit for purpose or located in a 'safe' area. This building would need to comply with the design standard for a Community Bushfire Refuge in line with the standard provided on the Australian Building Codes Board: https://www.abcb.gov.au/Resources/Publications/Education-Training/Design-and-Construction-of-Community-Bushfire-Refuges or be located in an area of BAL-LOW. | |
|--|---|--|

Advice – modification required

It is acknowledged that this site has been developed prior to the introduction of the bushfire policy framework. However, the bushfire management of the site should be improved and the risk reduced through the development of this BMP. The BMP can then influence the appropriate bushfire management measures to reduce vulnerability and minimise the threat of bushfire to visitors, the site itself and surrounding locality.

DFES' assessment has identified areas of non-compliance with the bushfire protection criteria and the decision maker should consider if there are options for contingencies that will address the bushfire risk.

Modification to the BMP and EEP should respond to the non-compliance to influence the appropriate bushfire management measures to reduce vulnerability and to minimise the threat of bushfire to visitors and the site itself.

If you require further information, please contact Advisory Services Coordinator Sasha De Brito on telephone number 9482 1764.

Yours sincerely



Sandeep Shankar
A/DIRECTOR ADVISORY SERVICES

10 April 2018

APPENDIX 4

SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

APPLICATION FOR DEVELOPMENT APPROVAL – PROPOSED CARAVAN PARK EXPANSION ON LOT 76 MCCORMICK STREET, SEABIRD

| No. | Submitter | Submission Detail | Recommended Response |
|-----|-----------|--|--|
| 1. | Ratepayer | <p>The Submitter supports the proposal and makes the following comments:</p> <p><i>I am in support of the Caravan Site Expansion, however I notice on the proposed drawings there is a proposed park shop which is attached to the existing Seabird Tavern.</i></p> <p><i>I oppose the positioning of the proposed park shop because I believe people and more importantly, children could be subjected to undue harm, offense and duress from patrons at the tavern. A caravan site shop should be located inside the grounds of the proposed caravan site to ensure the safety of the people / children holidaying in the proposed caravan site.</i></p> <p><i>Parents of children, the children and elderly people caravanning and camping on site need to know they can go to the shop and know they are in a safe environment.</i></p> | <p>Noted.</p> <p>The proposed shop is not subject to this planning approval.</p> |
| 2. | Ratepayer | <p>The Submitter supports the proposal and makes the following comments:</p> <p><i>I am in support of the Caravan Site Expansion, however I notice on the proposed drawings there is a proposed park shop which is attached to the existing Seabird Tavern.</i></p> <p><i>I oppose the positioning of the proposed park shop because I believe people and more importantly, children could be subjected to undue harm, offense and duress from patrons at the tavern. A caravan site shop should be located inside the grounds of the proposed caravan site to ensure the safety of the people / children holidaying in the proposed caravan site.</i></p> <p><i>Parents of children, the children and elderly people caravanning and camping on site need to know they can go to the shop and know they are in a safe environment.</i></p> | <p>Noted.</p> <p>The proposed shop is not subject to this planning approval.</p> |
| 3. | Ratepayer | <p>The Submitter does not support the proposal and makes the following comments:</p> <p><i>I oppose the positioning of the proposed park shop because I believe people and more importantly children could be subjected to undue harm, offense and duress from patrons at the tavern. Also with the proposed parking and the access of motor vehicles frequenting the Tavern and shop I am concerned for the safety of children and adults walking to the shop.</i></p> | <p>Noted.</p> <p>The proposed shop is not subject to this planning approval.</p> |

| | | | |
|----|------------------------------|---|---|
| | | <p><i>I think a caravan site shop should be located inside the grounds of the proposed caravan site to ensure the safety of the people/children holidaying in the proposed caravan park.</i></p> <p><i>People/Children/Parents of children/elderly who will be utilising the proposed park shop need to know they can get to the shop and know they are in a safe environment.</i></p> | |
| 4. | Ratepayer | <p>The Submitter does not support the proposal and makes the following comments:</p> <p><i>I oppose the positioning of the proposed park shop because I believe people and more importantly children could be subjected to undue harm, offense and duress from patrons at the tavern. Also with the proposed parking and the access of motor vehicles frequenting the Tavern and shop I am concerned for the safety of children and adults walking to the shop.</i></p> <p><i>I think a caravan site shop should be located inside the grounds of the proposed caravan site to ensure the safety of the people/children holidaying in the proposed caravan park.</i></p> <p><i>People/Children/Parents of children/elderly who will be utilising the proposed park shop need to know they can get to the shop and know they are in a safe environment.</i></p> | <p>Noted.</p> <p>The proposed shop is not subject to this planning approval.</p> |
| 5. | Department of Planning (DoP) | <p>The Submitter makes the following comments:</p> <p><i>The Department of Planning comments are based on State Planning Policy 2.6 – State Coastal Planning Policy (SPP).</i></p> <p><i>The coastal erosion hazard maps (Appendix E) in Technical Note: Seabird Coastal Erosion Hazard Mapping (November 2015), by MP Rogers and Associates, indicate that by 2030 all of the foreshore reserve seaward of Lot 76 may be subject to erosion. The Coastal Hazard and Risk Management Assessment currently being undertaken for the Shire should capture this locality and provide a more detailed approach to adaptation for structures such as those proposed in this application.</i></p> <p><i>The new structure proposed for Lot 76 could be readily relocated from Lot 76 when the property becomes subject to erosion. It would be advisable to locate the septic tanks on the inland side of the caravan park rather than on its seaward side, to extend the life of the development.</i></p> <p><i>There is a range of other matters that the Shire may wish to consider, including the proximity of the two proposed crossovers, the standard of amenity provided by the design of the ablution block (with individual unisex toilet and shower cubicles opening directly onto exposed verandas on either side), the relationship to the existing caravan park in terms of the internal road network and reception facilities, and roadside fencing and vegetation screening along McCormick Street.</i></p> | <p>Noted.</p> <p>In the event Council approves the proposal, the applicant is to submit and implement a Coastal Hazard Risk Management Adaptation Plan (CHRMAP) acknowledging the coastal hazard risk and appropriate adaptive measures to the satisfaction of the Shire of Gingin.</p> |

| | | | |
|----|----------------------------|---|--|
| 6. | Water Corporation | <p>The Submitter makes the following comments:</p> <p><i>Reticulated Water is currently available to the subject site; the size of the service to the Lot will need to be increased.</i></p> <p><i>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</i></p> | Noted. |
| 6. | Tourism Western Australia | <p>The Submitter supports the proposal and makes the following comments:</p> <p><i>Tourism Western Australia (Tourism WA) is supportive of the proposed development. The expansion of the Seabird Tavern to include 36 camping sites, ablution facilities and a reception office will allow for further tourist accommodation in Seabird, an important destination on WA's coastline. This recognises the importance of Seabird and the surrounding areas as popular caravan and camping destinations, and may attract more visitors, which would be a positive outcome.</i></p> | Noted. |
| 7. | Department of Health (DoH) | <p>The Submitter makes the following comments in relation to the above proposal:</p> <p><i>1. Waste Supply and Wastewater Disposal</i></p> <p><i>The proposed development is required to connect to scheme water and reticulated sewerage in accordance with the draft Country Sewerage Policy.</i></p> <p><i>The proponents should be advised the DoH approval is required for any onsite waste water treatment process. The necessary requirements may be referenced and downloaded from: http://www.public.health.wa.gov.au/3/672/2/wastewater_legislation_and_guidelines_.pm</i></p> <p><i>2. Health Act Requirements</i></p> <p><i>All public access related facilities (ablution block) are to comply with the provisions of the Health Act 1911, related regulations and guidelines and in particular Part IV – Sanitary provisions.</i></p> <p><i>3. Public Health and Safety Impacts</i></p> <p><i>Ensure that vehicles do not have access to tent/camping areas.</i></p> | <p>Noted.</p> <p>The applicant has subsequently received approval from the Department of Health dated 5 December 2017.</p> |

| | | | |
|----|---|--|---|
| 8. | Department of Water | No Comment. | Noted. |
| 9. | Department of Fire, Emergency Services (DFES) response dated 22 December 2018 | Please refer to the comment section heading in the officer's report State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) and Appendix 3 for DFES comments for further information. | Please refer to heading State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) in officer's report. |

| | | | |
|-----|--|---|---|
| | Department of Fire, Emergency Services (DFES) response dated 10 April 2018 | Please refer to the comment section heading in the officer's report State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) and Appendix 3 for DFES comments for further information. | Please refer to heading State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) in officer's report. |
| 10. | Seabird Progress and Sports Association Inc. (SPA) | <p>The Submitter supports the proposal and makes the following comments:</p> <p><i>Seabird Progress Association (SPA) fully supports the Seabird Tavern's application for development to the Shire of Gingin. Currently our strata title park is not able to cope with the number of requests for accommodation at Seabird. The result is that illegal camping at the beach carpark, on the beach, and in bush and beach dunes south and north of the town is an ongoing problem. The community currently experiences threat of bushfire, cause by campfires burning out of control, littering and faecal contamination of beaches and sand dunes, and damage to the flora on beaches and dunes caused by camping.</i></p> <p><i>SPA is cognizant of the Northern Alliance and the State Government's priority of increasing tourism along the northern coastline. Mr Sangalli's proposed development appears to SPA to be consistent with this priority. With the demise of the fishing industry at Seabird it is essential for the town's survival that we develop new industries. Mr Sangalli has proved himself to be a community focused person, by the way he integrated and incorporates service to tourists and service to the local community in his business. One example of this is how his Wednesday evening Quiz Nights which involve both locals and visitors. These events provide a social evening for locals which also provide opportunities for visitors to interact with locals in a low key, fun, social activity. These evenings are very successful and SPA members have received very positive feedback from both interstate and international visitors.</i></p> <p><i>The proposed caravan park will also provide work for local people as has Mr Sangalli's Tavern. There are limited employment opportunities in Seabird, particularly for women, and the proposed development will provide work for cleaners, reception staff and gardeners.</i></p> | Noted. |

11.4. OPERATIONS-CONSTRUCTION

Nil

11.5. ASSETS

Nil

12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

13. COUNCILLORS' OFFICIAL REPORTS

13.1 LANCELIN AMAZING RACE – 19 APRIL 2018

LOCATION: LANCELIN
FILE: GOV/20-1
COUNCILLOR: KIM RULE
REPORT DATE: 1 MAY 2018

Councillor Rule advised that he, together with Councillors Collard and Johnson, attended the Amazing Race event in Lancelin on 19 April 2018. Approximately 50 children participated in what was a very well run event.

13.2 SEABIRD ANZAC DAY SERVICE – 25 APRIL 2018

LOCATION: SEABIRD
FILE: GOV/20-1
COUNCILLOR: FRANK JOHNSON
REPORT DATE: 1 MAY 2018

Councillor Johnson advised that he and Councillor Elgin attended the 2018 ANZAC Day service at Seabird, together with approximately 50 community members.

13.3 LANCELIN ANZAC DAY SERVICE – 25 APRIL 2018

LOCATION: LANCELIN
FILE: GOV/20-1
COUNCILLOR: KIM RULE
REPORT DATE: 1 MAY 2018

Councillor Rule advised that he, together with Councillors Court, Peczka and Lobb, attended the Lancelin ANZAC Day service. Approximately 150 people, including many children, participated in the ceremony.

13.4 GINGIN ANZAC DAY SERVICE – 25 APRIL 2018

LOCATION: GINGIN
FILE: GOV/20-1
COUNCILLOR: IAN COLLARD
REPORT DATE: 1 MAY 2018

Councillor Collard advised that he and Councillor Fewster attended the Gingin ANZAC Day, which had an attendance of approximately 500 people.

14. NEW BUSINESS OF AN URGENT NATURE

Nil

15. MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC

Nil

16. CLOSURE

There being no further business, the Shire President declared the meeting closed at 1.25pm.

The next Ordinary meeting of Council will be held in Council Chambers at the Shire of Gingin Administration Centre, 7 Brockman Street, Gingin on Tuesday, 15 May 2018 commencing at 3.00pm.

Councillor I B Collard
Shire President
15 May 2018